

Green Belt Review

Appendix C Broxtowe Borough Council

December 2022



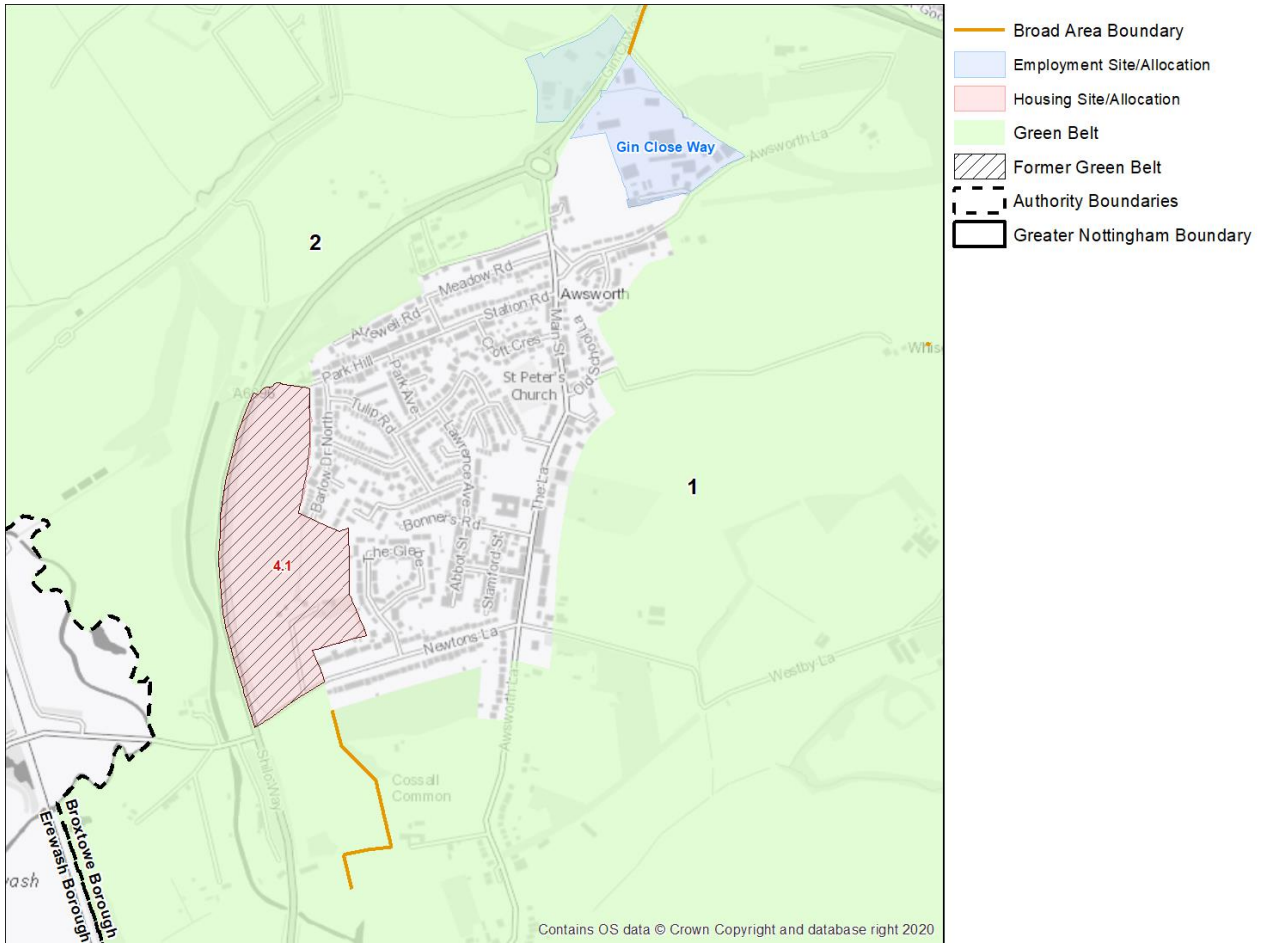
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1 Introduction

- 1.1 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.
- 1.2 A separate Green Belt Background Paper provides further information regarding Green Belt Policy, the need for a review and how Green Belt issues will be addressed as part of the Strategic Plan.
- 1.3 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)
- 1.4 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 Broxtowe Borough 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 each Council's Part 2 Local Plan reviews.
- 1.5 The review assesses areas against Assessment Criteria and uses the scoring matrix, set out at Appendix A. These are based on the following purposes of including land in the Green Belt as set out in national planning policy guidance (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.
- 1.6 Lower scores mean that a broad area is, overall, less valuable in terms of the Green Belt.
- 1.7 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 will be given due weight when making decisions about which sites to allocate for development.

2 Assessment: Awworth



Settlement:	Awsorth
Broad Area:	1: East of Awsorth
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	<p>The site adjoins the existing urban area of Awsorth on two sides to the east and south.</p> <p>There are a number of field boundaries including reasonably solid boundary treatments but no clear defensible boundary in the direction of Cossall to the south or over open countryside to the east although the land does rise slightly to the east.</p> <p>Development to the south or east would not result in the rounding off of the settlement.</p>
Prevent neighbouring settlements from merging into one another	3	<p>Development to the south of Awsorth would have a significant impact on the reduction of the gap between Awsorth and Cossall. The perception of the narrowing of this gap would also be significant because of the topography of the site in that both settlements are located on the Erewash Valley sides in close proximity to each other and there are clear views from the south of Awsorth to Cossall a relatively short distance away. There would also be a reduction in the gap between Awsorth and Kimberley to the north and east.</p>
Assist in safeguarding the countryside from encroachment	3	<p>There are number of urbanising features in the site including dwelling houses, gas infrastructure, low level phone and electricity lines and a cattery but the site as a whole retains the character of 'open countryside'. Industrial areas inset from the Green Belt are clearly visible and provide an urbanising feel for part of the north of the site. The wind turbine is also clearly visible from many vantage points to the east of the village.</p>
Preserve the setting and special character of historic settlements	3	<p>There are no directly affected heritage assets within Awsorth, albeit development to the south would impact on the setting of the Cossall Conservation Area and Listed Church.</p>

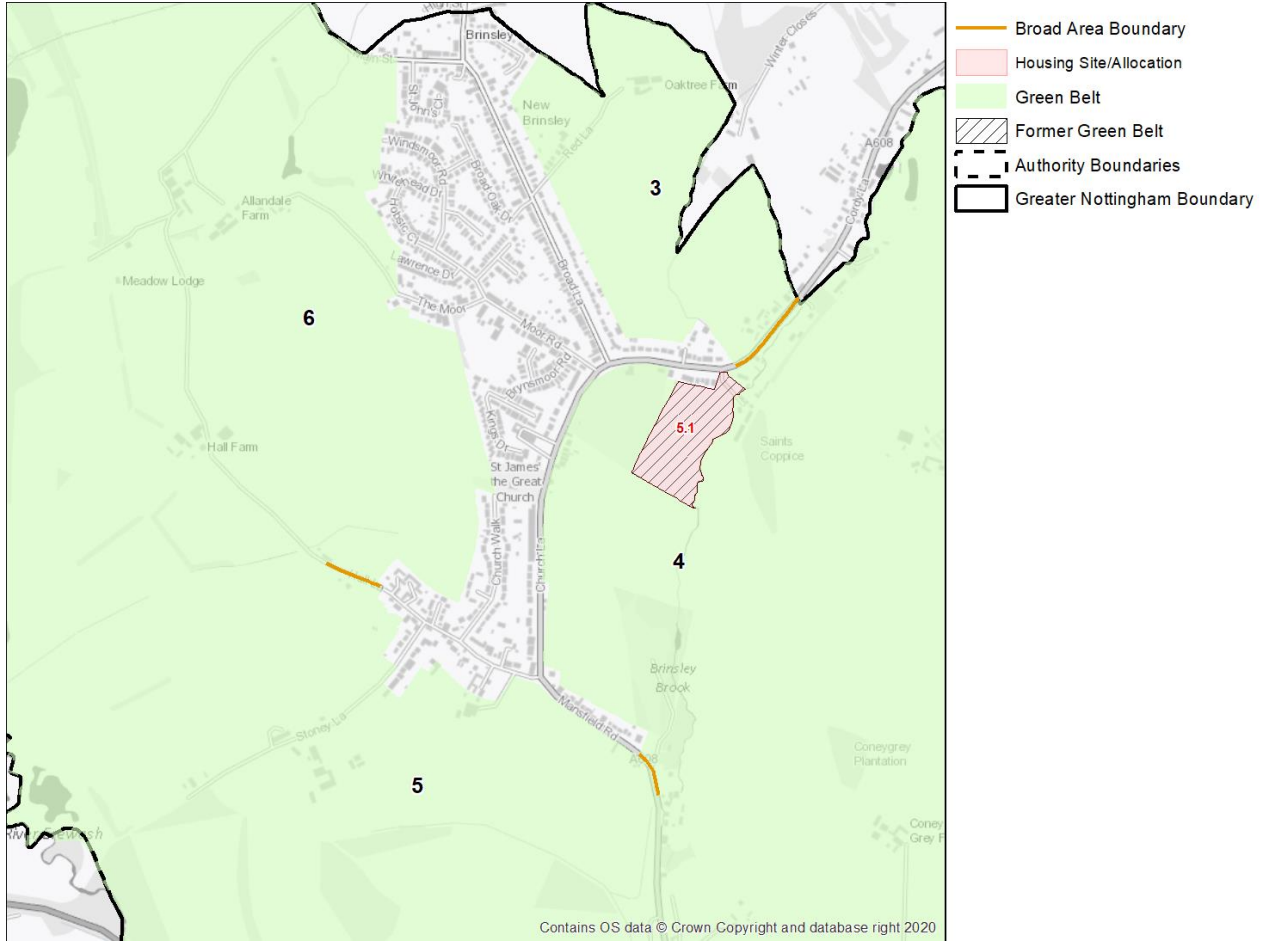
Criteria	Score (out of 5)	Justification
Total	13/20	

Settlement:	Awsworth
Broad Area:	2: West of Awsworth
Has the Green Belt Boundary changed since the previous assessment?	Yes. Land east of the bypass has been removed from the Green Belt and allocated for residential development by policy 4.1 of the adopted Broxtowe Part 2 Local Plan. This significantly affects the previous assessment.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5 (previously 2)	The bypass previously acted as a strong defensible boundary to the west of the village, however there is now no land to the east of the bypass that could be suitable for development. Using the canal as a boundary would not provide any feasible scope for development. The only other strong defensible boundary to the west of the village would be the River Erewash, and using the river as a boundary would result in very substantial sprawl.
Prevent neighbouring settlements from merging into one another	4 (previously 3)	Development to the west of Awsworth would have a substantial impact on the reduction of the fairly narrow gap between Awsworth and Ilkeston. The perception of the narrowing of this gap would also be an issue because of the topography of the area (in that both settlements are located on the Erewash Valley sides adjacent to each other); Ilkeston is visible from much of Awsworth over the Erewash Valley, although the dwellings within Awsworth are at a higher level.
Assist in safeguarding the countryside from encroachment	2	The north-west of the site inside the bypass includes a large amount of encroachment including residential development, storage containers, a children's playground and sports pitch. Whilst the final two points are 'appropriate' in the Green Belt, it gives the site an urbanising influence rather than 'open countryside'. To the north-west on the far side of the bypass there is a car scrapping yard, animal boarding, a sewage works, a large expanse of hard standing, a disused coal stocking yard and a large wind turbine which, whilst the site does have more of an

