



Derby City Council

October 2012

Core Strategy

Green Wedge Review



Contents:

Section 1: Context

Introduction:	Page 5
Historic Context:	Page 7
Current Context:	Page 9
Existing and Future Policy:	Page 11
Methodology:	Page 13

Section 2: Analysis

Upper Derwent Valley:	Page 17
Allestree / Mackworth / Markeaton:	Page 21
Mickleover / Mackworth:	Page 25
Mickleover / Littleover:	Page 33
Littleover / Sunnyhill:	Page 39
Sinfin / Sinfin Industrial Area:	Page 45
Allenton / Sinfin Industrial Area:	Page 50
Boulton Moor:	Page 55
Lower Derwent Valley:	Page 61
Spondon / Chaddesden:	Page 67
Lees Brook Valley:	Page 71
North Oakwood:	Page 77
Chaddesden / Derwent Industrial Area:	Page 81

Section 3: Summary

Conclusions:	Page 89
--------------	---------

Section 4: Appendix

APX1	Existing City of Derby Local Plan Review Policy:	Page 95
APX2	Green Wedge Definition:	Page 97
APX3	Map of Public Footpaths and Bridleways	Page 99
APX4	Map of Cycle Network	Page 101
APX5	Glossary:	Page 103

**All maps and diagrams © Crown copyright and database rights (2012) Ordnance
Survey 100024913**

All maps and diagrams are illustrative and are not to scale

Section 1: Context

Introduction:

1.1 Green Wedges (GWs) are areas of predominantly open land that penetrate the city from the surrounding countryside, providing separation between the different neighbourhoods and land uses within the city. They are a distinctive part of Derby's character and are a long-standing local policy objective.

1.2 GWs help to tell the story of how the city has developed. As the city has expanded over the last few decades, small settlements and villages that once lay beyond Derby's boundaries have been incorporated into the administrative area of the city. As the city has expanded outwards, 'wedges' of land have been deliberately left open and undeveloped. These thirteen areas have been specifically protected from inappropriate development by successive local planning policies since 1989, helping to preserve their open and undeveloped character. Derby has successfully upheld this principle in successive planning documents and appeals.

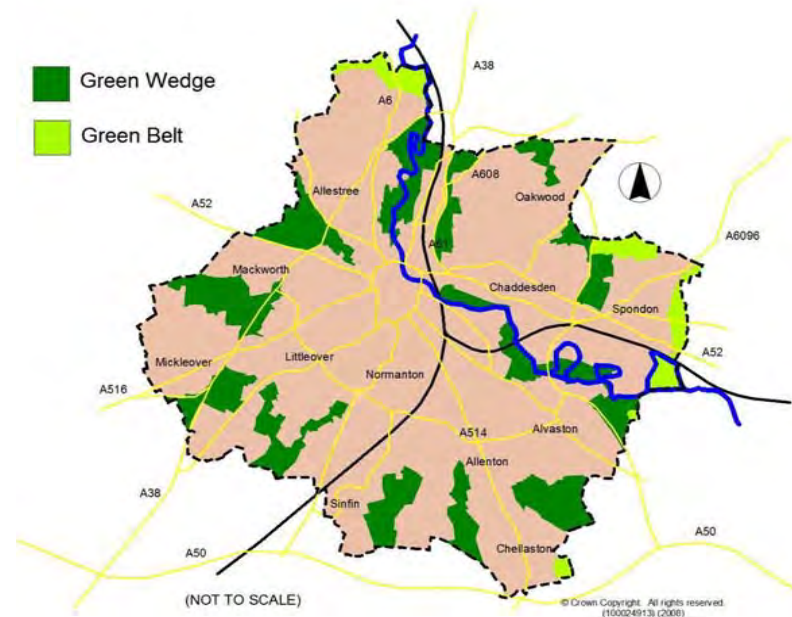


Figure 1.1 - Location of Derby's Thirteen Green Wedges

- 1.3 The primary function of all of the GWs is to **define and enhance the urban structure of the City as a whole**. This helps to overcome the impression of anonymous suburban sprawl and creates a more interesting and attractive form of development. All of the GWs also perform wider functions depending upon their specific location and surrounding context.
- 1.4 The majority of the GWs help to maintain the identities of the different residential neighbourhoods within the city, whilst some also act as a buffer between business and residential areas, helping to protect residential amenity.
- 1.5 They also penetrate the urban area of the city, providing an uninterrupted link to the open countryside. This brings the countryside into the city and provides city dwellers with the opportunity to be close to undeveloped and open areas where they can benefit from an attractive environment and have access to green infrastructure for leisure and recreation.
- 1.6 The uninterrupted link is one of the factors that distinguish the GWs from other areas of open land. The overall visual, recreational and ecological value of the GWs contributes to the physical and mental well-being of residents, helping to improve overall quality of life.
- 1.7 It is clear from consultation responses that maintaining the identity and character of our neighbourhoods is important to local people in Derby, particularly those residents living in the former village suburbs, some of which have areas of historic and mature local character. The GWs help to provide neighbourhoods with clear definition which can engender a sense of place and belonging, promoting a sense of community identity and contributing towards local character and distinctiveness.
- 1.8 Given their importance to the city's structure and their wider roles and functions it is considered that once properly defined, the GWs should have a long and certain future. However, the principle of GWs does not have the same degree of permanence as Green Belt, as they are only specifically protected by local planning policies

rather than national policy. Therefore the principle and general boundaries of the GWs are subject to re-examination through the review of local planning policies. The emerging Core Strategy provides an opportunity to review the principle of GWs, in the light of significant development pressures within and around Derby.

- 1.9 An important distinction can be drawn between the functions of GWs and those of the Green Belt. A primary purpose of the Green Belt is to limit urban expansion and prevent the coalescence of towns and villages. This restraint is applied through the City of Derby Local Plan Review (CDLPR) and other Local Plans to the area between Derby and Nottingham. In contrast, GWs are not a general constraint on the outward expansion of the city. They are a means of ensuring that as the city grows, open land linked to the countryside is incorporated within it. At city level, this is a concept of considerable importance relating directly to the quality of life of Derby people.
- 1.10 This review seeks to establish the different roles and functions of each of the thirteen GWs currently identified in the CDLPR, in order to help assess whether the principle of each individual GW can still be justifiably maintained. It also seeks to review all of the potential development sites that have been promoted to the City Council that are located wholly or partially within GWs. The review seeks to identify those promoted sites that may have a degree of potential for new development without undermining the key roles, functions and overall character of the GWs.
- 1.11 This review forms one part of the site assessment process and will help to inform decisions about where new development should be located in the future. Ongoing work on the Core Strategy will need to assess all of the promoted sites in terms of their wider economic, social and environmental impacts.

Historic Context:

- 2.1 The Council has long sought to preserve a measure of community and neighbourhood identity by retaining areas of open land. The following, now superseded, Local Plans contained policies which identified areas of open land for protection against encroaching development:
- ⇒ Chellaston Local Plan (1985) Policies 11.2 and 11.3;
 - ⇒ Spondon Local Plan (1989) Policy 16.1;
 - ⇒ Friar Gate/Markeaton Local Plan (1990) Policies 10.1 and 10.2 (unadopted);
 - ⇒ Upper Derwentside Local Plan (1990) Policy 19.1;
- 2.2 In April 1989, the Council approved a Green Wedge (GW) Policy in order to strengthen the long-standing principle of maintaining open land. It established a consistent approach to the principle and definition of GWs. It further provided a basis for development control and a framework for the preparation of site specific policies in Local Plans. It also became a guide for the positive management of GWs by the City Council and other organisations.
- 2.3 Paragraph 2.1 of the 1989 policy identified two essential characteristics of GWs:
- ⇒ They have an open and undeveloped character;
 - ⇒ They penetrate the urban area from the open countryside;
- 2.4 It went on to state that, although they can play a variety of roles, their primary function derives from these two characteristics. Essentially, land within GWs must exhibit these characteristics in order for the GW to be capable of **defining and enhancing the urban structure of the city as a whole**. Closely related to this primary function is their role of maintaining neighbourhood identity. This element of the function of GWs has grown in importance over the years, especially in the light of national and local objectives to promote local distinctiveness.
- 2.5 As time has progressed the importance of the wider roles and functions of GWs have started to be recognised. This is discussed later in the document.
- 2.6 The 1989 policy identified the following thirteen GWs:
1. Alvaston/Chellaston;
 2. Littleover/Sunnyhill;
 3. Mickleover/Littleover;
 4. Mackworth/Mickleover/Littleover;
 5. Allestree/Mackworth/Markeaton Brook;
 6. North Oakwood, incorporating Chaddesden Wood and Oakwood Park;
 7. Lees Brook Valley;
 8. Spondon/Chaddesden;

9. Allenton/Sinfin Industrial Estate;
 10. Sinfin/Sinfin Industrial Estate;
 11. Upper Derwent Valley;
 12. Chaddesden/Derwent Industrial Area;
 13. Lower Derwent Valley;
- 2.7 All thirteen of these GWs were carried forward through successive Local Plans including the Local Plan for Southern Derby (1994) and City of Derby Local Plan (1998). They continue to be protected in the current City of Derby Local Plan Review (CDLPR) by Policy E2, adopted in 2006.
- 2.8 All of the GWs (1-13) have a primary function of defining and enhancing the urban structure of the City as a whole. GWs 1-8 have traditionally been recognised as having an additional function of preventing coalescence of neighbouring communities, whilst GWs 9-12 provide buffer zones to protect residential amenity.
- 2.9 Much of the Lower Derwent Valley GW has a different function again. It helps to maintain a predominantly open corridor for the River Derwent; providing flood capacity and contributing to the attractiveness of the city's urban structure by enhancing its major physical feature. Part 2 of this document provides more detail on the wider roles and functions of each of the GWs.

Current Context:

What is being said at a national level?

- 3.1 The National Planning Policy Framework (NPPF): The NPPF identifies three dimensions to sustainable development; economic, social and environmental. In terms of the environmental dimension, it states that the planning system should contribute to protecting and enhancing our natural environment and as part of this help to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change.
- 3.2 The NPPF goes on to identify 12 core planning principles that the planning system should seek to achieve. The principles include the need to contribute to conserving and enhancing the natural environment. With this in mind, the NPPF notes that allocations of land for development should prefer land of lesser environmental value.
- 3.3 The NPPF makes a number of additional references to open space and green infrastructure including:
 - ⇒ Paragraph 73 of the NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well being of communities. The NPPF also seeks to protect and enhance rights of way and access;
 - ⇒ Paragraph 99 recognises that flood risk can be managed through suitable adaption measures including through the planning of green infrastructure;
 - ⇒ Paragraph 114 notes that local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- 3.4 Whilst the NPPF does not make specific reference to the inclusion of policies within Local Plans to protect GWs, it does recognise the importance and value of green infrastructure which GWs form a fundamental part of.
- 3.5 Localism: The Localism Act introduced a new level of planning, allowing local communities to have a greater influence in the future of their community. Designated neighbourhood forums have the opportunity to write Neighbourhood Development Plans (NDPs) which should complement the Council's Local Plan and be in line with national planning policy.
- 3.6 The implications of NDPs on Derby's GWs are potentially wide ranging. Local groups could decide to allocate land in the GW for development or may seek to add an additional level of protection by identifying part of the GW as a 'Local Green Space' (LGS), as defined by the NPPF. It should be noted that this is not a broad brush policy which can be used to protect large areas of land. It is aimed at smaller green areas or open spaces which are valued by local communities.
- 3.7 The NPPF is clear that the identification of LGSs needs to be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 3.8 A number of local groups within the city have already expressed an interest in developing NDPs. Ongoing discussion with the groups over the coming months will help to identify any potential implications on GWs depending upon the proposed intent of each group.

What is being said at a regional level?

- 3.9 East Midlands Regional Plan: The role of GWs is recognised in the East Midlands Regional Plan, paragraph 4.2.18 of which states, 'GWs serve useful strategic planning functions in preventing the merging of settlements, guiding development form, and providing a 'green lung' into urban areas, and act as a recreational resource.

Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in GWs for the retention or creation of green infrastructure and green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation. A review of existing GWs or the creation of new ones in association with development will be carried out through the local development framework process'.

- 3.10 Although the Regional Plan may have been officially revoked before the Core Strategy is adopted, the strategic thinking behind this statement is still worth consideration as it reinforces the City Council's long standing approach to GWs.
- 3.11 6C's Green Infrastructure Study: In light of the proposed level of growth set out in the Regional Plan, the 6C's Strategic Green Infrastructure Study was commissioned. This study provides a sub-regional approach to green infrastructure and sets out a framework to maximise the economic, social and environmental benefits for green infrastructure. The study recognises that Derby's GWs have the potential to deliver, a range of green infrastructure functions and benefits. However, it also acknowledges that GWs should be reviewed and that not all of the GWs should necessarily be retained in their current form.

What is being said at a local level?

- 3.12 The Core Strategy 'Options Consultation' document of 2010 identified the strategic function of GWs as a 'Key Challenge and Issue' that the Core Strategy needs to address. Stakeholder responses to this included adding a commitment to reviewing them and releasing land in sustainable locations within them that would not undermine their strategic function.
- 3.13 The emerging 'Vision' in this consultation document was to retain GWs in principle and recognise their contribution to the development of a network of green infrastructure. Responses to this included support for GWs, Green Belt and for regeneration, although some questioned the realism of a vision that focussed on regeneration. Some stakeholders from the development industry wanted the vision to acknowledge the importance of a GW review. A comment suggested that the release of land in both GWs and Green Belts could enable opportunities to be realised from re-opening the canal.
- 3.14 This document provides a review of all of the GWs and assesses all of the sites that have been promoted for potential release. This should help to satisfy many of the comments that we received during the Options consultation.
- 3.15 The consultation also included two emerging 'Objectives' relevant to GWs:

Objective 9: 'To increase biodiversity and protect and enhance the strategic green infrastructure, open spaces, landscape and townscape character, cultural and heritage assets, and designated sites, including the Derwent Valley Mills World Heritage Site'.
- 3.16 Network Rail commented that this Objective should include the word 'refine' alongside protect and enhance to increase the clarity that GWs should be reviewed. It is accepted that the GWs need to be reviewed as part of the plan, monitor, manage regime and this document provides a broadbrush review. With this in mind it is not felt necessary to include the word refine into the objective.
- 3.17 The National Trust, Derbyshire Wildlife Trust and English Heritage welcomed the objective as worded. Both also suggested recognising the multi-functional benefits of green infrastructure.
- 3.18 This document aims to identify the multiple functions that each GW provides. The multi functional benefits are also likely to be recognised in the emerging Core Strategy policy on green infrastructure rather than the specific objective.

