

Greater Nottingham Strategic Plan



Green Belt Review Appendix E Nottingham City Council

Greater Nottingham
Planning Partnership



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1 Introduction

- 1.0 Broxtowe, Gedling, Nottingham City and Rushcliffe Councils are working jointly to prepare evidence to support the Greater Nottingham Strategic Plan. As part of this work, the Councils have undertaken a strategic Green Belt Review.
- 1.1 A separate Green Belt Background Paper provides further information regarding Green Belt Policy, the need for a review and how Green Belt issues are addressed as part of the Strategic Plan.
- 1.2 The review updates the previous assessment and any changes in scoring are made clear in the red text. The review takes into account changes since the last review, such as:
- development on the ground;
 - revised conservation area boundaries; and
 - local plan proposals (housing and employment allocations/sites)
- 1.3 The main report sets out the methodology used for undertaking targeted assessments of the Green Belt and each local authority has its own appendix - this appendix relates only to Nottingham City Council. This review has been prepared to support the Greater Nottingham Strategic Plan and therefore only looks at broad areas. A more detailed assessment of specific sites will be undertaken as part of future plan preparation.
- 1.4 The review assesses areas against Assessment Criteria and uses the scoring matrix, set out at Appendix A of the Methodology document. These are based on the following purposes of including land in the Green Belt as set out in the National Planning Policy Framework (NPPF):-
1. to check the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns from merging into one another;
 3. to assist in safeguarding the countryside from encroachment;
 4. to preserve the setting and special character of historic towns; and
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.5 Lower scores mean that a broad area is, overall, less valuable in terms of the Green Belt.
- 1.6 It should be noted that the Green Belt Review only forms part of the site selection process and decisions regarding whether a site is allocated for development will be dependent on a number of other factors. Other factors, such as landscape, flooding and nature conservation will be the subject of separate assessments and have been given due weight when making decisions about which sites to allocate for development.
- 1.7 Nottingham City's boundary is constrained by the surrounding District Councils of Ashfield, Broxtowe, Gedling and Rushcliffe and as such, the amount of Green

Belt within the City is very limited. Figure NC.2 shows the extent of the Green Belt within the City and the 4 areas (North, West, South and East) that make up the Nottingham City Green Belt which were assessed as part of this review. Joint assessments were undertaken with Rushcliffe Borough Council for Broad Areas 3B and 3C.