Criteria	Score (out of 5)	Justification
		<p>'open' feel to it, these are all developments which suggest urbanisation/industrialisation.</p> <p>The west of Awsworth also includes the Bennerley Viaduct itself which is an imposing development in the landscape.</p>
Preserve the setting and special character of historic settlements	4 (previously 2)	<p>The disused Nottingham Canal is a heritage asset which gives the settlement special character; the Canal was used to transport coal from the Erewash valley coal mines.</p> <p>Bennerley Viaduct is Grade II* Listed and is very prominent in the landscape; development of any kind on the west of Awsworth would have some impact on the setting of the Viaduct and would also have an impact on the view of Awsworth from the Viaduct.</p> <p>Parts of the west of Awsworth are also visible from views from the Ilkeston Conservation Area (i.e. town centre glimpses into the countryside).</p> <p>The village of Awsworth itself contains no Conservation Area or designated heritage assets. However, as the bypass can no longer be used as a defensible boundary, there could be adverse impacts on the Viaduct, Nottingham Canal or possibly Ilkeston Conservation Area.</p>
Total	15/20	

3 Assessment: Brinsley



Settlement:	Brinsley
Broad Area:	3: North-East of Brinsley
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site has three boundaries adjoining the existing settlement of Brinsley.</p> <p>Most of the site is well contained by defensible boundaries with Cordy Lane to south-east, Broad Lane to the west and Clumber Avenue to the north-west, there is a ridge to the north-east however this is not as strong as other boundaries.</p> <p>Part of the site does extend over the ridge.</p>
Prevent neighbouring settlements from merging into one another	4	<p>Development would reduce the gap between Brinsley and Underwood by approximately half.</p> <p>The perception of the reduction of the gap between the two settlements (Brinsley and Underwood) would be significant. When travelling up Cordy Lane to Underwood, there would be very few physical gaps between developments on the main road frontage between the two built up areas.</p>
Assist in safeguarding the countryside from encroachment	3	<p>There are a small number of residential properties located within the Green Belt both on Cordy Lane and Red Lane. Some telegraph poles but largely has the feel of 'open countryside' albeit that there is quite a hard edge to the existing built up area of Brinsley.</p>
Preserve the setting and special character of historic settlements	1	<p>The site would have little/no impact on the Conservation Area or Listed Buildings, the site is located at the opposite end of the village to the Conservation Area and its development would be hidden from the Conservation Area and Listed Buildings by the existing built up area.</p>
Total	11/20	

Settlement:	Brinsley
Broad Area:	4: South-East of Brinsley
Has the Green Belt Boundary changed since the previous assessment?	Yes. Some land south of Cordy Lane has been removed from the Green Belt and allocated for residential development by policy 5.1 of the adopted Broxtowe Part 2 Local Plan. However, this makes little difference to the assessment of the wider area.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	<p>The site adjoins the existing built up area of Brinsley to the north (Cordy Lane), west (Church Lane) and residential development to the south (Mansfield Road).</p> <p>The site is contained by roads on three sides and by Brinsley Brook to the east.</p> <p>From Church Lane the site slopes gently down to the brook sloping back up again to the hillside backdrop beyond. The old spoil tip is prominent in the landscape and the headstocks also have clear views back over the site.</p>
Prevent neighbouring settlements from merging into one another	1	Development would result in a very limited reduction in the gap between Brinsley and other settlements.
Assist in safeguarding the countryside from encroachment	3	The site contains a small number of residential properties, a care home and resource centre, a few telegraph poles and the Headstocks.
Preserve the setting and special character of historic settlements	3	<p>Church of St. James the Great sits adjacent to the site (albeit the entrance door does not face onto Church Lane) and so there will be some impact on the setting of this building. However, the Church itself is contained within its own defined curtilage and there are numerous trees within the curtilage of the Church that would shield the view of the site from the Church itself.</p> <p>Development of the site will also have an impact upon the setting of the Headstocks which whilst not Listed does act as an indicator of the historic industrial heritage of the settlement.</p>
Total	9/20	

Settlement:	Brinsley
Broad Area:	5: South-West of Brinsley
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	16

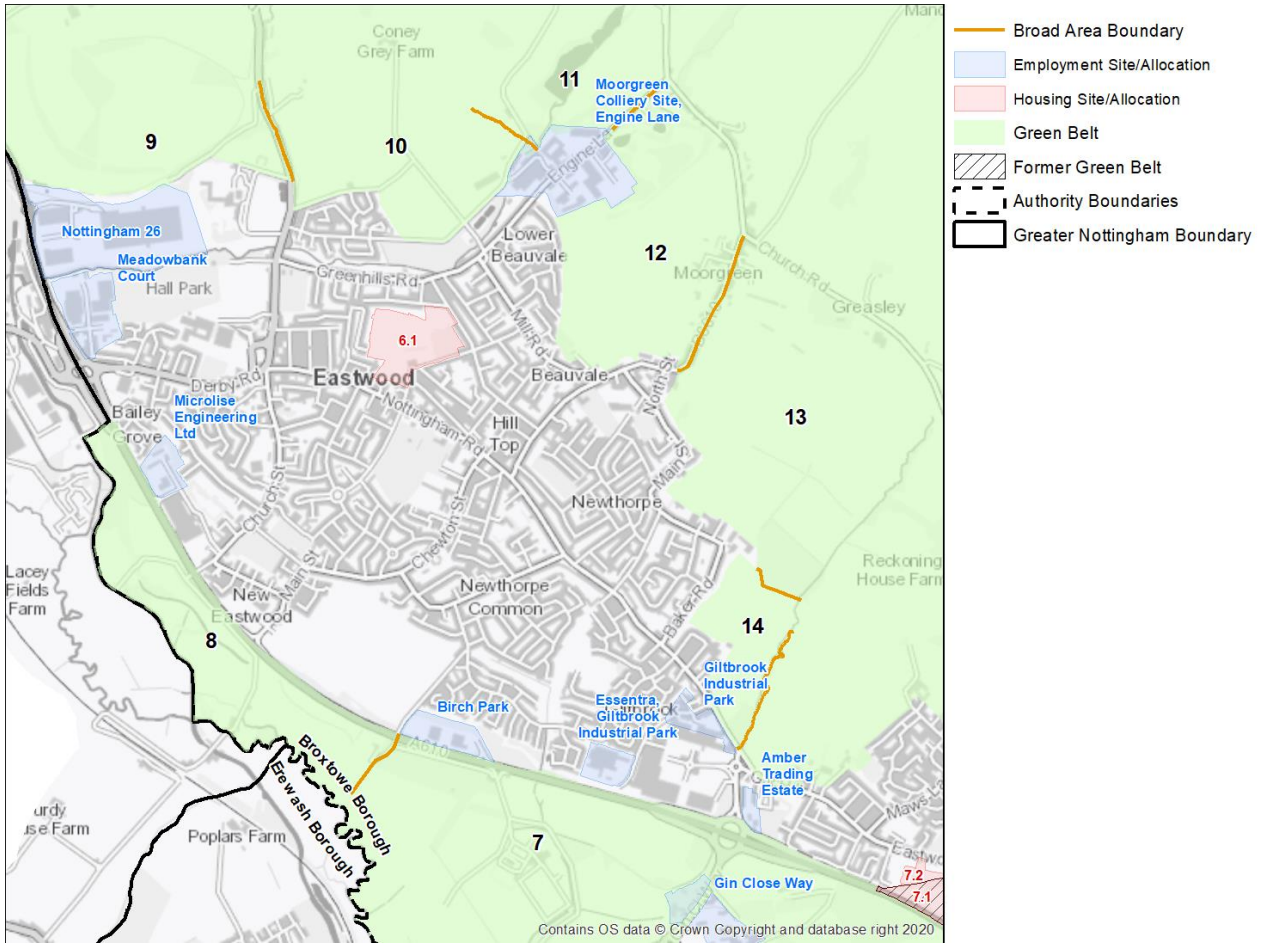
Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site has one boundary with a small part of the village; to split it into smaller sections it could be argued that two sides are contained by roads (Mansfield Road and Stoney Lane) with the River Erewash and the A610 to the south-west and a disused railway line to the south-east. Development of the site would not 'round off' the settlement of Brinsley and would be visually disconnected from the existing settlement. The site does extend over a significant topographical feature.
Prevent neighbouring settlements from merging into one another	4	Development would significantly reduce the gap between Brinsley and Eastwood. It would also have the perception of reducing the gap as the topography of the site would limit the area that was developable and the open feel of the site nearest to the road would be significantly reduced.
Assist in safeguarding the countryside from encroachment	4	The site includes a small amount of residential properties and farms. There is also a phone mast which is just visible in the woods on the ridge of the hill.
Preserve the setting and special character of historic settlements	4	The site is adjacent to the Conservation Area with some of the buildings at Manor Farm being located within the Green Belt. The topography of the site would mean that much of its development would have a significant impact upon the Conservation Area as it would be highly visible.
Total	16/20	

Settlement:	Brinsley
Broad Area:	6: North-West of Brinsley
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	<p>The site has one boundary that adjoins the settlement. Removing the site from the Green Belt would not round off the settlement.</p> <p>There are farm tracks (extending from Hall Lane to Brinsley Hill) which could act as defensible boundaries however using these boundaries would mean that the site would extend over topographical features (the ridge which extends from Hall Farm to The Moor). There is a footpath running along the ridgeline itself, however this is a weak boundary and is very prominent. The site also extends over a valley which runs through the south of the site from south-east to south-west.</p> <p>There could potentially be some scope for limited development to the rear of the existing housing along Church Walk, Kings Drive and Queens Drive, to be contained by the topographical feature of the valley, however the impact on the Conservation Area would have to be investigated.</p>
Prevent neighbouring settlements from merging into one another	2	There would be a limited reduction in the gap between Brinsley and Jacksdale.
Assist in safeguarding the countryside from encroachment	4	The site includes some inappropriate development (albeit not very much). There are a handful of residential properties, some wooden telegraph poles and a small number of pylons. The site has a very strong feel of 'open countryside' as it's not contained and certainly from the ridge there is the impression of open fields in all directions (even including towards Brinsley itself as the hills beyond the Headstocks are visible).

Criteria	Score (out of 5)	Justification
Preserve the setting and special character of historic settlements	4	The southern portion of the site is a Conservation Area (which includes the converted buildings at Pear Tree Farm which back onto the site itself) and therefore development here would impact upon the historic character of the settlement.
Total	14/20	

4 Assessment: Eastwood



Settlement:	Eastwood
Broad Area:	7: South-East of A610
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site has two boundaries; however, these are boundaries with the separate settlements of Eastwood and Awsworth. Closely visually connected, however the connections are with separate settlements. Development would not round off either settlement and would not be well contained to the west. The site has no obvious defensible boundaries between the settlements and does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	5	Development would result in a very large reduction in the small gap between the settlements of Eastwood and Awsworth, and would also impact on the gap between Eastwood and Ilkeston.
Assist in safeguarding the countryside from encroachment	2	Various inappropriate developments which have caused substantial encroachment and an 'urban fringe' character for much of the site, including the sewage works, industrial buildings and some other buildings and structures.
Preserve the setting and special character of historic settlements	2	No significant impact. (Would have some effect on the setting of Bennerley Viaduct; however, this is within the Green Belt and is distinct from nearby settlements.)
Total	13/20	

Settlement:	Eastwood
Broad Area:	8: South-West of A610
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site has one boundary adjoining the existing settlement of Eastwood (to the north the A610 separates the site from the existing area). The site is visually disconnected from the existing settlement of Eastwood.</p> <p>The site would not round off the existing settlement.</p> <p>The site is well contained with the A610 to the north-east, the Erewash Canal to the west and River Erewash to the south-west, the track adjacent to the sports ground to the south-east and Anchor Road to the north-west (albeit that this is not within Broxtowe Borough).</p> <p>The topography of the site is relatively flat and sits at a slightly lower level than the existing urban area of Eastwood.</p>
Prevent neighbouring settlements from merging into one another	3	<p>Development of the site would moderately reduce the gap between neighbouring settlements (Eastwood and Langley Mill).</p> <p>The perception of the reduction of the gap would be limited however because of the topography of the land and the tree and hedge coverage within and surrounding the site.</p>
Assist in safeguarding the countryside from encroachment	5	The site does not have any inappropriate development.
Preserve the setting and special character of historic settlements	3	The Canals (both Nottingham and Erewash) within the site are both heritage assets associated with nearby settlements and the development of this site would have a moderate adverse impact on their setting.