- 3.19 Objective 14: 'Enhance the role of Derby's GWs: recognise and protect them in terms of their contribution towards bringing the countryside into the city and defining the character of our neighbourhoods and for the opportunities they offer for supporting education, sport, recreation, healthy lifestyles, biodiversity and adapting to climate change'.
- 3.20 This objective generated many comments from the development sector. The majority view was that it should reflect the need to review them to help meet the need for sustainable growth in locations where their role can be enhanced by development without undermining their function. Some argued that development within GWs could be a much more sustainable option than either significant peripheral expansion or even some brownfield locations.
- 3.21 The view from private individuals opposed that of the development industry and sought the protection of GWs to protect existing community identity and their extension if the city expanded peripherally. A further comment was made that an emphasis on brownfield sites will help in GW protection. A request was also made to include an objective for improving public access to green open spaces.
- 3.22 As noted above, the Council accepts that GWs need to be periodically reviewed as part of the ongoing process of plan, monitor, manage. This document forms part of that process and will help to satisfy some of the responses from the development sector. On this basis it is not felt necessary to amend the objective at this point.
- 3.23 The request to acknowledge the need to improve public access to GWs has significant merit. This idea will be given further consideration through ongoing work on the Core Strategy.
- 3.24 Two spatial development options were consulted on at the Options stage, both of which retained the principle of GWs. Option A, concentrating development in the urban area, would mean retaining them in their current form with no changes to their boundaries. Option B, urban regeneration with greenfield development, would maintain the principle of the GWs, but allow for boundary changes in places to enable some development.
- 3.25 A large proportion of people filling in the questionnaire either supported Option A outright or a mixture of Option A & B. It is believed from meetings and discussions with stakeholders that this expressed a preference for a more limited release of greenfield sites than people thought Option B would imply – but a recognition there would need to be some. The general view of these stakeholders, mostly residents, appears to be in favour of regeneration within the urban area and protecting open land such as the GWs. Only 19% of respondents filling in the questionnaire favoured Option B on its own. Comments made at the workshop held at the Revive Centre, as well as to the options themselves also included support for GWs.
- 3.26 Option B received wide support from the development industry, particularly the principle of releasing land from GWs. It was seen as providing a good balance between enabling regeneration and achieving growth. The industry argued that it offers a balance between green and brownfield land, enables the delivery of a wider mix of house types, including larger houses for higher wage earners, provides much greater flexibility and certainty regarding the delivery of sites, protects the supply of employment land, provides the opportunity to secure better green infrastructure and access to the green infrastructure network. One commentator argued the release of GWs will help promote connectivity between different land uses.

3.27 There would appear to be little or no challenge to the principle of maintaining GWs. Indeed they remain a popular policy tool within the city's communities and with elected Members. Their long term contribution to defining and enhancing the spatial structure of the city remains. On this basis, there would seem to be a strong case for the Core Strategy to reaffirm the principle of GWs.

- 3.28 There were, however, more mixed views on whether their boundaries should be reviewed to enable development. It also needs to be recognised that concerns were expressed about focussing too much on regeneration sites within the urban area, 'garden grabbing' within the urban area and to the urban extensions

that were inherent in the spatial strategy of the East Midlands Regional Plan. But many residents, in particular, want to see the GWs retained as they are.

- 3.29 Since the Options Consultation was published it has become apparent that the identified brownfield regeneration sites will not be capable of delivering the level of new housing that was envisaged a number of years ago. The move away from apartment style housing has reduced the potential capacity of brownfield sites and subsequently put greater pressure on the delivery of greenfield locations. Option A is no longer thought to be deliverable and therefore there will need to be greater emphasis on finding appropriate greenfield sites. In order to ensure that all options have been assessed it is necessary to look at all land that has been promoted, including land within GWs.
- 3.30 This review seeks to further enhance our understanding of the value and contribution of the GWs in the city, but also seeks to identify any promoted areas that could potentially be released from the GW without undermining their principle. This will inform the development of the overall growth strategy and is a response to many of the comments that we have received.

Existing and Future Policy:

4.1 The existing GW Policy in the CDLPR is Policy E2. It is broadly the same as in previous Local Plans and restricts development within the defined GWs to seven categories, including:

1. Agriculture and forestry;
2. Outdoor sport and recreation, including allotments;
3. Nature conservation areas;
4. Cemeteries;
5. Essential buildings and activities ancillary to existing educational establishments within the GW;
6. Public utilities where it can be shown that a suitable site outside the GW is not available;
7. The extension or alteration of existing dwellings and the erection of ancillary buildings.

4.2 The Policy permits development falling into these categories provided that the open and undeveloped character of the GW and its links with open countryside are not endangered. E2 also seeks to ensure that proposals would not detract from an area where the open character of the GW is vulnerable, due to its prominence or narrowness and that proposals would not lead to an excessive increase in numbers of people, traffic or noise.

4.3 The Policy goes on to set out criteria to permit the conversion or change of use of existing buildings within the GWs, the replacement of existing buildings and in exceptional circumstances the redevelopment of non-residential buildings for residential development.

4.4 In summary, the CDLPR GW policy contains a general presumption against most forms of built development. This is essential if the GWs are to maintain their open and undeveloped character and are able to perform their primary function of defining and enhancing the urban structure of the city.

4.5 A copy of the existing Policy is reproduced in the Appendix (APX1) of this document.

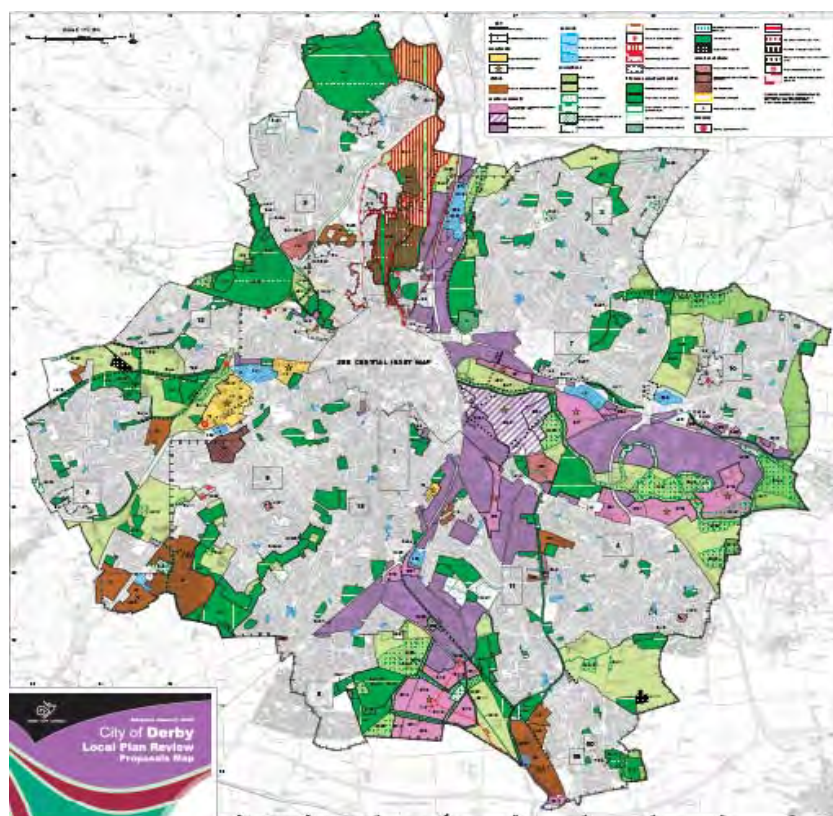


Figure 1.2 - Extract of the CDLPR Proposals Map

4.6 Policy E2 and its predecessors have been very successful at protecting the open and undeveloped character of the GWs. However, in recent years it has become apparent that it may not fully reflect modern needs and requirements.

4.7 There are of number of factors that have started to challenge the appropriateness of the existing Policy which also have a bearing upon the wider consideration of the role and function of GWs in the future. Challenges include:

- ⇒ The need to significantly boost housing supply in difficult economic conditions and with a constrained land supply;
- ⇒ How wider improvements to the GW, including improvements to the green infrastructure network can be weighed against the potential loss of openness and undeveloped character;
- ⇒ The need to ensure that land within GWs is in beneficial use and is not left underutilised;
- ⇒ The need to acknowledge the wider roles and functions of GWs, particularly in terms of contribution to the green infrastructure network, flood mitigation and renewable energy;
- ⇒ The need for larger buildings, car parking, flood lights and hard surfaces associated with open land uses such as modern football pitches;
- ⇒ The need for significant extensions or new build associated with schools and other educational buildings, many of which were included within GWs because of large playing fields;
- ⇒ The need for extensions or new buildings considered to have community value which can not easily be accommodated elsewhere in the city.
- ⇒ How the GW principle can be reflected by South Derbyshire and Amber Valley to ensure an uninterrupted link to the countryside, particularly in light of potential growth around the edge of the city;
- ⇒ The role of Neighbourhood Planning in determining the future of green spaces;
- ⇒ Whether areas of high quality agricultural land need to be protected.

4.8 These issues are the main drivers for changes to GW boundaries and the existing Policy. Formulation of the new GW Policy will need to consider all of these issues, whilst taking account of the findings of this review.

4.9 Ultimately, Derby is unlikely to be able to accommodate all of its housing needs on brownfield, regeneration sites alone as there is limited capacity within the built area of the city¹.

4.10 Dependant upon the final calculation of housing needs, there is likely to be a need to release some greenfield land, potentially around the edge of the city **and** potentially within GWs. This means that some of the GWs **will** be subject to change in the future. This study will add to the understanding of the GWs so that decisions about future changes are fully informed in terms of potential impacts and opportunities.

¹ [The Brownfield Housing Land Regeneration Statement](#) provides more information about brownfield capacity.

Methodology for the Review:

- 5.1 This review has already concluded that the principle of GWs should be maintained in the future. But it is accepted that a review of their general boundaries is needed. GWs do not have the degree of permanence of Green Belt and need to be re-considered as part of each new plan.
- 5.2 The process of preparing the Core Strategy is the most appropriate time to carry out a review of the GWs. The need to identify the quantity and spatial distribution of housing and other infrastructure has seen a number of large sites, some of strategic significance within the existing GWs, being promoted to the Council as being suitable for residential development to meet future needs. This review is the most appropriate document to consider the potential impact of each of these in terms of GW function.
- 5.3 This review aims to firstly describe the role, function and character of the thirteen existing GWs in order to determine whether the principle of each GW can continue to be justified. This has been based upon a desktop analysis and site visits. The review assesses whether all of the land within the GW should continue to be allocated as such and identifies any additional land that could potentially be included within the GW in future. The GWs were carefully defined in the first place and only included land thought necessary to the role and function of the GW. Information about the detailed definition of the GWs can be found in the Appendix (APX2). The criteria for GW definition still appears to be the most appropriate way of defining the GWs in the future.
- 5.4 Most have not changed significantly over the years, reflecting the Council's intention for long-standing protection. But this policy objective does need to be considered in the light of the issues already highlighted.
- 5.5 Assessment of the boundaries focuses on whether all of the land within GWs continues to contribute to the role and functions of the GW. Development in and around a GW can sometimes have an impact upon the ability of some areas to continue to contribute towards the role and function of the wider GW. On the flip side, new development in and around a GW can sometimes highlight new areas that could be integrated into the GW such as new areas of public open space. If areas contribute to the open and undeveloped character of the GW there may be an argument to extend the GW to include the additional land.
- 5.6 The review does not make a judgement about the relative importance of the various roles and functions of the GWs and aims to consider them holistically, in line with the principles of green infrastructure.
- 5.7 This document also identifies the sites which are being promoted for development and seeks to assess the potential impacts on the GWs in terms of their purpose, function and character. It also considers opportunities which may exist for development in GWs to facilitate green infrastructure delivery within the GWs which might have the potential to enhance their function. Assessment of impact has focussed on the extent to which the development of a promoted site would undermine the role and functions of the GW.
- 5.8 In order to facilitate the assessment of impact, the 'axis' of each GW has been identified. The axis is the most sensitive part of the GW. The openness and undeveloped character of the axis is essential in providing visual separation between neighbourhoods and maintaining the urban structure. On this basis, development in close proximity of the axis would have a greater impact upon the role and function of the GW.
- 5.9 The review identifies sites that have been promoted for development through the published SHLAA (2010) and 'Employment Land Call for Sites' processes within each GW. One additional site has been identified through contact with an agent. It should be noted that the SHLAA (2010) is a snapshot in time. Some boundaries of promoted sites are likely to have changed since they were originally promoted to the Council.

- 5.10 The review also identifies any promoted sites located outside of the city boundary which could impact upon GWs within the city. The review gives a brief description of the potential impacts and provides a brief historical context for each promoted site where relevant. This section gives a summary of the historical context of the promoted site, including information from Local Plan Inquiry evidence and comments from Inspectors, since 1990. In some instances there may be appeal decisions and relevant evidence that dates prior to 1990. This will need to be looked at on a case by case basis.
- 5.11 In conclusion, the review identifies the promoted sites that may have some capacity to accommodate new development without prejudicing the overall principle of the GW. It identifies the part of the site thought to have the most potential to accommodate development from a purely GW impact perspective. It also identifies those sites that are not considered to have potential for development from a GW point of view. Figure 2.70 on page 88 provides a summary of the conclusion on each of the sites.
- 5.12 It is acknowledged that releasing any land for development within the boundaries of the existing GWs **will** have an impact upon function and character of the GW. It is the role of this review to establish which of the promoted sites within the GWs would have the least impact upon the function of the GW, if they were to be released for development.

5.13 Potential impacts upon function and character will need to be weighed against the requirement to meet housing needs. Potential development sites will also need to be considered in the round taking account of other factors such as viability, highways, flooding etc, as part of ongoing work on the Core Strategy.

Section 2: Analysis

Upper Derwent Valley:

6.1 What are the main roles and functions of this Green Wedge?

- ⇒ The GW helps to define the edges of Darley and Allestree, contributing to their character and identity and enhancing the urban structure of the city;
- ⇒ It provides an amenity buffer between the residential neighbourhoods to the north of the city centre and the commercial corridor along Alferton Road;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It contains some of the city's most important recreational spaces and provides a haven for wildlife within the urban area;
- ⇒ This GW forms an integral part of the Derwent Valley Mills World Heritage Site (WHS) that runs from the city centre to Masson Mill in Cromford. The GW is a vitally important heritage asset in itself, but also forms part of the setting of the listed Darley Abbey Mills complex;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The GW is an important part of the floodplain of the River Derwent. It provides vital flood storage, helping to protect the city centre and provides space to allow water to soak away naturally, reducing the need for engineered drainage, as recognised by the Lower Derwent Flood Risk Management Strategy and the 'Our City Our River' Masterplan;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

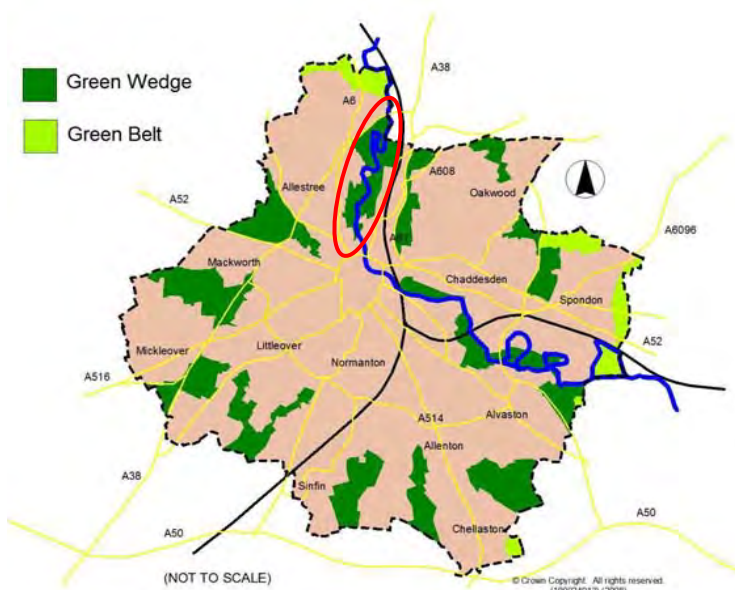


Figure 2.1- Location of Green Wedge

What are the key characteristics?

