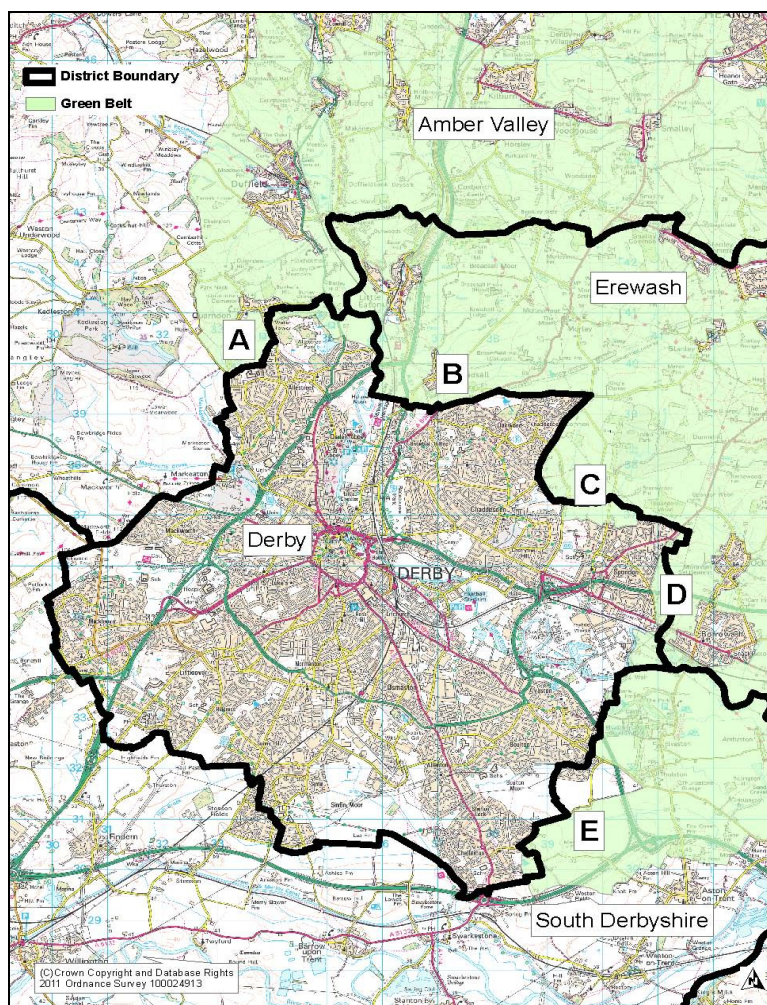




## Technical Assessment of the Derby Principal Urban Area Green Belt Purposes



September 2012

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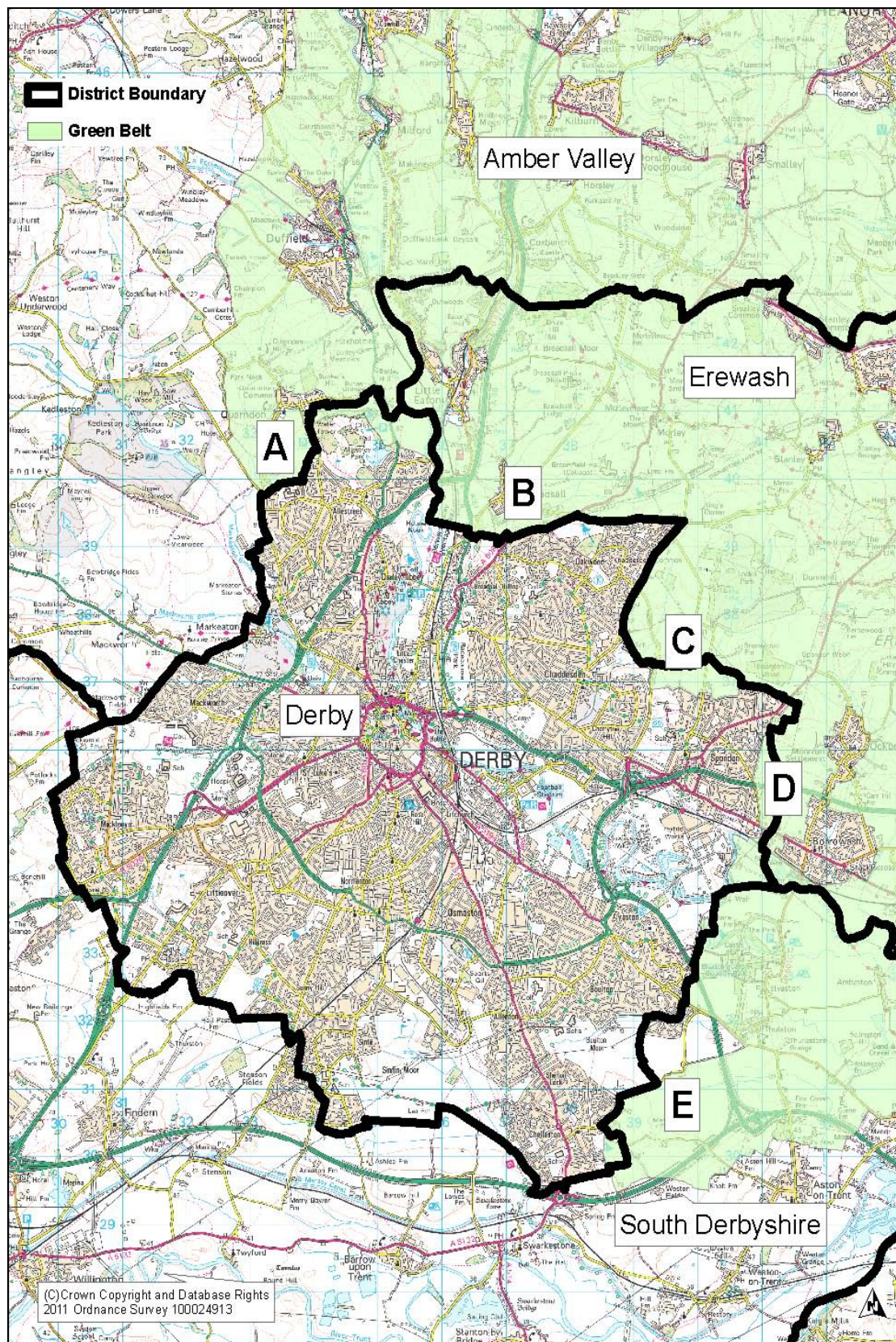
# **1 Executive Summary**

- 1.1 The purpose of this joint study is to carry out an assessment of the five Green Belt purposes of the area of the Nottingham – Derby Green Belt, which is located on the periphery of Derby – the Derby Principal Urban Area (PUA) Green Belt. The five Green Belt purposes are set out in the National Planning Policy Framework (NPPF). The assessment of these purposes is required by Amber Valley Borough, Derby City, Erewash Borough and South Derbyshire District councils to form part of evidence base to inform the preparation of Local Plans (Core Strategies), which are currently being prepared by the four councils.
- 1.2 Current Green Belt policy at a strategic level is set out in the East Midlands Regional Plan (EMRP). It was in this document that the Green Belt in this area became referred to as the Nottingham-Derby Green Belt, whereas previously it was two separate Green Belts known as the South East Derbyshire Green Belt and the Nottinghamshire Green Belt. A review of the Nottingham-Derby Green Belt was carried out in 2006 to inform the growth strategy for the Three Cities Sub-Area set out in the EMRP, including the Derby Housing Market Area (HMA) and Nottingham Core HMA. It particularly informed the approach to Green Belt policy in the Sub-Area, identifying areas of Green Belt which might be subject to review to accommodate future growth needs. That Review included an assessment of the five Green Belt purposes of very broad and extensive areas of the Green Belt. Further work now needs to be undertaken by the four authorities, however, to provide an up-to-date analysis of the five Green Belt purposes of the area of Green Belt located on the periphery of Derby.
- 1.3 The Green Belt around Derby covers four local authority administrative areas including Amber Valley Borough, Derby City, Erewash Borough and South Derbyshire District (see Figure 1). The EMRP sets out future growth requirements, particularly for new housing, for all the city and district authorities across the East Midlands on the basis of HMAs and groupings of authorities within them. Although the EMRP is shortly to be revoked under the provisions of the Localism Act, these HMA groupings have continued to form the basis of joint working arrangements between local authorities in the preparation of their Core Strategies or Local Plans. Amber Valley Borough, Derby City and South Derbyshire District form part of the Derby HMA. These three authorities are currently preparing aligned Local Plans to a common timetable and shared evidence base. Erewash Borough, however, forms part of the Nottingham Core HMA. Erewash Borough Council is currently preparing its Core Strategy (Local Plan) in broad alignment to the Aligned Core Strategies of Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. All of the authorities in both HMAs are preparing their plans with a time horizon of 15 years from their plan's likely date of adoption.

- 1.4 The NPPF includes a new duty for local authorities to cooperate in the plan making process, particularly on matters of cross-boundary strategic planning policy importance. It is in the context of this 'Duty to Cooperate' that the four authorities have come together with Derbyshire County Council to prepare this review of the Green Belt purposes around Derby. It will assist the four authorities in assembling the evidence base to inform their Local Plans, particularly in relation to their future strategies for growth and strategic infrastructure planning and delivery. This will ensure consistency of approach to the Green Belt study.
- 1.5 This study will therefore build on previous work undertaken in the Nottingham – Derby Green Belt Review, which assessed the five Green Belt purposes of very broad areas of the whole of the Nottingham – Derby Green Belt. The study will set out the historical background to the original designation of the Green Belt around Derby in Derby and Derbyshire Structure Plans and the South East Derbyshire Green Belts Local Plan. The study will assess the five Green Belt purposes, as set out in the NPPF, in more detail and specifically for five broad areas on the periphery of Derby. These five broad areas have been jointly agreed and defined by officers of the four authorities. These broad areas include Direction A: Derby North West; Direction B: Derby North; Direction C: Derby North East; Direction D: Derby East; and Direction E: Derby South East (see Figure 1).
- 1.6 The study concludes that all five broad areas continue to fulfil the purposes of Green Belts. However, Area E: Derby South East has seen the construction of the A6 Spur and A50 roads since its designation, which present new physical features in the landscape. In this context, it is recommended that the local authorities consider, through their local plan reviews, whether there is a need to 'safeguard' Green Belt land for the longer term and whether these new physical features could represent appropriate new Green Belt boundaries.



**Figure 1: Location of Green Belt on Periphery of Derby and Broad Green Belt Areas**





## 2) Background to Need for Joint Study

### **National Planning Policy Framework: Duty to Cooperate in the Plan Making Process.**

- 2.1 The NPPF sets out a clear expectation that local authorities should cooperate in the plan making process, particularly on matters of cross boundary strategic importance. Paragraph 178 of the Framework advises public bodies that they have:

*'...a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities'.*

- 2.2 Paragraph 179 goes on to advise local planning authorities that they should:

*'Work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of capacity or because to do so would cause significant harm to the principles and policies of the Framework (NPPF). As part of this process, they should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans'.*

- 2.3 Paragraph 180 requires local planning authorities to:

*'...take account of different geographical areas, including travel to work areas. In two tier areas, county and district authorities should cooperate with each other on relevant issues. LPAs should work collaboratively on strategic planning priorities to enable delivery of sustainable development'.*

- 2.4 Paragraph 181 further sets out that:

*'LPAs will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross- boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development'.*

- 2.5 It is in the context of this new 'Duty to Cooperate' that the four authorities, together with Derbyshire County Council, have come together to prepare this joint study of the Derby PUA Green Belt purposes. Officers of Derbyshire County Council carried out the original Nottingham – Derby Green Belt Review jointly with officers of Nottinghamshire County Council. Derbyshire County Council is now assisting the four authorities in assembling the evidence base to inform their Local Plans, particularly in relation to strategic infrastructure planning and delivery. As the Green Belt around Derby covers the four local authority areas, a strategic approach to the assessment process is essential. It is therefore important that a joint study is prepared by the five authorities to fulfil the duty to cooperate and particularly to ensure consistency of approach to the assessment.