Criteria	Score (out of 5)	Justification
Total	14/20	

Settlement:	Eastwood
Broad Area:	9: West of Mansfield Road
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site has one boundary to the south with the existing urban area albeit that part of the boundary is with Eastwood Hall which in itself is fairly disconnected with the primary built area of Eastwood as it is intersected with recreational playing fields.</p> <p>The site is contained by Mansfield Road to the east, the existing urban area to the south and the A610 to the west and to some extent the spoil heap to the north.</p>
Prevent neighbouring settlements from merging into one another	3	Development in the site would moderately reduce the physical gap between Eastwood and Brinsley. The perception of the reduction in gap may be limited because of the topography of the land and its screening from the main road.
Assist in safeguarding the countryside from encroachment	3	<p>There are some small roads (albeit they are closed to through traffic) with associated fences and gates that service parts of the land which are inappropriate in the Green Belt.</p> <p>The triangular site that contains Hall Farm has the feel of a residential curtilage because of how it is maintained and its enclosed feel (the plot is surrounded by trees) and so doesn't have the feel of 'open countryside', however the area beyond this is very much 'open countryside'.</p>
Preserve the setting and special character of historic settlements	4	Hall Farm is Grade II Listed and development of the site immediately adjacent to the Farm (the triangular plot) would have an impact upon the

Criteria	Score (out of 5)	Justification
		<p>setting of the Listed Building. The site itself has the feeling of a farm curtilage with flat grazing land and a vegetable plot.</p> <p>The site also lies adjacent to Eastwood Hall and its development would also have an impact on this.</p>
Total	13/20	

Settlement:	Eastwood
Broad Area:	10: East of Mansfield Road
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	<p>The site has two boundaries adjoining the existing settlement of Eastwood.</p> <p>Development of the site south of the disused railway line could round off the existing settlement. Although to the west this site feels quite open, development to the east of the site would 'round off' the settlement better than development to the west, as it is better connected to the existing built up area of Eastwood.</p> <p>The site is well contained by a dismantled railway line to the north, the existing settlement to the east and the south and Mansfield Road to the west.</p> <p>The topography of the site that is contained within the railway line is largely flat, beyond the railway line the land undulates to the north. The site does not extend over topographical features.</p>
Prevent neighbouring settlements from merging into one another	2	<p>Development of the site would result in a limited reduction in the gap between Brinsley and Eastwood. However, there would be the perception of a reduced gap between these two settlements (particularly in the west) as it would reduce the amount of 'open space' that was visible when travelling along Mansfield Road.</p>
Assist in safeguarding the countryside from encroachment	3	<p>The site has a small number of residential properties along Mansfield Road and The Grange that are located within the Green Belt.</p>
Preserve the setting and special character of historic settlements	2	<p>Parts of the site may be visible from the Eastwood Conservation Area, but are separated from it by existing housing.</p>

Criteria	Score (out of 5)	Justification
		The impact on Listed Buildings to the west of Mansfield Road is likely to be less than moderate given the severing effect of Mansfield Road.
Total	9/20	

Settlement:	Eastwood
Broad Area:	11: North-West of Engine Lane
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	5	<p>The site has one boundary adjoining the settlement of Eastwood.</p> <p>Development in this site would form a limb into open countryside and would be visually disconnected from the main built up area of Eastwood due to the topography.</p> <p>The site is not well contained and, whilst Engine Lane to the south-east and Moorgreen to the north-east both act as defensible boundaries, to the west there are no defensible boundaries to stop urban sprawl into the open countryside.</p>
Prevent neighbouring settlements from merging into one another	1	Development would not reduce the size of the gap between settlements.
Assist in safeguarding the countryside from encroachment	4	There are a few residential properties around the periphery and some telegraph poles cross the site. However, the site does have the feel of 'open countryside' and therefore encroachment is very limited.
Preserve the setting and special character of historic settlements	2	Parts of the site may be visible from the Eastwood Conservation Area, but are separated from it by existing housing.
Total	12/20	

Settlement:	Eastwood
Broad Area:	12: North-North-East of Eastwood
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There is a full boundary to west/south, partial boundary to north-west, plus 'ribbon development' to east/north-east; not visually disconnected. The site is fairly well contained; however, development of the whole of this large site could not reasonably be treated as rounding off. Potential defensible boundaries - the B6010, B600 and Engine Lane - would involve releasing a large area. The site does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	1	No risk of merging with other settlements.
Assist in safeguarding the countryside from encroachment	4	Some buildings around the edges of the site, and some 'urban fringe' characteristics due to the prominence of adjacent industrial buildings, however mainly in agricultural use.
Preserve the setting and special character of historic settlements	1	No impact.
Total	9/20	

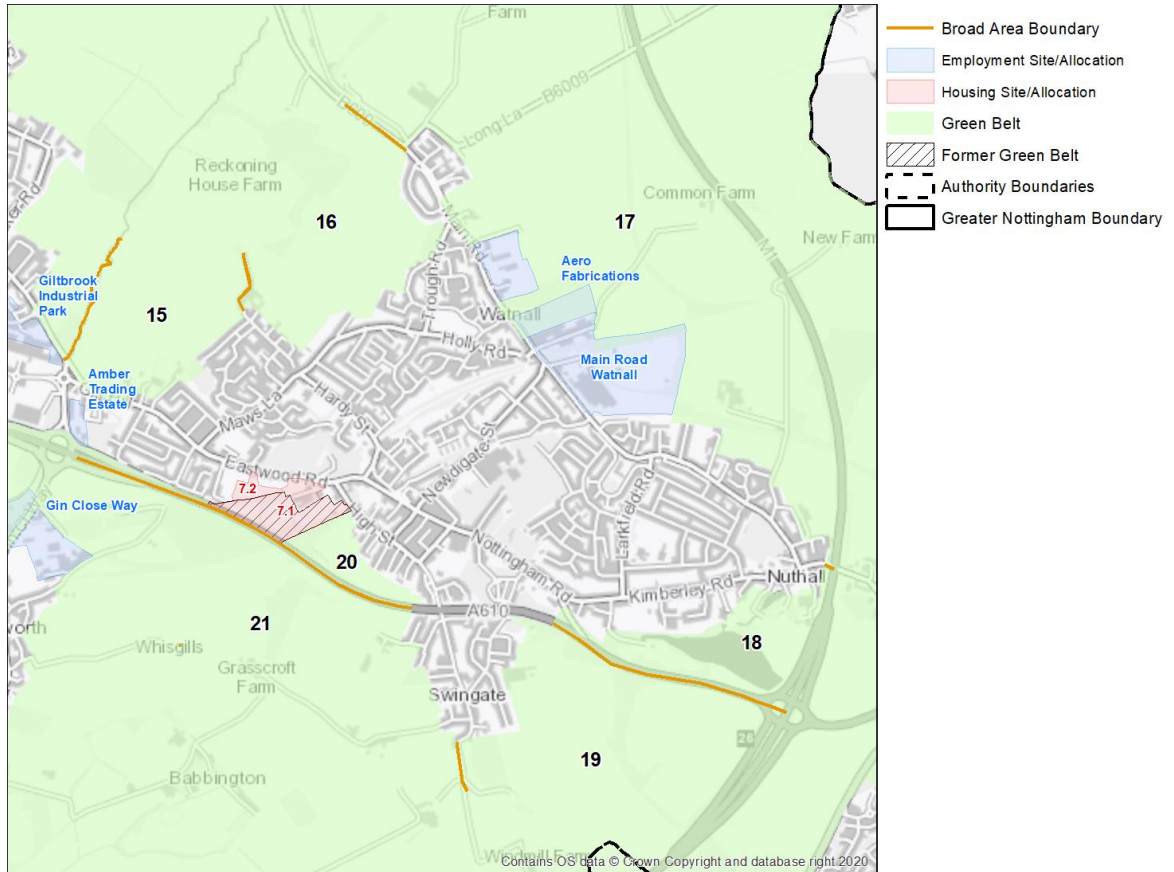
Settlement:	Eastwood
Broad Area:	13: East-North-East of Eastwood
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	There is one boundary with the settlement, plus 'ribbon development' at Moorgreen, and not visually disconnected; however, the site is not well contained and would not round off the settlement. Potential defensible boundaries - the B600, B6010 and Gilt Brook - would involve releasing a very large area. The site does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	2	No risk of merging to the north, however development of the whole site would reduce the gap with Kimberley to the east.
Assist in safeguarding the countryside from encroachment	5	Some buildings around the periphery, however the large majority of the site is almost entirely agricultural.
Preserve the setting and special character of historic settlements	1	No impact. (Greasley Castle, Church etc are within the Green Belt and are distinct from the settlement of Eastwood.)
Total	12/20	

Settlement:	Eastwood
Broad Area:	14: East of Eastwood
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	There are two boundaries with the settlement and not visually disconnected, however the site is not well contained and would not round off the settlement. The Gilt Brook could act as a defensible boundary, only if land to the east was not also developed. The site does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	4	Development would result in a large reduction in a small gap between settlements. If land to the east was also developed, the settlements would be merged.
Assist in safeguarding the countryside from encroachment	4	Predominantly agricultural use, with some equestrian and former motor vehicle uses.
Preserve the setting and special character of historic settlements	1	No impact.
Total	12/20	

5 Assessment: Kimberley



Settlement:	Kimberley
Broad Area:	15: North of Gilt Hill
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Site is not well contained; there are weak or no features to act as defensible boundaries to the north/east of the site and development up to Gilt Brook would only partly contain development. Site is predominantly open countryside.
Prevent neighbouring settlements from merging into one another	4	Development would significantly reduce the gap between the settlements of Kimberley and Giltbrook/Eastwood. The Gilt Brook is closer to Eastwood at its more northern section than Kimberley.
Assist in safeguarding the countryside from encroachment	4	Predominantly agricultural use, some inappropriate development in particular the school.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	12/20	

Settlement:	Kimberley
Broad Area:	16: North of High Spania
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Site has two or more boundaries with Kimberley but has weak or no features to act as defensible boundaries to the north-west.
Prevent neighbouring settlements from merging into one another	3	Development would result in some moderate reduction in the gap between Kimberley and Eastwood.
Assist in safeguarding the countryside from encroachment	5	No inappropriate development other than telegraph pole no longer in use – site is predominantly agriculture.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	12/20	

Settlement:	Kimberley
Broad Area:	17: East of Main Road
Has the Green Belt Boundary changed since the previous assessment?	No (A relatively small site at Main Road is now an 'Employment Commitment' in the adopted Broxtowe Part 2 Local Plan, however it remains in the Green Belt.)
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Site has only one main boundary (but one boundary formed by Hovis factory). Defensible boundary to the east (disused railway and M1).
Prevent neighbouring settlements from merging into one another	3	Development would result in a moderate reduction between Watnall and Bulwell/Hucknall.
Assist in safeguarding the countryside from encroachment	4	Some inappropriate development but small in scale. Some residential and industrial areas inset from the Green Belt are clearly visible and provide an urbanising feel.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	11/20	

Settlement:	Kimberley
Broad Area:	18: Vicinity of Temple Lake
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	Site has two or more existing boundaries and could round off a settlement. Site is well constrained and A610 and M1 could form a potential defensible boundary. Site is not visually disconnected.
Prevent neighbouring settlements from merging into one another	4	Development would result in a reduction in the gap between settlements.
Assist in safeguarding the countryside from encroachment	3	A moderate amount of sporadic housing within the site.
Preserve the setting and special character of historic settlements	4	Site is within Nuthall Conservation Area and there are a number of listed buildings so could potentially have a significant impact.
Total	13/20	

Settlement:	Kimberley
Broad Area:	19: East of Park Avenue / Knowle Lane
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	15