- 6.2 The GW is situated to the north of the city centre. It is bordered by the Strutts Park, Darley Abbey and Allestree areas to the west and the Chester Green, City Road and Alferton Road areas to the east. It is defined by the rear of residential properties and the A38 on the western side, whilst the eastern edge of the GW is defined by the rear of commercial properties along Alferton Road. In total, the GW covers approximately 158 hectares of land, or 2% of the land area of the city.
- 6.2 The GW is generally linear in shape and runs from north to south from the city boundary to the city centre. It penetrates approximately 3000 metres into the built area, generally following the line of the River Derwent which runs through the middle of the GW. The boundaries of the GW are logical with strong definition to the east and west.
- 6.3 The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a logical and defensible edge. There are also no areas of the

GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

- 6.4 There is a reasonable and consistent width along the length of the axis, narrowing around the Haslams Lane area, where the built area of Darley Abbey extends into the river corridor. The GW narrows more significantly at the southern tip, around Parker's Piece and Derby Rowing Club.
- 6.5 The majority of the GW forms part of the WHS (designated in 2001) and is an important heritage asset. Those areas of the GW that fall outside of the actual WHS form part of the WHS buffer that protects the setting of the WHS. The GW is also part of the setting of the listed Darley Abbey Mills complex, which is one of the most important sites within the WHS and is a major regeneration opportunity. A masterplan has been developed for the site to help bring some of the historic buildings back into beneficial use and secure the future conservation of the site. Some of the recommendations within the masterplan, such as new parking areas, may have an impact upon the GW and will require strict scrutiny if pursued.
- 6.6 There are also three Scheduled Ancient Monuments within or immediately adjacent to the GW including the Little Chester Roman site, the remains of Darley Abbey and a Roman Hypocaust.
- 6.7 The southern section of the GW contains parkland including Darley Park, Darley Fields and Parkers Piece.
- 6.8 Darley Park is an area of informal parkland containing mature trees. It has a distinctive steep slope helping to frame views along the River Derwent corridor. The topography also creates a natural amphitheatre, allowing the area to be used for various concerts and events. The majority of the parkland is a designated conservation area and an identified nature conservation area with high landscape value.
- 6.9 Darley Fields is relatively flat and provides for more formal recreational activities such as football and tennis. There is also a cycle path running through Darley Fields from north to south following the line of the River Derwent.
- 6.10 The centre of the GW includes Derby Rugby Club and associated facilities and wraps around the Darley Abbey Mills complex. This area has more of a developed character than other parts of the GW due to the prominence of the Mills complex, development along Folly Road / Haslams Lane and development related to the Rugby Club.
- 6.11 The northern half of the GW is more informal in character and is clearly open and undeveloped. The semi-rural area is generally made up of riverside meadows and is predominantly used for agricultural purposes. This area of the GW is generally flat and forms part of the River Derwent flood plain, although the western side rises

Figure 2.2 - Upper Derwent Valley Green Wedge



steeply to the boundary with the A38. Nutwood Local Nature Reserve (LNR) is located within the northern half of the GW, to the north of the Darley Abbey Mills complex and is a former landfill site.

- 6.12 The topography of the Derwent Valley provides a strong visual connection between the northern half of the GW and the countryside to the north. Outside of the city boundary, beyond the northern limit of the GW the landscape is characterised by wooded slopes and valleys and riverside meadows that form the Derwent Valley. The A6 and A38 link this area of Derby to the countryside beyond, linking to villages such as Little Eaton and Duffield.
- 6.13 Derbyshire Wildlife Trust are currently seeking funding from the Heritage Lottery Fund for a landscape rehabilitation project along the Lower Derwent Valley. The project aims to protect and enhance the special landscape around the WHS, including parts of the WHS within the Upper Derwent Valley GW. Improvements though this project may contribute to the ongoing management of the GW in the future.

Have there been any significant changes to the Green Wedge since it was defined?

- 6.14 There have been very few changes to the landscape since the point at which the GW was originally designated. The only significant built developments within the GW in recent years have included Darley Barn, Derby Rugby Club pavilion (and associated development) and the reinstatement of Darley cricket pavilion. None of these developments undermine the principle of the GW.

Can any additional land be included?

- 6.15 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

- 6.16 Yes. This GW performs many important roles and functions including enhancing the urban structure of the city and provides the Darley and Allestree area with separation, definition and identity. This enables areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl in line with the original role that was set out when the GWs were originally defined.
- 6.17 This GW also makes a valuable contribution in terms of recreation, biodiversity, flood mitigation and is an integral part of the WHS.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

- 6.18 No development sites have been promoted around the mouth of the GW within the administrative area of Erewash.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 13 - North Avenue, Darley Abbey

- 6.19 Yes. A potential housing site has been promoted on land to the east of the A38 roundabout. The site is bordered by the A38 to the north and by North Avenue to the south. It is estimated that the site could potentially accommodate up to 70 dwellings.
- 6.20 The promoted site forms part of an inlet of land that wraps around the northern extent of Darley Abbey. The land is relatively remote from the main axis of the GW and makes minimal contribution to the function of separating residential and commercial areas. Built development would extend into the GW, roughly continuing the line of South Avenue, causing narrowing, but would have little impact upon the extent to which the GW penetrates the city.

- 6.21 The topography of the site falls from west to east meaning that the site is significantly lower lying than the built area to the south. This makes the site an obvious part of the GW rather than a clear extension to the built area of Darley Abbey. Due to the topography of the site, development of this area would appear isolated and unrelated to either Darley Abbey or Allestree.
- 6.22 Although built development in the location to the north of Darley Abbey would not impact on the openness to the east of the settlement, it would create a very visible and prominent developed area to the south-east of Allestree. Whilst separating Darley Abbey from Allestree is not one of the main functions of the GW, development of the site would lead to further coalescence of these two areas of the city, closing off an open and undeveloped area.

- 6.23 The site is also located within the World Heritage Site Buffer Zone but this would not necessarily preclude it from being developed for residential purposes if carefully designed.
- 6.24 The Inspector at the CDLP stated that there were 'no strong boundaries to this area and that there was no justification for deleting this small area from the GW allocation'. He went on to say that even if this were not so, 'any residential development would have an unsatisfactory relationship to the adjoining long established group (of houses). It would not be 'rounding off', as was claimed by the promoter, but a clear extension into open countryside'.

6.25 Overall Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ Development of the promoted site would not seriously undermine the principle of the GW but it would visibly intrude into it and have a significant and prominent visual impact on the openness and character of the GW at this point. The site is very much part of the GW and development would be damaging to its definition and undermine its strong boundaries.
- ⇒ This GW is not considered to have any potential capacity for new development from a GW perspective.

Figure 2.3 - Location of Promoted Site



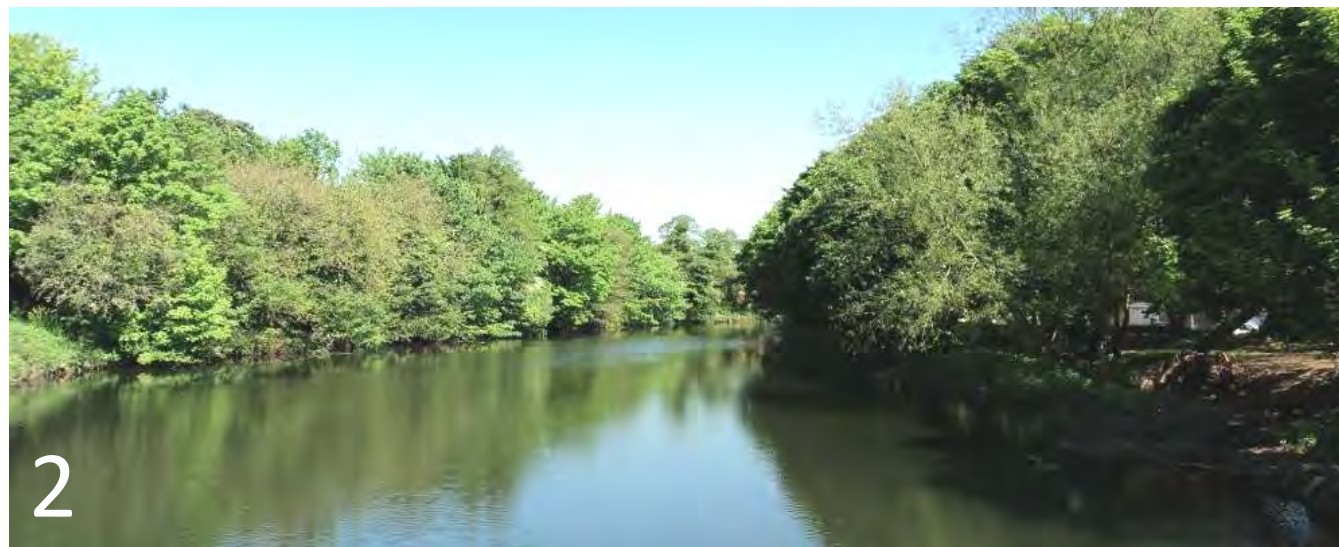


Figure 2.4 - Upper Derwent Valley Green Wedge



Allestree / Mackworth / Markeaton Brook:

7.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Mackworth and Allestree, contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area. This GW contains Markeaton Park which serves a citywide catchment and is one of the city's most important recreational spaces;
- ⇒ The GW is an important part of the floodplain for Markeaton Brook. It provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It forms part of the setting of the Markeaton conservation area and abuts the protected setting of Kedleston Hall and historic gardens;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The allotments within the GW provide an opportunity for local food production;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents;

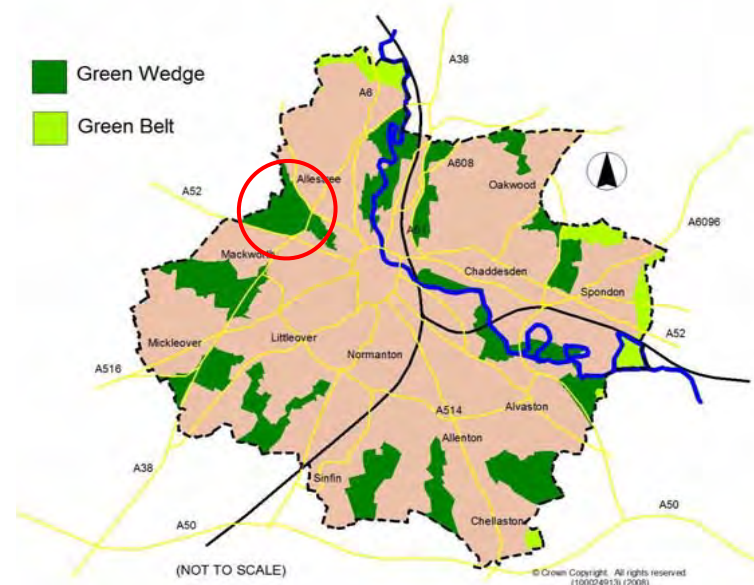
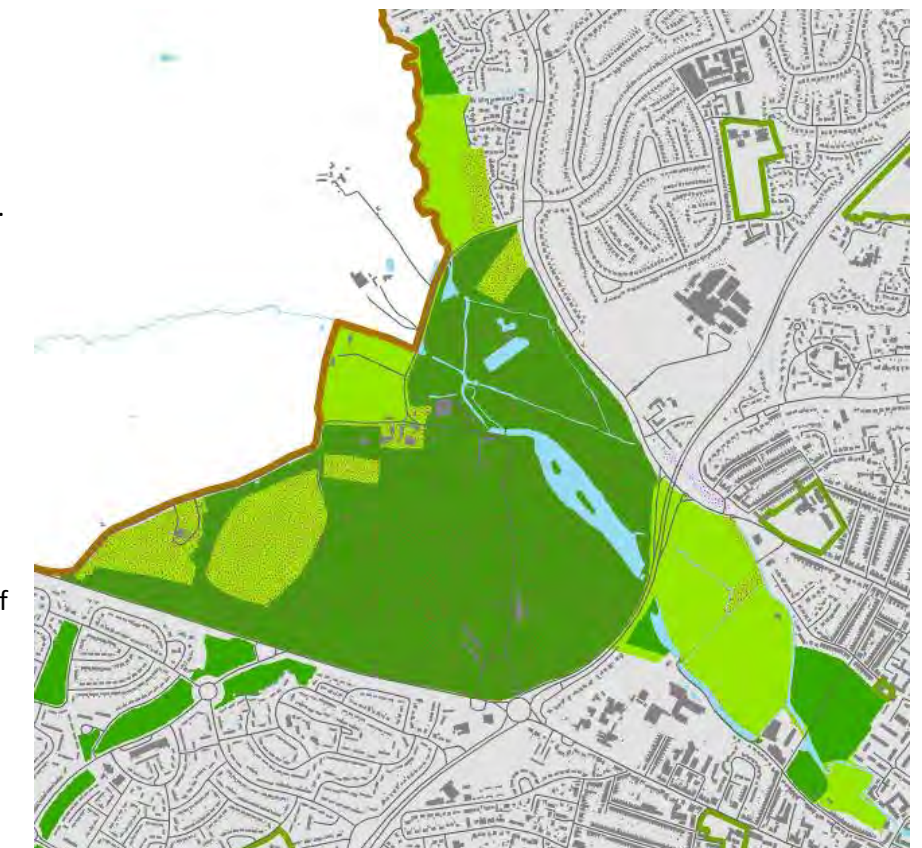


Figure 2.5 - Location of Green Wedge

What are the key characteristics?

- 7.2 The GW is located in the west of the city, to the north-west of the city centre between the residential neighbourhoods of Mackworth to the south-west and Allestree to the north-east. The south-western tip of the Darley area surrounds the eastern section of the GW. In total, the GW covers approximately 130 hectares of land or 1.7% of the land area of the city.
- 7.3 Mackworth and Allestree are two distinct neighbourhoods with very different characters and identities. Mackworth is a large residential estate, built in the 1950s. It is characterised by Council housing and large areas of public open space. Allestree is more diverse area in terms of townscape and contains a number of areas of historic and mature character.
- 7.4 The GW generally follows the line of the Markeaton Brook system, which flows from Amber Valley into the city centre. The GW penetrates approximately 1800 metres into the built area of the city and is roughly triangular in shape. The GW is relatively flat, although the southern edge of Markeaton Park rises steeply towards the A52. The GW is bisected by the A38 which runs from north to south through the GW. This splits the GW into two distinct areas to the east and west.
- 7.5 The western area is defined by the A52, Kedleston Road, A38 and Markeaton Lane. These provide strong and logical boundaries.
- 7.6 The eastern section of the GW is defined by the rear of residential gardens along Markeaton Street, the Britannia Mill complex and the A52 to the south and by the rear of residential properties on Watson Street and Kedleston Road to the north. Definition in this area is not quite as strong as the western section.
- 7.7 The existing boundaries of the GW are clearly still the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.
- 7.8 The western part of the GW is generally regular in shape, with an excellent width and no areas of obvious narrowing. The area includes Markeaton Park and the Mundy Play Centre, the Crematorium and allotment gardens fronting onto Kedleston Road.
- 7.9 Markeaton Park includes public parkland and the former orangery and stable block of Markeaton Hall, which are now used as a café and workshops and are covered by a conservation area designation. The parkland also includes a number of formal recreational uses such as football, cricket and rugby pitches, tennis courts, a wheeled sports area, putting green, pitch and putt course, crazy golf course, fishing lake and play facilities. It also has a number of routes for pedestrians, cyclists and horse riders.
- 7.10 The majority of the parkland area is classed as a nature conservation site and is one of the two parks that serve a citywide catchment in the city. There are a number of buildings scattered within the park and more generally in the western part of the GW. These include the maintenance sheds close to the southern entrance of the park, the farm buildings and garden centre to the north and the crematorium in the western most point of the GW.
- 7.11 A Markeaton Park Masterplan is currently being developed using Heritage Lottery and BIG Lottery funding. The masterplan will suggest ways of improving the historic gardens, stable block, craft village, lakes, ponds, footpaths and Mundy Play Centre. It will also set out an Activity Plan to increase opportunities for people to get involved with the active management of the park. The City Council will be bidding for additional funding in September 2012 in order to help implement the proposals.