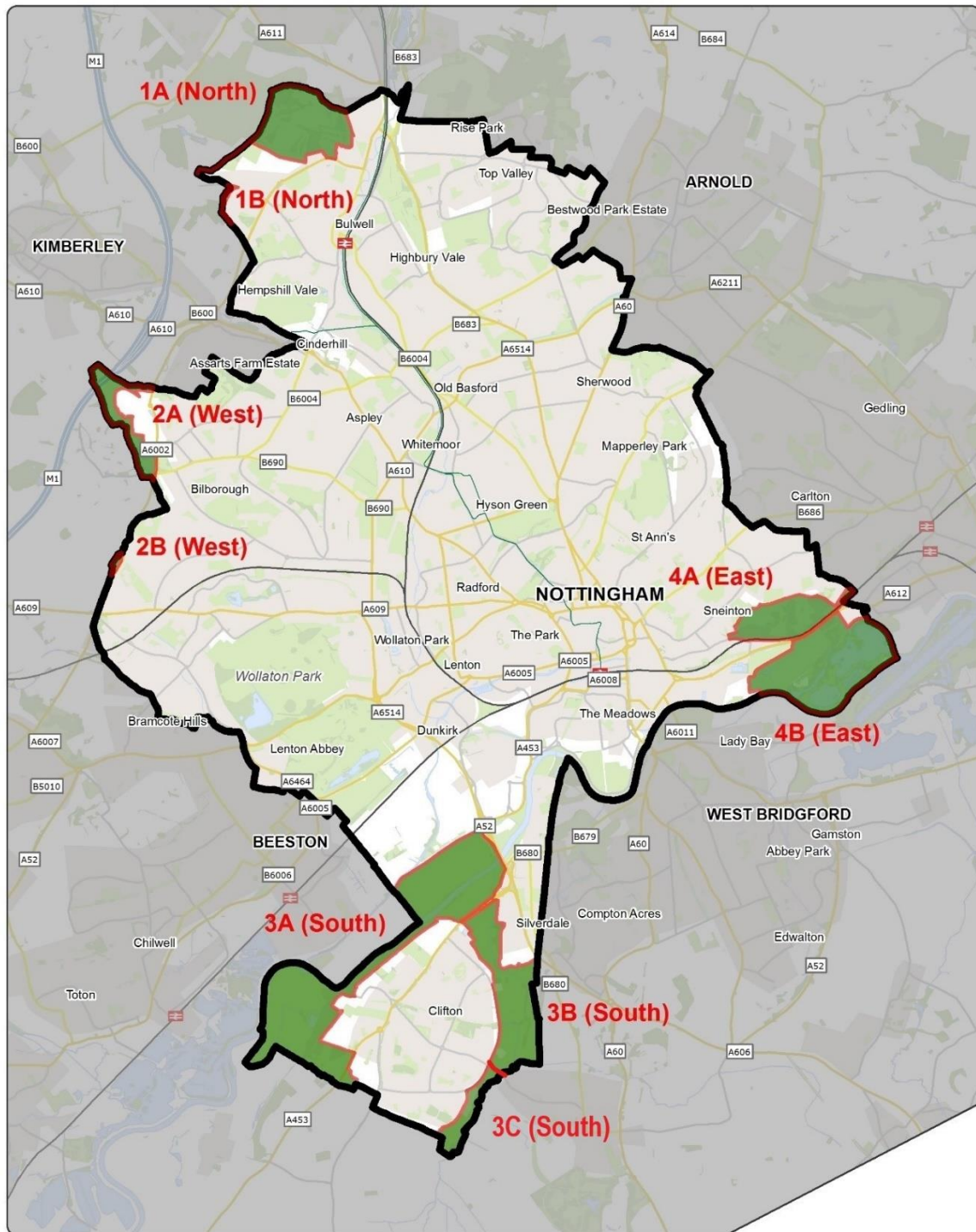
- 1.8 The previous Nottingham Green Belt Review within the City (PNGBR) was undertaken in 2015 for the now adopted Local Plan Part 2. The PNGBR was extensive and included 8 assessments covering 4 areas.
- 1.9 5 of the 9 assessments (NC1-NC5) are the same as the PNGBR.
- 1.10 The PNGBR also dealt with cartographical inaccuracies and improvements in GIS technology since the adoption of the previous local plan and green belt. It also resulted in a more consistent approach to Green Belt boundaries (eg defensible boundaries, urban roads being excluded from Green Belt etc). There were many minor/moderate changes to the Green Belt (3.13 hectares in total), however, nothing significant enough to impact on the assessments of the PNGBR.
- 1.11 The next section of the report looks at each of these Green Belt Areas in turn, assessing them in line with the methodology set out and where applicable considering amendments to the Green Belt for possible additions or removals.

Figure NC.1) Nottingham City's Broad Green Belt Areas

Location	Settlement/Area	Broad Green Belt Area Reference
Area 1 (North)	Bulwell (including Bulwell Hall Park, Nottingham City Golf Club and land west of Seller's Wood Drive West)	1A Bulwell Hall Park & Nottingham Golf Club (Assessment NC1)
		1B Land to West of Seller's Wood Drive West (Assessment NC2)
Area 2 (West)	Nottingham Business Park and West of Bilborough Road	2A Land around Nottingham Business Park (Error! Reference source not found.)
		2B Land West of Bilborough Road (Assessment NC4)
Area 3 (South)	Clifton (north-west and north-east of Clifton between Ruddington and south east of Clifton and)	3A Land North-west of Clifton (Assessment NC5)
		3B Land north-east of Clifton (Assessment NC6)
		3C Land between Ruddington and south east of Clifton (Assessment NC7)
Area 4 (East)	Colwick (Colwick Woods and Colwick Park/Racecourse)	4A Colwick Woods (Assessment NC8)
		4B Colwick Park/ Racecourse (

		Assessment NC)
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Figure NC.2) Extent of the Green Belt within Nottingham City