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Site has only one adjoining boundary with settlement. Long limb into countryside but A610 and M1 could form a potential defensible boundary. Site is not completely visually disconnected.
Prevent neighbouring settlements from merging into one another	4	Development would result in a reduction in the gap between Kimberley and Nuthall (in Greater Nottingham).
Assist in safeguarding the countryside from encroachment	5	No evidence of inappropriate development (agricultural use).
Preserve the setting and special character of historic settlements	2	Potential impact on Nuthall Conservation Area and some listed buildings in particular around Home Farm. These impacts are mitigated to some extent by the severing effect of the busy A610.
Total	15/20	

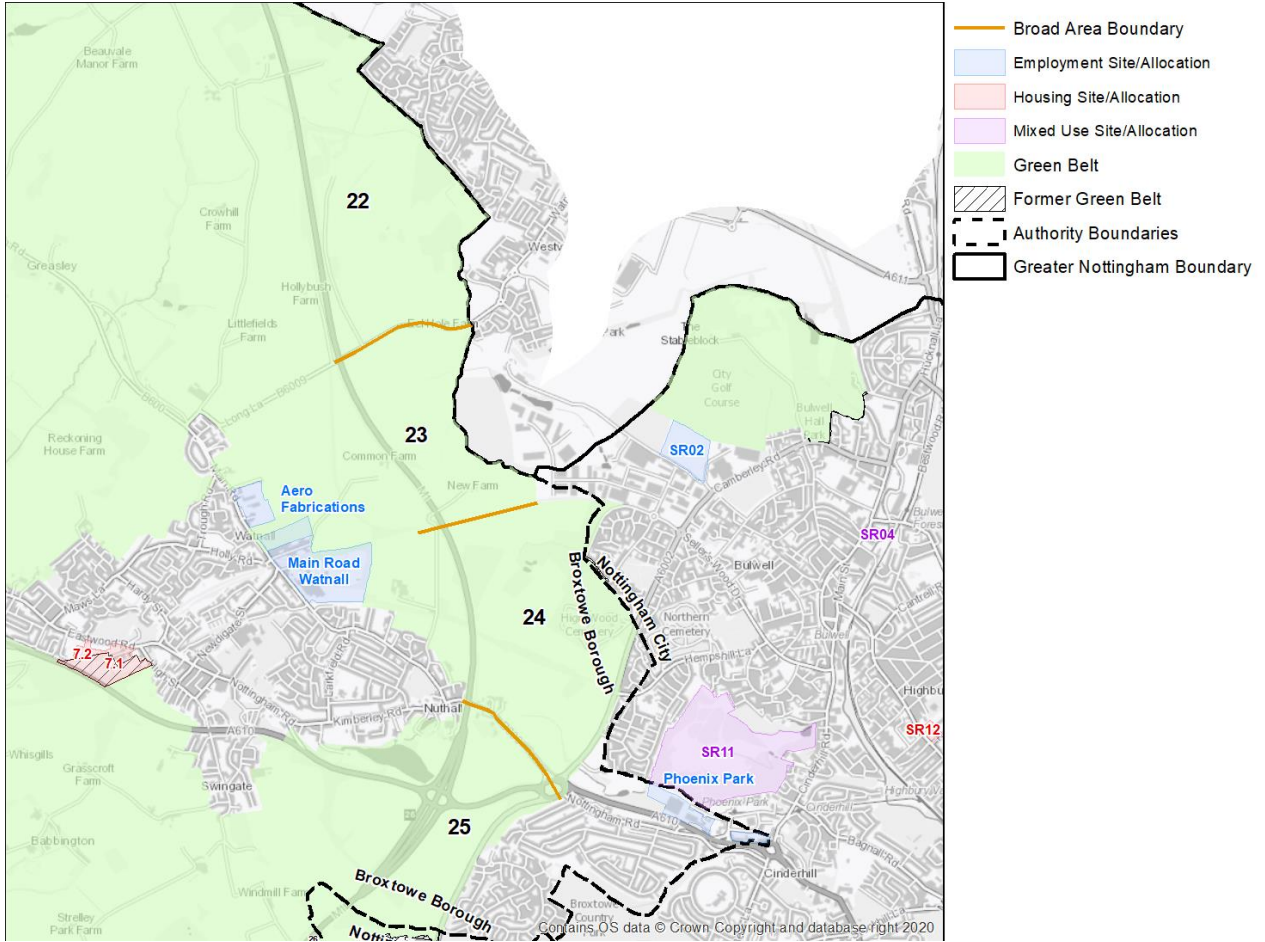
Settlement:	Kimberley
Broad Area:	20: South of Church Hill and High Street
Has the Green Belt Boundary changed since the previous assessment?	Yes. Part of this Area has been removed from the Green Belt and allocated for residential development by policy 7.1 of the adopted Broxtowe Part 2 Local Plan. This makes little difference to the assessment of the remainder of the Area.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has two or more defensible boundaries and the A610 acts as strong physical barrier feature but there may be topographical constraints as the site is hilly.
Prevent neighbouring settlements from merging into one another	2	Development would result in a small to moderate reduction in the gap between settlements (reduction in gap would be constrained by the A610).
Assist in safeguarding the countryside from encroachment	4 (previously 3)	Mostly woodland. The Area is 'countryside' and there would be considerable encroachment, albeit over a relatively small area.
Preserve the setting and special character of historic settlements	2	Potentially development could cause a small impact on the Conservation Area to the north-east.
Total	10/20	

Settlement:	Kimberley
Broad Area:	21: West of Swingate
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The site as a whole has two adjoining boundaries but is not well contained to the south and there are limited features to act as a defensible boundary.
Prevent neighbouring settlements from merging into one another	5	Development would result in significant reduction in the gap between Kimberley and Awworth resulting in near total merging.
Assist in safeguarding the countryside from encroachment	4	Some minor inappropriate development (e.g. water tower and telegraph poles).
Preserve the setting and special character of historic settlements	1	No designated heritage assets.
Total	14/20	

6 Assessment: Main Built-Up Area (1)



Settlement:	Main Built-Up Area
Broad Area:	22: West of Hucknall
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	10

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The site is partially contained with Hucknall to the east, Long Lane to the south and the M1 motorway to the west. The site is open countryside with no obvious defensible boundary to the north.
Prevent neighbouring settlements from merging into one another	3	Development would reduce the gap to a moderate extent between the west of Hucknall and north of Kimberley with some reduction in the gap between Hucknall and Eastwood. The M1 has an influence on the perceived reduction of this gap.
Assist in safeguarding the countryside from encroachment	3	The site contains power lines, mobile phone masts, sporadic housing development and Watnall Brickworks. However, the site retains a rural open character despite the inappropriate development within it.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	10/20	

Settlement:	Main Built-Up Area
Broad Area:	23: Area between Long Lane and dismantled railway line adjacent to Blenheim Industrial Estate
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The site is reasonably well contained with Long Lane to the north, the Rolls Royce allocated site, in Ashfield, together with Bulwell Wood and the Blenheim Industrial Estate, in Nottingham, to the east, the M1 to the west and partly contained by a dismantled railway line to the south. However, there would be no rounding off and the site is adjacent to and between Hucknall and Nottingham.
Prevent neighbouring settlements from merging into one another	5	The site would result in the complete merging of Hucknall (Rolls Royce allocated site in Ashfield) and Nottingham.
Assist in safeguarding the countryside from encroachment	3	The site contains the western edge of the Rolls Royce site, an electricity substation and farm buildings which collectively have caused some moderate encroachment. The site is generally open countryside.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	12/20	

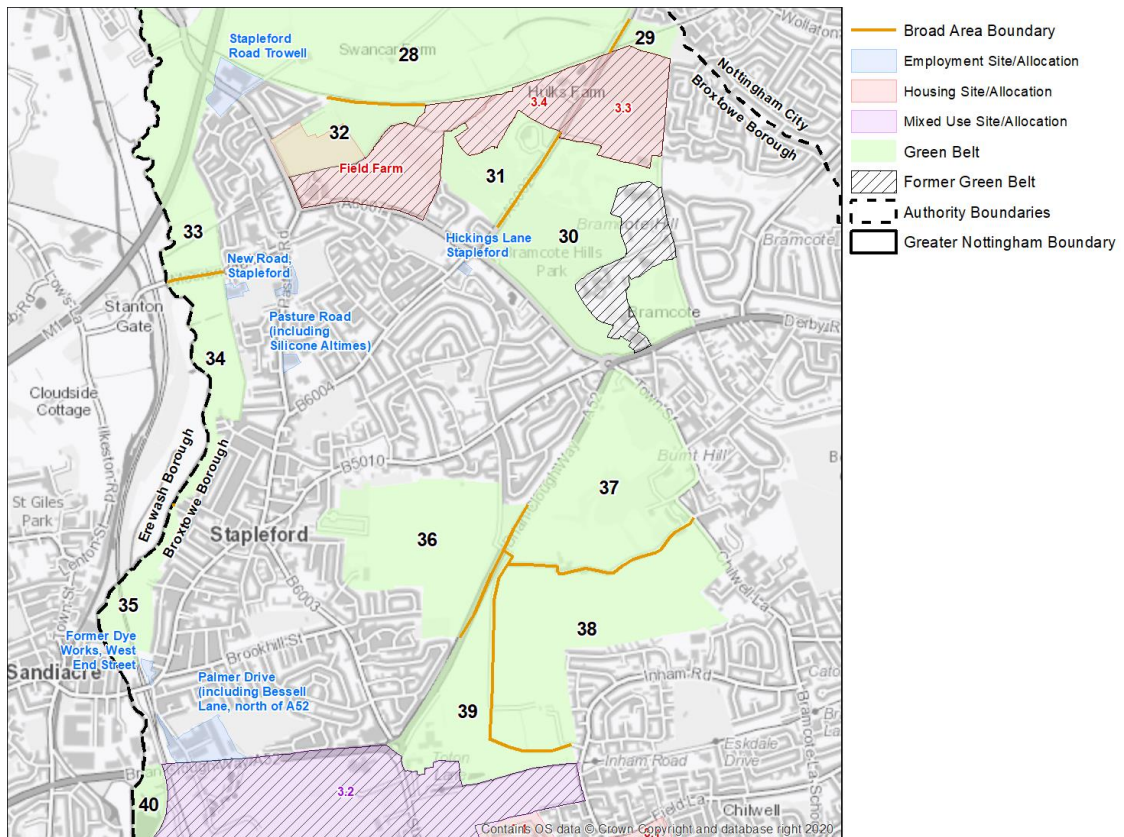
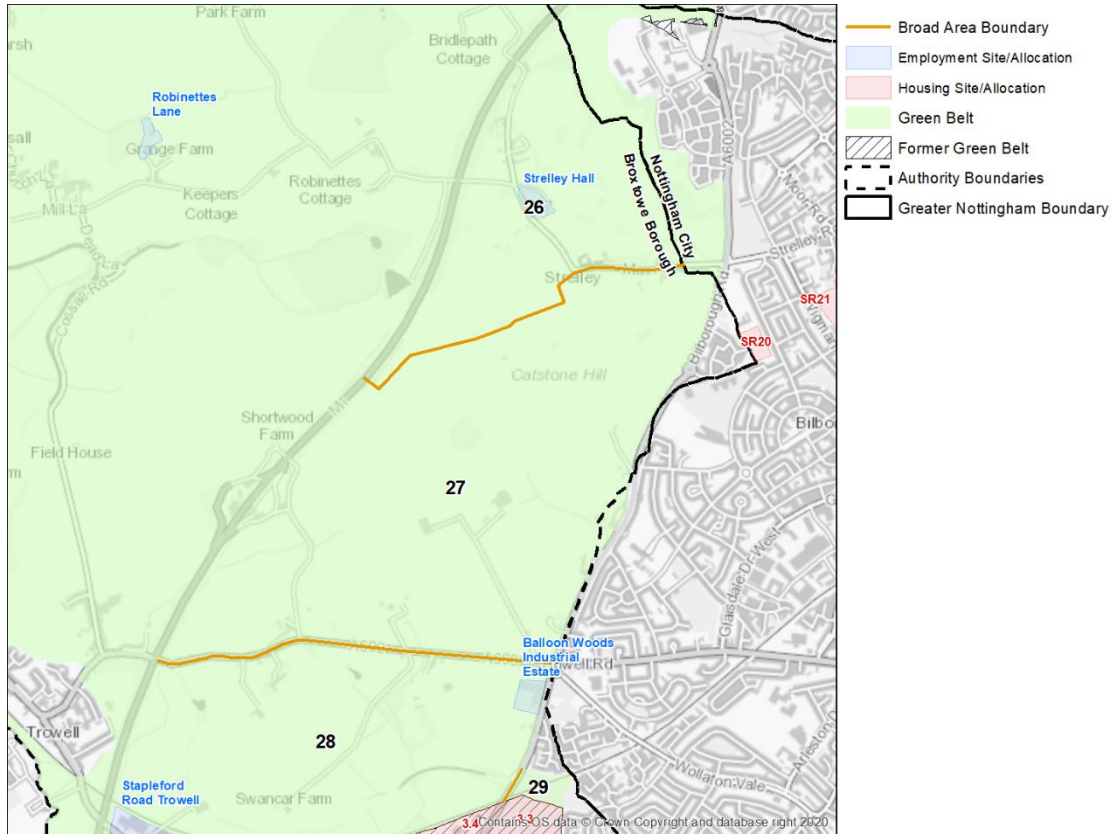
Settlement:	Main Built-Up Area
Broad Area:	24: Area between dismantled railway line and Nottingham Road Nuthall
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The site is partially contained with the main built up area to the east, Nottingham Road to the south and the M1 motorway to the west. The dismantled railway and Blenheim Industrial Estate also form a partial boundary to the site to the north. The site is open countryside.
Prevent neighbouring settlements from merging into one another	4	Development towards the south of the site would result in the near total merging of the built up areas of Nottingham to the east and Kimberley to the west. If development were contained to the majority of the site further north, then this total merging would be avoided, albeit there would still be a significant reduction in the gap between the main built up areas of Nottingham and Kimberley.
Assist in safeguarding the countryside from encroachment	3	The site contains power lines, mobile phone masts, a ribbon of housing development on Nottingham Road, high fencing around a wooded area and industrial areas in Bulwell, however the site retains a rural open character despite the inappropriate development within and adjacent to it.
Preserve the setting and special character of historic settlements	1	No heritage assets.
Total	11/20	