Figure 2.6 - Allestree / Mackworth / Markeaton Green Wedge



- 7.12 The parkland also forms part of the floodplain of Markeaton Brook which runs from west to east through the GW. It provides important flood capacity, helping to protect the city centre from significant flood events.
- 7.13 Beyond the western boundary of the GW, the landscape opens out into estate farmland surrounding the villages of Mackworth, Kedleston and Lower Vicarwood within Amber Valley. The area has a high landscape value and is characterised by gently rolling lowland with mixed farming and estates. Kedleston Hall and its historic gardens are located to the west of the GW within Amber Valley. The setting of the Hall and gardens is protected by a policy in Amber Valley Borough Council's Local Plan. The extent of the protection Policy ends at the city boundary along Markeaton Lane.
- 7.14 The eastern part of the GW is characterised by a diverse range of uses, including the playing fields at the former Sturgess School site, allotments and public open space. It is also characterised by the University of Derby. The Pybus Street and Britannia Mill facilities are located around the edge of the GW, creating a high level of activity around this part of the GW during term time. The main Kedleston Road campus is also located just to the north of the GW boundary.
- 7.15 The eastern part of the GW is less regular in shape and is relatively narrow, particularly around Britannia Mill and the eastern tip around Markeaton Leisure Gardens. Mackworth Road crosses Mackworth Rec. from south to north providing permeability across the GW.
- 7.16 In the past there has been pressure for development within the GW on the former Sturgess Fields sites, including a new roadway to link University facilities. However, two out of the three fields have now been designated as having village green status.

Have there been any significant changes to the Green Wedge since it was defined?

- 7.17 There have not been any significant developments within the GW since it was originally defined, apart from sections of the former Sturgess School fields being designated as village greens. However, there have been a number of significant developments around the edges of the GW including:
- ⇒ University of Derby Campus, Pybus Street;
 - ⇒ Extension to Britannia Mill;
 - ⇒ Residential development on the former Ashbourne Road allotments;
- 7.18 None of the developments in areas surrounding the GW have compromised its function or increased the vulnerability of any areas.

Can any additional land be included?

- 7.19 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

- 7.20 Yes. The GW is a valuable community resource and provides many vital roles and functions, including the separation of the distinct neighbourhoods of Mackworth and Allestree, in line with the original role that was set out when the GWs were originally defined.
- 7.21 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

- 7.22 Yes. A strategic site within Amber Valley has been promoted on land to the west of Markeaton Lane. Development of the entirety of the promoted site would completely block off the mouth of the GW and would reduce the extent to which open countryside is able to flow into the urban area. It would also contribute to the coalescence of Mackworth and Allestree.

Have any potential development sites been promoted within the Green Wedge?

- 7.23 No sites within this GW have been promoted for development.

7.24 Overall Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ This GW is not considered to have any potential capacity for new development from a GW perspective.



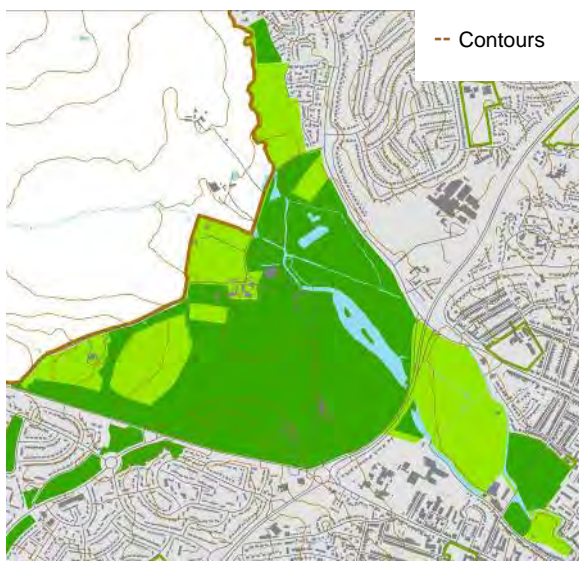


Figure 2.7 - Allestree / Mackworth / Markeaton Brook Green Wedge



Mickleover / Mackworth:

8.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Mackworth and Mickleover, contributing to their separation, character and identity and enhancing the urban structure of the city. To a lesser extent it also helps to separate Mickleover from the Manor / Kingsway site in Littleover to the east;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area;
- ⇒ The GW is an important part of the floodplain for Bramble Brook. It provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage.
- ⇒ The GW accommodates educational establishments and associated playing fields, including Murray Park Secondary School and the former Mackworth College site which has now been vacated;
- ⇒ It is a green lung within the city helping to mitigate the impacts of climate change;
- ⇒ It provides a buffer around the major A38 junctions in order to help protect residential amenity;
- ⇒ The allotments within the GW provide an opportunity for local food production;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

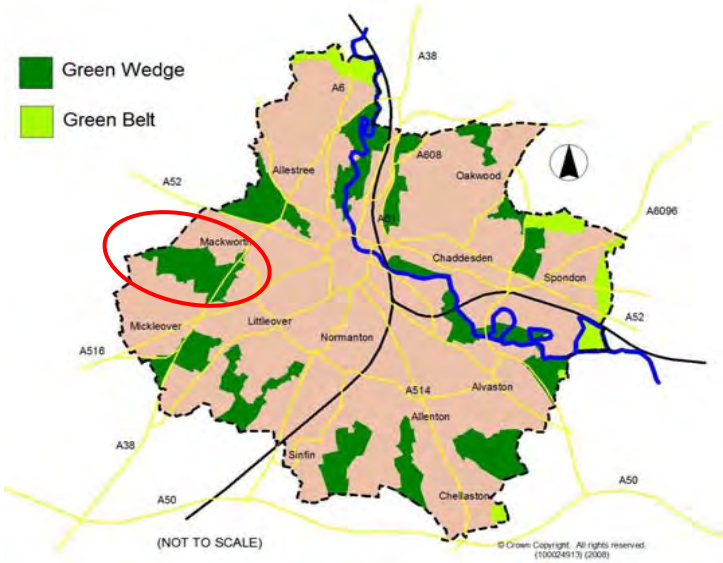


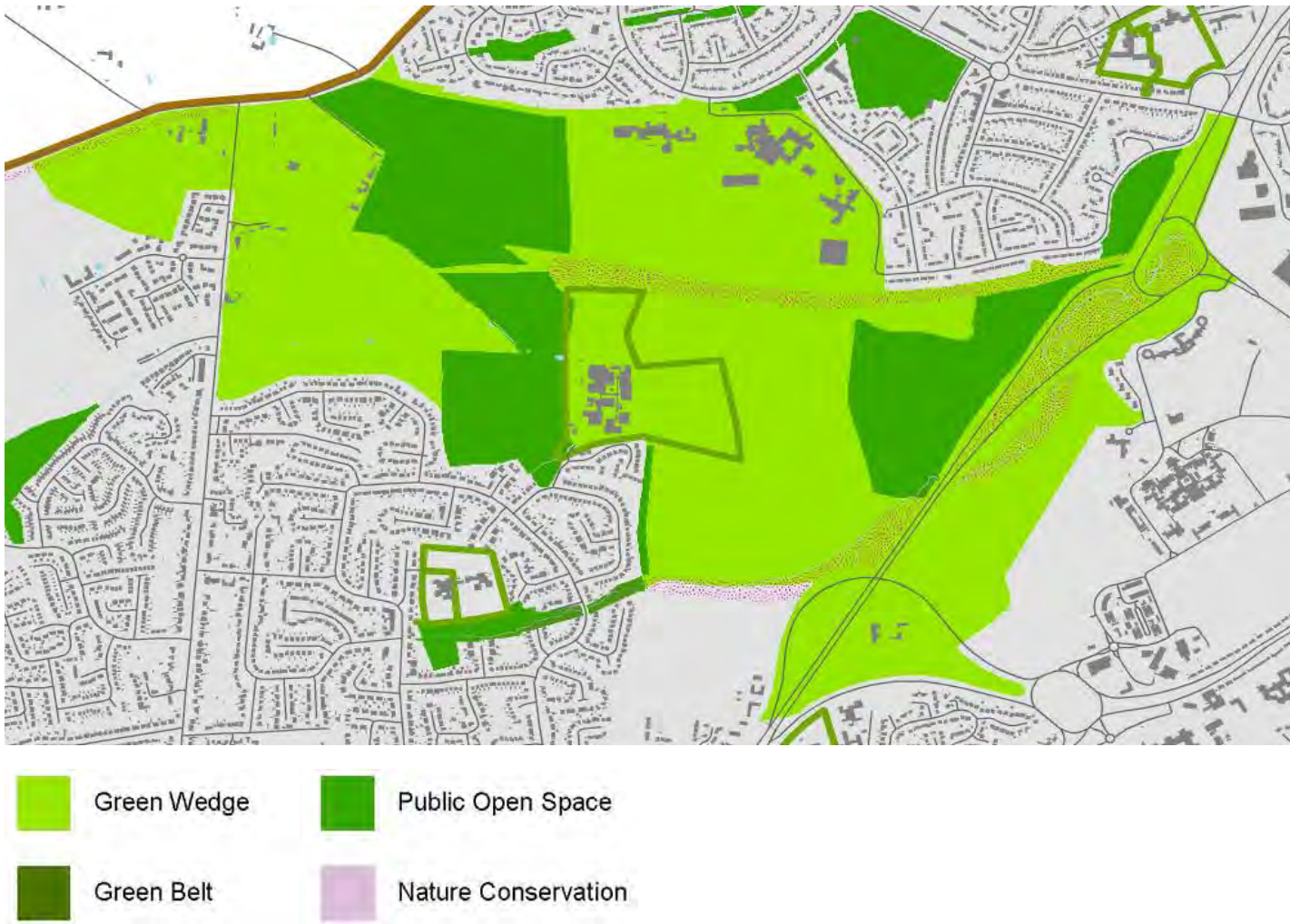
Figure 2.8 - Location of Green Wedge

What are the key characteristics?

- 8.2 The GW is located in the west of the city between the neighbourhoods of Mickleover to the south and Mackworth to the north. Radbourne Lane forms the western boundary whilst the site of the former Manor and Kingsway Hospitals forms the eastern boundary of the GW. In total, the GW covers approximately 163 hectares of open land or 2% of the land area of the city.
- 8.3 The GW is irregular in shape and runs from the city boundary in the west to the A38 in the east. The A38 runs through the GW from south-west to north-east. The existing allocation 'washes over' two major junctions of the A38 at Kingsway and Markeaton Island.
- 8.4 It penetrates approximately 1800 metres into the built area of the city, generally following the line of the former Great Northern railway line which runs through the centre. The topography of the GW is generally flat and gently undulating in places.

- 8.5 The GW maintains a reasonable and consistent width from east to west, although the eastern edge is wider, taking in the A38 junctions. The narrowest part of the GW is around the mouth, close to Mickleover Sports Club. There are no other areas of obvious narrowness or vulnerability.
- 8.6 The GW is generally defined by the rear of residential properties to the south and north. The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a logical and defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.
- 8.7 Land to the north of the former Bishop Lonsdale campus site is slightly inset from the rest of the GW. It could be argued that some of this land does not contribute towards the separation of Mackworth and Mickleover. However, this land plays an important role in separating the Mickleover area from the former Manor / Kingsway hospital sites to the east. The former hospital sites are likely to be redeveloped for a mixed use scheme including residential and business uses. Therefore it is important to retain this open and undeveloped land within the GW to provide separation. This area is also due to be set out as public open space as part of the redevelopment of the former campus site.
- 8.8 The western end of the GW is predominantly used for agricultural purposes and includes Moorcroft Farm and associated buildings. Mickleover Sports Club is located in the north-west of the GW to the north-west of the farm buildings. The Club includes football and cricket pitches and some built development such as a clubhouse, floodlights and terracing alongside the football pitch. This ancillary development reduces the openness and undeveloped character of this part of the GW but clearly has recreational benefits.

Figure 2.9 - Mickleover / Mackworth Green Wedge



- 8.9 The former Mackworth College site is located in the north of the GW, off Prince Charles Avenue. The site is no longer in use as a college and many of the buildings are currently being demolished to make way for new residential development. The site, covering the footprint of the original buildings, will eventually deliver 216 new dwellings, some of which have already been constructed. Sports buildings and facilities on the west of the site are likely to be retained. The site was granted planning permission in line with Policy E2 which allows for the redevelopment of surplus educational uses. There may be a case to realign the boundary of the GW in this location to take account of the new development.
- 8.10 Other uses within the GW include Murray Park Secondary School and its associated playing fields, public open space, including a BMX track and allotments. There are also areas of proposed open space, the protected route of the former Great Northern railway line, the site of a proposed cemetery and various nature conservation sites. Part of the former railway line is used as a cycle path. There is a plan to extend the cycle path to link to Station Road and Etwall to the west, although this is yet to be implemented.
- 8.11 The different uses within the GW are separated by well-vegetated field boundaries and hedgerows which reduce the openness of the GW, particularly in summer, but provide a pleasant and attractive environment and wildlife habitats. There are a number of designated nature conservation sites within the GW, including the dismantled railway route and the margins of Bramble Brook. There is a good network of footpaths and cycle paths providing accessibility across the GW.
- 8.12 Beyond the western boundary of the GW the landscape is characterised by settled farmlands. The farmlands are characterised by a gently rolling, lowland, dairy farming landscape. Tree cover is defined by scattered hedgerow trees, lines of trees along watercourses and the occasional small woodland. There is a dense network of country lanes connecting villages such as Radbourne and Dalbury, helping to create a well settled landscape. This land also forms part of the setting of the listed Radbourne Hall to the west of the city boundary.

Have there been any significant changes to the Green Wedge since it was defined?

- 8.13 The most significant changes to the GW have included the redevelopment of the former Mackworth College site, the development of ancillary buildings at the Mickleover Sports site and new developments at Murray Park Secondary School. As noted above, there may a case to review the boundaries of the GW around the former Mackworth College site to take account of the redevelopment of the existing buildings.
- 8.14 The boundaries around the Mickleover Sports site do not need reviewing. Whilst the built development related to the sports club reduces the openness of the GW, the buildings are generally small scale and ancillary to the open use as a sports club, in line with existing Policy. However, this part of the GW is particularly sensitive due to its proximity to the axis.
- 8.15 The boundaries of the GW were amended through the CDLPR to allow redevelopment at the former Bishop Lonsdale campus site. The CDLPR Inspector supported the allocation of the site for residential development and considered that the loss of the GW could be accommodated without serious harm to its function and character.
- 8.16 Since the GW was defined, there has also been new residential development at the northern end of Station Road. It could be argued that some of the land within the GW, to the west of the new development, no longer fulfils the function of separating Mickleover and Mackworth or allows countryside to penetrate the urban area. This is considered in the analysis of the Hackwood Farm site.

Can any additional land be included?

- 8.17 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

- 8.18 Yes. The GW accommodates a wide variety of existing and proposed uses and performs well in terms of recreation and conservation objectives. The GW provides many vital functions, including the separation of the distinct neighbourhoods of Mackworth and Mickleover, in line with the original role that was set out when the GWs were originally defined.
- 8.19 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have housing sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

- 8.20 Yes. Land outside of the city boundary, to the west of Radbourne Lane, within Amber Valley, has been promoted for housing development. Part of this site is an allocation in Amber Valley's Local Plan and has planning permission for 600 dwellings. Development of the permitted site alone would maintain the principle of the GW outside of the city boundary. Development of the wider promoted site could potentially block off the mouth of the GW, depending on the exact layout of the development.

Have any potential development sites been promoted within the Green Wedge?

- 8.21 Yes. Six potential housing sites have been promoted within this GW.

SHLAA References 160 and 147 - Former Mackworth College:

- 8.22 The former Mackworth College site has planning permission for the construction of 216 new dwellings on the footprint of the original buildings. Impact upon openness and function is likely to be minimal as development is restricted to the footprint of the original buildings.
- 8.23 A further extension into the GW has also being promoted to the Council. The promoted site extends southwards from the line of the existing buildings, out into the open GW as far as the former Derby to Etwall railway line. The promoted site includes flat and open land that was previously used as playing fields associated with the college.
- 8.24 The potential extension is thought to have a capacity of approximately 250 dwellings and could provide an opportunity to help retain and enhance some of the existing sports facilities that are on site. However, any loss of playing pitches will need to be taken into consideration.