**Key**

- Key Greenbelt Areas (2005 Local Plan)
- City Boundary

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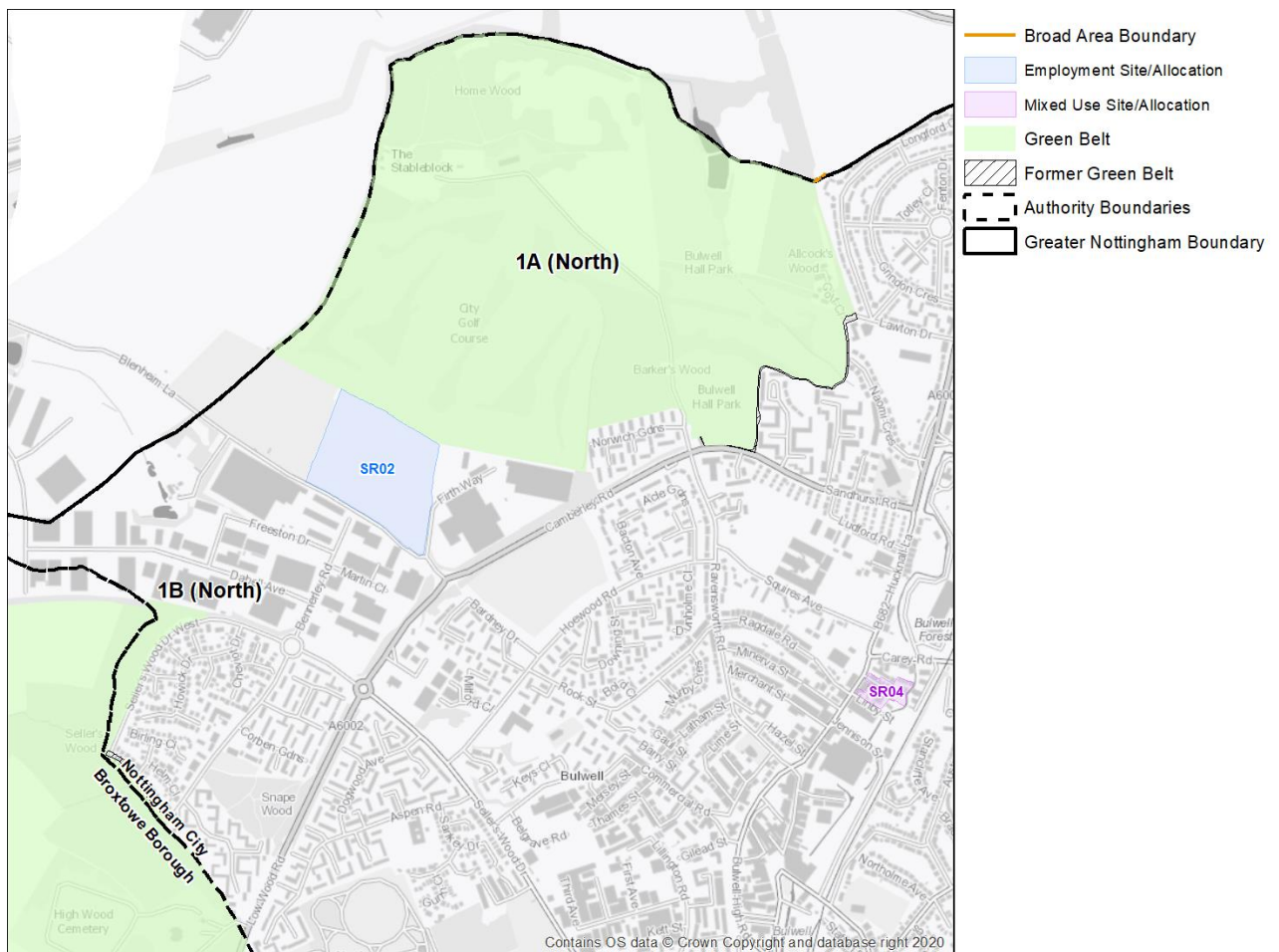


2 Assessment Area 1 (North)

NC1: Broad Area 1A Bulwell Hall Park & Golf Course

- 2.0 Area NC1 (North) has been split into 2 areas for assessment one covers Bulwell Hall Park and the Nottingham City Golf Club (Area 1A) and the other smaller area of land is to the west of Seller's Wood Drive West (Area 1B). Ashfield District Council support this assessment.

Figure NC.3) Area 1 North Bulwell (including Bulwell Hall Park, Nottingham City Golf Club and land west of Seller's Wood Drive West)



Assessment NC1

Settlement:	Bulwell – Area 1 (North) Fig NC.3
Broad Area:	1A Bulwell Hall Park & Nottingham Golf Club
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE:11 UNCHANGED

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	<p>The area is reasonably well contained by strong physical features such as rear gardens, hedgerows, which act as defensible boundaries and do not extend over topographical features. The northern boundary is formed by woodland/tree belts, however the western boundary is less well contained by only hedgerows. Two boundaries adjoin the existing settlement of Bulwell to the south and east.</p> <p>Development on this land would not 'round off' the existing settlement. Parts of the area are visually connected to the existing settlement of Bulwell to the south east.</p>
Prevent neighbouring settlements from merging into one another	5	<p>The area lies between Bulwell and Hucknall. Depending on the extent of development within this area, it could result in the complete or virtually complete merging of these settlements. Some parts of the Green Belt area are very narrow in places, whereas further west, the gap is much greater.</p>
Assist in safeguarding the countryside from encroachment	3	<p>The area comprises a golf course, playing field, ponds and woodland. It includes some existing developments which have caused some encroachment such as buildings associated with Bulwell Hall Park and the golf course as well as residential development at Golf Close, Bulwell. The area is partly urban fringe and partly open countryside in character.</p>

Criteria	Score (out of 5)	Justification
Preserve the setting and special character of historic settlements	1	There is one listed building within Bulwell Hall Park. Development here would be likely to have a negative impact but this building does not form part of a historic settlement and so no adverse impact on the setting and special character of a historic settlement would result.
Total	11	

Assessment NC2: Broad Area 1B Land to West of Seller's Wood Drive West

- 2.1 This area forms part of much larger Green Belt gap but the administrative boundary with Broxtowe means that only part of it is within Nottingham City and has been assessed (see Figure NC.3).