### **Derby HMA and Erewash Core Strategies**

- 2.6 The Derby HMA and Erewash authorities are currently preparing new Local Plans (Core Strategies) for their areas.
- 2.7 The Erewash Core Strategy Submission Version (Local Plan) was published for consultation in June 2012 and has been prepared in broad alignment to the Aligned Core Strategies of Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council (Rushcliffe Borough Council and Ashfield District Council in respect to Hucknall are producing their own Core Strategies). The Erewash Core Strategy sets out a clear policy statement that the principle of the Nottingham – Derby Green Belt will be retained and that, when considering proposals for development within the Green Belt, regard will be given to the statutory purposes of the Green Belt. It is expected that Erewash Borough Council will formally submit their Core Strategy to the Secretary of State in November 2012.
- 2.8 The Derby HMA authorities are currently preparing their Aligned Joint Preferred Growth Strategies, which will be published for consultation in October 2012. A Pre-Submission Version of each authority's Local Plans will be published for consultation in the Spring of 2013.
- 2.9 This joint study will provide the four authorities with the necessary up-to-date evidence base on the Green Belt purposes of the area of the Nottingham – Derby Green Belt around Derby to inform the approach to Green Belt policy and decisions on planned future growth in their emerging Local Plans.

### **3 History of the Nottingham – Derby Green Belt**

- 3.1 In order to carry out an up-to-date assessment of the Green Belt purposes of the area of Green Belt around Derby, it is important to understand the history and origins of the designation of the Green Belt in the study area. The origin of Green Belts generally in Derbyshire dates back to the late 1950s, when three Green Belts were provisionally defined in the areas of the County adjoining Manchester (North West Derbyshire Green Belt) and Sheffield (North East Derbyshire Green Belt) and in the area between Derby and Nottingham (South East Derbyshire Green Belt)
- 3.2 The 1980 Derbyshire Structure Plan reaffirmed the need for Green Belts in these three areas and included proposals for a fourth Green Belt in South Derbyshire. In approving the 1980 Structure Plan, the Secretary of State designated a new South Derbyshire Green Belt to cover the open countryside between Swadlincote and Burton-upon-Trent.
- 3.3 The 1980 Derbyshire Structure Plan emphasised the importance of maintaining the Green Belts. In its review of Green Belt policies, the Plan concluded that without strong planning controls there was still a danger of a major conurbation emerging between Derby, Nottingham and the towns of the Erewash Valley. The Structure Plan therefore reaffirmed the need for Green Belt in the area covered by the Provisional South East Derbyshire Green Belt and proposed that it should be extended between Derby and Belper, and between Belper and the Derby/Kilburn area.
- 3.4 Green Belt local plans were subsequently prepared and adopted for South and South East Derbyshire, North East Derbyshire and North West Derbyshire.
- 3.5 The South and South East Derbyshire Green Belts Local Plan was adopted in April 1983. The Green Belt was defined between Derby and Nottingham and northwards up the Erewash Valley, around Long Eaton, Ilkeston, Heanor and Ripley. The Plan sought to establish Green Belt boundaries with a reasonable degree of permanence and so in some areas, the boundaries needed to be defined to accommodate anticipated urban development needs. The Plan identified that, whilst Green Belts established a generally restrictive attitude to urban development in the countryside, some new development in the form of homes, schools, industries, shops and recreational facilities would be essential in the future, particularly around the larger towns such as Derby, Ripley, Heanor, Belper, Ilkeston, Long Eaton and Swadlincote. Consequently, in these areas the Green Belt boundaries were defined so as to make an adequate allowance for urban development needs established in the Structure Plan and, where necessary, looked beyond the Structure Plan period.



- 3.6 The Green Belts Local Plan indicated that the small towns and villages of various sizes were divided into two categories. The larger settlements with a generally built-up character where some development was anticipated in the future were generally excluded from the Green Belt, in 'envelopes'. The smaller villages and settlements where development would be strictly controlled were 'washed over' or wholly included within the Green Belt.
- 3.7 The Green Belts Local Plan drew attention to the fact that the South East Derbyshire Green Belt had been matched since the mid 1950s by a similar Green Belt in Nottinghamshire. The two Green Belts shared a common boundary along the River Erewash for a distance of some 20 miles from Pye Bridge in the north, to Long Eaton and the River Trent in the south.
- 3.8 The Local Plan emphasised that, in preparing the proposals for the Green Belt boundary on the eastern boundary with Nottinghamshire, care had been taken to ensure that the boundary was properly related to the corresponding Nottinghamshire Green Belt, which was incorporated in the 1980 Nottinghamshire Structure Plan. The Local Plan noted that the Nottinghamshire planning authorities had been requested to define their Green Belt boundaries to complement, as far as possible, the proposals in the South East Derbyshire Green Belt Local Plan.
- 3.9. The Local Plan defined the extent and purpose of the Green Belt in the following locations.
- The North-West Boundary – Quarndon to Pye Bridge
  - The Eastern Boundary with Nottinghamshire and Leicestershire
  - The Southern Boundary – Long Eaton to Chellaston
  - Derby
  - The Amber Valley Towns – Belper, Ripley and Heanor
  - The Erewash Towns – Ilkeston and Long Eaton
  - Amber Valley Villages
  - The Erewash Villages
  - The South Derbyshire Villages

### **Derbyshire Structure Plans 1990 and 2001**

- 3.10 The general location and extent of the Green Belt in south and south-east Derbyshire remained largely unchanged from that defined in the Green Belts Local Plan in subsequent adopted versions of the Derbyshire Structure Plan in 1990, and Derby and Derbyshire Joint Structure Plan in 2001. Furthermore, the general extent of the Green Belt around Derby has remained largely unchanged since 2001 as more detailed Green Belt boundaries have been defined in the City and district local plans covering the area (see below). Generally, only minor amendments to Green Belt boundaries in these plans have been made where specific developments have occurred. Overall, therefore, the

defining feature of the Green Belt around Derby since the early 1980s has been its permanence in framing growth in and around the City, in much the same way that has been envisaged in successive versions of national planning policy on Green Belts over the years.

## 4 Planning Policy Context

### National Context

#### National Planning Policy Framework

- 4.1 Current national planning policy on Green Belts is set out in the NPPF, which was published by the Government in March 2012. Green Belt policy in the Framework largely reaffirms previous policy in Planning Policy Guidance Note 2: Green Belts (1995).
- 4.2 Section 9 of the Framework sets out a range of policies for protecting Green Belt land. Importantly, Paragraph 79 indicates that:
- ‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’.*
- 4.3 Paragraph 80 indicates that Green Belts serve five purposes:
- **to check the unrestricted sprawl of large built-up areas;**
  - **to prevent neighbouring towns merging into one another;**
  - **to assist in safeguarding the countryside from encroachment;**
  - **to preserve the setting and special character of historic towns; and**
  - **to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**
- 4.4 These purposes are those which will be used in the assessment of the five broad areas of Green Belt set out in Section 6 of this study.
- 4.5 Paragraph 81 of the NPPF advises local planning authorities that, once Green Belts have been defined, they should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 4.6 Paragraph 82 provides guidance on the designation of new Green Belts. It is noted that the general extent of Green Belts across the country is already established. However, local planning authorities are advised that new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:

- demonstrate why normal planning and development management policies would not be adequate;
  - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
  - show what the consequences of the proposal would be for sustainable development;
  - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
  - show how the Green Belt would meet the other objectives of the Framework.
- 4.7 Paragraph 83 provides advice on defining Green Belt boundaries. Local planning authorities with Green Belts in their area are advised that they should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 4.8 Paragraph 84 goes on to say that, when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 4.9 Paragraph 85 advises that, when defining boundaries, local planning authorities should:
- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
  - not include land which it is unnecessary to keep permanently open;
  - where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
  - satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
  - define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.



- 4.10 Paragraph 86 provides guidance on the definition of Green Belts in rural areas. It advises that, if it is necessary to prevent development in a village primarily because of the important contribution that the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
- 4.11 Paragraphs 87 to 92 set out the policy approach to development management within Green Belt areas. These policies identify forms of development which are deemed to be appropriate development in the Green Belt, such as buildings for agriculture, forestry, outdoor sport and recreation, and limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use. Other forms of development not identified will generally be considered as inappropriate development which, by definition, will be considered harmful to the Green Belt and should not be approved except in very special circumstances.

## **Regional Planning Policy**

### **East Midlands Regional Plan**

- 4.12 The EMRP was adopted in March 2009. Although the Government will revoke regional plans through the provisions of the Localism Act, at the time of preparing this study the EMRP is still part of the development plan for the area covered by the study. The strategic planning policy approach in the Plan for the Nottingham – Derby Green Belt is set out in Policy Three Cities SRS 2: Sub-Regional Priorities for Green Belts (see below). The supporting text to the Policy indicates that the principle of the Nottingham - Derby Green Belt in guiding the development form of Nottingham and Derby is well established, particularly in preventing the coalescence of the two cities and their associated towns.
- 4.13 It notes that, as part of the evidence base for the preparation of the Plan, a strategic review of the Nottingham-Derby Green Belt was undertaken. The review looked at the case for adding land, as well as removing land, from the Green Belt. The review highlighted that the area between Nottingham and Derby is overall the most important area of Green Belt. Areas north of Nottingham and Derby are also important, while areas to the south and east of Nottingham are of lesser importance. The policy approach in Policy Three Cities SRS2 identifies that the area of Green Belt within the Nottingham Core HMA and around Hucknall, is the only area for which a comprehensive review will be required to accommodate future growth needs in the area and where amendment to Green Belt boundaries may be necessary.

### **Policy Three Cities SRS2: Sub Regional Priorities for Green Belt Areas**

*The principle of the Nottingham-Derby and Burton-Swadlincote Green Belts will be retained. However a comprehensive review of the most sustainable locations for growth within the Nottingham Core HMA and Hucknall will be required urgently to consider how to accommodate future growth requirements over at least the next 25 years. As this may include considering locations within the Green Belt, when implementing this review through their Local Development Documents, local planning authorities will have regard to:*

- the level of growth proposed in Policy 13a and in Three Cities SRS Policy 3 identifying the*
- locations for future development;*
- sustainable development principles;*
- the principles and purposes of including land in Green Belt set out in PPG2; and*
- where changes to the Green Belt are proposed, the retention of existing, or creation of new, defensible boundaries based on natural features or other barriers such as major roads.*

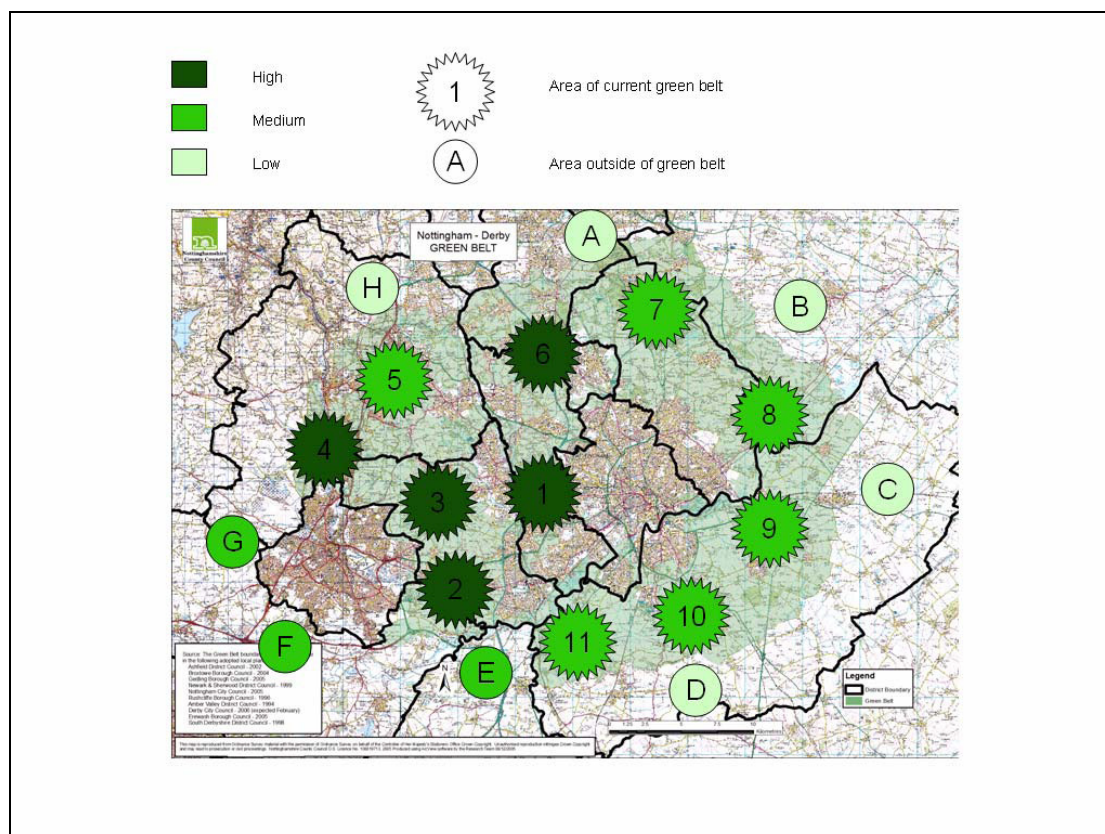
*This review will need to be done as part of the evidence base underpinning the next RSS review.*