- 8.25 The area with planning permission partially wraps around the extension site, meaning that land in close proximity of the permission site could potentially be developed without significantly impacting upon the GW. Development of areas of the site further away from the land with permission, further out into the GW, will have a greater impact, particularly development in the south-western corner of the promoted site, which is one of the most sensitive areas. Development in this area would significantly narrow the GW and impact upon the ability of the GW to fulfil its role of separating Mickleover and Mackworth due to proximity to the axis. It

would also be a significant and prominent intrusion into the GW that would seriously undermine the openness and undeveloped character. Nonetheless, development of this area would be well related to the existing urban area (once the permitted site is constructed), would not impact upon the mouth of the GW and could partially utilise existing boundaries (the former railway line).

- 8.26 In light of the above there may be some scope for some new development on areas of the promoted site closer to the land with permission and away from the south-western corner, whilst still maintaining the principle of the GW. However, development would still clearly impact upon the GW in terms of narrowing and loss of openness. The site may also be clearly visible from long range view points in Littleover and Mickleover.
- 8.27 The site as promoted intrudes too closely to the axis of the GW, which is the most sensitive part. There may be an opportunity to round off the promoted site around the south-western corner to reduce the impact upon the axis. Alternatively, the site could be laid out so that open space is located in the more sensitive areas of the promoted site. If the site was trimmed down to take account of the GW issues, the capacity is likely to be reduced to in the region of 200 dwellings.
- 8.28 This site has not been promoted in the past as it was part of the operational area of the college. Therefore there is no relevant inquiry history related to this site.

SHLAA Reference 20 - Mickleover Sports, Station Road:

- 8.29 The site of Mickleover Sports Club on the corner of Station Road and Radbourne Lane has been promoted as a potential housing site. The promoted site has a potential capacity of up to 200 new dwellings.
- 8.30 The site is predominantly greenfield and is mainly in use as open sports pitches with some ancillary buildings and structures related to the sports club.
- 8.31 Development of the promoted site would be very damaging and would involve development of a very sensitive part of the GW, either side of the axis. It would block off the mouth of the GW and restrict the extent to which open countryside is able to penetrate the urban area. The principle of the GW would be undermined by the development of this site.
- 8.32 The existing ancillary structures and buildings related to the sports club have some impact upon the openness of the GW, although the open sports uses help to maintain the overriding feeling of openness. Development for residential uses would significantly reduce the level of openness in this part of the GW and would be unrelated to the existing urban area. Ultimately, development would contribute to the coalescence of Mickleover and Mackworth.
- 8.33 The entirety of the site contributes towards the function of the GW and therefore it is not possible to develop any of the site for residential development without undermining the principle of the GW.
- 8.34 This site has not been promoted in the past, therefore there is no relevant inquiry history related to this site.

SHLAA Reference 21 - Onslow Road / Station Road :

- 8.35 A potential housing site on the corner of Onslow Road and Station Road has been promoted to the Council. The site is entirely within the GW and would involve development between the rear of properties on Onslow Road and the former railway line to the north. A field boundary defines the eastern side of the site. The whole of the promoted site is allocated as proposed public open space in the CDLPR. Development of this site may provide

Figure 2.11 - Location of Promoted Site



an opportunity to implement some of the proposed public open space. The promoted site has a potential capacity of up to 80 new dwellings.

- 8.36 It is worth noting that fields to the east of the site have also been promoted as a potential development site. See SHLAA Reference 27.
- 8.37 The development of this site in isolation would cause an irregular incursion into the GW. If it was to be developed along with the promoted site immediately to the west off Onslow Road, the boundary would form more of a logical extension and continuous line of development.
- 8.38 Development of this site would clearly narrow the GW and reduce the extent to which Mickleover and Mackworth are separated. However, new housing on the western side of Station Road has reduced the contribution of this part of the GW in terms of separation. Clearly, development of this site would not protrude any further towards Mackworth than the existing housing to the west.
- 8.39 Development could be quite prominent due to the topography of the site which rises from north to south. The route of the former railway line has significant tree cover and there are established hedgerows surrounding the site. This limits the feeling of openness across the site. Development of the site would further reduce openness but the additional impact of the development may not be hugely significant. Development of the site would not impact upon the mouth of the GW.
- 8.40 This site has not been promoted in the past, therefore there is no relevant inquiry history related to this site.
- 8.41 There may be some scope to develop this site, although there will be an impact in terms of narrowing and visual amenity. It would be logical to consider this site alongside the promoted site to the east, in order to provide a more comprehensive scheme and less intrusive form of development. However, the cumulative impact of development on the northern side of the GW is a major consideration.
- 8.42 Development of the site may provide an opportunity to extend the Derby to Etwall cycle path, utilising the route of the former railway line and open up access to areas of existing open space

Figure 2.12 - Location of Promoted Site



SHLAA Reference 27 - Onslow Road:

- 8.43 A site to the north of Onslow Road has been promoted to the Council. It is adjacent to another promoted site to the west, on the corner of Onslow Road and Station Road. The whole of the site is allocated as proposed public open space in the CDLPR. Development of this site may provide an opportunity to implement some of the proposed public open space. The promoted site has a potential capacity of up to 300 new dwellings.
- 8.44 Development of the site could provide a logical extension of the urban area of Mickleover, if it is built out alongside the promoted site to the west, fronting

Figure 2.13 - Location of Promoted Site



Station Road. However, as currently promoted, the site would be an irregular and significant intrusion out into the centre of the GW. The north-eastern part of the promoted site would intrude towards the axis of the GW which is the most sensitive area, causing significant narrowing and undermining the primary functions of the GW.

- 8.45 The north-eastern area of the promoted site is also an issue when considered alongside the promoted site at Mackworth College on the north side of the GW. Development of both of these sites as promoted would create a significant pinch point in the centre of the GW that would undermine the primary function of the GW and is unlikely to be acceptable.
- 8.46 Development could be quite prominent due to the topography of the site which rises from north to south. The route of the former railway line has significant tree cover and there are established hedgerows surrounding the site. This limits the feeling of openness across the site. Development of the site would further reduce openness but the additional impact of the development may not be hugely significant. Development of the site would not impact upon the mouth of the GW.
- 8.47 There may be some scope to develop this site, although the exact extent of the site will need to be reconsidered in order to limit the impact upon function. If development was rounded off on the north-eastern corner it may be more acceptable from a GW perspective. However, there will undoubtedly be an impact in terms of narrowing and visual amenity. It would be logical to consider this site alongside the promoted site to the west, in order to provide a more comprehensive scheme and less intrusive form of development. If the two sites are looked at comprehensively and rounded off to create a more acceptable form of development, the combined sites are likely to have a capacity of in the region of 200 new dwellings.
- 8.48 This site has not been promoted in the past. Therefore there is no relevant inquiry history related to this site.
- 8.49 Development of the site may provide an opportunity to extend the Derby to Etwall cycle path, utilising the route of the former railway line and open up access to areas of existing open space to the east.

SHLAA Reference 18 - Hackwood Farm, Radbourne Lane:

- 8.50 A strategic level urban extension to the city has been promoted to the City Council and South Derbyshire District Council. The land at Hackwood Farm straddles the city boundary.
- 8.51 The promoted site would involve development of land between Radbourne Lane, the city boundary and the former railway line. Development would in effect wrap around the existing housing development at the north end of Station Road. The land within Derby has been assessed as having a potential capacity of up to 600 dwellings. The majority of the land within the city boundary is not allocated for any particular use. However, about a quarter of the promoted site is within the GW within the city.

Figure 2.14 - Location of Promoted Site



- 8.52 Development of the entire promoted site within the GW would significantly narrow the mouth of the GW, partially blocking it on the western side. This would limit the feeling of openness and undermine the extent to which open countryside is able to penetrate the urban area. It would also involve development of a sensitive part of the GW, close to the axis and undermine the extent to which the GW separates Mickleover and Mackworth. However, it may not be necessary to maintain the entire GW in this location in order to retain the overall principle.

- 8.53 Development of the new housing to the west of Station Road has slightly inset some of the GW land to the west. This means that some of the land no longer contributes to the separation of Mickleover and Mackworth. There may be a case to re-align the GW in this area to take account of this.
- 8.54 The promoters of the site have suggested that the majority of the land within the GW could be used for open uses such as sport and recreation, in line with the existing Policy. There may be an opportunity to re-align the GW, taking account of the proposals whilst securing improvements to the remaining areas of the GW, such as the removal of the former nursery buildings at the northern end of Station Road.
- 8.55 If this promoted site was to be developed either including the GW or not it would form a northward extension to the suburb of Mickleover which in itself would not be harmful. However the existing GW would become narrower.
- 8.56 This site was considered at the CDLPR Inquiry. However, the Inspectors Report does not make reference to the impact of the site upon the GW.
- 8.57 **Overall Conclusion:**

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ Development of the Mickleover Sports site would lead to an unacceptable level of impact upon the GW in terms of the extent to which it would lead to the coalescence of Mackworth and Mickleover and would block off the mouth of the GW, stopping countryside from flowing into the city. This site does not have any potential capacity for new development from a GW perspective. This area is shown as area A on Figure 2.15.
- ⇒ There may be an argument to redefine the GW to the west of the housing at the northern end of Station Road. Some of this land is now inset and makes limited contribution towards GW function. This will need to be considered in more detail through the Site Allocations Document, although an indicative re-alignment of this area is shown as area B on Figure 2.15.
- ⇒ There may be some potential scope to release additional land on either side of the GW at the former Mackworth College site and at Onslow Road / Station without undermining the overriding principle of the GW. As currently promoted, the sites in these locations would lead to an unacceptable level of narrowing and would create a pinch point in the centre of the GW. If development could be 'rounded off' on both sides it may overcome some of the major concerns, although there would clearly still be narrowing of the GW. Figure 2.15 gives an indication of how the sites could be rounded, to provide a more acceptable form of development, although the revised boundaries are purely indicative. Development in these area could potentially contribute towards enhancements in remaining areas of the GW including improved accessibility to public open space.

Figure 2.15 - Indicative Potential

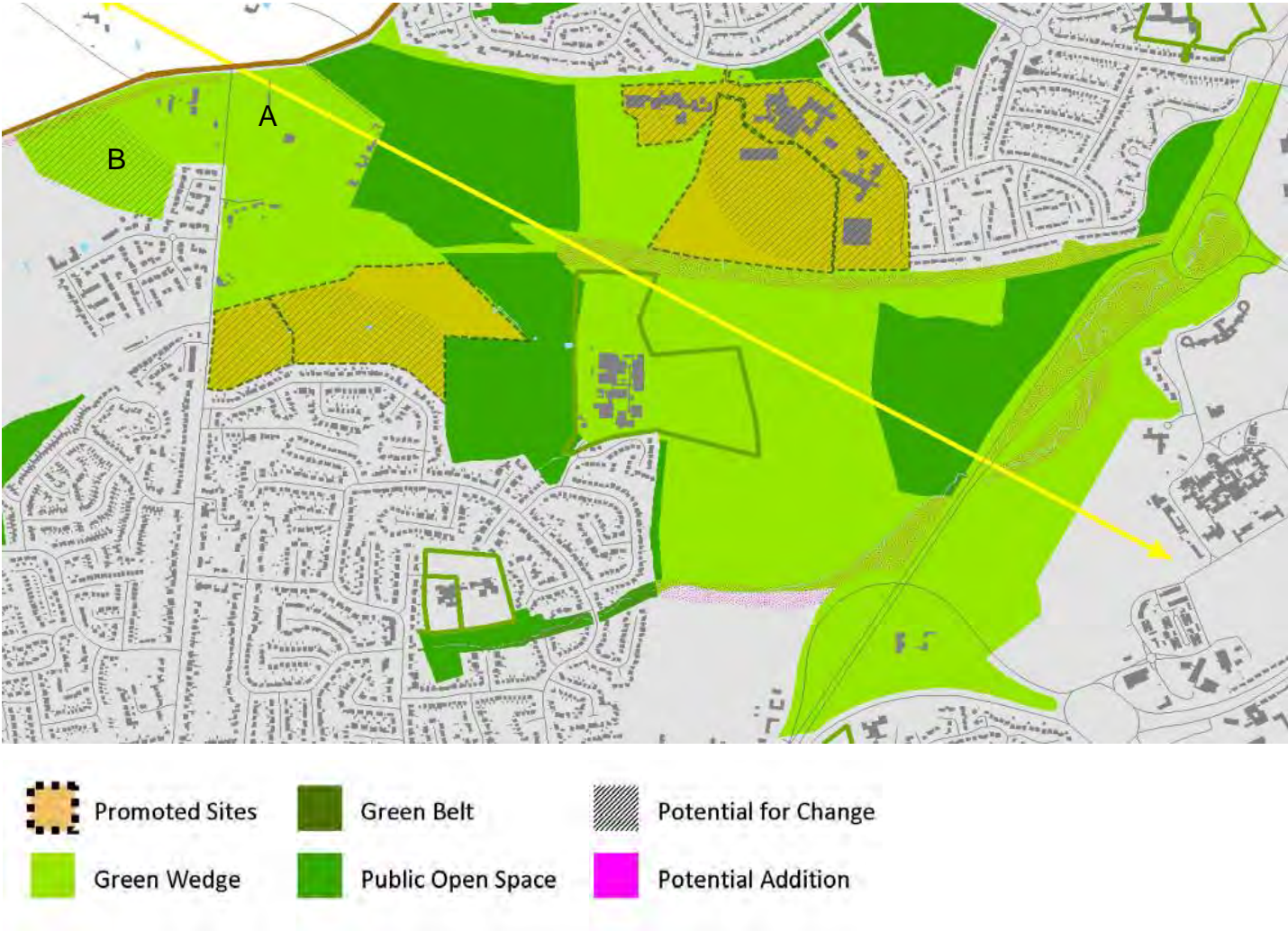
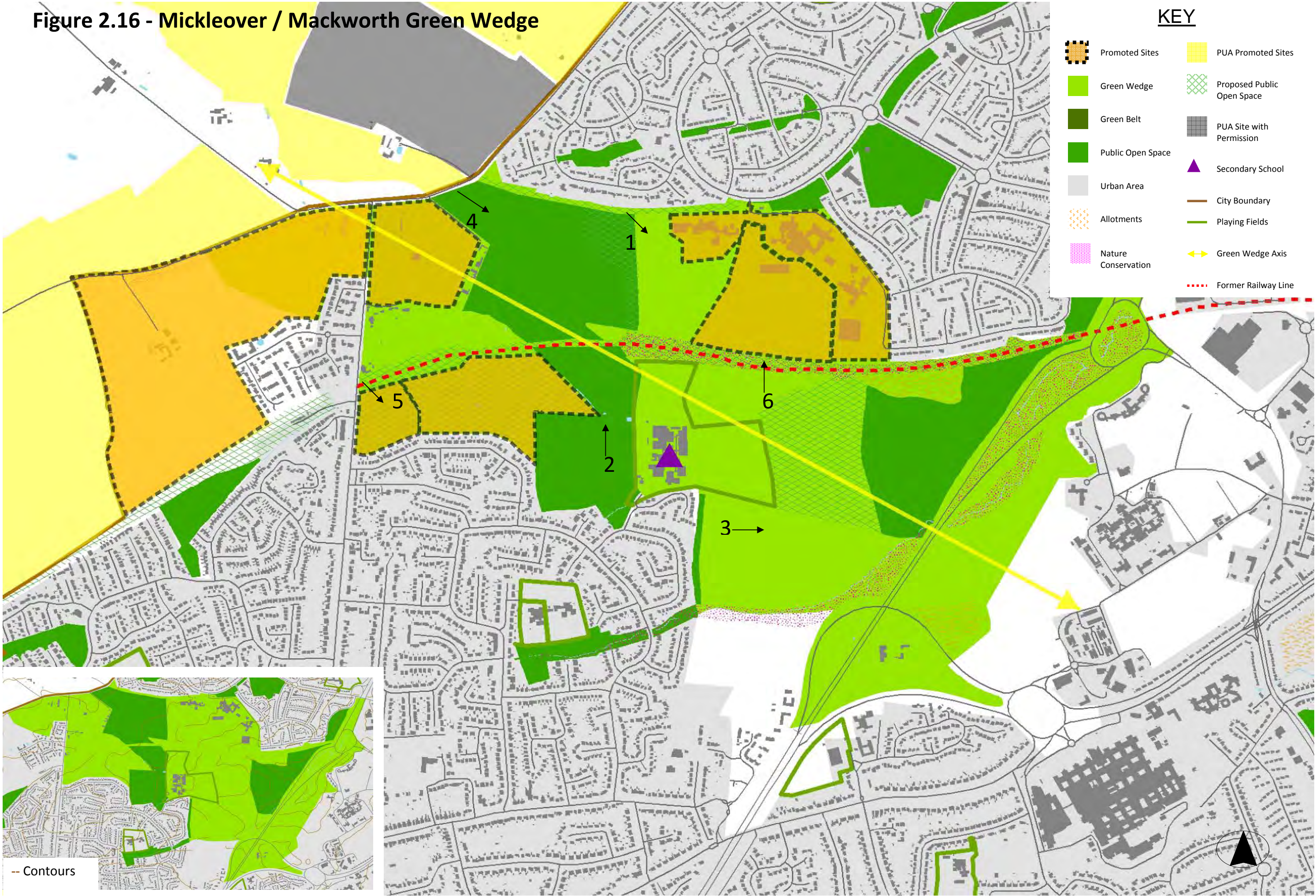