Commentary

- 2.2 Although this parcel of land does not score well using the methodology, Seller's Wood Drive West forms a clear defensible boundary. It therefore scores well against the purpose of safeguarding the countryside from encroachment.

Assessment NC2

Settlement:	Bulwell – Area 1 (North) Fig NC.3
Broad Area:	1B West (small area of Green Belt to west of Seller's Drive West)
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE:9 UNCHANGED

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The Green Belt boundary follows Seller's Wood Drive West and given the position of the administrative boundary with Broxtowe, the area of Green Belt within the city is relatively small as such the site is well contained by the existing road.
Prevent neighbouring settlements from merging into one another	2	The area adjoins the larger part of the Green Belt within Broxtowe which separates Bulwell from Nuthall/Watnall to the west of the M1. In assessing the element of the Green Belt within Nottingham City, redrawing the boundary here (moving it out to align with the administrative boundary) would result in only a marginal reduction in the size of the gap between settlements.
Assist in safeguarding the countryside from encroachment	5	The area is made up of open land including Seller's Wood Local Nature Reserve which forms a strong defensible boundary to the

Criteria	Score (out of 5)	Justification
		Green Belt. The site does not include any development therefore no encroachment has occurred.
Preserve the setting and special character of historic settlements	1	There are no conservation areas nor heritage assets within the area.
Total	9	

3 Assessment: Area 2 (West)

3.0 **Area 2 (West)** The Green Belt to the west of the City extends over the administrative district with Broxtowe Borough Council. Two areas have been assessed:

- 2A Land around Nottingham Business Park (**Error! Reference source not found.NC3**)

2B Land West of Bilborough Road (

- **Assessment NC4).**

Commentary

- 3.1 This parcel of Green Belt land forms part of much larger Green Belt gap but given the administrative boundary with Broxtowe, only part of it is within Nottingham City and has been assessed.
- 3.2 The broad area (within Nottingham City admin boundary) performs very well in Green Belt terms for all purposes within the assessment.

Figure NC.4): Area 2 (West) – 2A Land around Nottingham Business Park (west of Woodhouse Way)



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Settlement:	South/West of Nuthall – Area 2 (West) Fig NC.4
Broad Area:	2A Land around Nottingham Business Park
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE:17 UNCHANGED

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site adjoins the urban area along Woodhouse Way. Any further amendment to the Green Belt boundary in this area

Criteria	Score (out of 5)	Justification
		would add to urban sprawl. The boundary along Woodhouse Way provides a strong defensible boundary. If the site were to be removed, part of it could be bounded by the M1 to the north, but the remaining boundary would be formed by hedgerows which would not provide clear defensible boundaries.
Prevent neighbouring settlements from merging into one another	4	Removal of the Green Belt and consequential development would result in a moderate to major merging of settlements of Nuthall, Strelley and Kimberley (on the other side of the M1).
Assist in safeguarding the countryside from encroachment	4	Other than the business park (outside of the Green Belt), the motorway and part of Strelley Village the site does not have any developments and therefore little encroachment has taken place.
Preserve the setting and special character of historic settlements	5	The broad area adjoins and covers part of Strelley Conservation Area including a number of heritage assets. Removing the Green Belt or amending its boundary could have a significant adverse impact on the Conservation Area. The current Green Belt boundary helps to preserve the setting on the historic village.
Total	17	

Assessment NC4 Area 2 (West) – Broad Area 2B Land to West of Bilborough Road

- 3.3 This area of Green Belt lands forms part of a much larger Green Belt gap but the administrative boundary with Broxtowe means that only a small parcel of it is within Nottingham City which has been assessed.

Commentary

- 3.4 The Green Belt within Nottingham City administrative area is a relatively small area of land.