Settlement:	Main Built-Up Area
Broad Area:	25: Land between Nottingham Business Park and Nottingham Road Nuthall
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site is partially contained with the main built up area to the east, Nottingham Road to the south and the M1 motorway to the west. The dismantled railway and Blenheim Industrial Estate also form a partial boundary to the site to the north. The site is open countryside.
Prevent neighbouring settlements from merging into one another	4	Development towards the north of the site would result in the near total merging of the built up areas of Nottingham to the east and Kimberley to the west. If development were contained to the southern part of the site, south of the A610, then this total merging would be avoided albeit there would still be a significant reduction in the gap between the main built up areas of Nottingham and Kimberley.
Assist in safeguarding the countryside from encroachment	3	Development at the north of the site includes residential properties, the Methodist church, the Parish Council Offices and associated hard surfaced parking areas; and the main A610 trunk road bisects this site. If development were contained to the southern part of the site, south of the A610, then there are no existing features of inappropriate development in this site.
Preserve the setting and special character of historic settlements	2	The Nuthall Conservation Area is immediately to the west of the site abutting the M1 motorway with substantial numbers of listed buildings close to the motorway. Given the severing effect of the M1 motorway, development in this site would have a limited impact on the setting of the Conservation Area and listed buildings.
Total	11/20	

7 Assessment: Main Built Up Area (2)



Settlement:	Main Built-Up Area
Broad Area:	26: Land in the vicinity of Strelley Village
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	Only one, partial, boundary with adjacent settlement (the 'main built up area'). Not well contained and would not round off a settlement. Motorway could form a defensible boundary; no other obvious options for defensible boundaries. Undulating land so does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	3	A large area of land is involved, which would have a moderate effect on the large gap between the main built up area and Ilkeston. Notwithstanding the significant conservation issues, there is some potential for rounding off the village of Strelley given its dispersed nature and its location immediately adjacent to the administrative boundary of the City of Nottingham.
Assist in safeguarding the countryside from encroachment	3	The village itself is wholly located within the Green Belt, including dwellings, some storage use, telephone and electricity lines and equestrian uses. Otherwise predominantly agricultural.
Preserve the setting and special character of historic settlements	3	No significant impact on assets within the main built up area. Would affect the setting of Strelley Conservation Area, the church and other listed buildings and Scheduled Monuments, however these are within the Green Belt in Broxtowe and are distinct from the main built up area. Part of Strelley Conservation Area is within the Nottingham City area and there would potentially be a moderate adverse impact.
Total	13/20	

Settlement:	Main Built-Up Area
Broad Area:	27: Trowell Moor (between Strelley and Nottingham Road)
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

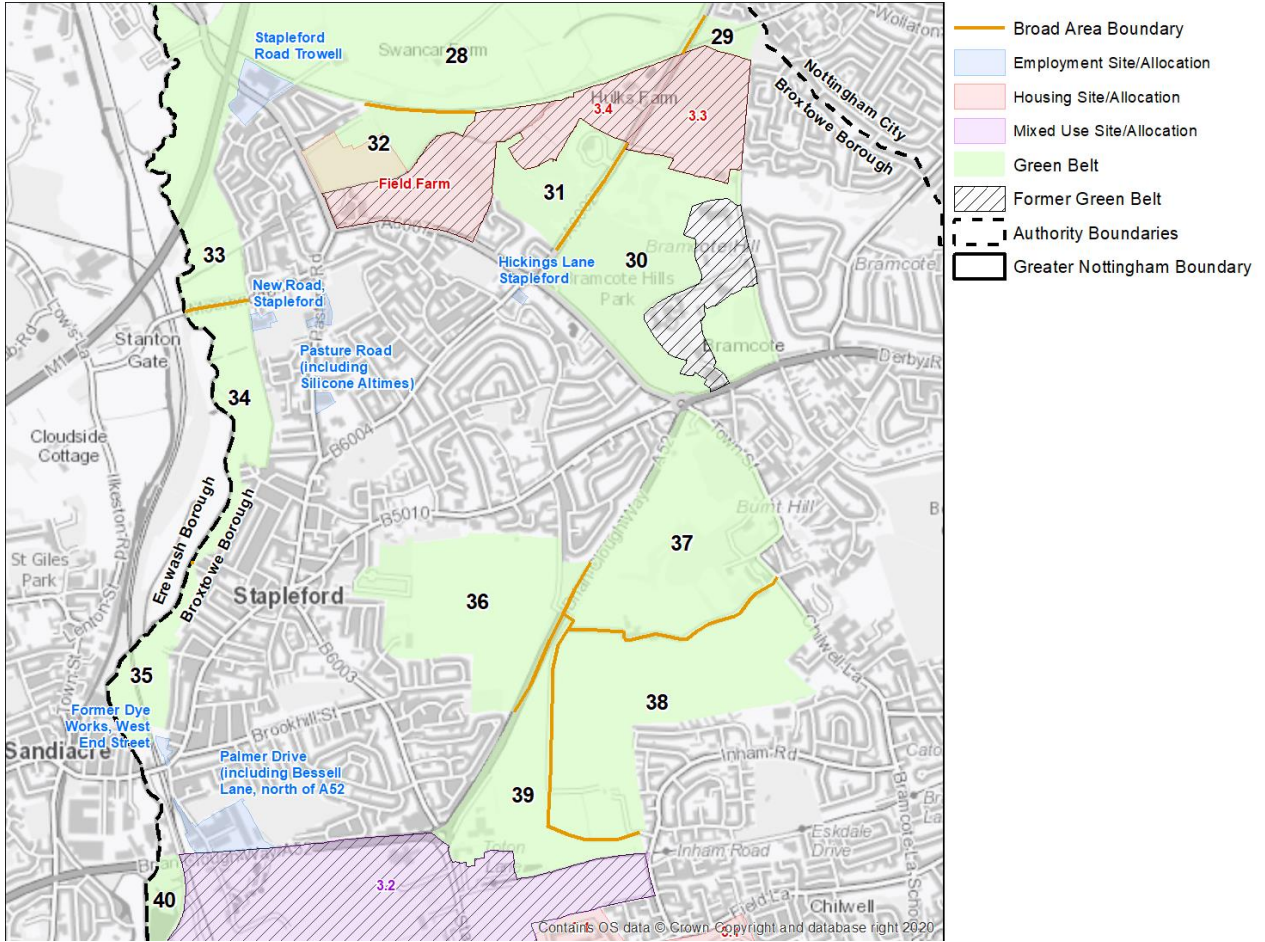
Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Single boundary with adjacent main built up area. Not well contained and would not round off a settlement. Motorway could form a defensible boundary to the west; however, this would involve releasing a very large site. Alternatively, higher land part way between the A6002 and the motorway might form the basis of a defensible boundary. A609 would form a defensible boundary to the south. (If the motorway were used as a boundary, the released site would extend over the topographical feature of this higher land.)
Prevent neighbouring settlements from merging into one another	3	A large area of land is involved, which, if the higher land were used as a boundary, would have a moderate effect on the large gap between the main built up area and Ilkeston/Trowell. (If the motorway were used as a boundary, the 'score' would be 4.)
Assist in safeguarding the countryside from encroachment	3	The site has some inappropriate development including the motorway services, a man-made reservoir, caravan storage, several dwellings and commercial uses along the A6002 and A609 around the periphery of the site, and some equestrian uses. Otherwise predominantly agricultural.
Preserve the setting and special character of historic settlements	3	A limited amount of inter-visibility with Wollaton Hall, adjacent to the main built up area. Would affect the setting of Strelley Conservation Area, the church and other listed buildings and Scheduled Monuments, however these are within the Green Belt in Broxtowe and are distinct from the main built up area. Part of Strelley Conservation Area is within the Nottingham City area and there would potentially be a moderate adverse impact.

Criteria	Score (out of 5)	Justification
Total	12/20	

Settlement:	Main Built-Up Area
Broad Area:	28: Land between Nottingham Road and Railway Line
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	13

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	One boundary with adjacent settlement (the main built up area) to the east and another partial boundary to the south. Well contained but would not round off a settlement. A609 could form a defensible boundary to the north and the motorway to the west. Alternatively, higher land to the east of the motorway might form the basis of a defensible boundary. (If the motorway were used as a boundary, the released site would extend over the topographical feature of this higher land.)
Prevent neighbouring settlements from merging into one another	4	Development would result in a very large reduction in the gap between the main built up area and Trowell.
Assist in safeguarding the countryside from encroachment	3	The site has some inappropriate development including the Balloon Woods industrial estate, a nursery and several dwellings and commercial uses along the A609 around the periphery of the site, the latter in particular giving something of an 'urban fringe' character. Otherwise predominantly agricultural.
Preserve the setting and special character of historic settlements	3	Inter-visibility with Stapleford Hill and Bramcote Hill, adjacent to the main built up area. Otherwise, no significant impact on assets within the main built up area. (Would affect the settings of the listed Trowell Hall and Swancar Bridge, and the non-listed asset of the canal; however, these are within the Green Belt and are distinct from the main built up area.)
Total	13/20	

8 Assessment: Main Built Up Area (3)



Settlement:	Main Built-Up Area
Broad Area:	29: North of Bramcote Ridge / Moor Farm Lane up to Railway
Has the Green Belt Boundary changed since the previous assessment?	Yes. Nearly all of this Area has been removed from the Green Belt and allocated for residential development by policy 3.3 of the adopted Broxtowe Part 2 Local Plan.
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1 (previously 2)	The remaining very small area of Green Belt makes little or no contribution to this purpose.
Prevent neighbouring settlements from merging into one another	1 (previously 4)	The remaining very small area of Green Belt makes little or no contribution to this purpose.
Assist in safeguarding the countryside from encroachment	1 (previously 5)	The remaining very small area of Green Belt makes little or no contribution to this purpose.
Preserve the setting and special character of historic settlements	1	The remaining very small area of Green Belt makes little or no contribution to this purpose.
Total	4/20	