Figure 2.16 - Mickleover / Mackworth Green Wedge



Mickleover / Littleover:

9.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Mickleover and Littleover, contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area. It accommodates the only private 18 hole golf course in the city;
- ⇒ The GW is an important part of the floodplain for Hell Brook. It provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ The GW accommodates educational establishments and associated playing fields, including Littleover Secondary School;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ It provides a buffer around the A38 / A516 junction in order to help protect residential amenity;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

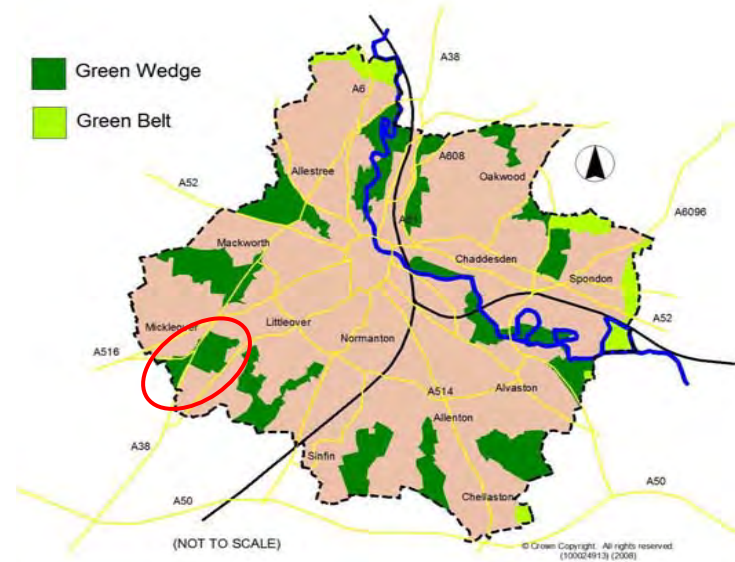


Figure 2.17 - Location of Green Wedge

What are the key characteristics?

- 9.2 The GW is located in the south-west of the city and runs from south-west to north-east. It is bordered by the Mickleover area to the north and the Littleover area to the south and is bisected by the A38 which runs through the centre of the GW from south-west to north-east. The southern edge of the GW is defined by the embankment of the A38 and the rear of residential gardens around Andrew Close and Pastures Hill. The northern edge is defined by the public open space that runs alongside Brierfield Way and by the rear of residential properties on Keats Avenue. In total, the GW covers approximately 90 hectares or 1.1% of the land area of the city.
- 9.3 The GW is a bow-tie shape, with relatively wide ends narrowing to a pinch point in the middle where the GW narrows to less than 200 metres. It penetrates approximately 1500 metres into the built area of the city from the city boundary to the heart of Littleover.
- 9.4 The boundaries of the GW are logical with strong definition particularly on the northern edge. The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a logical and defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

- 9.5 The GW is split into two sections to the east and west of the A38. The majority of land to the east of the A38 is occupied by Mickleover Golf Course and Littleover Community School and associated playing fields. The land is undulating and rises from west to east. Bunkers Wood and the meadows on the golf course are designated nature conservation sites. A former Severn Trent sewage works is located to the south of the golf course, next to Hell Brook, which flows from north-west to south-east through the GW. The sewage works are now derelict and are being promoted for residential development. The CDLPR currently allocates the land around the sewage works as proposed open space.

Figure 2.18 - Location of Mickleover / Littleover Green Wedge



- 9.6 Land to the east of the A38 does not feel well connected to the countryside due to the presence of the A38 and the elevated slip road. However, there is a public footpath that links the east and west sections of the GW.

9.7 Land to the west of the A38 is predominantly used for the grazing of livestock. This area of the GW is bisected from north to south by The Hollow. There is a row of housing that runs along the eastern side of The Hollow which reduces the openness of this area of the GW.

9.8 Land to the west of the Hollow is well related to the open countryside beyond the city boundary, within South Derbyshire. The open countryside within South Derbyshire is characterised by settled farmlands and is punctuated by a network of villages such as Findern and Willington.

9.9 Land to the west of The Hollow slopes from north-west to south-east, falling by approximately 15 metres. This also reduces the openness of this area of the GW. The landscape to the north-west of the Hollow is broken up

by the site of the former Pastures Hospital which has been redeveloped for housing and is now known as Mickleover Country Park.

Have there been any significant changes to the Green Wedge since it was defined?

9.10 The most significant changes to the GW have been related to Littleover Secondary School. There have been a number of new blocks developed in recent years and there are plans for further changes including another new classroom block. None of the new blocks have intruded into the GW beyond the existing building line and have not compromised GW function or increased the vulnerability of any areas.

Can any additional land be included?

9.11 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

9.12 Yes. The GW provides many vital functions, including the separation of the distinct neighbourhoods of Mickleover and Littleover, in line with the original role that was set out when the GWs were originally defined.

9.13 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

9.14 Links to open countryside are notably reduced by the A38 which cuts the GW in two. However, there is still a degree of connectivity between the two sections and the countryside which is worth protecting.

Have any development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

9.15 Yes. Land directly outside of the GW has been promoted for housing, as part of an extension to the Mickleover Country Park estate. Development of this site could potentially block off the GW and stop the countryside from being able to flow into the built area of the city.

Have any potential development sites been promoted within the Green Wedge?

9.16 Yes. Two potential housing sites have been promoted within this GW.

SHLAA Reference 99 - The Hollow:

9.17 A potential cross-boundary, mixed use site has been promoted on land to the west of The Hollow. The site forms part of a much larger promoted site which includes land in both South Derbyshire and Derby City as an extension to the Mickleover Country Park development. The section of the site within the city is located between the city boundary, the A516, The Hollow and Staker Lane.

9.18 The promoter considers that the city part of the site could be acceptable for either residential or employment uses. This site has been assessed as having a potential capacity of around 164 dwellings if developed for residential uses, although the broader potential for cross boundary development is much greater.

9.19 The development of this site, whether it were to include development in South Derbyshire or not, would significantly reduce the width of the GW at its mouth. Given that this GW has a very strong purpose in separating and defining the suburbs of Mickleover and Littleover, any loss or narrowing in this area would be detrimental to the primary function of the GW.

9.20 Development of the promoted site would also significantly reduce the extent to which open countryside is able to penetrate the built area of the city. It would severely block off the mouth of the GW and therefore undermine this function of the GW.

9.21 The site has a considerable downward slope from north to south and has some severe topographical changes in height, particularly near the boundary with The Hollow where the ground is significantly raised. This would make any built development in this area very visible and visually intrusive from long distance views.

9.22 The Hollow runs through this section of the GW and has some linear residential development on the eastern side, which the GW allocation washes over. This reduces the openness of the GW, but in turn increases the importance of maintaining openness to the west. The Hollow forms a distinct and logical boundary for built development within the city meaning that the promoted land is very much part of the open countryside rather than a logical extension to the built area of the city.

9.23 This site has not been promoted in the past. Therefore there is no relevant inquiry history related to this site.

SHLAA Reference 28 - Andrew Close:

9.24 A potential housing site has been promoted on land to the east of the A38. The site is a former sewage treatment works which is part previously developed and part greenfield. It is estimated that the site could potentially accommodate up to 150 dwellings.

9.25 The majority of the promoted site is designated in the CDLPR as proposed public open space. Partial development of the site could enable some of the proposed open space to be implemented, if new public open space is still required in this area.

9.26 Whilst development of the site would form a logical extension to the built area around Andrew Close, it would significantly narrow the GW at its narrowest point. However, the A38 and elevated A516 slip road already form a substantial barrier between Littleover and Mickleover. Therefore there could be case for limited narrowing of the GW without leading to a feeling of coalescence between Littleover and Mickleover.

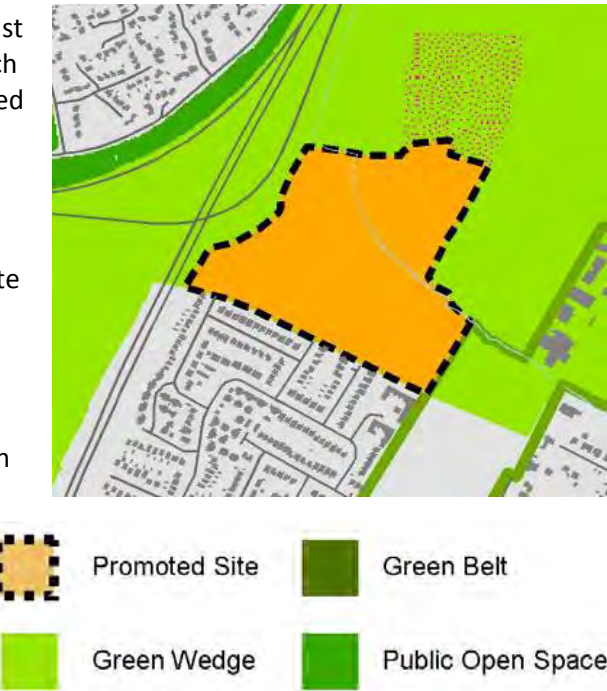
9.27 Development of the northern half of the promoted site would be a prominent intrusion into the GW and would have a serious impact upon visual amenity, particularly for residents of the existing urban area to the south. The southern half of the promoted site may be more appropriate for potential new development, although this side would still be very visible from the golf course and the A516 slip road. However, views from the slip road are generally fleeting as traffic passes by.

9.28 Development of the site would have little impact in terms of the extent to which the GW penetrates the urban area.

Figure 2.19 - Location of Promoted Site



Figure 2.20 - Location of Promoted Site



- 9.29 When the site was considered at the Inquiry for the City of Derby Local Plan, it was in relation to land on three sides of the former sewage treatment works. The Inspector went no further than to acknowledge that the boundary was well established and that there hadn't been any change in circumstances which would suggest that it should be moved.
- 9.30 At the CDLPR stage, the Inspector concluded that 'the effect of new housing, spilling down from its existing ridgeline confines, would be to present a much closer face to the view from the bridge over the A38. This would result in an apparent and significant narrowing of the GW, where it already has a natural pinch-point due to the major highway intersection, which would be particularly pronounced from within the remnant gap between the confines of new housing on rising ground and the steep roadside embankment.'
- 9.31 The Inspector also noted that the open foreground setting of much of the route from Littleover to Micklegate would be replaced with an immediate aspect of housing. Development, although not extending the built up area outward into open countryside, would represent an obvious projection into the GW.
- 9.32 **Overall Conclusion:**
- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
 - ⇒ Development of the promoted land to the west of The Hollow would have an unacceptable level of impact upon the GW in terms of the extent to which it would narrow the GW and block off the mouth, stopping countryside from flowing into the city. This site does not have any potential capacity for new development from a GW perspective;
 - ⇒ There may be potential scope to release some land to the north of Andrew Close, without undermining the principle of the GW. As currently promoted, the site would lead to an unacceptable level of narrowing and would be a prominent, visually intrusive incursion into the GW. If development could be limited to the south side of the brook it may overcome some of the major concerns, although there would clearly still be narrowing of the GW and visual impact. Development would also need to be set back from embankment of the A516 slip road for amenity reasons. Figure 2.21 gives an indication of how the site could be redefined to provide a more acceptable form of development, although the revised boundaries are purely indicative. Development in this area could potentially contribute towards enhancements in remaining areas of the GW including improved accessibility.