Assessment NC4 Area 2 (West) – Broad Area 2B Land to West of Bilborough Road

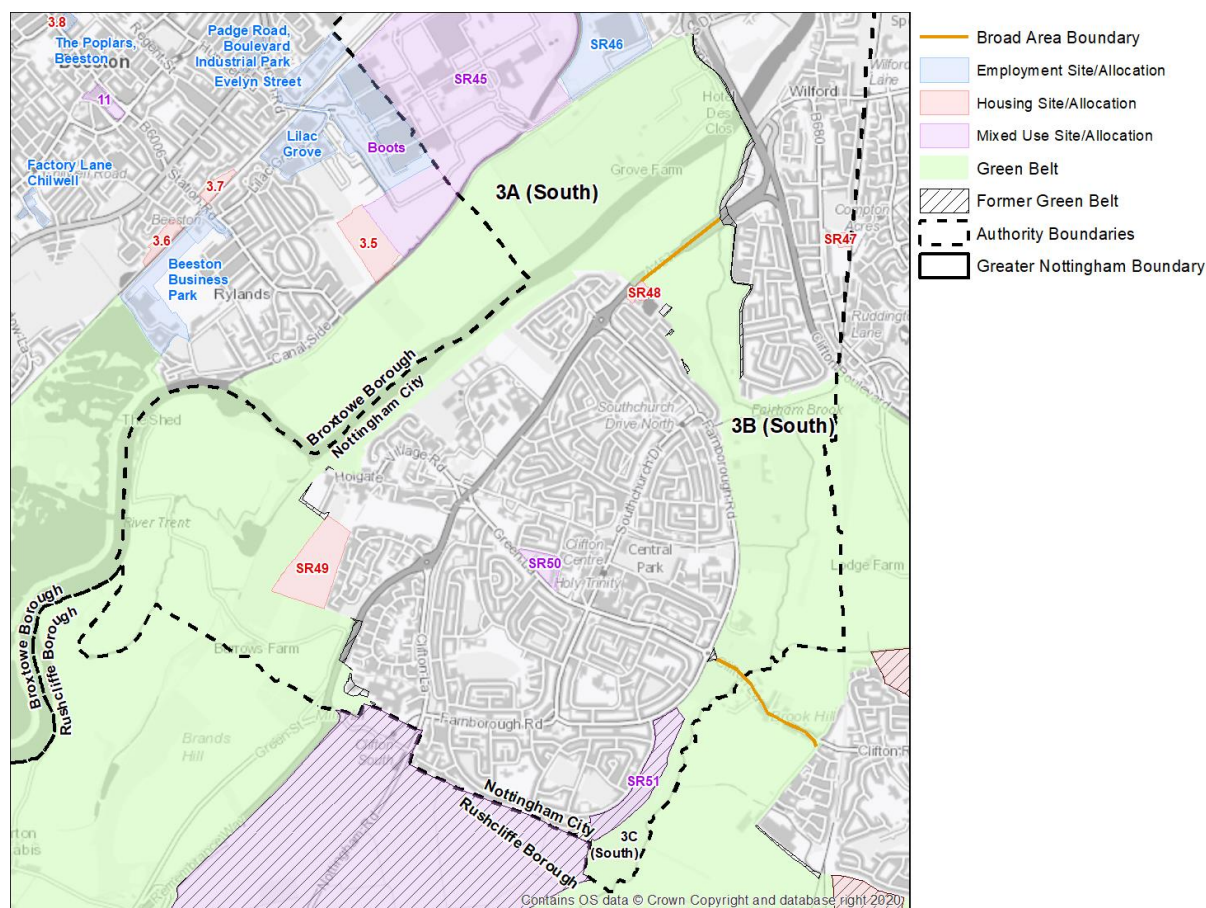
Settlement:	Bilborough – Area 2 (West) Fig NC.4
Broad Area:	2B Land West of Bilborough Road (Assessment NC4)
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE:11 UNCHANGED

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	The area has only one boundary with Bilborough and would form a limb into the countryside if it were released for development. If the boundary were amended there are few features to create as defensible boundaries compared to the existing boundary which is the main Bilborough Road. The area and housing is visually very different with a rural character compared to the housing on the other side of Bilborough Road.
Prevent neighbouring settlements from merging into one another	2	Development would result in a marginal reduction in the size of a gap between settlements.
Assist in safeguarding the countryside from encroachment	2	The site includes a large amount of existing developments including housing which have caused a significant degree of encroachment. There are also some open fields.
Preserve the setting and special character of historic settlements	2	The site could have a moderate adverse impact on Strelley conservation area and associated historic assets.
Total	11	

4 Assessment Area 3 (South)

- 4.0 The settlement of Clifton is surrounded by Green Belt to the north, east and west. For the purposes of this assessment the area has been split into three areas, 3A Land North-west of Clifton, 3B Land north-east of Clifton and 3C Land between Ruddington and south east of Clifton see Figure NC.6. Joint assessments have been undertaken in agreement with Rushcliffe Council which the wider broad areas of 3B and 3C fall into.
- 4.1 The majority of the land to the south of Clifton is within the administrative area of Rushcliffe Borough Council and is now released from the Green Belt for a major Sustainable Urban Extension known as Clifton South.