Settlement:	Main Built-Up Area
Broad Area:	30: Bramcote Ridge/Hills
Has the Green Belt Boundary changed since the previous assessment?	Yes. Part of the Area has been removed from the Green Belt and designated as 'Bramcote School and Leisure Centre Redevelopment Area' by policy 3.3 of the adopted Broxtowe Part 2 Local Plan.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has two full boundaries and two partial boundaries adjoining a settlement or an allocation. The site is well contained by strong physical features which can act as defensible boundaries but the site extends over topographical features. The Green Belt extends over Bramcote Ridge. The railway could be used as the northern boundary.
Prevent neighbouring settlements from merging into one another	3 (previously 4)	Development would result in a significant reduction in the gap between Bramcote and Stapleford.
Assist in safeguarding the countryside from encroachment	1	The site includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment. The site contains a number of large buildings including the school (although this is now excluded from the Green Belt) and the leisure centre.
Preserve the setting and special character of historic settlements	2	The site could have a less than moderate adverse impact on heritage assets associated with settlements i.e. there could be an impact on the Hemlock Stone unlisted heritage asset.
Total	8/20	

Settlement:	Main Built-Up Area
Broad Area:	31: West of Coventry Lane
Has the Green Belt Boundary changed since the previous assessment?	Yes. A large part of the Area has been removed from the Green Belt and allocated for residential development by policy 3.4 of the adopted Broxtowe Part 2 Local Plan.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	The site has three boundaries with a settlement or an allocation. Coventry Lane could be used as a defensible boundary. The site is currently visually disconnected from any settlement, albeit it is connected to the Field Farm and Coventry Lane allocations. The site is well contained with the allocation of Field Farm to the west, the railway line forming a defensible boundary to the north, Stapleford Hill to the south-west, and A6002 to the east.
Prevent neighbouring settlements from merging into one another	2 (previously 3)	Development would result in a moderate reduction in the size of the gap between Bramcote and Stapleford.
Assist in safeguarding the countryside from encroachment	2	The site includes some existing inappropriate developments which have caused some encroachment e.g. the Crematorium.
Preserve the setting and special character of historic settlements	2	The site could have a less than moderate adverse impact on heritage assets associated with settlements i.e. there could be an impact on the Hemlock Stone unlisted heritage asset.
Total	8/20	

Settlement:	Main Built-Up Area
Broad Area:	32: North-West of Field Farm (A609)
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	8

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The site has three boundaries with a settlement or an allocation. The site has strong defensible boundaries (the existing settlement boundaries plus the railway to the north) and does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	1	The land that would be removed does not constitute a strategic Green Belt gap between the settlements of Trowell and Stapleford.
Assist in safeguarding the countryside from encroachment	5	The site does not have any inappropriate developments, other than the car park serving the recreation ground, and therefore no encroachment.
Preserve the setting and special character of historic settlements	1	The site will have no adverse impact on conservation areas or heritage assets associated with settlements.
Total	8/20	

Settlement:	Main Built-Up Area
Broad Area:	33: Between Moorbridge Lane and M1
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Effectively a single long eastern boundary with Stapleford. The River Erewash forms a defensible boundary to the west and the M1 motorway to the north. Development would not amount to a 'rounding off' of Stapleford.
Prevent neighbouring settlements from merging into one another	4	There would be significant reduction in the gap between Stapleford and Stanton Gate in Erewash Borough.
Assist in safeguarding the countryside from encroachment	3	The site has some urbanising features including flood defences, residential properties on the north side of Moorbridge Lane, large sewer covers and water infrastructure next to the river. The M1 itself is very noticeable in this site and is a significant urbanising feature for much of the site.
Preserve the setting and special character of historic settlements	2	No significant impact on historic assets albeit some effect on the setting of the Erewash Canal.
Total	12/20	

Settlement:	Main Built-Up Area
Broad Area:	34: Between Thorpe Close and Moorbridge Lane
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Effectively a single long eastern boundary with Stapleford. The River Erewash forms a defensible boundary. Development would not amount to a 'rounding off' of Stapleford.
Prevent neighbouring settlements from merging into one another	3	There would be a moderate reduction in what is already a very narrow gap between Sandiacre and Stapleford in the south of the site and a more significant reduction to Stanton Gate in Erewash in the north of the site.
Assist in safeguarding the countryside from encroachment	3	The site has some urbanising features including flood defences, industrial buildings / storage areas, and given the narrowness of the gap the nearby residential properties in Stapleford are visible in close proximity. However, even allowing for this, there is a more open feel to the site north of Mill Road.
Preserve the setting and special character of historic settlements	2	There are some heritage assets on the Erewash side (including St Giles Church and Cloudside Conservation Area) , but no significant adverse impact on their setting, given the intervening railway line and River Erewash.
Total	11/20	

Settlement:	Main Built-Up Area
Broad Area:	35: West Stapleford (South)
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Effectively a single long eastern boundary with Stapleford. The railway line which is in Broxtowe in the south of the site and the River Erewash form defensible boundaries. Development would not amount to a 'rounding off' of Stapleford.
Prevent neighbouring settlements from merging into one another	4	At the southern end development would comprise a near total merging of Stapleford with Sandiacre. North of the point at which the railway crosses the River Erewash, the merging would be significant but not complete, with a gap on the Sandiacre side of the river.
Assist in safeguarding the countryside from encroachment	2	The site is urban fringe in character with high chain link fencing adjacent to the footpath and further high palisade type fencing towards the south of the site. There is a large bridge over the railway, an electricity substation and a number of equestrian buildings and equipment.
Preserve the setting and special character of historic settlements	2	There are some large mill buildings on the Erewash side, but no significant adverse impact on their setting, given the intervening railway line and River Erewash.
Total	11/20	

Settlement:	Main Built-Up Area
Broad Area:	36: Hill Top Farm
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	12

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	<p>The site as a whole has three boundaries which adjoin the settlement of Stapleford.</p> <p>The site would 'round off' Stapleford to a certain extent although development along the ridge would be very prominent.</p> <p>The site is contained by residential development of the existing urban area of Stapleford on three sides (north, west and south) and to the east it is wholly contained by the A52.</p> <p>The site extends over (and wholly includes) a ridge which is designated as a Prominent Area for Special Protection in policy 28 of the Broxtowe Part 2 Local Plan. The ridge runs through the centre of the site and is visible from surrounding settlements including Chilwell.</p>
Prevent neighbouring settlements from merging into one another	3 (formerly 2)	The area although urban fringe has individually distinctive and contained settlements of Stapleford, Bramcote and Chilwell. Development of the site would reduce the gap between these settlements.
Assist in safeguarding the countryside from encroachment	4	<p>The site has a small amount of inappropriate development in the form of telecoms equipment to the west and a road/track running through the site to the east. The western part of the site is a cemetery; however, this is considered to be appropriate development in the Green Belt.</p> <p>The remainder of the site is undeveloped agricultural land and small areas of woodland (the largest of which is located adjacent to Baulk Lane) and has the feel of 'open countryside'.</p>
Preserve the setting and special character of historic settlements	4	The north of the site abuts the Nottingham Road Conservation Area. The Conservation Area Appraisal recognises the importance of the character and setting of the area whereby it states

Criteria	Score (out of 5)	Justification
		<p>that “<i>over and between the buildings, there are attractive views south, over heavily wooded long garden plots, to the tall and striking rocky outcrop in the middle distance. This greenery and undeveloped high ground has probably changed little since the historic buildings were constructed, and maintains the historic semi-rural setting of the listed buildings</i>”. It is particularly important to note numerous Listed Buildings on the southern part of Nottingham Road (adjacent to the northern edge of the site) which form an important part of the historic character of the settlement. Listed Buildings include: St John’s Primary School (Grade II Listed), Frameshop (Grade II Listed) and numerous ‘knitters’ cottages’ along Nottingham Road. The knitters’ cottages in particular are significant because of their top floor knitters’ workshop windows, the views from which could be impacted upon should the site be developed, especially when considering the land level differences.</p>
Total	13/20	

Settlement:	Main Built-Up Area
Broad Area:	37: North of Common Lane Bramcote
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site is triangular in shape and has two boundaries adjoining the existing urban areas of Bramcote and Stapleford.</p> <p>To the north-west and the north-east the site is well contained by the strong defensible boundaries of the A52 and Town Street / Chilwell Lane. However, to the south the site is less well contained by Common Lane and to some extent the track.</p> <p>The site does extend over a topographical feature and almost entirely consists of Burnt Hill, a prominent area to the north of Bramcote.</p>
Prevent neighbouring settlements from merging into one another	3 (formerly 4)	<p>The area although urban fringe has individually distinctive and contained settlements of Bramcote, Chilwell and Stapleford. Development would result in a more than moderate reduction in the gap between these settlements.</p>
Assist in safeguarding the countryside from encroachment	2	<p>The site includes a moderate number of residential properties including at Hall Gardens, barn conversion and houses along Common Lane, Moss Drive, Walnut Drive and the western side of Town Street.</p> <p>Telecoms equipment is also visible towards the ridge which constitutes inappropriate development. There is also a Seven Trent covered reservoir and associated infrastructure buildings within the northern portion of the site.</p> <p>The site does not have the feel of 'open countryside' especially as character of the undeveloped area is woodland.</p>
Preserve the setting and special character of historic settlements	5	<p>The site includes approximately half of the Bramcote Conservation Area and development would have a significant adverse impact on the</p>

Criteria	Score (out of 5)	Justification
		special character of the settlement given its prominent position on very high land.
Total	13/20	

Settlement:	Main Built-Up Area
Broad Area:	38: Land East of the A52 North of Wheatgrass Farm / South of Common Lane
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	15