Figure 2.21 - Indicative Potential

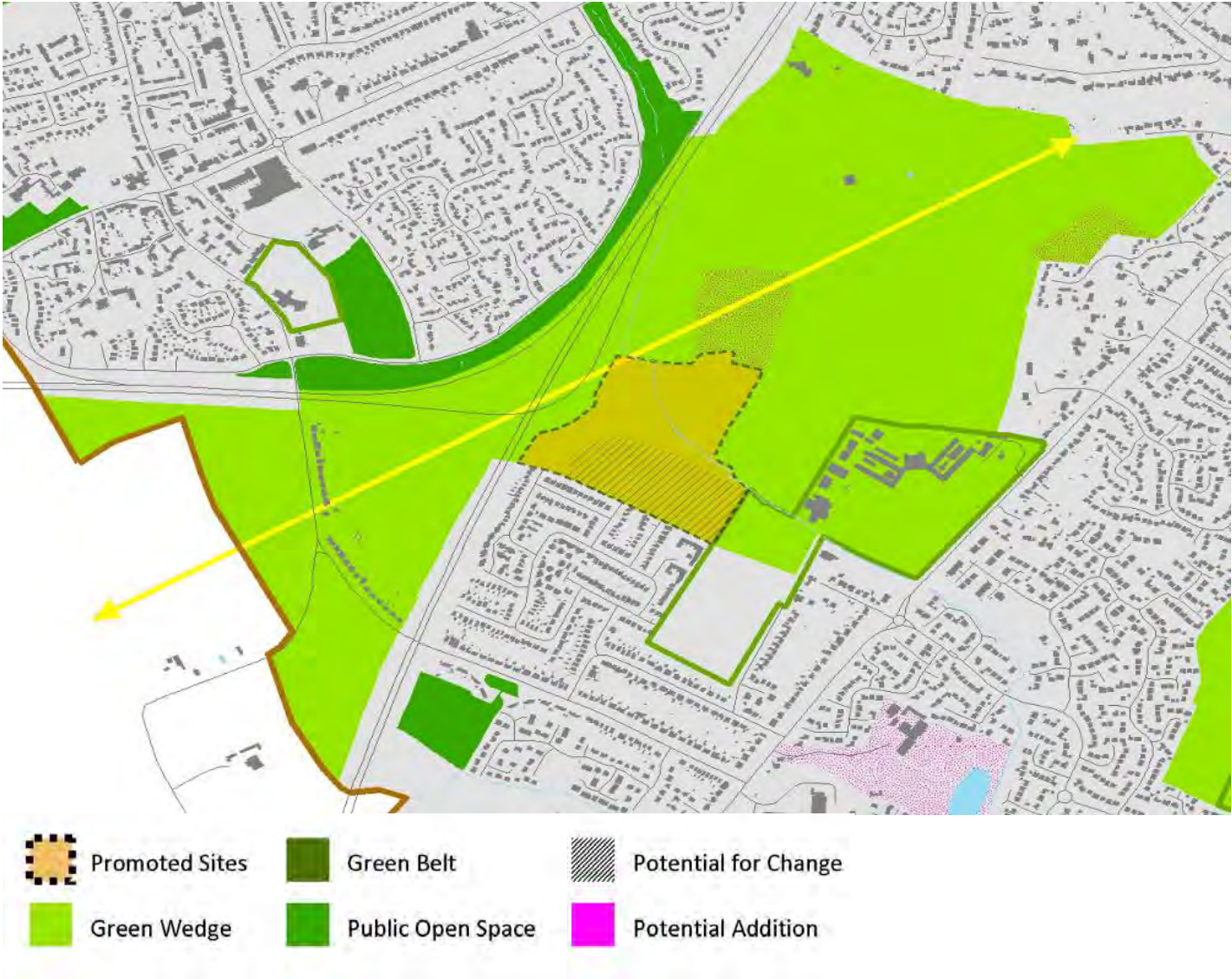
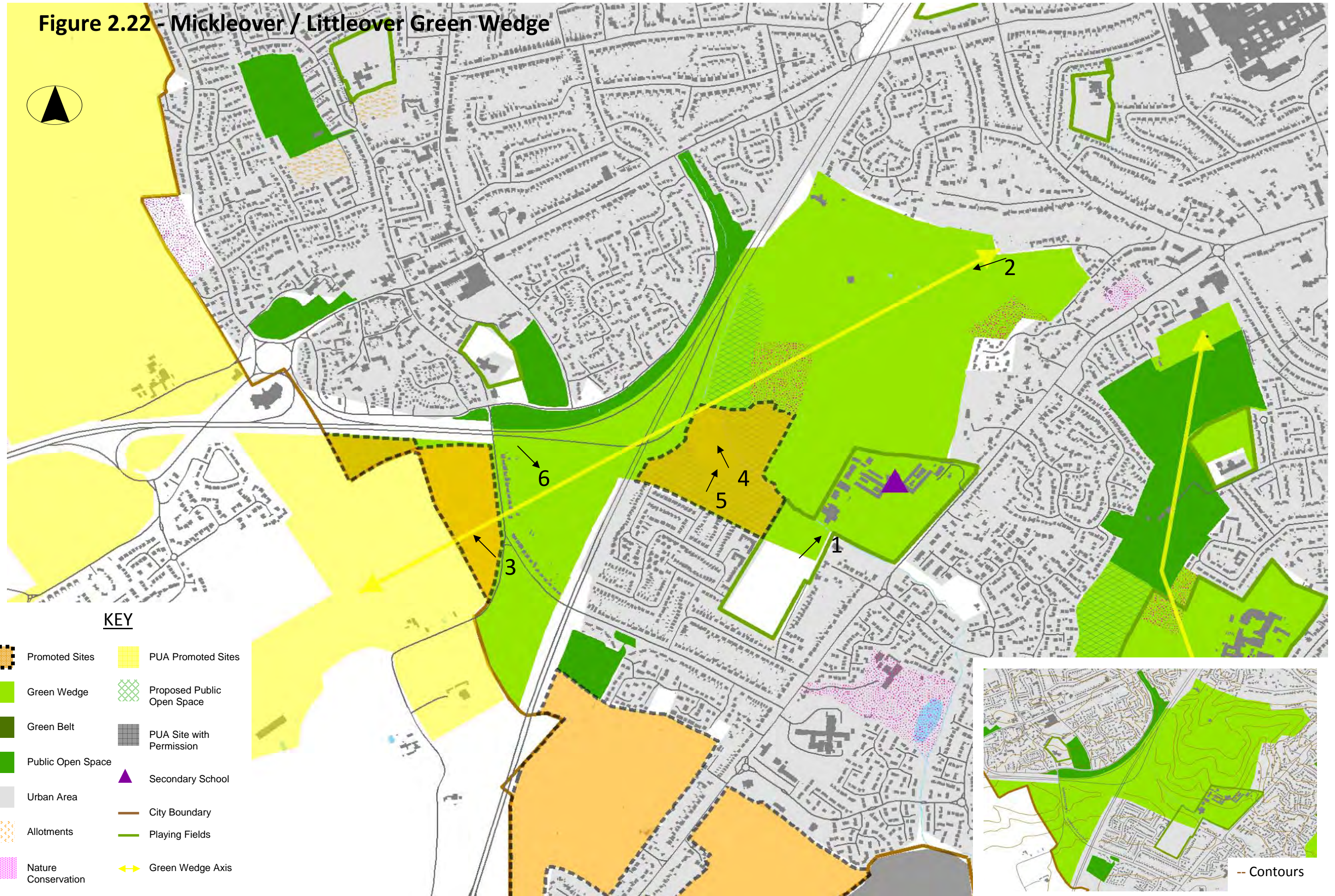




Figure 2.22 - Mickleover / Littleover Green Wedge



Littleover / Sunnyhill

10.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Littleover, Heatherton and Sunnyhill contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. The linear open spaces also provide an important wildlife corridor enabling wildlife to thrive and travel through the city;
- ⇒ The GW provides vital flood storage for Hell Brook, which runs across the southern edge. It provides space to allow water to soak away naturally, without the need for engineered solutions. It also contains a balancing pond that receives surface run-off from the Heatherton Village area;
- ⇒ The GW accommodates educational establishments and associated playing fields, including Derby Moor Secondary School;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The allotments within the GW provide an opportunity for local food production;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

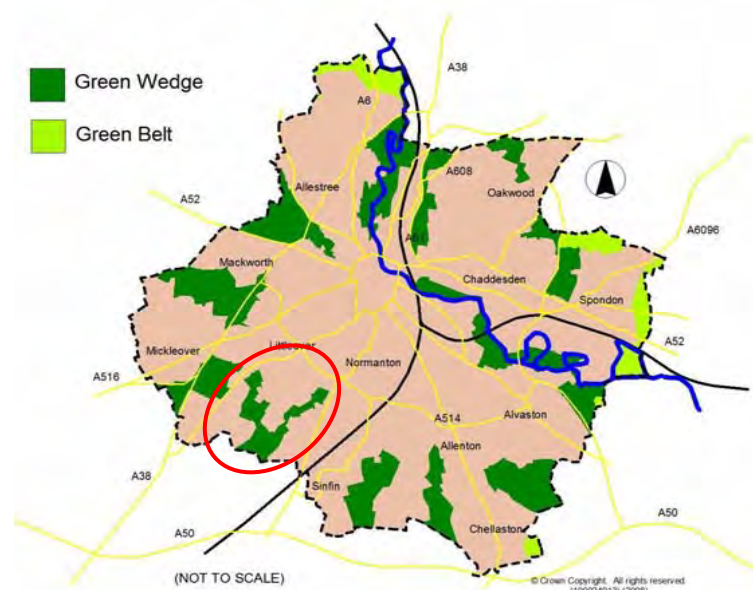


Figure 2.23 - Location of Green Wedge

What are the key characteristics?

- 10.2 The GW is located in the south-west of the city between the residential neighbourhoods of Heatherton and Littleover to the west, Sunnyhill to the east and the Blagreaves / Littleover areas to the north.
- 10.3 It is defined by the rear of residential properties in the Swanmore Road, Carlisle Avenue, Farmlands Avenue, Field Rise and Oaklands Avenue areas, whilst Moorway Lane defines the western boundary of the southern section of the GW and bisects the western arm. Blagreaves Lane bisects the eastern arm from north-west to south-east. In total, the GW covers approximately 113 hectares of open land or 1.4% of the land within the city.
- 10.4 The GW is Y shaped, with a wide southern section and two thinner arms. The arms of the GW are noticeably narrower than the southern section, particularly the eastern arm. The point at which Blagreaves Lane crosses the eastern arm is the narrowest point of the GW at less than 100 metres in width.
- 10.5 The GW penetrates approximately 2000 metres into the built area of the city. The existing boundaries of the GW are generally logical and well defined, particularly on the western edge where Moorway Lane forms a very strong boundary. The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a defensible edge. There are also no

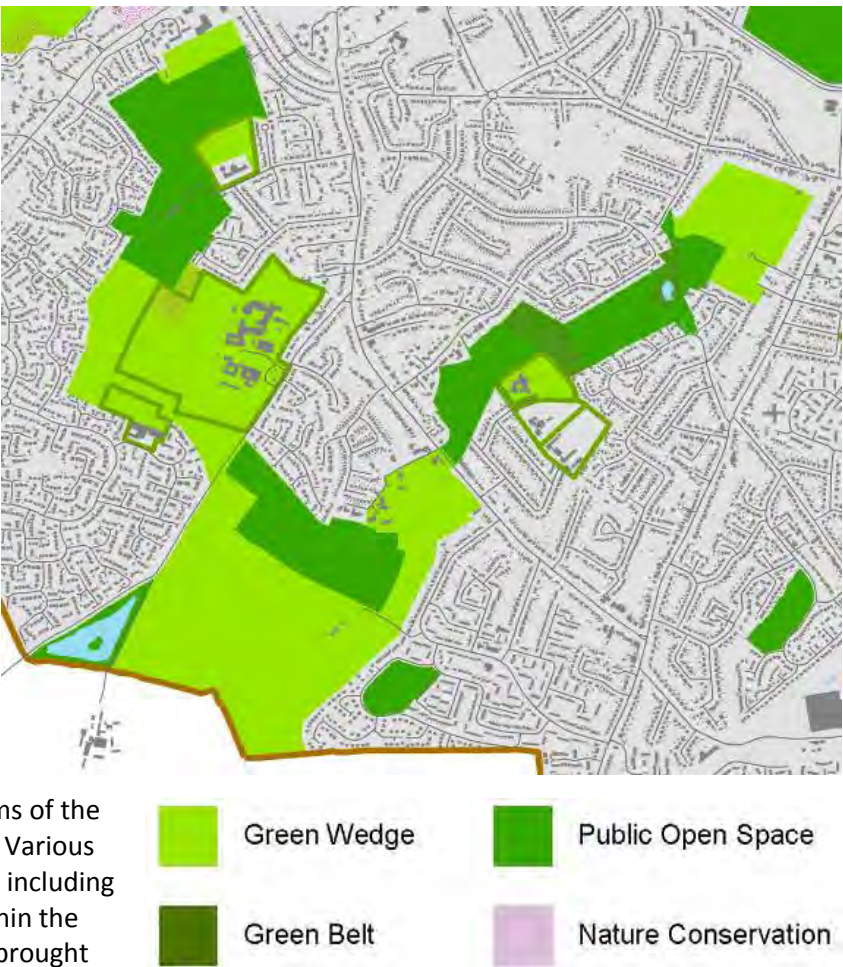
areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

- 10.6 The majority of the land in the southern section, between Moorway Lane, Oaklands Avenue and Blagreaves Lane is currently in agricultural use and has a strong sense of openness and a rural character. The CDLPR allocates the majority of this area as proposed public open space. The intention is that the new public open space will join up with existing areas to the north to form a new linear park, serving a citywide catchment. The project is yet to be implemented and the area of proposed public open space remains in private ownership.

- 10.7 The implementation of the new park remains a challenge, particularly in terms of the purchase and maintenance of the land. Various options are currently being considered, including the potential for new development within the GW to help enable the new park to be brought forward.

- 10.8 The most northern section of this part of the GW includes Millennium Wood Park which is a relatively new area of public open space that was set out as part of the adjacent Heatherton Village development. The park contains open grassland and provides excellent views of the GW to the south. The southern part of the GW is generally south facing and falls gently from north-east to south-west.
- 10.9 The only built development within the southern section of the GW is Prize Farm which is a vacant dwelling with associated farm buildings. The driveway to the property is the only access into the GW from the Oaklands Avenue side.
- 10.10 The south-western corner of the GW is home to Moorway Lane balancing pond. The pond takes surface runoff from the Heatherton Village development to the west and supports a range of wildlife. There is also a proposed cycleway/walkway along Hell Brook, which runs along the city boundary to the south. The GW provides vital flood capacity for the Hell Brook system.
- 10.11 To the south of the city boundary the GW widens out into open countryside, around Hall Pastures Farm within South Derbyshire. The countryside is generally characterised by settled farmlands and wet pasture meadows. Some of this land has been promoted to South Derbyshire District Council as a potential housing site.
- 10.12 To the north, the GW splits into two separate 'arms'. The western arm includes Derby Moor Secondary School and its playing fields, Clemson's Park and King George V playing fields. An extension to these playing fields has also been implemented as part of the Heatherton Village development. There are a range of sports and recreational facilities within this section of the GW, including tennis courts, bowls club and children's play areas. This part of the GW falls gently from north to south.

Figure 2.24 - Littleover / Sunnyhill



10.13 The eastern arm includes Sunnydale Park, allotments, a cemetery and St George’s Primary School. The scrub and pond within Sunnydale Park are designated nature conservation areas. The topography of this arm is gently undulating.

Have there been any significant changes to the Green Wedge since it was defined?

10.14 The most significant changes to the GW have been related to Derby Moor Secondary School. The School is currently being re-built as part of the Building Schools for the Future (BSF) scheme and now also accommodates Ivy House School within the boundaries of the site. The new blocks are significant and reduce the openness of this part of the GW. The blocks are also visually prominent due to the sloping, south facing nature of the site and the mass and scale of the new buildings.



Figure 2.25 - Artists Impression of new school buildings

10.15 Developments related to existing schools are generally acceptable in principle within GWs and therefore it is logical for the GW allocation to continue to 'wash over' the new buildings.

10.16 The changing nature of school developments is generally seeing more compact and intense developments, with greater scale and massing. Whilst this may have a greater impact upon GWs, it is a reality of modern educational needs. Ultimately, none of the new blocks have compromised GW function or increased the vulnerability of any areas of the GW.

Can any additional land be included?

10.17 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

10.18 Yes. The GW provides many vital functions, including the separation of the distinct neighbourhoods of Heatherton / Littleover, Sunnyhill and Blagreaves, in line with the original role that was set out when the GWs were originally defined.

10.19 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation and provides residents of inner city areas with a direct link to the countryside. It also has significant potential to contribute towards meeting future recreational needs.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

10.20 Yes. Land to the south-west of the mouth of the GW, at Highfields Farm, has planning permission for residential development. The site would form an extension to the existing Heatherton Village development. New development will be to the west of Bakeacre Lane and therefore will allow the GW to continue open out into the South Derbyshire countryside.

10.21 Land to the south-east of the GW has also been promoted for residential development as part of a strategic site stretching to the Derby-Birmingham railway line. The promoted site abuts the south-eastern corner of the GW and could potentially block off a section of the mouth of the GW, depending on the exact layout.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 156 - Moorway Lane / Oaklands Avenue

10.22 Yes. The majority of the southern section of the GW, to the south of Millennium Wood Park, between Moorway Lane and Oaklands Avenue has been promoted to the Council as a potential new housing site. The promoted site is allocated in the CDLPR as proposed open space, with the intention of creating a new park to serve a citywide catchment.

10.23 The capacity of entire promoted site is estimated to be in the region of 1000 dwellings, although agents representing the landowner have suggested that only a proportion of the promoted site would be developed in order to facilitate the implementation of the wider site for public open space. No proposed site layout has been submitted as part of the SHLAA process at the time of writing and therefore the entire submitted site has been assessed for the purposes of this assessment.