Figure NC.5. Area 3 (South) Clifton Broad Areas - 3A North-west, 3B East of Clifton and 3C Land between south east of Clifton and Ruddington



Assessment NC5: Area 3 (South) - Broad Area 3A North-West of Clifton

Commentary

- 4.2 The area is a relatively narrow strip of Green Belt separating the settlements of Clifton to the south and Nottingham and Beeston to the north. The River Trent flows through it and most of the land is protected as Open Space and formal sport pitches. Clifton Conservation Area and significant historic assets such as Clifton Hall are within the area. The area performs very well in Green Belt terms therefore it is not considered appropriate to review the boundary.

Assessment **NC5: Area 3 (South) - Broad Area 3A North-West of Clifton**

Settlement:	Clifton - Area 3 (South) Fig NC.5
Broad Area:	3A North-West of Clifton
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE:16 UNCHANGED

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The area separates the settlements of Clifton and Beeston/Nottingham with one boundary with each settlement. Development here would not 'round off' any existing settlements.
Prevent neighbouring settlements from merging into one another	4	Development would result in a complete or virtually complete merging of the gap between Clifton and Beeston/Nottingham.
Assist in safeguarding the countryside from encroachment	4	A large proportion of the area is formal and informal open space including sport pitches. There are a few developments associated with the sport use (to the north of the River Trent), but generally the area is characterised by openness along the river corridor with a lot of open countryside and some urban fringe .
Preserve the setting and special character of historic settlements	4	Development on this land if the boundary were to be redrawn would have a potentially major impact on Clifton Conservation Area and its associated heritage assets including the Grade 1 listed buildings of Clifton Hall, the Church of St Mary and the registered historic park and garden at Clifton Grove (Grade II). It could also detrimentally impact on the listed buildings within Boots (Building D6 - Grade I, Building D10 - Grade I and Building D90 - Grade II*).
Total	16	

Assessment **NC6: Area 3 (South) - Broad Area 3B North-East of Clifton****Commentary**

- 4.3 This area is contained by the existing edges of Clifton to the west, and, in part, Silverdale and Ruddington to the east. The area performs well in Green Belt terms and it is not considered that development would round off the built up area.

Joint Assessment with Rushcliffe for 3B North-East of Clifton (Assessment NC5)

Settlement:	Clifton (north-west and north-east of Clifton between south east of Clifton and Ruddington) Fig NC.5
Broad Area:	3B north east of Clifton
Has the Green Belt boundary changed since the previous assessment?	No
Previous Assessment Score:	N/A. The Area East of Clifton scored 11 in the PNGBR

Criteria	Score (out of 5)	Justification
Check unrestricted sprawl of settlements	2	<p>This broad area is contained by the existing edges of Clifton to the west, A52 and Silverdale to the north, and Ruddington to the south and east. The A60 provides a robust eastern boundary. It is not considered that development would round off the built up area.</p> <p>The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane</p> <p>The broad area has no topographical features and is relatively flat.</p>
Prevent merging of settlements	5	<p>This broad area in large prevents the merging of the main built up area of Nottingham and Ruddington. Development in this location could physically join the two settlements together. There is a perception that the two settlements are already joined when travelling along Clifton Lane. Merging Clifton with Ruddington would potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary,</p>

Criteria	Score (out of 5)	Justification
Check unrestricted sprawl of settlements	2	<p>This broad area is contained by the existing edges of Clifton to the west, A52 and Silverdale to the north, and Ruddington to the south and east. The A60 provides a robust eastern boundary. It is not considered that development would round off the built up area.</p> <p>The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane</p> <p>The broad area has no topographical features and is relatively flat.</p>
		however the broad area as a whole is critically important in preventing merging.
Assist in safeguarding the countryside from encroachment	3	There are some areas of inappropriate development, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a part of Ruddington washed over by the green belt. There are areas of inappropriate development at South Nottinghamshire Academy, St Peters School and developments within the grounds of Ruddington Golf Club. However, the majority of the area consists of arable fields that are clearly within open countryside.
Preserve setting and special character of historic towns	1	The land does not contain or form the setting of a heritage asset.
Total	11	

Assessment NC7: Area 3 (South) - Broad Area 3C Land between south east of Clifton and Ruddington

Commentary

- 4.4 Land between south east of Clifton and Ruddington represented the only significant/major change in the previous Nottingham Green Belt Review in 2015 (PNGBR) with the removal of 7.49 hectares East of Clifton at the Former Fairham Comprehensive (Site SR51 in the Local Plan Part 2). The Former Fairham Comprehensive is now allocated in the Local Plan Part 2 for predominantly family housing and community uses with scope for an element of employment uses. It was considered that it represented a linear rounding off of this part of Clifton, following the curve of the settlement edge. The development itself is required to provide for new defensible boundaries in its overall design. The remaining Green Belt is considered to perform very well.
- 4.5 It should be noted that the land to the south of this area which falls within Rushcliffe Borough was also removed from the Green Belt to make way for a large Sustainable Urban Extension.