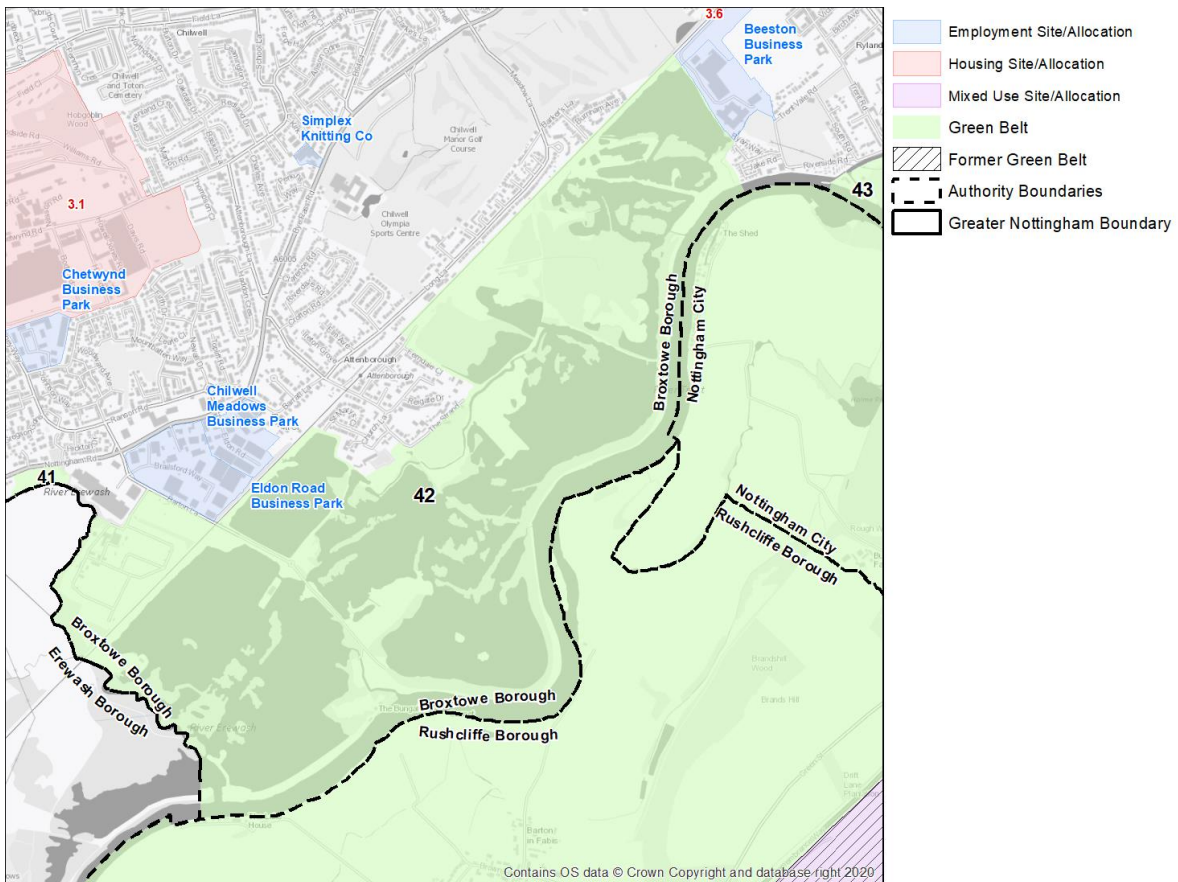
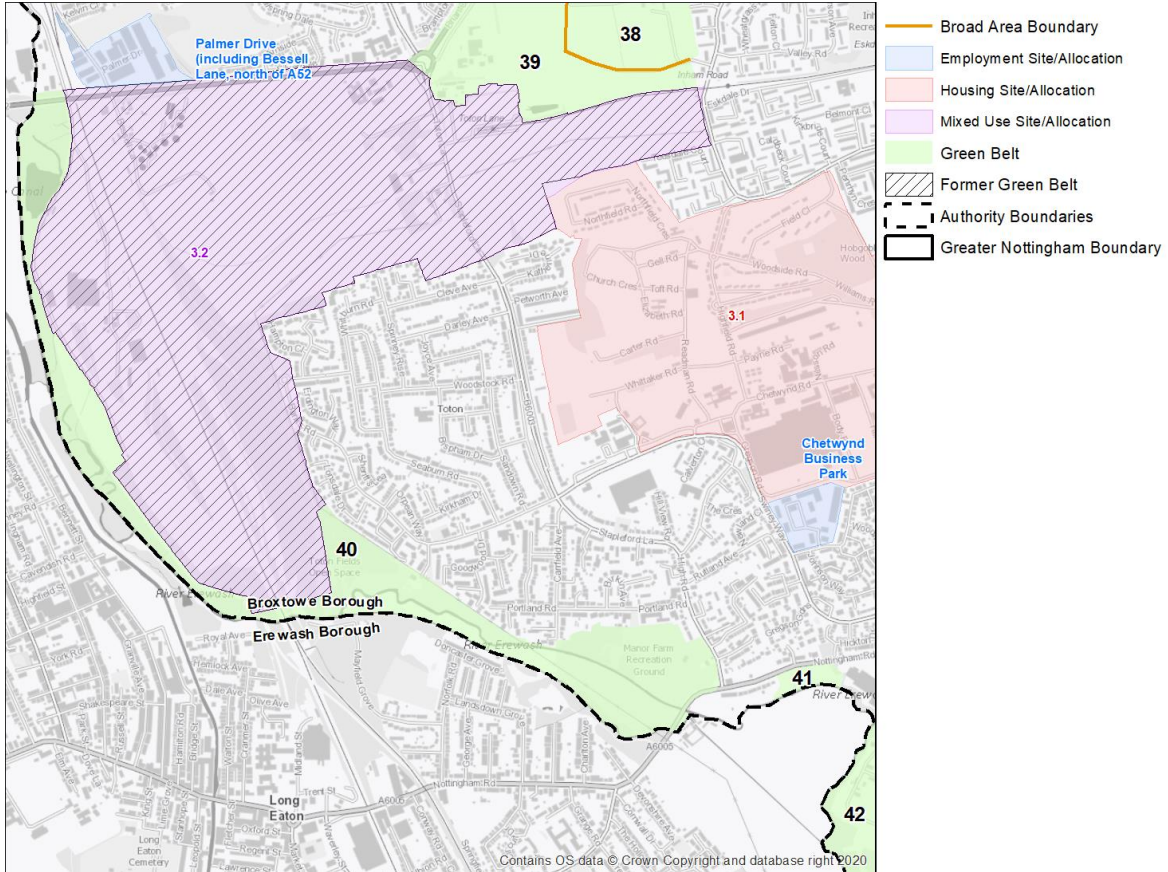
Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site has two boundaries adjoining the settlements of Bramcote and Chilwell.</p> <p>The site does not round off a settlement.</p> <p>The site is well contained to the east and in a large part to the south by the existing urban area. The north is less well contained by Common Lane and to some extent the track. The west and part of the south is only contained by the track.</p> <p>Whilst the topography of the site is sloping towards the north it does not extend over a ridge.</p>
Prevent neighbouring settlements from merging into one another	3 (formerly 4)	The area although urban fringe has individually distinctive and contained settlements of Stapleford, Bramcote and Chilwell. Development would result in a significant reduction in the gap between these settlements, albeit that these areas are already partially joined.
Assist in safeguarding the countryside from encroachment	4	The site includes Wheatgrass Farm but notwithstanding this has no other encroachment and so does have the feel of 'open countryside', albeit that it is in a very urban setting (e.g. with traffic noise from the A52 and the hard edge of existing housing in Chilwell and Bramcote).
Preserve the setting and special character of historic settlements	4	The east and part of the north of the site is adjacent to the Bramcote Conservation Area and development would have a more than moderate adverse impact on this aspect of the historic settlement.
Total	14/20	

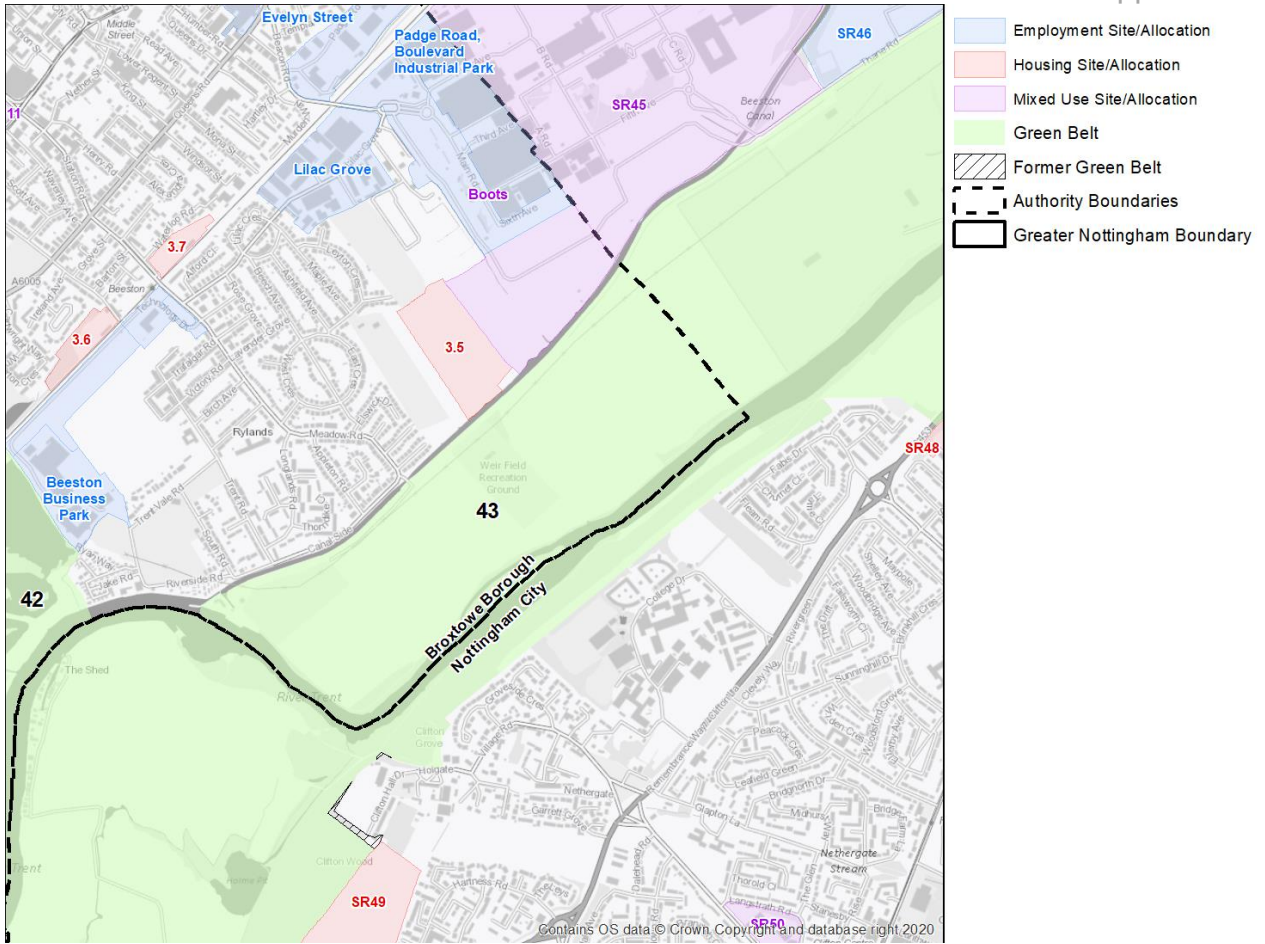
Settlement:	Main Built-Up Area
Broad Area:	39: East of Toton Lane – North of the Tram Line
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	<p>The site has one boundary adjoining the existing urban area of Chilwell and one adjoining land to the south which is allocated for mixed use development by policy 3.2 of the Broxtowe Part 2 Local Plan.</p> <p>The site would not round off the existing settlement.</p> <p>The site is contained by the Tramline, tram Park & Ride and in part the existing urban area of Chilwell to the east, and the A52 to the west and north-west. However, it has weak defensible boundaries in part to the east and north-east.</p> <p>There are a number of relatively flat fields to the south of the site adjacent to the Tramline, beyond this the land rises to Bramcote Ridge.</p>
Prevent neighbouring settlements from merging into one another	3 (formerly 4)	<p>The area although urban fringe has individually distinctive and contained settlements of Chilwell, Stapleford and Toton. Development of the site would significantly reduce the physical gap between these settlements leading to more than moderate merging. (This is, arguably, all the more important due to the allocated land to the south.)</p> <p>The topography of the site means that it is highly visible from the surrounding settlements and therefore the perception of the narrowing of the gap between settlements would be significant.</p>
Assist in safeguarding the countryside from encroachment	3	<p>The site is typified by more encroachment to the south than the north.</p> <p>The south of the site includes the Garden Centre, Japanese Water Gardens & associated</p>

Criteria	Score (out of 5)	Justification
		<p>development (including café) off the Bardill's Roundabout, all located within the Green Belt.</p> <p>The northern part of the site includes very little development and does have the feel of 'open countryside', albeit that it is in a very urban setting (e.g. with traffic noise from the A52 and houses visible in the distance on most sides).</p>
Preserve the setting and special character of historic settlements	1	The site would have no adverse impact on the setting and special character of a historic settlement as there are no Listed Buildings or Conservation Areas within the vicinity of the site.
Total	10/20	

9 Assessment: Main Built Up Area (4)





Settlement:	Main Built-Up Area
Broad Area:	40: Adjacent to Toton Sidings
Has the Green Belt Boundary changed since the previous assessment?	Yes. The large majority of the Area has been removed from the Green Belt and allocated for mixed use development, including HS2-related development, by policy 3.2 of the adopted Broxtowe Part 2 Local Plan, leaving a narrow strip of Green Belt on the western side.
Previous Assessment Score:	9