### **Nottingham - Derby Green Belt Review: Summary of key findings.**

- 4.14 A Review of the Nottingham – Derby Green Belt was undertaken in 2006 to provide the evidence base to inform the growth strategy in the EMRP for the Three Cities Sub-Area. The Review provided a background context to consider strategic growth issues relating to the area of the Nottingham – Derby Green Belt. It provided an historical context for the definition of the Green Belt and outlined key issues affecting the Green Belt in structure and local plans. The review provided the context to assess the overall extent of the Green Belt in terms of its inner and outer boundaries. It assessed the potential to amend the inner boundaries to accommodate future growth needs and the case for adding new areas of land to the Green Belt.
- 4.15 In particular, the Review incorporated an assessment of the purposes and role of 11 broad locations within the existing Green Belt (see Figure 2 below). These areas were assessed against the five Green Belt purposes set in Planning Policy Guidance Note 2, which was the relevant national planning policy on Green Belts at the time. It also assessed a number of broad areas with potential to extend the Green Belt and again assessed the role and purpose that these areas might perform, if designated as new Green Belt. The areas of existing and potential new Green Belt were ranked against each of the Green Belt purposes and given a score from 1 to 5 depending on how well each area performed against each Green Belt purpose, with 1 being of low importance and 5 being of high importance. A summary of the

conclusions is set out below for those areas of relevance to the current Green Belt Purposes Study.

**Figure 2: Broad Areas of Green Belt Assessed in the Nottingham - Derby Green Belt Review**



## Existing Green Belt Areas

## Area 2: Derby to Long Eaton

- 4.16 This area consisted of the Green Belt in South Derbyshire District and part of that in Erewash Borough. The area encompassed the Green Belt around the villages of Borrowash, Ockbrook, Draycott and Breaston. Small areas of Green Belt south of Long Eaton and north of Sandiacre were also in this area.
- 4.17 The Green Belt in this location was considered to be important in maintaining a wide area of countryside between Derby and Long Eaton (albeit interspersed by a number of villages). The Green Belt prevented the spread of Derby to the east, particularly Spondon towards the settlements of Borrowash and Ockbrook. Additionally, the Green Belt helped protect the separate identities of settlements and protect the

open character of the countryside. Tight Green Belt boundaries ensured that there was no possibility of villages growing to the extent that Derby and Long Eaton might be seen to be merging.

- 4.18 To the south–east of Derby within South Derbyshire District, the Green Belt area was considered to be less important but nevertheless prevented coalescence of the urban area of Derby with villages in the Trent Valley such as Shardlow and Aston-on-Trent. It was noted that, historically the Green Belt boundary to the east of Boulton Moor was defined to allow for major new housing development in the area required in the Structure Plan.
- 4.19 Overall, this broad area was ranked as being of **high importance** in meeting the Green Belt purposes, scoring very highly in terms of checking the unrestricted sprawl of large built up areas, and assisting in safeguarding the countryside from encroachment. The area also scored highly in preventing neighbouring towns from merging into one another and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

#### Area 3: Derby to Ilkeston

- 4.20 This area consisted of the Green Belt between Derby and Ilkeston and contained the village of West Hallam and a number of smaller settlements. It was noted that there is no Green Belt separating Ilkeston from Kirk Hallam and from Stanton Ironworks, although there were recreational routes separating these.
- 4.21 It was concluded that the Green Belt in this area performed an important role is preventing the coalescence of Ilkeston with other nearby settlements such as Shipley and Heanor to the north-east, Eastwood to the north, Aysworth to the north-east, Trowell to the east and Sandiacre to the south. To the north-east, west, south-west and east of Ilkeston and West Hallam there are areas of open countryside and therefore the Green Belt performed another important role in helping to prevent encroachment of the urban area into the countryside.
- 4.22 It was considered that the tight boundaries of the Green Belt encouraged the redevelopment of derelict and brownfield land within Ilkeston town centre and would be likely to encourage redevelopment on other large sites such as at Stanton Ironworks.
- 4.23 Overall, the area was ranked as being of **high importance** in meeting Green Belt purposes, scoring very highly for checking the unrestricted sprawl of large built-up areas and highly in preventing neighbouring towns from merging into one another; assisting in safeguarding the countryside from encroachment; and assisting in urban regeneration.



#### Area 4: Immediate North of Derby

- 4.24 This area of Green Belt is located immediately north and north-east of Derby in Amber Valley Borough and Erewash Borough, in addition to a small area within Derby City's boundary.
- 4.25 It was considered that the main purpose of the Green Belt in this area was to prevent the unrestricted spread of the urban area to the north of the City, particularly around Allestree and Oakwood and their coalescence with the villages of Breadsall, Little Eaton, Quarndon, Duffield and Milford and the larger settlement of Belper beyond. It was noted that the open gap between Allestree, Little Eaton and Duffield was fairly narrow. Separation was considered important due to the high quality of the landscape and the character of the individual villages. A Special Landscape Area was defined (at that time) to the north of Duffield and west of Belper. The Derwent Valley Mills World Heritage Site and Heritage Site Buffer Zone were located directly to the north of Allestree. North of the City the Green Belt therefore helped to protect the landscape and countryside from encroachment and also helped to reinforce conservation and enhancement policies.
- 4.26 Overall, this area of Green Belt was ranked as being of **high importance** in meeting Green Belt purposes, scoring equally highly in checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into one another; assisting in safeguarding the countryside from encroachment; and preserving the setting and special character of historic towns.

#### **Potential for Expanding the Green Belt**

- 4.27 The Green Belt Review also looked at the potential for including new areas of land within the Green Belt. Two areas were considered on the periphery of Derby as described below.

#### Area F. South of Derby

- 4.28 This area involved the possibility of extending the Green Belt to the south of Derby within South Derbyshire District.
- 4.29 The assessment noted that historically, there had been no Green Belt to the south of Derby as the need for a Green Belt was perceived necessary only in the area north and the area east between Derby and Nottingham. This had meant that development in previous years had been focused to the south of the City in principal transport corridors. It was noted that large new areas of housing development at that time had been planned and allocated at Heatherton, Rykneld Road and West Chellaston in the City of Derby Local Plan and Boulton Moor in the South Derbyshire Local Plan.

- 4.30 The assessment noted that, other than the River Trent, the area contained few green infrastructure features. It was considered that a Green Belt south of Derby could potentially serve to restrict the spread of Derby and could also reinforce the separation of Derby and Burton and prevent neighbouring towns from a tendency to merge. However, it was concluded that there was no actual threat of these two urban areas merging as they were both relatively small urban areas by national standards and there were no major areas of development in between in the way that Long Eaton and other larger settlements exist between Derby and Nottingham.
- 4.31 Overall, the assessment concluded that the identification of an area of Green Belt in this location would only be of **medium level importance** in meeting Green Belt purposes, only scoring highly in terms of checking the unrestricted sprawl of large built up areas but not meeting the other Green Belt purposes to any significant extent.

Area G: West and North-West of Derby

- 4.32 This area involved the possibility of defining a new area of Green Belt to the west of Derby in South Derbyshire District and Amber Valley Borough.
- 4.33 It was noted that historically there had been no Green Belt to the west of Derby and a Green Belt would logically only be extended into this area if it were an extension of that to the north or part of a new Green Belt which also extended around the south of the City. Large areas of residential development at Mickleover, Mackworth and Allestree were built out to the City boundaries and abutted open countryside. The existing area of Green Belt ended to the north-east of Allestree. Two areas of green wedge were defined - between Mickleover and Mackworth, and at Markeaton, which linked to the open countryside beyond.
- 4.34 It was noted that the area to the west of Derby, outside the urban area, was characterised by open countryside with smaller settlements such as Mackworth Village, Kirk Langley, Burnaston and Etwall. Although development pressure to the west of the City had not been as great in previous years compared to the south of the City, there was a proposal for the development of 600 houses on a site adjoining the urban area at Radbourne Lane to the west of Mackworth. It was considered that this could lead to further development pressure in this area in the future, with the issue of coalescence of the urban area with Mackworth Village and Kirk Langley becoming more important.
- 4.35 Overall, however, the assessment concluded that the identification of an area of Green Belt would only be of **medium importance** in meeting Green Belt purposes, not scoring highly on any of the five purposes but with some potential to check the unrestricted sprawl of

large built up areas; and to assist in safeguarding the countryside from encroachment.

## **Local Plan Policy**

### **Saved Amber Valley Local Plan**

- 4.36 The Amber Valley Borough Local Plan was adopted on 12 April 2006. The Local Plan was automatically saved as part of the development plan for three years from the date of its adoption and a further Direction was issued by the Secretary of State on 8 April 2009, which further saved most of the policies in the Plan until they are replaced by the Borough Council's Core Strategy. However, three policies that were not saved related to matters that had been taken over by events. One of the policies was Policy EN4 Amendments to the Green Belt. This policy and the supporting text referred to proposals to amend the Green Belt boundary in a number of locations, which were implemented when the Local Plan was adopted.
- 4.37 The main Green Belt policy saved in the Plan is Policy EN2, which is a development management policy and sets out the types of uses which would normally be considered appropriate in the Green Belt.
- 4.38 The proposals map defines the Green Belt on the periphery of Derby. To the north-west of the City the Green Belt boundary follows the administrative boundary of Derby City north of Allestree and Allestree Park. The Settlements of Quarndon and Duffield are excluded from the Green Belt but the Green Belt boundaries are drawn very tightly around them. To the north-east the Green Belt boundary follows the administrative boundary of Erewash Borough north of Little Eaton.

### **Saved City of Derby Local Plan**

- 4.39 The City of Derby Local Plan Review was adopted in January 2006. The Plan was automatically saved as part of the development plan for three years from the date of its adoption and a Direction was served by the Secretary of State on 25 January 2009, which further saves most of the policies until they are replaced by new ones as part of the City's Core Strategy.
- 4.40 The main saved Green Belt policy in the Plan is Policy E1: Green Belt, which is a development management policy and sets out the types of development which would be considered appropriate in the Green Belt.
- 4.41 The proposals map defines the areas of Green Belt within the City. To the north a small area of Green Belt is defined to the north of Allestree and Allestree Park to coincide with that defined in the Amber Valley Local Plan. To the north-east small areas of Green Belt are defined to the north, east and south-east of Spondon. To the south-east a small area of Green Belt is defined to the east of Chellaston.