Joint Assessment with Rushcliffe for 3C Land between south east of Clifton and Ruddington (Assessment NC7)

Settlement:	Clifton (north-west and north-east of Clifton between south east of Clifton and Ruddington) Fig NC.5
Broad Area:	3C Land between south east of Clifton and Ruddington
Has the Green Belt boundary changed since the previous assessment?	Yes - Major Land East of Clifton represented a significant/major change in the previous Nottingham Green Belt Review in 2015 (PNGBR) with the removal of some 7.49 hectares at the Former Fairham Comprehensive (Site SR51 in the Local Plan Part 2).
Previous Assessment Score:	N/A. The Area East of Clifton scored 11 in the PNGBR

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	This broad area is contained by the existing edges of Clifton to the west. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development if Clifton were to expand to the east. There are few strong features that could contain development if Ruddington were to expand to the south in the area along Pasture Lane. The broad area has no topographical features and is relatively flat.
Prevent neighbouring settlements from merging into one another	5	This broad area in large prevents the merging of Clifton and Ruddington. Development in this location could physically join the two settlements together. This would potentially be less of an issue for an expansion of Clifton if the Fairham Brook was used as a boundary.
Assist in safeguarding the countryside from encroachment	4	There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane. Although this ribbon development could be considered to be a part of Ruddington washed over by the Green Belt. The majority of the area consists of arable fields that are clearly within open countryside. Some hardstanding at the former Fairham Comprehensive School remains.
Preserve the setting and special character of historic settlements	1	The broad area would have no adverse impact on any conservation area or heritage assets associated with the adjoining settlements.
Total	14	

5 Assessment Area 4 (East)

5.0 This part of the Green Belt covers Colwick Woods, Colwick Park and Nottingham Racecourse. The area has been split down into two broad areas separated by Daleside Road East

- 4A Colwick Woods
- 4B Colwick Park and Nottingham Racecourse.

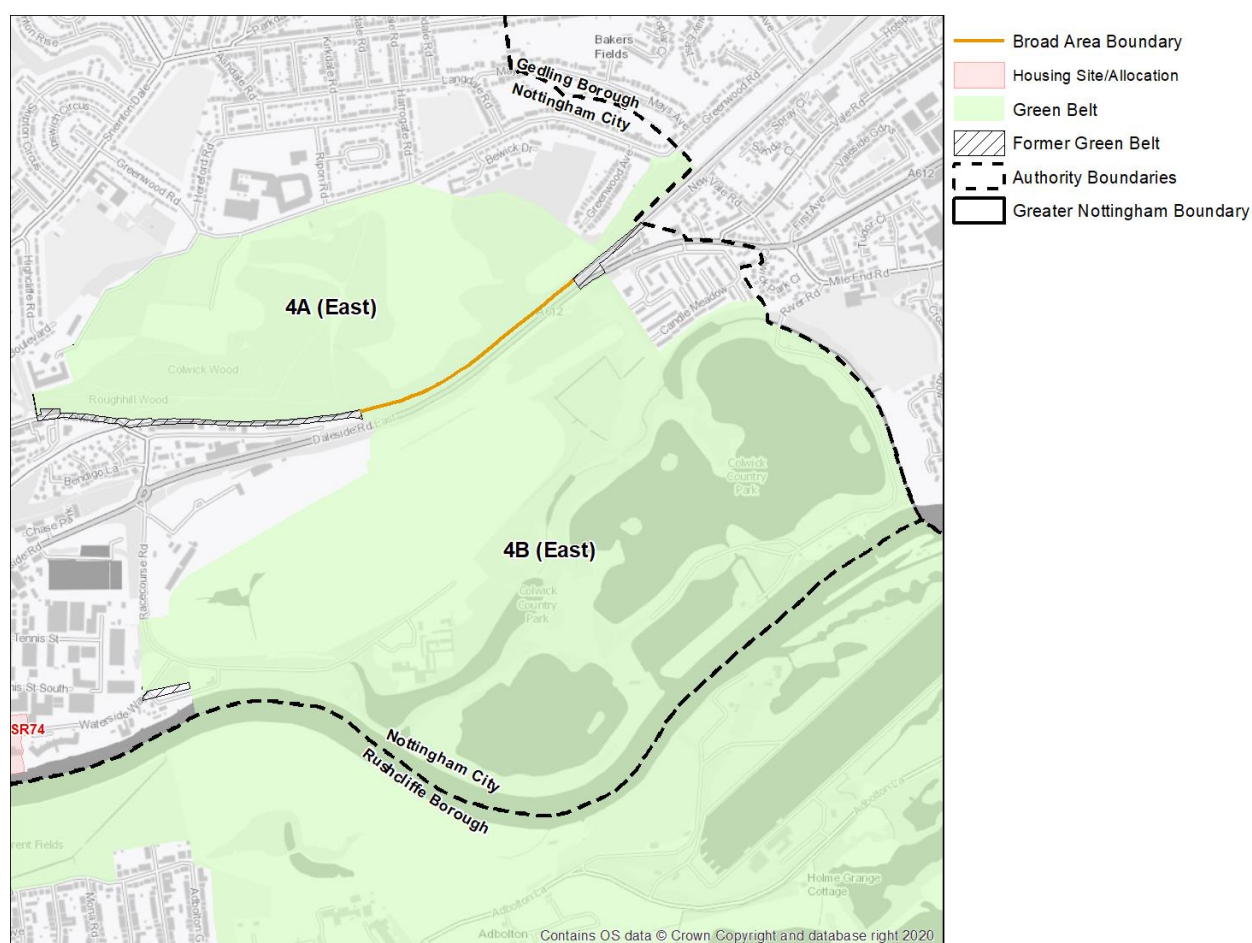
Assessment NC8: Area 4 (East) - Broad Area Area 4A Colwick Woods