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	2	<p>The south-east part of the site is contained by an existing built-up area. The western part of the site when viewed from the east is to some extent visually connected with the existing built up area of Erewash as there are very few undeveloped 'open' vistas between Erewash and Broxtowe.</p> <p>The location is contained by physical features that act as defensible boundaries. The western part of the location is physically contained by the River Erewash, the north is contained by the A52.</p> <p>Development in this location could be said to round off development (existing and proposed) further east.</p>
Prevent neighbouring settlements from merging into one another	4	Housing in Erewash is relatively close and clearly visible, although there is not pedestrian connectivity, which would keep the settlements separate to some extent. The recreational site to the south-east forms a very narrow gap between the settlements of Toton and Long Eaton.
Assist in safeguarding the countryside from encroachment	1	The Area is very enclosed by existing and proposed development and so does not have the feel of 'open countryside'.
Preserve the setting and special character of historic settlements	2	<p>The site would have a less than moderate adverse impact on the setting of the historical character of Sandiacre (in Erewash).</p> <p>Whilst development may have some impact on the historical character of Sandiacre (including the</p>

Criteria	Score (out of 5)	Justification
		<p>Mill/Industrial buildings in Sandiacre and Sandiacre Lock), the surroundings of the Area are urban/industrial in character.</p> <p>The site would have no adverse impact on the setting and special character of a historic settlement within Broxtowe Borough as there are no Listed Buildings or Conservation Areas within the vicinity of the site, other than part of the Sandiacre Lock Conservation Area.</p>
Total	9	

Settlement:	Main Built-Up Area
Broad Area:	41: Adjacent Chilwell Retail Park
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	8

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The site is very well contained and has three boundaries adjoining the settlement of Chilwell (north, east and west). The southern boundary is the River Erewash which also acts as a strong defensible boundary. Development in this site would round off the settlement of Chilwell and does not extend over topographical features.
Prevent neighbouring settlements from merging into one another	1	Development would have a very limited impact on the reduction of the gap between Chilwell and Long Eaton.
Assist in safeguarding the countryside from encroachment	5	The site does not have any inappropriate development located within it and therefore there is no encroachment.
Preserve the setting and special character of historic settlements	1	The site will have no adverse impact on one or more conservation sites or heritage assets associated with settlements.
Total	8/20	

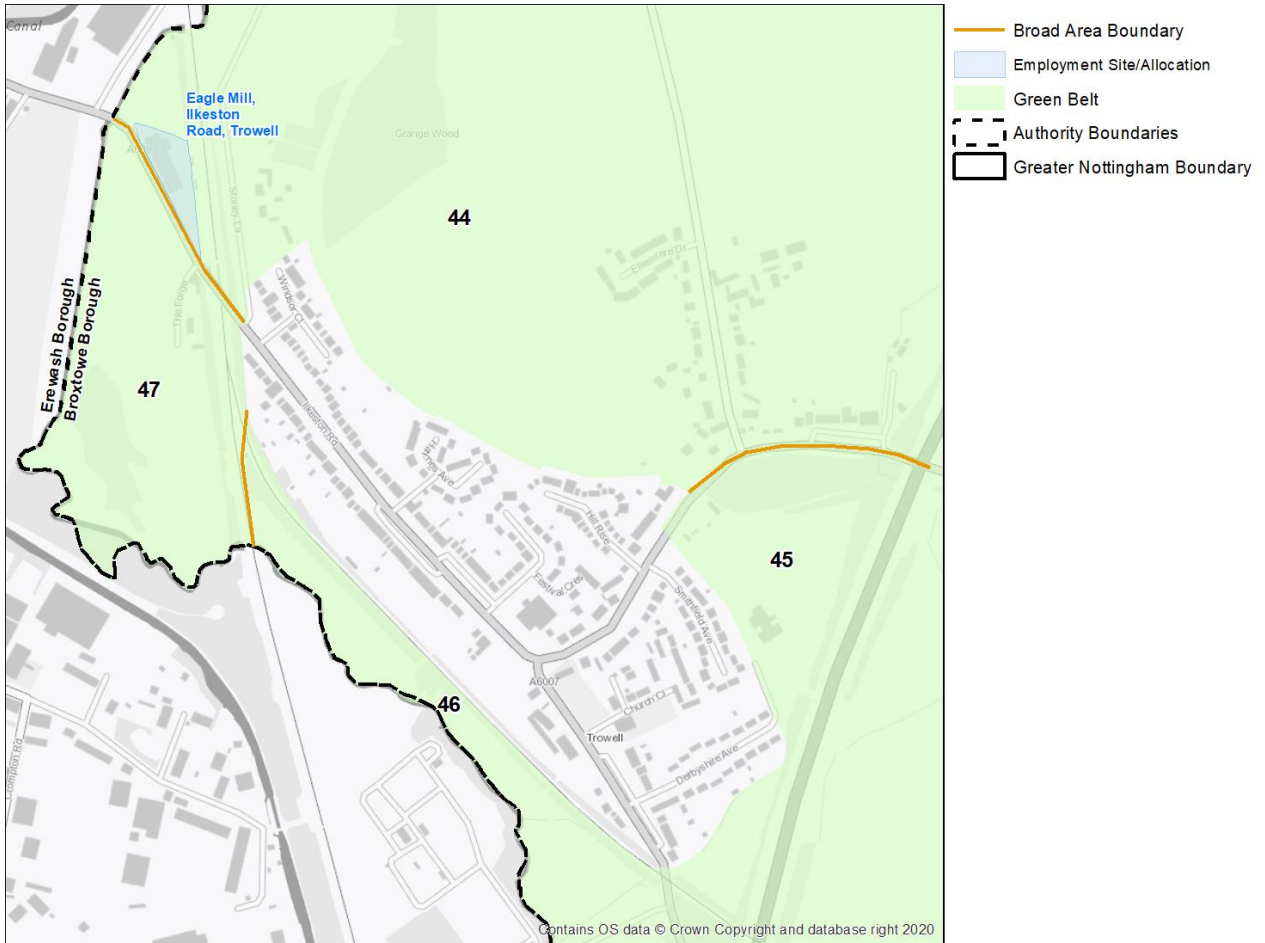
Settlement:	Main Built-Up Area
Broad Area:	42: Attenborough Nature Reserve
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	15

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Although the north-west and north-east boundaries are adjoining the settlements of Attenborough and Beeston Rylands and the River Trent forms a defensible boundary, there would be no sense of rounding off an existing settlement.
Prevent neighbouring settlements from merging into one another	3 (formerly 4)	The area although urban fringe has individually distinctive and contained settlements of Attenborough and Beeston. Development would significantly reduce the gap between these settlements and the gaps between them and Clifton in the City of Nottingham and Barton-in-Fabis in Rushcliffe.
Assist in safeguarding the countryside from encroachment	4	The site is almost entirely given over to wetlands. Although there are some parking sites, a nature centre, flood defences and a number of quite large bridges, the site has a tranquil rural character.
Preserve the setting and special character of historic settlements	4	There would be more than moderate adverse impact on the setting of Attenborough Conservation Area and the Listed St Mary's Church which immediately abut the site.
Total	14/20	

Settlement:	Main Built-Up Area
Broad Area:	43: South of Beeston Rylands
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	14

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	Although the north-west boundary adjoins the settlement of Beeston Rylands and the River Trent forms a defensible boundary, there would be only a minimal sense of rounding off an existing settlement given that the site is separated from Beeston Rylands by the canal.
Prevent neighbouring settlements from merging into one another	3 (formerly 4)	The area although urban fringe has individually distinctive and contained settlements of Beeston Rylands and Clifton in the City of Nottingham. Development would significantly reduce the gap between these settlements.
Assist in safeguarding the countryside from encroachment	3	The site is almost entirely given over to open recreational land, although there are large electricity pylons, flood defences and some parking sites.
Preserve the setting and special character of historic settlements	4	There would be more than moderate adverse impact on the setting of Clifton Hall and the Conservation Area in Clifton village on the Nottingham side of the River Trent. There would also be an impact on the Listed Buildings within the Boots site, however this would be to a lesser extent given the existing industrial setting of the buildings.
Total	13/20	

10 Assessment: Trowell



Settlement:	Trowell
Broad Area:	44: North of Trowell
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	4	The canal to the west and Cossall Road to the east could form defensible boundaries. However, there is no defensible boundary to the north. The site has one clear boundary with Trowell plus ribbon development across Cossall Road. There would be no rounding off of Trowell in functional terms. The site does not extend across topographical features however the land slopes down to the west. Development of the small site to the north-west would not constitute sprawl because it is already developed.
Prevent neighbouring settlements from merging into one another	2	There would be a small reduction in the large gap between Trowell village and the City of Nottingham.
Assist in safeguarding the countryside from encroachment	3	There is a substantial number of houses along Cossall Road and Ellesmere Drive, however, no other inappropriate development. Development of the small site to the north-west would not constitute encroachment because it is already developed.
Preserve the setting and special character of historic settlements	2	The canal is a non-designated heritage asset.
Total	11/20	

Settlement:	Trowell
Broad Area:	45: East of Trowell
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	8

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	1	The site has one boundary with Trowell plus ribbon development along the A609. The site has strong defensible boundaries (the M1 as one boundary and either the canal or the A609 as the other) and may extend over topographical features depending on which boundary was chosen.
Prevent neighbouring settlements from merging into one another	2	Development of the northern part of the site would lead to a very limited reduction in the gap between Trowell and the main built up area. Development of the south of the site would lead to a moderate reduction in the gap, albeit that the motorway has a severing impact, meaning the perception of the reduction would be less than moderate.
Assist in safeguarding the countryside from encroachment	3	The site has some inappropriate development including the school and some housing.
Preserve the setting and special character of historic settlements	2	The site will have some impact on the setting of the Nottingham Canal which is a non-designated heritage asset associated with the village of Trowell.
Total	8/20	

Settlement:	Trowell
Broad Area:	46: South-West of Trowell
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The railway, River Erewash, Erewash Canal and the sewage works (in Erewash) all form defensible boundaries from east to west. However, the railway immediately abuts the western edge of Trowell and development would be to the west of this and to the east of the River Erewash if the site were released from the Green Belt. The site adjoins one boundary of Trowell village and this over a railway line. The River Erewash to the west would 'restrict' development on the Broxtowe/Erewash boundary. There would be no rounding off of Trowell given the severing impact of the railway line.
Prevent neighbouring settlements from merging into one another	3	There would be some moderate but not total merging between Trowell village and Ilkeston.
Assist in safeguarding the countryside from encroachment	3	There is very little urbanising development within the site although the river crossing and route under the railway on each edge of the site do have some urbanising influence and the sewage works immediately abut the site on the Erewash side. The urban areas of both Ilkeston and Trowell are visible from the site. Even allowing for this the majority of the site is open countryside.
Preserve the setting and special character of historic settlements	2	The canal is a heritage asset on the Erewash side, albeit its setting in this industrial context with significant industrial development on the Ilkeston side would not be unduly affected.
Total	11/20	

Settlement:	Trowell
Broad Area:	47: West of Trowell
Has the Green Belt Boundary changed since the previous assessment?	No
Previous Assessment Score:	11

Criteria	Score (out of 5)	Justification
Check the unrestricted sprawl of settlements	3	The railway, River Erewash and Erewash Canal (in Erewash) all form defensible boundaries from east to west. However, the railway immediately abuts the western edge of Trowell and development would be to the west of this and to the east of the River Erewash if the site were released from the Green Belt. At best the site adjoins one boundary of Trowell village and this over a railway line. The River Erewash to the west would 'restrict' development on the Broxtowe/Erewash boundary. There would be no rounding off of Trowell given the severing impact of the railway line.
Prevent neighbouring settlements from merging into one another	4	There would be some significant but not total merging between Trowell village and Ilkeston.
Assist in safeguarding the countryside from encroachment	2	The site is influenced by urban features such as residential properties, storage use and the urban areas of both Ilkeston and Trowell visible from the site. Even allowing for this, the majority of the site is open countryside.
Preserve the setting and special character of historic settlements	2	The canal is a heritage asset on the Erewash side, albeit its setting in this industrial context with significant industrial development on the Ilkeston side would not be unduly affected.
Total	11/20	