### **Saved Erewash Borough Local Plan**

- 4.42 The Erewash Borough Local Plan was adopted on 28 July 2005 and its policies were saved for three years until 27 July 2008. A further Direction was issued by the Secretary of State on 25 July 2008, which saved most of the policies in the Plan for a further period until the Borough Council has adopted its Aligned Core Strategy.
- 4.43 The main saved Green Belt policy is Policy GB1: Green Belt, which is a development management policy which sets out the types of development which are considered appropriate in the Green Belt.
- 4.44 The proposals map defines the areas of Green Belt within the Borough which adjoin the City of Derby. To the north of the City, the Green Belt follows the administrative boundary with Derby City and south of Little Eaton and Breadsall, which are both excluded from the Green Belt but with the Green Belt boundary drawn tightly around these settlements. To the north-east the Green Belt boundary follows the City boundary to the north and east of Oakwood. Then further east the boundary follows the administrative boundary to the north and east of Spondon, adjoining the Green Belt area defined within Derby City. Ockbrook lies to the east of the City boundary, which is excluded from the Green Belt but where the Green Belt boundary is drawn tightly around the settlement. To the east of Derby, the Green Belt boundary continues to follow the administrative boundary to the west of Borrowash, which is excluded from the Green Belt but again with the Green Belt boundary drawn tightly around the settlement.

### **Saved South Derbyshire District Local Plan**

- 4.45 The South Derbyshire Local Plan was adopted in 1998. The District Council's Local Plan Review was withdrawn in 2006 due to the threat of legal challenge. However, the Secretary of State issued a Direction in September 2007, which saved most of the policies in the adopted Local Plan until such time as they are superseded by new policies in the District Council's Core Strategy.
- 4.46 There are six Saved Green Belt policies in the Plan, which are development management policies for development in the Green Belt covering the re-use and conversion of buildings; housing development; other urban development; agricultural development; and other development in rural areas.
- 4.47 The proposals map defines the area of Green Belt within the District. Around Derby the Green Belt is located mainly to the south-east of the City covering the area east of Alvaston around Elvaston and Thulston, which are both washed over by Green Belt. A sizeable area of land to the east of Boulton Moor is excluded from the Green Belt in the vicinity



of the A6 south of Shardlow Road. The remainder of the Green Belt is located to the south-east of Boulton Moor and east of Chellaston.

## **5 Derby HMA / Erewash Borough Strategic Housing Land Availability Assessment Process**

### **Approach to Green Belt Sites in the Site Assessment Process**

- 5.1 The NPPF requires local planning authorities to prepare Strategic Housing Land Availability Assessments (SHLAAS) for their areas. A SHLAA is a process which identifies land with **potential** for future housing development. The preparation of a SHLAA is a Government requirement of local authorities to enable them to identify sufficient land to meet the housing needs of their area for at least 15 years of the development plan period.
- 5.2 The four local planning authorities started preparing their SHLAAs in 2008 and have been reviewing them since that date. It is important to note that a number of SHLAA sites have been identified within each local authority area within the Green Belt area on the periphery of Derby. The section below provides a summary of how these sites have been assessed in the SHLAA process. Although the assessment of such sites varies slightly between the four authorities, depending on the nature of the location of sites within the Green Belt, the overall assessment of such sites is consistent between the authorities, in that these sites have not been included within the 5 or 15 year land supply identified by each of the authorities. In many cases, these sites have been assessed as being potentially suitable for development (i.e. not deliverable or developable) subject to a review of Green Belt policy and boundaries in each authority's Local Plan process. By implication, therefore, on the basis of the current designation and extent of the Green Belt, such sites are deemed likely to be contrary to, and undermine, the main Green Belt purposes. It is important, however, that the existence of such sites is acknowledged in this study.

### **Derby HMA SHLAA**

- 5.3 The Derby HMA authorities are currently undertaking a Refresh of the Derby HMA SHLAA. The first SHLAA for the Derby HMA was prepared and published jointly by the three authorities in January 2010. Over 800 sites were identified through the SHLAA process across the HMA, with over 600 sites having been submitted for consideration by public and private individuals and organisations. A number of these submitted sites were located within the Green Belt in each local authority area on the periphery of Derby.
- 5.4 At the time of the assessment process, the EMRP had not long been adopted and did not envisage any major strategic review of the Nottingham-Derby Green Belt in that part of the Green Belt within the Derby HMA. However, the Regional Plan acknowledged that in certain areas identified for growth, such as around the Amber Valley towns, development in the Green Belt may be necessary provided this avoided the most sensitive areas of Green Belt.

- 5.5 Agreement was reached between the authorities and the Derby HMA Local Housing Partnership (LHP) therefore that the approach to be taken in Amber Valley would be that all alternatives would be explored to meet the Borough's housing requirements on non-Green Belt sites but should Green Belt release be necessary, sites in the less sensitive areas of Green Belt around the four main towns in the Borough would be considered as being 'potentially suitable' for development and a housing capacity figure provided, subject to a review in the Borough Council's LDF process. The sites, however, were not identified as forming part of the 5 or 15 year land supply. Green Belt sites in Derby City and South Derbyshire, however, were assessed as being not suitable for development and were given a zero capacity. The approach was again endorsed by the LHP.
- 5.6 Since the first SHLAA was prepared, however, the Government has announced its intentions to revoke regional spatial strategies, including the EMRP, through the provisions of the Localism Act. The implications of the revocation of the EMRP are therefore an important consideration in the SHLAA Refresh process. On revocation, there will be no strategic Green Belt policies for the Nottingham-Derby Green Belt. Green Belt policies in the saved adopted Amber Valley Local Plan, adopted City of Derby Local Plan Review and adopted South Derbyshire Local Plan will then apply. Ultimately these policies will be replaced by policies in the three local authority Core Strategies, including the need for any reviews to Green Belt boundaries. In this context, therefore, the authorities and the LHP have agreed that sites within the Green Belt in Amber Valley, Derby City and South Derbyshire will all be assessed as being potentially suitable for housing development in the SHLAA Refresh and given a site capacity. The sites, however, will not form part of the 5 or 15 year land supply being subject to a policy review in each of the three local authority Core Strategies.

### **Erewash SHLAA**

- 5.7 The first SHLAA for Erewash Borough was published in 2008 and was prepared jointly with the authorities in Greater Nottingham. It included 352 sites in Erewash Borough out of a total of 2,182 identified in total by the authorities across the whole of the Greater Nottingham area. Erewash Borough Council has reviewed its SHLAA in 2010, 2011 and 2012. Since the first SHLAA was published a number of sites have been submitted for consideration within the Green Belt on the periphery of Derby, particularly in the area east of Spondon.
- 5.8 The approach in the assessment of Green Belt sites in the SHLAA process is that these sites have been assessed as not forming part of either the 5 or 15 year land supply. However, a slightly different approach is taken depending on the nature of the location of the sites within the Green Belt as follows:

- Sites adjoining an inset settlement within the Green Belt have been assessed as 'Suitable Beyond 15 Years'. Any future Green Belt Review could possibly review and look more favourably at sites which would form logical extensions to existing settlements.
- Sites which are remote from a settlement and local services have been assessed as 'Non Deliverable or Developable' (NDD).
- Sites adjoining the boundary with Derby City have been assessed as NDD. This is due to the neighbouring area being a separate HMA. This effectively makes these sites free-standing with no connectivity to any Erewash settlement - regardless of the Derby PUA beyond the boundary.



## **6 Summary of Findings on Green Belt Purposes**

### **Approach to Defining Areas of Derby PUA Green Belt**

- 6.1 In order to carry out a more detailed analysis of the purposes of the Green Belt area around Derby, officers of each of the authorities agreed and defined five broad locations of the Green Belt around the City for the study. It is important to note that the areas are illustrative, have no fixed boundaries and merely identify broad areas for further assessment in the study. The five locations defined are as follows:

- **Direction A: Derby North West**
- **Direction B: Derby North**
- **Direction C: Derby North East**
- **Direction D: Derby East**
- **Direction E: Derby South East**

- 6.2 A detailed assessment of the Green Belt purposes for each broad area falling within and outside the City administrative boundaries has been undertaken by the local planning authorities relevant to each broad area. Full details of these assessments can be found at Appendix 1 to this report. However, a summary of the findings and conclusions of the assessments is set out below.

### **Summary of Findings of Assessments**

#### **Direction A: Derby North West**

- 6.3 This broad area of Green Belt is located to the north-west of the built up area of Allestree and includes land between the settlements of Quarndon and Duffield and the wider area between Derby and Belper. The area falls within both the administrative areas of Derby City and Amber Valley Borough. It includes part of Allestree Park within the City of Derby and open countryside between the City and Duffield. The eastern part of this broad location includes the Derwent Valley Mills World Heritage Site and associated Buffer Zone.
- 6.4 The Green Belt in this location performs a very important role in constraining the northward sprawl of the City and the merging of the urban areas of Derby with Quarndon, Duffield and Belper. The physical open gaps between Derby and Quarndon and Quarndon and Duffield are very narrow in this location and the Green Belt performs an important role therefore in preventing the merging of these settlements with each other and the urban area of the City. On the western edge of the broad location, the Green Belt performs an important role in

preventing urban sprawl between the City and the National Trust's Kedleston Hall estate.

- 6.5 In helping to separate the urban area of Derby with Quarndon, Duffield and Belper, this area of Green Belt performs an important wider role in preventing the merging of Derby and Belper along the Derwent Valley. Historically, there has been some linear development along the A6 to the north of the City towards Belper. The openness and restriction on development that is provided by the Green Belt is essential therefore in defining the extent of settlements in this area and preventing them from merging.
- 6.6 The Green Belt plays an important role in protecting the open countryside from encroachment in this area. It contains part of the Derwent Valley Mills World Heritage Site and its Buffer Zone. The Green Belt plays a very important role in helping to preserve the historic assets within the World Heritage Site and Heritage Site Buffer Zone and protecting these heritage assets from inappropriate or harmful development to their character and setting.
- 6.7 Generally this area of Green Belt, similar to all areas of Green Belt on the periphery of Derby, assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.
- 6.8 Overall, the Green Belt in this location has been assessed as performing well against all the Green Belt purposes set out in the NPPF.

#### **Direction B: Derby North**

- 6.9 This location is broadly to the north of the north-eastern extent of the urban area of the City around Oakwood. The Green Belt in this location is entirely within the Borough of Erewash adjoining the City boundary. It includes land to the east of the built up area of Allestree in Derby. It includes the settlements of Breadsall and Little Eaton, which are located to the north of the City boundary and are excluded from the Green Belt. Two locally defined Green Wedges penetrate the City from this broad area of Green Belt.
- 6.10 The Green Belt's function in this location in constraining the northward sprawl of the City is very important in a sensitive area. It forms an open area, which prevents the merging of the northern suburbs of the City, particularly around Oakwood with the smaller settlements of Little Eaton and Breadsall to the north, which was set out as one of the main purposes of the Green Belt in the original South and South East Derbyshire Green Belts Local Plan. The open gaps between the urban area of the City and Breadsall and Breadsall and Little Eaton are very

narrow in this location and so the Green Belt is essential to prevent the merging of the City with these settlements and merging of the settlements with each other.

- 6.11 The Green Belt in this location helps to define the suburbs of the City and to preserve their settings, while protecting the open countryside from encroachment. This location contains a number of wildlife designations, which contribute to the countryside setting outside the urban area of Derby. The Green Belt assists in preventing these wildlife designations from being impacted upon by new development. It also assists in preserving the setting of the World Heritage Site and the historical assets, which lie within it.
- 6.12 As with all other areas of Green Belt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.
- 6.13 Overall, the Green Belt in this location performs well against the Green Belt purposes set out in the NPPF.