Commentary

5.1 The area is made up almost entirely of Colwick Woods which is open space that is a combination of grassland and ancient woodland. There are no Conservation Areas or heritage assets in the vicinity.

5.2 Along with Broad Area (4B) these areas provide strong protection from inappropriate development to large parts of open land within the City and perform a vital role in line with the purposes of the Green Belt.

Figure NC.6: Area 4 (East) 4A Colwick Woods and 4B Colwick Park and Nottingham Racecourse



Assessment NC8: Area 4 (East) - Broad Area Area 4A Colwick Woods

Settlement:	Colwick - Area 4 (East) Fig NC.6
Broad Area:	4A North of Daleside Road East – Colwick Woods
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE: 12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The broad area prevents the existing built up area of Nottingham from unrestricted sprawl.
Prevent neighbouring settlements from merging into one another	1	Development would result in a complete or virtually complete merging of the gap created by Colwick Woods however this area is contained within an existing settlement.
Assist in safeguarding the countryside from encroachment	4	A large proportion of the area is formal and informal open space. There are some developments associated with the sport uses including a bowling green and reservoir, but generally the area has a feeling of openness with a sense of urban fringe but also open countryside in parts particularly the wooded areas.
Preserve the setting and special character of historic settlements	1	The area does not contain a conservation area or any heritage assets.
Total	8	

Assessment NC9: Area 4 East) - Broad Area Area 4B - South of Daleside Road East

Commentary

- 5.3 The area is made up of Nottingham Racecourse and Colwick Country Park and Colwick Hall. It performs well for Green Belt purposes of assisting in safeguarding the countryside from encroachment. The heritage assets of Colwick Hall and the ruins of St John the Baptists Church are not within a settlement but the Green Belt designation does assist in their protection.

Assessment NC9: Area 4 East) - Broad Area Area 4B - South of Daleside Road East

Settlement:	Colwick - Area 4 (East) Fig NC.6
Broad Area:	4B South of Daleside Road East – Colwick Country Park and Nottingham Racecourse
Has the Green Belt boundary changed since the previous assessment?	Y Minor/Moderate
Previous Assessment Score:	SCORE: 11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The broad area is bordered by the built up area of Greater Nottingham and helps to prevent this existing built up area from unrestricted sprawl. The site is well contained by strong physical features which can act as defensible boundaries including the River Trent (centre of) and Daleside Road East although some boundaries such as between the Racecourse and the Greyhound track are less strong.
Prevent neighbouring settlements from merging into one another	3	Development would result in a significant merging between Nottingham (east and north), Colwick Woods (north) and Colwick (east) and Holme Pierrepont. The area, although urban fringe, has individually distinctive and contained settlements of Colwick, Netherfield, Sneinton and Waterside.
Assist in safeguarding the countryside from encroachment	3	A large proportion of the area is formal and informal open space. There is some development associated with the racecourse including a spectators stand and also Colwick Hall lies within the area to the south, but generally the area retains a feeling of openness.
Preserve the setting and special character of historic settlements	1	Colwick Hall itself is listed along with Ruins Of St John The Baptists Church but these do not form part of a settlement.
Total	9	