#### **Direction C: Derby North East**

- 6.14 This broad area comprises land east of the built up area of Oakwood, north-east of the built up area of Chaddesden and north of the built up area of Spondon, including land within both Derby City and Erewash Borough. The area includes Locko Park Historic Park and Garden and beyond it the villages of Stanley and Dale Abbey. North-west of Spondon the Green Belt forms the mouth of a locally defined Green Wedge in Derby.
- 6.15 The Green Belt in this location helps define the eastern edge of the City. Its function in constraining the eastward sprawl of the City and preventing the coalescence of the cities of Nottingham and Derby is very important. The Green Belt in this location also assists in maintaining an open, undeveloped area between Derby and the town of Ilkeston in Erewash Borough and the smaller settlements in between. Any urban sprawl in this location would have potentially detrimental impacts on the open countryside, the setting of Locko Park and the wildlife interests and natural environment interests.
- 6.16 The Green Belt helps define the suburbs of the City around Oakwood, Chaddesden and Spondon and to preserve their settings. It protects the open countryside from encroachment and the setting of Locko Park, together with other wildlife and natural interests.
- 6.17 As with all other areas of Green Belt on the periphery of Derby, this broad area assists in directing development to more sustainable

regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations

- 6.18 Overall the Green Belt in this location performs very well against the Green Belt purposes as set out in the NPPF.

#### **Direction D: Derby East**

- 6.19 This broad area of Green Belt is located to the east of the built up area of Spondon, including land in Derby City and in Erewash Borough. The Green Belt encircles the settlements of Ockbrook and Borrowash, which are both separate from the City and within the Borough of Erewash.
- 6.20 Overall, the Green Belt in this location performs very well against the Green Belt purposes set out in the NPPF. The primary function of the Green Belt is to prevent the coalescence of the cities of Derby and Nottingham and this location is the most sensitive area on the periphery of Derby in terms of fulfilling this function.
- 6.21 The Green Belt's function in constraining the eastward sprawl of the Derby City and preventing the coalescence of the cities of Derby and Nottingham and the settlements in between, particularly Ockbrook and Borrowash is extremely important. Any urban sprawl in this direction could have a detrimental impact on the setting, character and identity of the free-standing settlements of Ockbrook and Borrowash.
- 6.22 The Green Belt in this location helps to define the suburbs of the City, particularly around Spondon and to preserve their settings, while protecting the open countryside from encroachment. There are no historic towns or significant heritage features in this area, so the Green Belt performs a limited function in this respect.
- 6.23 However, as with all other areas of Green Belt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations

#### **Direction E: Derby South East**

- 6.24 This broad area of Green Belt is located to the south-east of the urban area of Derby to the east of Chellaston and to the south-east of Alvaston falling within South Derbyshire District. It covers the majority of countryside between the edge of Derby and the settlements of Aston-on-Trent and Shadlow. The smaller settlements of Thulston and Elvaston to the east of Boulton Moor are washed over by Green Belt.

The area includes the A6 / A50 trunk roads and the major road junction linking the two roads, which are both key strategic road corridors. The area also includes Elvaston Country Park and Garden.

- 6.25 Overall, the Green Belt in this location performs well against the purposes set out in the NPPF. This is consistent with the 2006 Nottingham – Derby Green Belt Review, which broadly supported the designation of Green Belt in this area. It contributes to the overall aim of preventing the coalescence of Derby and Nottingham. This area of Green Belt locally assists in preventing villages, such as Thulston and Elvaston, from merging into one another.
- 6.26 There are no historic towns in this location of the Green Belt. However, the Green Belt does play some part in protecting the heritage environment of this location, which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the Green Belt also provides important protection from inappropriate development.
- 6.27 As with all other areas of Green Belt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.
- 6.28 However, this location of Green Belt has seen a change take place through the construction of the A50 and A6 strategic highways, which now form new physical features in the landscape between Derby and Aston-on-Trent and it may now be appropriate to make minor amendments to the Green Belt in this particular location.
- 6.29 Consideration should therefore be given to whether land in this area of the Green Belt could be safeguarded as strategic land for development beyond the Plan period given the potential new defensible boundaries.

### **Overall Findings**

- 6.30 On the basis of the assessments of the Green Belt purposes summarised above and set out in detail in Appendix 1, it is clear that the five broad locations of Green Belt on the periphery of Derby, all continue to perform well against the Green Belt purposes set out in the NPPF. The PUA Green Belt overall, therefore, continues to fulfil the role for which it was originally designated in the South and South East Derbyshire Green Belts Local Plan back in 1983. It continues to form an important and integral part of the wider area of the Nottingham – Derby Green Belt, contributing to the overall fundamental purpose of the whole Green Belt area in preventing the coalescence of the two cities of Derby and Nottingham and the settlements in between.

- 6.31 At the more localised level, the five broad areas all perform well in preventing the unrestricted sprawl of the urban area of Derby and its coalescence with the nearby settlements in Amber Valley Borough, Erewash Borough and South Derbyshire District. Area C: Derby North East and Area D: Derby East are particularly sensitive areas of Green Belt and are very important in preventing the coalescence of the urban area of Derby with the urban area of Nottingham and the settlements in the Erewash Valley in between, particularly Ockbrook and Borrowash.
- 6.32 Similarly, all the broad areas of Green Belt perform well in preventing neighbouring towns from merging into one another. This is particularly the case to the north of the City, where broad area A: Derby North-West prevents the urban area of Derby merging with the settlements of Duffield, Quarndon and the town of Belper beyond. To the east of the City, broad areas C: Derby North East and D: Derby East, help prevent the urban area of Derby merging with the settlements of Ockbrook and Borrowash and the towns of Ilkeston and Long Eaton beyond.
- 6.33 All of the broad areas perform well in safeguarding the countryside from encroachment. This is particularly the case in Area B: Derby North and Area C: Derby North East, where there are a number of important wildlife designations in these areas, and where the Green Belt helps protect these features from inappropriate development.
- 6.34 A number of the broad areas perform particularly well in preserving the setting and special character of historic towns and other important heritage and conservation areas. Area A: Derby North West and Area B: Derby North, contain the Derwent Valley Mills World Heritage Site and its Buffer Zone. The Green Belt in these areas plays a very important role in helping protect and preserve the World Heritage Site and Buffer Zone and the heritage features which lie within them, from inappropriate development. Similarly, Area E: Derby South East contains a number of important heritage features, such as the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent, and Elvaston Castle and park, for which the Green Belt provides protection from inappropriate development.
- 6.35 All of the broad areas of Green Belt assist in urban regeneration by directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.
- 6.36 Overall, therefore, all the five broad areas of Green Belt continue to perform well against the main purposes set out in the NPPF.
- 6.37 However, there is one smaller area of the Green Belt, which has seen significant change since its original definition in 1983. The area of Green Belt is in broad area E: Derby South East and located to the east of Boulton Moor around Thulston Fields. Historically, the Green



Belt boundaries in this area were defined in the South and South East Derbyshire Green Belts Local Plan to accommodate future planned housing growth in the Boulton Moor area and so were drawn quite widely around the built up area to accommodate such anticipated growth.

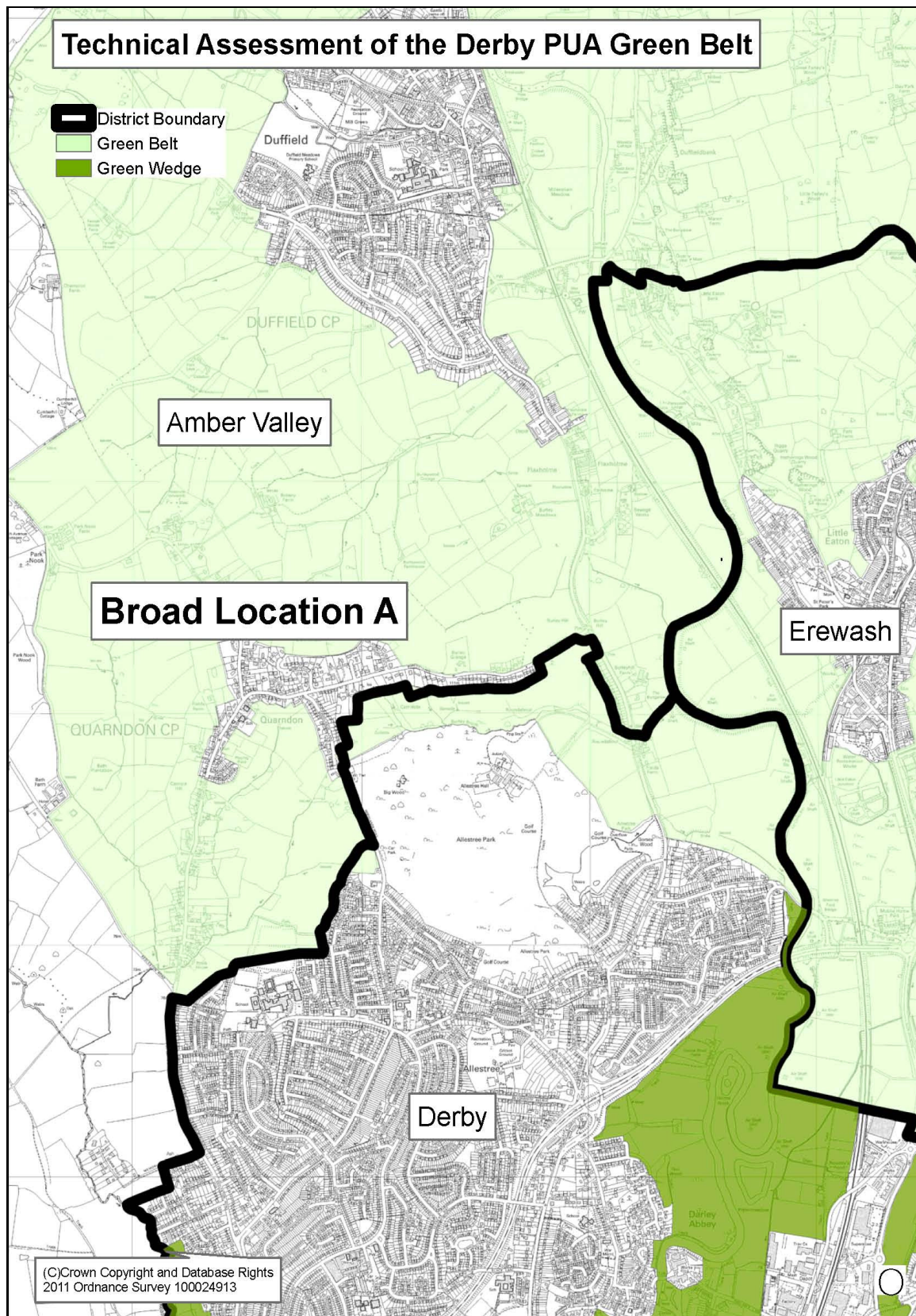
- 6.38 The area east of Boulton Moor around Thulston Fields, however, has experienced significant change since the late 1990s with the construction of the A50 and A6 strategic highways and the major road junction linking the two highways. These now form new prominent and permanent physical features in the landscape, which separate the urban area of Derby from the settlements of Elvaston and Aston-on-Trent.
- 6.39 Whilst this area continues to perform an important Green Belt role, there is an opportunity to consider whether the Green Belt boundaries in this location could be amended through minor changes to the boundary and also to consider enabling strategic land in this area to be safeguarded as land for development in the longer term beyond the Plan period.

## **7 Conclusions**

- 7.1 The Green Belt on the periphery of Derby is long established having been provisionally defined in the 1950s and later confirmed in the South and South East Derbyshire Green Belts Local Plan in 1983. Since then, the overall extent of the Green Belt on the periphery of Derby has remained largely unchanged except for minor amendments to its boundaries to take into account specific developments when they have occurred. Overall, therefore, the defining feature of the Green Belt in the area since the 1980s has been its permanence in framing growth in and around Derby.
- 7.2 The 2006 review of the Nottingham – Derby Green Belt confirmed that the Green Belt as a whole continued to perform its primary role well and effectively in preventing the coalescence of the urban areas of Derby and Nottingham and the settlements in between. The Review concluded, in particular, that the area of Green Belt to the east of Derby from the edge of the City into Erewash Borough, was overall the most important area in meeting the main Green Belt purposes.
- 7.3 Since 2008, SHLAAs have been prepared and reviewed by the four authorities. It is important to note that a number of sites located within the Green Belt on the periphery of Derby and falling within the four local authority areas, have been submitted for consideration for housing development through the SHLAA process. The four authorities have assessed these sites in a consistent way and have not included such sites within the 5 or 15 year land supply. Generally, subject to location, these sites have been assessed as being potentially suitable for development in the longer term, subject to a review of Green Belt policy and boundaries in each authority's Local Plan process.
- 7.4 Four of the partner authorities in this study – Amber Valley Borough, Derby City, Erewash Borough and South Derbyshire District councils – are currently preparing their new Core Strategies or Local Plans. These plans will set out each authority's preferred strategies for future growth, particularly new housing growth, up to 2028 and 2029. In order to comply with the NPPF, the authorities have looked afresh at the Derby Principal Urban Area Green Belt to assess how effectively it performs in meeting Green Belt purposes and to consider the need for 'safeguarded' land. The new 'Duty to Cooperate' embodied in the Localism Act, has emphasised the importance of the need for the four authorities and Derbyshire County Council to work together to undertake the assessment of Green Belt purposes jointly and in a coordinated and consistent way.
- 7.5 A detailed assessment has been carried out in Section 6 and particularly Appendix 1 of this Review of the Green Belt purposes of five broad areas of Green Belt on the periphery of Derby.

- 7.6 The summary of conclusions of the assessments in Section 6 indicates that all of the five broad areas continue to perform well against the Green Belt purposes. In particular, all the broad areas perform well in preventing the unrestricted sprawl of the urban area of Derby and its coalescence with the nearby settlements in Amber Valley Borough, Erewash Borough and South Derbyshire District. Similarly, all the areas perform well in preventing neighbouring towns from merging into one another and safeguarding the countryside from encroachment. Generally, all the Green Belt areas assist in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sensitive peripheral greenfield locations. A number of the broad areas, particularly areas A, B and E perform an important role in preserving the setting and special character of historic towns and other important heritage and conservation areas, particularly the Derwent Valley Mills World Heritage Site and its Buffer Zone to the north of the City.
- 7.7 The one area that has seen particular change since its definition in 1983 is the area of Green Belt to the east of Boulton Moor around Thulston Fields within South Derbyshire covered by broad area E. This area has seen the construction of the A50 and A6 strategic highways in the late 1990s and the major road junction linking the two highways. These now form new physical features in the landscape, which separate the urban area of Derby from the settlements of Elvaston, Thulston and Aston-on-Trent.
- 7.8 This may create an opportunity therefore to consider whether the Green Belt boundaries in this area could be amended to enable strategic land in this area of Green Belt to be safeguarded as land for development beyond the Plan period. This would be consistent with national Green Belt policy advice in Paragraph 85 of the NPPF, which advises that in order to ensure the permanence of Green Belt, longer term development needs should be met through the safeguarding of land. This opportunity should be looked at through the current preparation of the South Derbyshire Local Plan.

**Area: A: Derby North West**



## **Area A: Derby North West**

Broadly to the north-west of the built up area of Allestree and including land between Quarndon and Duffield and between Derby and Belper

### **Description of Location**

This area includes part of Allestree Park within the City of Derby and open countryside between the City and the settlement of Duffield to the north.

A smaller settlement, Quarndon, is also within the broad location and is clearly separated from the built up area of the City by the Green Belt, including part of Allestree Park.

The location includes the A6 road corridor and the route of the Midland Main Line Railway Line, both of which are key strategic transport corridors north of the City.

The eastern part of this broad location includes land in the UNESCO Derwent Valley Mills World Heritage Site and associated buffer zone. The World Heritage Site also extends west into the Green Belt in the location.

The Green Belt extends close to, but does not include, the grounds of Kedleston Hall.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
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<b>Assessment:</b>
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<p>The built extent of the City has a clear northern edge where it meets Allestree Park, which is within the City. The park is identified in the City of Derby Local Plan as existing public open space and a city park. Part of the northern extent of the park is designated as Green Belt which has an important function in preventing northward sprawl towards the settlements of Quarndon and Duffield.</p>
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<p>Although there is some linear development along the A6 Duffield Road north of the City, there is a distinct feeling of separation and openness between the three settlements and the Green Belt has restricted and limited any wider urban sprawl.</p>
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<p>On the western edge of the broad location, the Green Belt performs an important role in preventing urban sprawl between the City and the National Trust's Kedleston Hall estate, and between the City and the settlement of Quarndon.</p>
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<p>As such, the Green Belt is performing this role in this location.</p>
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**Purpose: To prevent neighbouring towns from merging into one another**

**Assessment:**

This area of Green Belt is crucial in separating the settlements of Derby, Quarndon, Duffield and Belper from each other as well as performing an important wider function in preventing the coalescence of Derby and Belper along the Derwent Valley.

There is a distinct feeling of openness between the settlements even though there has been some linear development along the A6 road to the north of the City, which particularly links the larger settlements.

The openness and restriction on development that is offered by the Green Belt is essential in defining the extent of the settlements and in preventing them from merging.

As such, the Green Belt is performing this role in this location.

**Purpose: To assist in safeguarding the countryside from encroachment**

**Assessment:**

This area of Green Belt assists in safeguarding the countryside from encroachment by checking the unrestricted sprawl of the urban area and preventing villages from merging into one another.

As such, the Green Belt is performing this role in this location.

**Purpose: To preserve the setting and special character of historic towns**

**Assessment:**

Part of the Lower Derwent Valley runs along the eastern edge of this broad location and contains a number of important heritage assets.

The Green Belt in this area helps to separate, identify and preserve the character and settings of Belper and Derby which both have land and buildings included in the UNESCO Derwent Valley Mills World Heritage Site.

The World Heritage Site includes important historic locations, including former mill buildings in Derby and Belper, which formed the birthplace of the industrial revolution and the factory system. The World Heritage Site has been inscribed as a Site of Outstanding Universal Value for these reasons.

As such, the Green Belt is performing this role in this location and has important conservation related benefits.

**Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**Assessment:**

The strategic aim of the Green Belt in preventing the coalescence of the urban areas of Derby, Nottingham and other towns assists in the regeneration of brownfield sites within the city.

As such, all areas of the Green Belt in these assessments continue to cumulatively perform this purpose.

**Overall Assessment:**

Overall the Green Belt in this location performs well against the Green Belt purposes set out in the National Planning Policy Framework (NPPF).

Its function in constraining the northward sprawl of the City and the merging of the urban areas of Derby, Duffield, Quarndon and Belper is important.

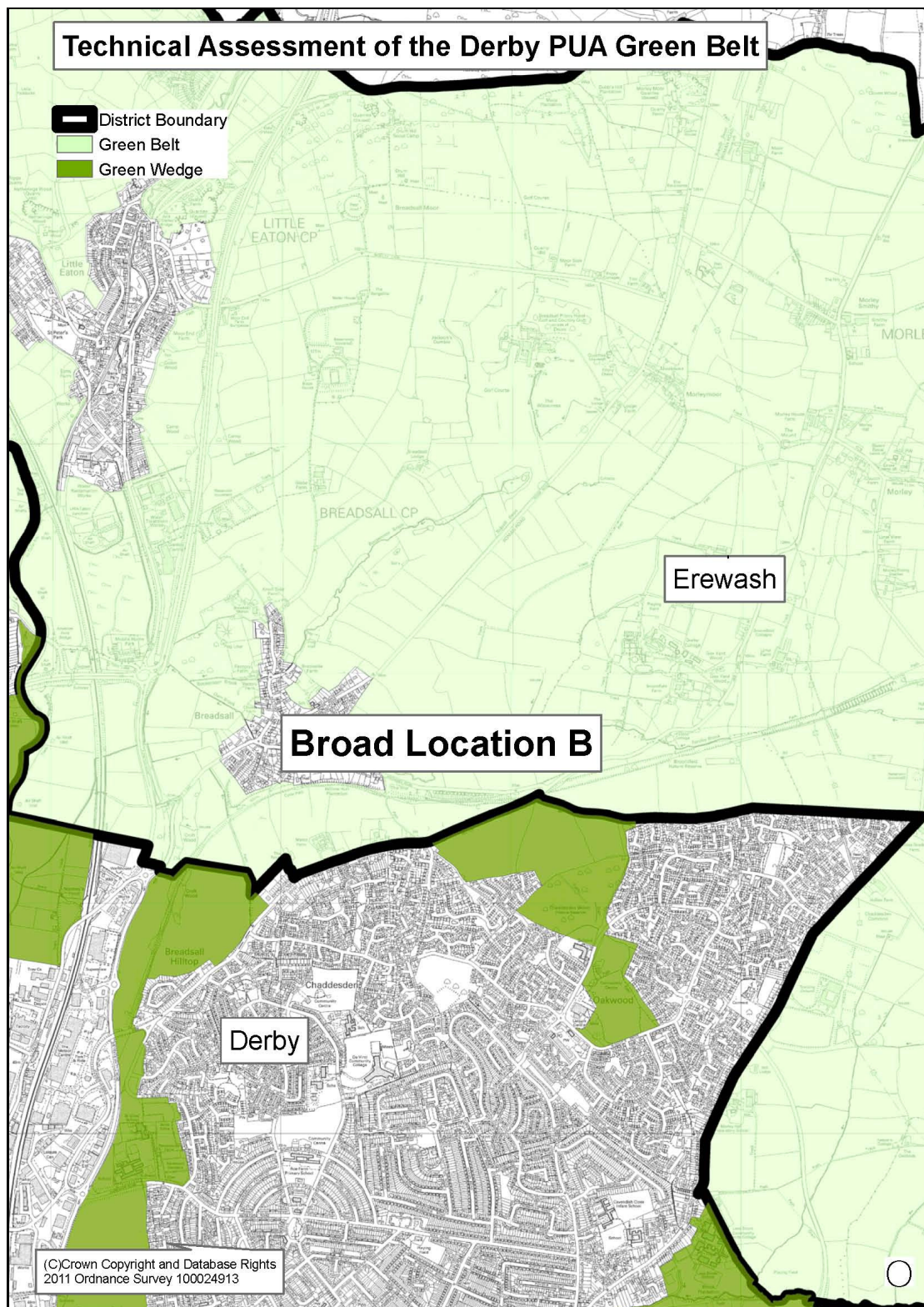
One of the main functions of the Green Belt when it was defined was to prevent the coalescence of urban development along the Derwent Valley between Derby and Belper.

The Green Belt in this location helps to define the distinct settlements and to preserve their settings, while protecting the open countryside from encroachment and to preserve the historic assets within the World Heritage Site.

Generally all of the Green Belt on the periphery of Derby assists in directing development to more sustainable regeneration and brownfield sites within the city and other urban areas by restricting development in less sustainable peripheral greenfield locations.



## Area B: Derby North



## **Area B: Derby North**

Broadly to the north of the built up area of Oakwood in Derby

### **Description of Location**

This location is broadly to the north of the north-eastern urban extent of the City. The Green Belt in this location is entirely within the borough of Erewash adjacent to the City's boundary with Erewash. It includes land to the east of the built up area of Allestree in Derby.

The village of Breadsall is within this broad location to the north of Oakwood but away from the urban area of the City. Beyond Breadsall further to the north-west is the village of Little Eaton. However, neither of these urban areas are themselves within the Green Belt designation. Broomfield College is also located within the wider area.

Two locally defined Green Wedges penetrate south into the City from this broad area and the Midland Main Line Railway Line also runs through the Green Belt in a north/south direction.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
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<b>Assessment:</b>
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The built extent of the City has a very clear edge along the northern periphery of Oakwood along Hill Top and Lime Lane.
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The Green Belt in this location helps to define the edge of the City and prevents sprawl to the north. The 2006 Green Belt Review states that the area immediately between Derby and Nottingham and the areas immediately north are generally the most important areas of Green Belt and that as such 'little development should be directed there'. The Green Belt is therefore important in this location to prevent sprawl into the open countryside between the separate settlements.
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As such, the Green Belt is performing this role in this location.
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**Purpose: To prevent neighbouring towns from merging into one another**

**Assessment:**

The 2006 Green Belt Review states that the area immediately between Derby and Nottingham and the areas immediately north are generally the most important areas of Green Belt and that as such 'little development should be directed there'.

The Green Belt in this location contains the urban extent of the City and helps to keep it distinctive and separate from the nearby surrounding villages and settlements further afield.

This broad location is not the most sensitive area of Green Belt in terms of preventing the coalescence of the two cities of Derby and Nottingham because land more directly east of the City has a stronger role to play in this. However, it is important in separating and defining the smaller settlements to the north of Derby.

As such, the Green Belt is performing this role in this location.

**Purpose: To assist in safeguarding the countryside from encroachment**

**Assessment:**

The Green Belt assists in safeguarding the open countryside to the north of the City from inappropriate development.

The location contains a number of local wildlife designations which contribute to the countryside setting outside the urban area of Derby and the Green Belt designation assists in preventing these from being affected by development.

As such, the Green Belt is performing this role in this location

**Purpose: To preserve the setting and special character of historic towns**

**Assessment:**

Immediately west of the broad area there is part of a UNESCO inscribed World Heritage Site. The Derwent Valley Mills along the River Derwent form the birthplace of the industrial revolution and the inscribed World Heritage Site includes important heritage assets, including former mill buildings particularly in Derby and Belper. As such the Green Belt does assist in preserving the setting of the World Heritage Site.

The Green Belt is assisting in preserving the setting of an important historical area in this location.

**Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**Assessment:**

The strategic aim of the Green Belt in preventing the coalescence of the urban areas of Derby, Nottingham and other towns assists in the regeneration of brownfield sites within the City.

As such, all areas of the Green Belt in these assessments continue to cumulatively perform this purpose.

**Overall Assessment:**

Overall the Green Belt in this location performs well against the Green Belt purposes set out in the NPPF.

Its function in constraining the northward sprawl of the City is very important in a sensitive area. It forms an open area which prevents the merging of the City with smaller settlements to the north, which was set out as one of the main purposes of the Green Belt.

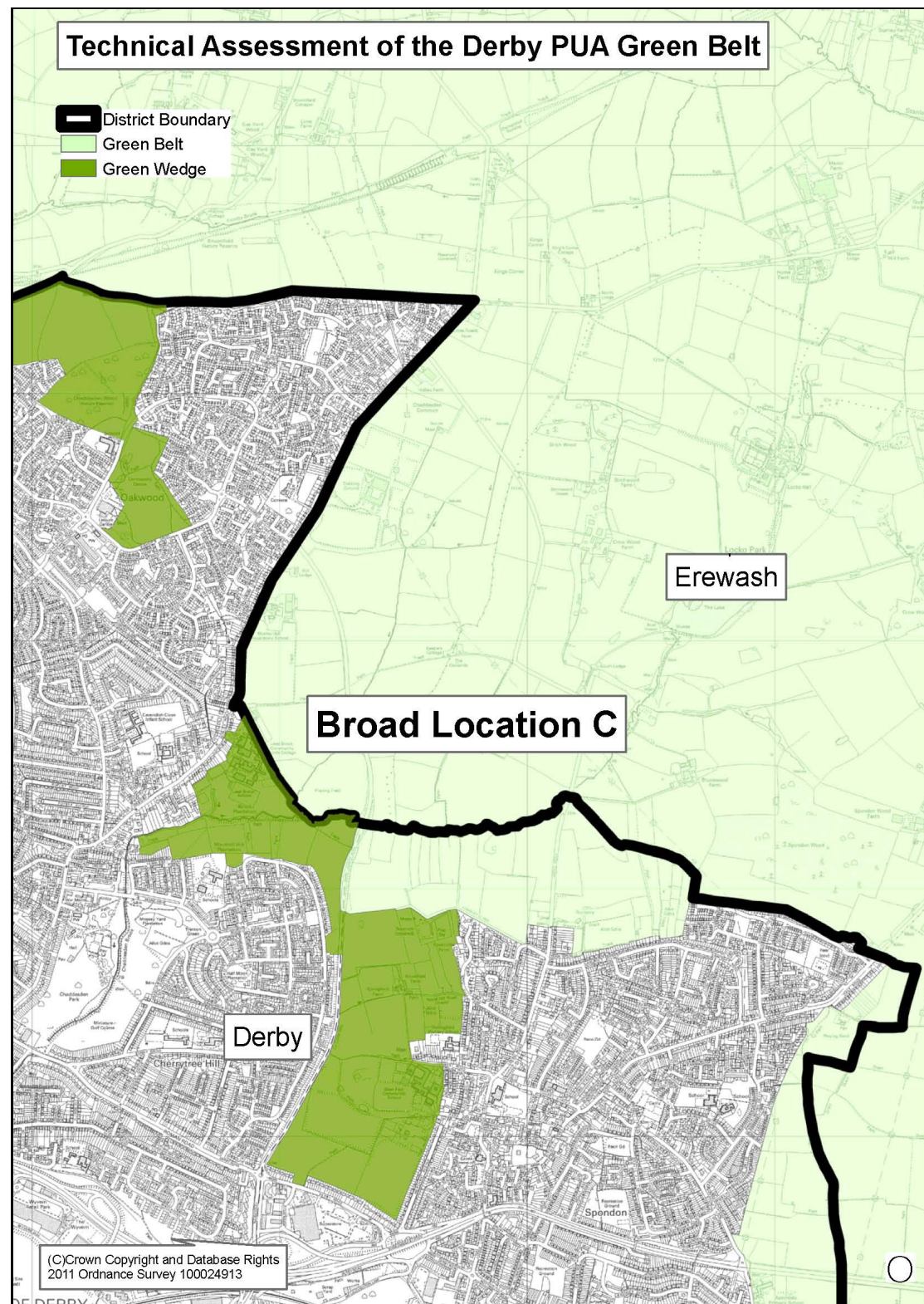
The Green Belt in this location helps to define the suburbs of the city and to preserve their settings while protecting the open countryside from encroachment.

It also assists in preserving the setting of a UNESCO inscribed World Heritage Site and the historical assets which lie within it.

Generally all of the Green Belt on the periphery of Derby assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.



## Area C; Derby North East



## **Area C: Derby North East**

Broadly to the east of the built-up area of Oakwood, the north-east of the built-up area of Chaddesden and the north of the built-up area of Spondon, including land in both Derby and Erewash

### **Description of Location**

This location includes Green Belt within both Erewash and within the City of Derby. The urban extent of Derby in this location forms a curve sweeping south-west along the edge of Oakwood and curving east along the northern edge of the built-up edge of Spondon.

The Locko Park estate is within this broad location and beyond it the villages of Stanley and Dale Abbey.

North-west of Spondon, the Green Belt forms the mouth of a locally defined Green Wedge in Derby. The purpose of the wedge is to separate and identify the distinct communities of Chaddesden and Spondon and to allow the open countryside to penetrate into the City.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
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<b>Assessment:</b>
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<p>The built extent of the City has a clear edge along Morley Road on the eastern edge of Oakwood. The Oakwood estate was built through the 1980s and 1990s to form a large new residential suburb of the City.</p>
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<p>The Green Belt in this location helps to define the edge of the City and prevents sprawl to the east. This is particularly important in this location because the primary function of the Green Belt is to prevent the coalescence of Nottingham and Derby and the location is in a sensitive area in this respect.</p>
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<p>Similarly, the Green Belt to the north of Spondon in this location prevents northward sprawl into the open countryside between the north-east area of Derby and Nottingham and the settlements between the two cities. The Green Belt in this location is well established with firm and clear boundaries and there is a distinct difference between the urban edge of the City and the open countryside beyond.</p>
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<p>Any urban sprawl in this location would have potentially detrimental impacts on the open countryside, the setting of Locko Park and wildlife interests and natural environment interests.</p>
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<p>As such, the Green Belt is performing this role in this location.</p>
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**Purpose: To prevent neighbouring towns from merging into one another**

**Assessment:**

This area of Green Belt to the east of the City is very important in preventing the coalescence of Derby and Nottingham, which is the primary function of the Green Belt.

Although not the most sensitive area of the edge of the City in terms of proximity to Nottingham, the countryside in this location forms an important part of the open area between the two cities which keeps them distinctly separate. The Green Belt also forms an important open area between the City and other smaller settlements including the town of Ilkeston in Erewash.

The Green Belt has been long established in this location to serve this primary purpose.

As such, the Green Belt is performing this role in this location.

**Purpose: To assist in safeguarding the countryside from encroachment**

**Assessment:**

This broad location includes areas of open countryside as well as Locko Park Historic Park and Garden.

The Green Belt assists in safeguarding these features from inappropriate development.

The location also contains a number of local wildlife designations, which contribute to the countryside setting outside the urban area of Derby.

As such, the Green Belt is performing this role in this location

**Purpose: To preserve the setting and special character of historic towns**

**Assessment:**

There are no historic towns in this broad location so the Green Belt does not provide any role in achieving this purpose.

The Green Belt is not performing this role in this location.

**Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**Assessment:**

The strategic aim of the Green Belt in preventing the coalescence of the urban areas of Derby, Nottingham and other towns assists in the regeneration of brownfield sites within the city.



As such, all areas of the Green Belt in these assessments continue to cumulatively perform this purpose

**Overall Assessment:**

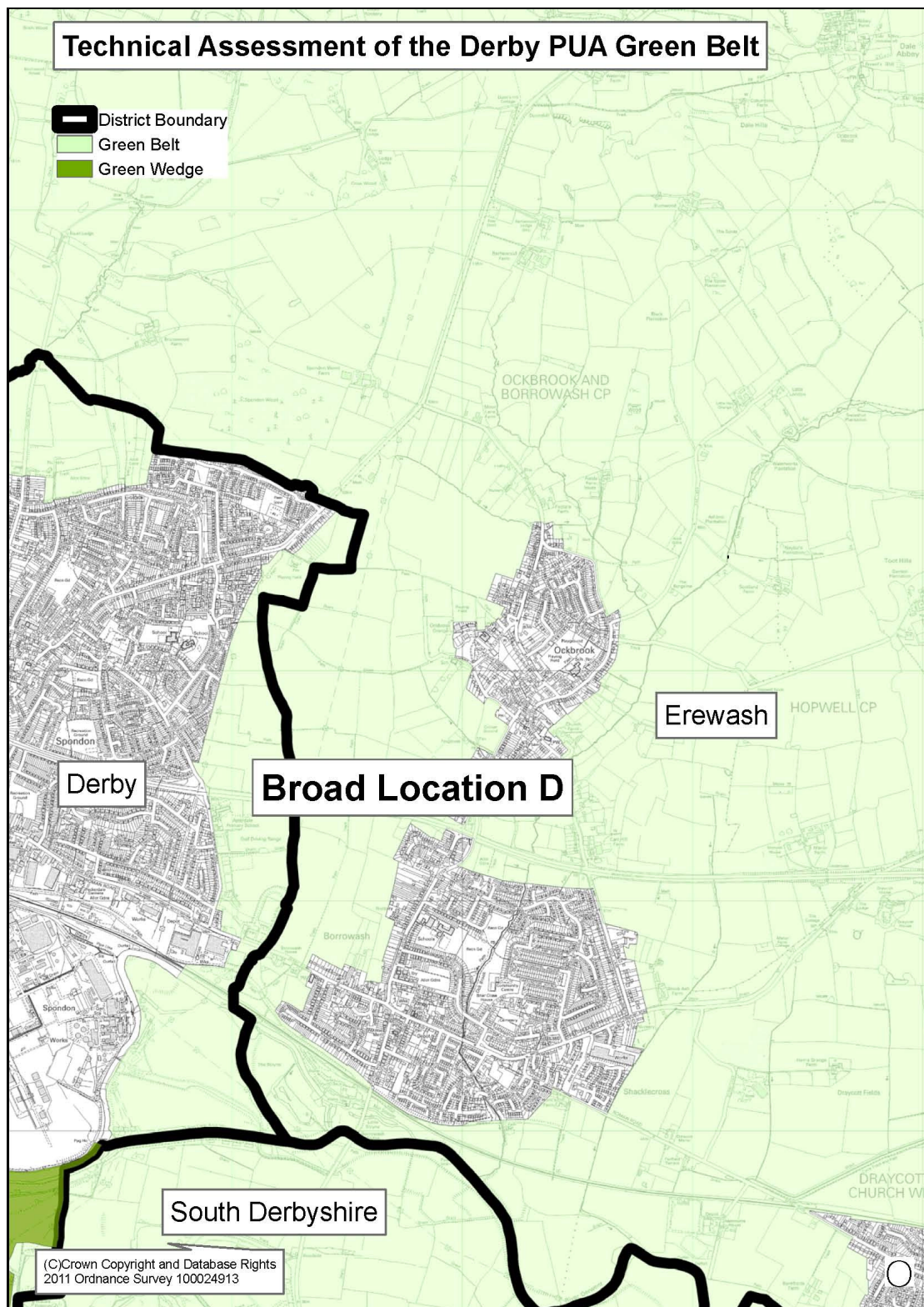
Overall the Green Belt in this location performs very well against the Green Belt purposes set out in the NPPF.

Its function in constraining the eastward sprawl of the City and preventing the coalescence of the cities of Nottingham and Derby is very important. The Green Belt in this location also assists in maintaining an open, undeveloped area between Derby and the town of Ilkeston in Erewash.

The Green Belt in this location helps to define the suburbs of the City and to preserve their settings while protecting the open countryside from encroachment.

Generally all of the Green Belt on the periphery of Derby assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.

## Area D: Derby East



## **Area D: Derby East**

Broadly to the east of the built-up area of Spondon, including land in Derby and in Erewash

### **Description of Location**

This broad location is to the east of the urban area of Spondon in Derby and includes land both within the City and in the Borough of Erewash.

The Green Belt in this location encircles the settlements of Ockbrook and Borrowash, which are both separate from the City and within the borough of Erewash.

The A52 Trunk Road links the cities of Derby and Nottingham through the Green Belt in this location. The road also connects both cities to Junction 25 or the M1 motorway.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
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<b>Assessment:</b>
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<p>The Green Belt in this location includes land both within the City and in the Borough of Erewash. This area is extremely sensitive and important because the primary function of the Green Belt is to prevent the coalescence of the cities of Nottingham and Derby and this part of Derby is the closest to Nottingham.</p>
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<p>The Green Belt in this location prevents urban sprawl into the open countryside to the east of the City and directly towards Nottingham. Although the built-up area of the City does not itself form the City boundary, the Green Belt in this location is well established with firm and clear boundaries and there is a distinct difference between the urban edge of the City and the open countryside beyond.</p>
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<p>Any urban sprawl in this location could have a detrimental impact on the setting, character and identity of the freestanding settlements of Ockbrook and Borrowash to the east of the City.</p>
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<p>As such, the Green Belt is performing this role in this location.</p>
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**Purpose: To prevent neighbouring towns form merging into one another**

**Assessment:**

This area of Green Belt to the east of the City is the most sensitive part of the Green Belt on the periphery of Derby. The Green Belt in this location is crucial in preventing the coalescence of Derby and Nottingham, which is the primary function of the Green Belt.

The countryside in this location forms an important part of the open area between the two cities and around the towns and villages between them, which keeps them distinctly separate.

A further important role which the Green Belt plays in this location is in preventing the urban edge of the City merging with the villages of Ockbrook and Borrowash, which are themselves separated by the A52 Trunk Road.

The Green Belt has been long established in this location to serve these purposes.

As such, the Green Belt is performing this role in this location.

**Purpose: To assist in safeguarding the countryside from encroachment**

**Assessment:**

The Green Belt assists in safeguarding the open countryside on the edge of Derby and around the villages in Erewash from inappropriate development.

Although not the primary function of the Green Belt, it does assist in safeguarding the countryside from encroachment in this location.

As such, the Green Belt is performing this role in this location

**Purpose: To preserve the setting and special character of historic towns**

**Assessment:**

There are no historic towns in this broad location so the Green Belt does not provide any role in achieving this purpose.

The Green Belt is not performing this role in this location.

**Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**Assessment:**

The strategic aim of the Green Belt in preventing the coalescence of the urban areas of Derby, Nottingham and other towns assists in the regeneration of brownfield sites within the city.

As such, all areas of the Green Belt in these assessments continue to cumulatively perform this purpose

**Overall Assessment:**

Overall the Green Belt in this location performs very well against the Green Belt purposes set out in the NPPF. The primary function of the Green Belt is to prevent the coalescence of the cities of Derby and Nottingham and this location is the most sensitive area on the periphery of Derby in terms of fulfilling this function.

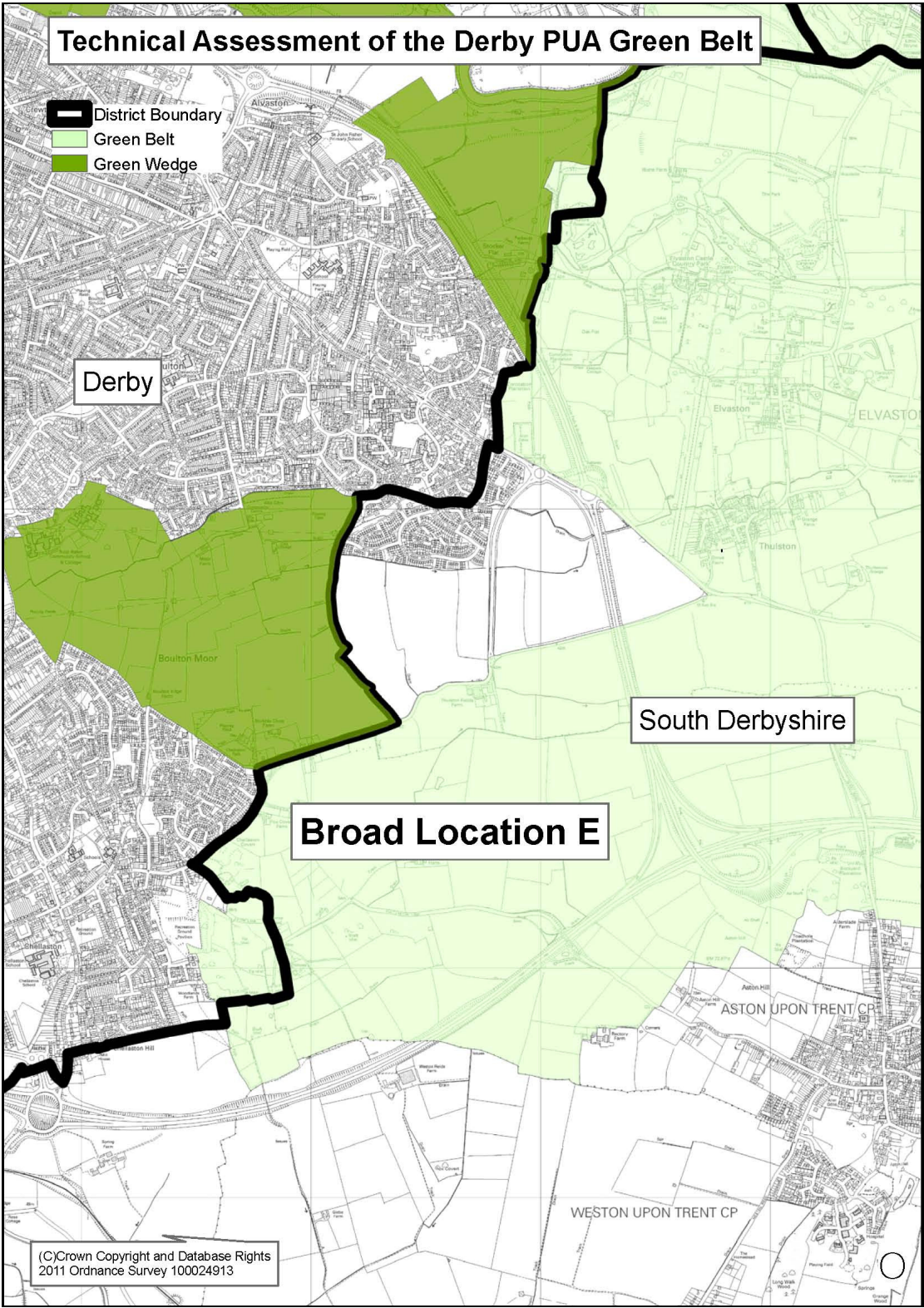
The Green Belt's function in constraining the eastward sprawl of the City and preventing the coalescence of the cities of Nottingham and Derby and the urban areas in between is extremely important.

The Green Belt in this location helps to define the suburbs of the City and to preserve their settings while protecting the open countryside from encroachment.

Generally all of the Green Belt on the periphery of Derby assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.



Area E: Derby South East



## Area E: Derby South East

Broadly to the east of Chellaston and to the south-east of Alvaston

The broad area is to the south-east of the urban area of Derby and falls within South Derbyshire and covers the majority of countryside (except for the Boulton Moor area) between the edge of Derby and the settlements of Aston on Trent and Shardlow.

The Green Belt area washes over the smaller settlements of Thulston and Elvaston.

The location includes the A6/A50 junction which are both key strategic road corridors, the A6 for access into the east of the City and the A50 which distributes traffic to the east and west towards the M1 and M6 motorways respectively.

The area includes Elvaston Historic Park and Garden.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
<b>Assessment:</b> This area of Green Belt continues to check the unrestricted sprawl of large built-up areas to the south-east of Derby city. This area has seen the development in the late 1990's of the A50 and A6 strategic highways which now form new physical features in the landscape which separate Derby from Elvaston and Aston on Trent.  As such, the Green Belt continues to perform this purpose in this location.

<b>Purpose: To prevent neighbouring towns form merging into one another</b>
<b>Assessment:</b> The Green Belt in this location contributes to the overall aim of preventing the coalescence of Derby and Nottingham.  This area of Green Belt locally assists in preventing villages, such as Thulston and Elvaston, from merging into one another. There are no towns in this part of the District and much of the significant growth in the future is expected to take place adjacent to the urban area of Derby.  As such, the Green Belt continues to perform this purpose in this location.



<b>Purpose: To assist in safeguarding the countryside from encroachment</b>
<b>Assessment:</b>  <p>This broad location includes areas of open countryside and Green Infrastructure.</p> <p>The Green Belt assists in safeguarding these features from inappropriate development.</p> <p>As such, the Green Belt continues to perform this purpose in this location.</p>

<b>Purpose: To preserve the setting and special character of historic towns</b>
<b>Assessment:</b>  <p>There are no historic towns in this location of the Green Belt. However the Green Belt does play some part in protecting the heritage environment of this location which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston on Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development.</p> <p>To the extent that it is relevant, the Green Belt continues to perform this purpose in this location.</p>

<b>Purpose: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>
<b>Assessment:</b>  <p>The strategic aim of the Green Belt in preventing the coalescence of the urban areas of Derby, Nottingham and other towns assists in the regeneration of brownfield sites within the City.</p> <p>As such, all areas of the Green Belt in these assessments continue to cumulatively perform this purpose.</p>

<b>Overall Assessment:</b>
<p>Overall, the Green Belt in this location performs well against the purposes set out in the NPPF. This is consistent with the 2006 Green Belt review, which broadly supported the Green Belt in this area.</p> <p>This location of Green Belt has seen a change take place through the construction of the A50 and A6 strategic highways which now form new physical features in the landscape between Derby and Aston on Trent.</p> <p>This change may mean minor amendments to the boundary are appropriate. In particular, an area now bounded by London Road and the A6 spur appears 'land locked' and no longer contributes to the openness of the Green Belt. Similarly, a parcel of land to the south-west of Thulston now appears to</p>

perform a Green Belt role and could therefore be incorporated into it.

Consideration should also be given to whether land within this area of the Green Belt could be safeguarded as land for beyond the plan period given the potential new defensible boundaries.

Generally all of the Green Belt on the periphery of Derby assists in directing development to more sustainable regeneration and brownfield sites within the City and other urban areas by restricting development in less sustainable peripheral greenfield locations.