10.24 The area of the GW that has been promoted for development has an excellent width from east to west and has an open and rural character. The site slopes gently from north to south and is clearly an integral part of the open countryside that flows into the city from the south. The extent of the site has a logical and obvious boundary to the west in the form of Moorway Lane. The eastern boundary is created by the rear of residential gardens on Oaklands Avenue.

10.25 Development of the entire promoted site would completely undermine the principle of the GW in this location and stop it from performing many of its functions. It would lead to the coalescence of distinct communities and sever the remaining areas of the GW to the north.

10.26 Significant development within this section of the GW, particularly on the western side, is likely to be a prominent intrusion as boundaries are already well-established. The openness of the GW would be undermined and development is likely to be visually prominent and appear isolated from the south due to the topography of the site.

10.27 The open and undeveloped character of the western side of the GW is already challenged by the scale and mass of buildings at Derby Moor School. Further development on this side of the GW could potentially exacerbate the impact upon openness and undeveloped character.

10.28 Whilst any new development is likely to have an impact on the GW, the sheer width of the GW in this location may provide an opportunity for limited narrowing in order to deliver housing development. Development of either side of the GW would lead to narrowing. However, limited development of the Oaklands Avenue side of the GW may be more preferable as it would be well related to the existing urban area, unlike development on the Moorway Lane side which would be isolated.

10.29 Development on the Oaklands Avenue side of the GW is also likely to be less visually prominent as this area of the GW is less open in character than the western side. Limited narrowing of the eastern side could maintain the function of separating distinct communities, if designed and set out appropriately and has the potential to create a better form of development than the Moorway Lane side. There may be a case to allow some

Figure 2.26 - Location of Promoted Site



narrowing, provided that development could deliver the implementation of new / improved open space and access to the existing and proposed areas of open space from the Oaklands Avenue side of the GW.

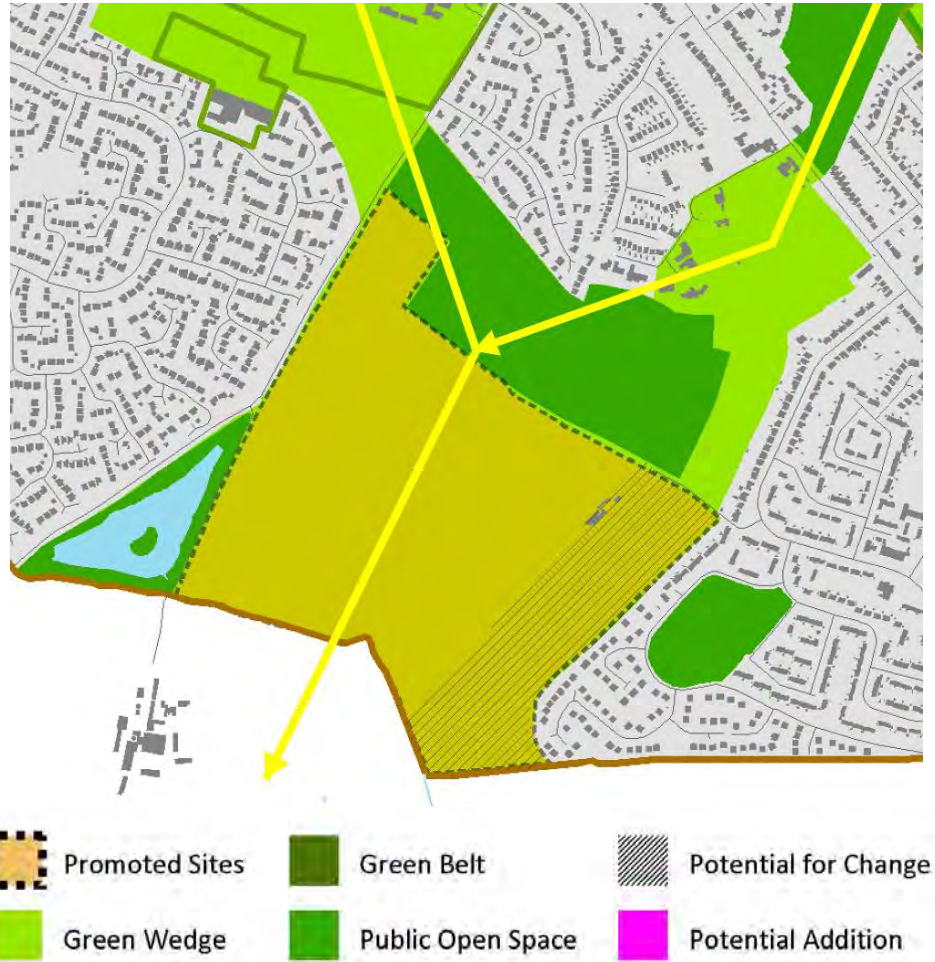
benefits of development in this area would benefit from further and more detailed analysis through the Site Allocations Document.

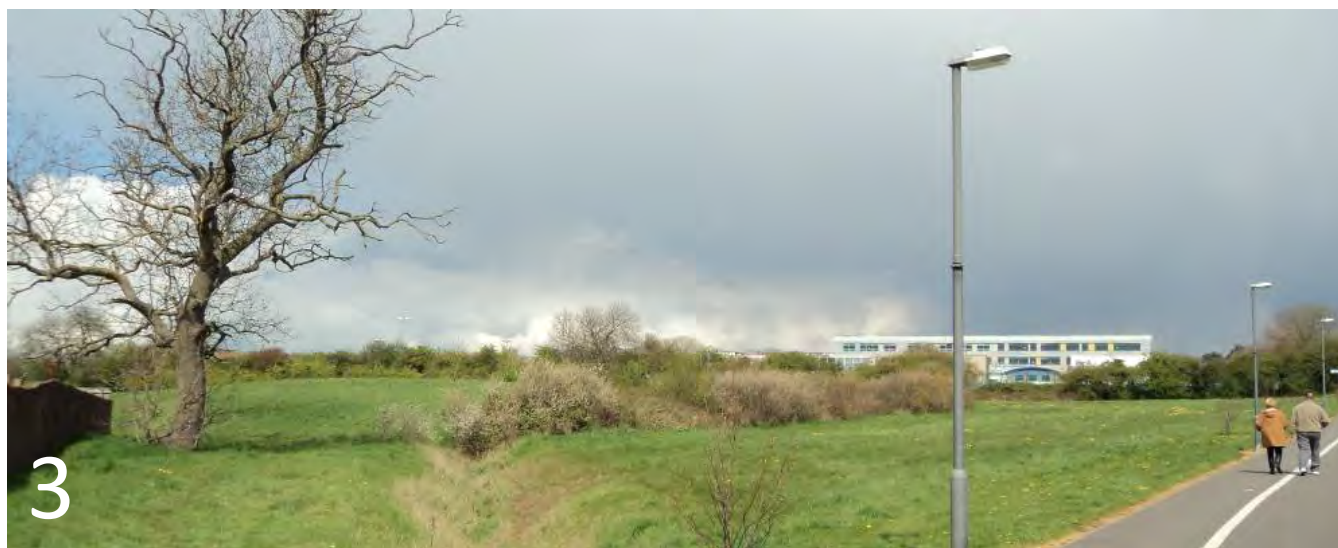
10.31 This site has not been promoted in the past for housing development. Therefore there is no relevant inquiry history related to this site.

10.32 Overall Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ The impact of developing the whole of the promoted site would have an unacceptable level of impact upon the GW, totally undermining its main functions. However, agents representing the landowner have suggested that development could be restricted in order to help maintain a viable GW in principle and could enable the implementation of the proposed public open space;
- ⇒ Development on either side of the GW would clearly have an impact in terms of narrowing and openness, but it would be less than the impact of developing the whole site;
- ⇒ There may be more potential for new development on the Oaklands Avenue side of the GW compared to the Moorway Lane side, due to the relative strengths in terms of relationship with the urban area, strength of boundaries, intrusivity and general level of openness;
- ⇒ Development on the Oaklands Avenue side would also be away from the new development at Derby Moor Secondary School which already impacts upon the openness and undeveloped character of the Moorway Lane side of the GW, avoiding cumulative impact. Development on the Moorway Lane side may also provide an opportunity to open up access to the existing parkland from the Oaklands Avenue side of the GW and could facilitate the provision of new public open space. Figure 2.27 gives an indication of how the site could be redefined to provide a more acceptable form of development, although the revised boundaries are purely indicative;
- ⇒ Both the promoted site and the potential for a revised site raise significant concerns from a GW perspective. The complexity of the issues surrounding the balance between potential impacts and

Figure 2.27 - Indicative Potential

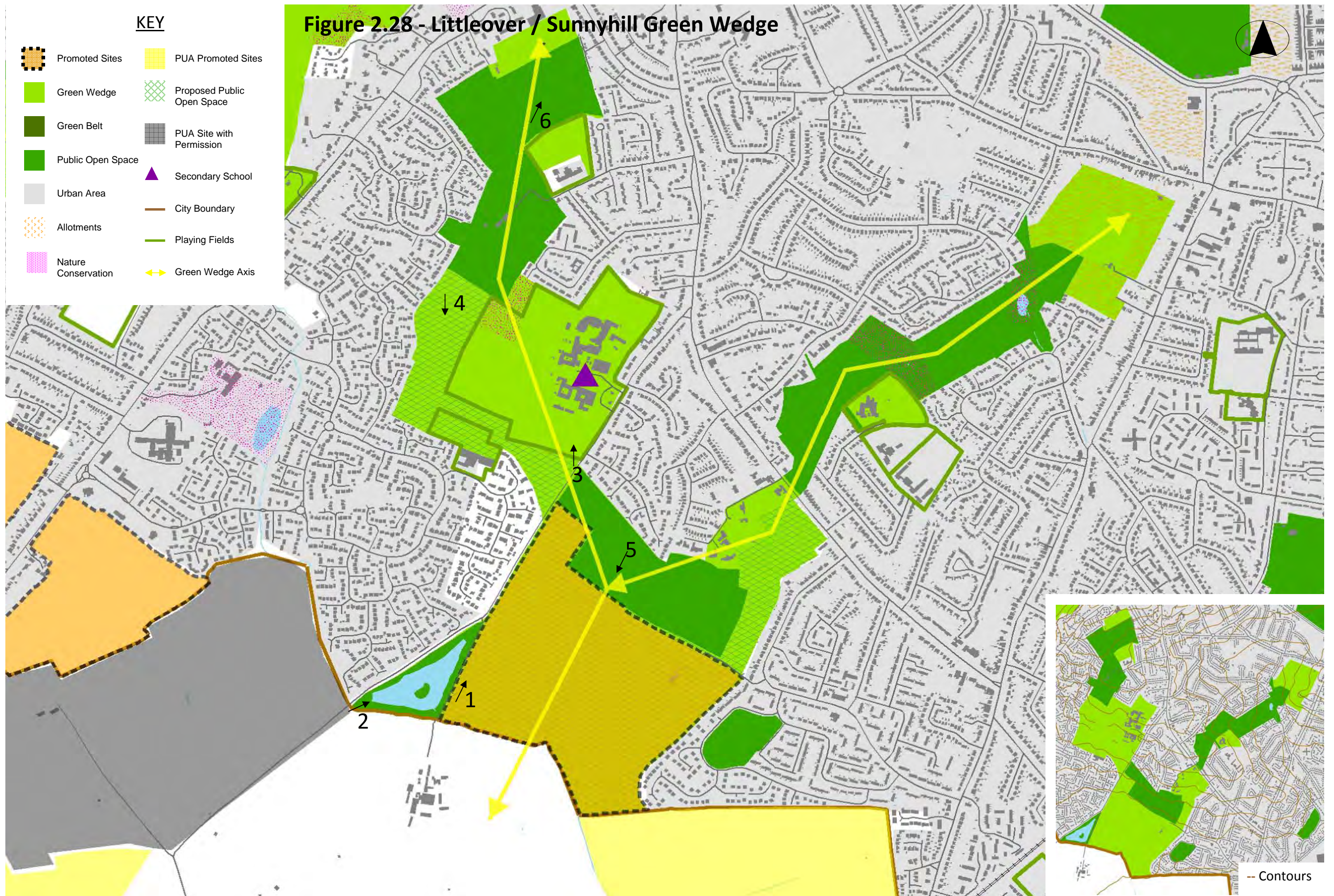




KEY

- Promoted Sites
- Green Wedge
- Green Belt
- Public Open Space
- Urban Area
- Allotments
- Nature Conservation
- PUA Promoted Sites
- Proposed Public Open Space
- PUA Site with Permission
- Secondary School
- City Boundary
- Playing Fields
- Green Wedge Axis

Figure 2.28 - Littleover / Sunnyhill Green Wedge



Sinfin / Sinfin Industrial Area (Sinfin Moor)

11.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Sinfin and Stenson Fields and an area of proposed business development, known as the Global Technology Cluster (GTC) to the east, contributing to separation, character and identity and enhancing the urban structure of the city. To a lesser extent, it also helps to separate the neighbourhoods of Sinfin and Chellaston;
- ⇒ The GW provides an amenity buffer between the residential areas of Sinfin and Stenson Fields and the GTC to the west. It also protects the amenity of residential areas of Sinfin from existing business development to the north-east, along Wilmore Road;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area;
- ⇒ The GW provides vital flood storage for various watercourses, including Cuttle Brook, which runs through the GW. It provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

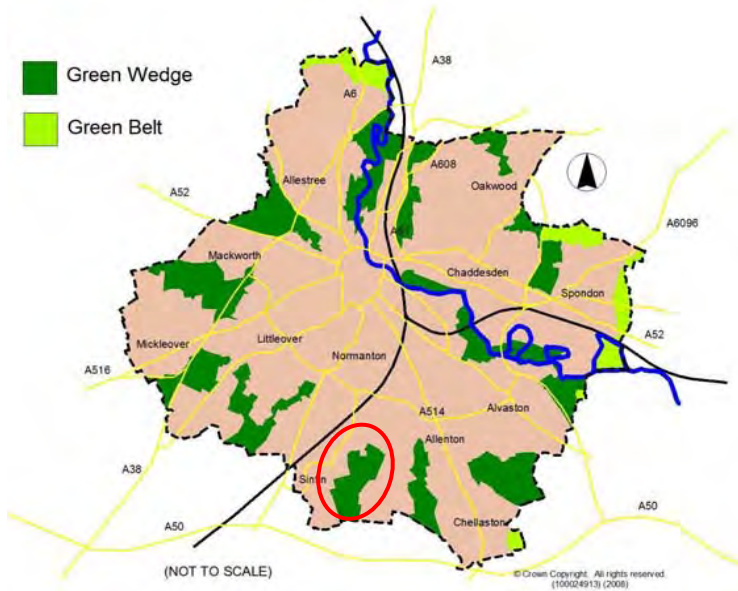


Figure 2.29 - Location of Green Wedge

What are the key characteristics?

- 11.2 The GW is located in the south of the city between the eastern edge of Sinfin and Stenson Fields to the west, the proposed GTC on Sinfin Moor to the east and the existing Rolls-Royce works on Wilmore Road to the north. It is defined by the edge of school playing fields and the rear of residential gardens on the eastern side, whilst the western edge is defined by hedgerows and part of the Rolls-Royce works. Wilmore Road forms the northern boundary. In total, the GW covers approximately 105 hectares or 1.3% of the land within the city.
- 11.3 The GW is generally linear and regular in shape, running from north to south, penetrating approximately 1900 metres into the built area from the city boundary. The boundaries of the GW are generally logical, with areas of strong definition to the west and hedgerows to the east. The eastern boundary of the GW will have stronger definition once the GTC and associated landscaping is implemented.
- 11.4 The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a defensible edge. There are also no areas of the GW that

are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion. There are no areas of obvious narrowness and the GW maintains a reasonable width of around 700 metres from north to south. The southern boundary of the GW is the narrowest point.

- 11.5 Sinfin Municipal Golf Course is located in the north of the GW and covers approximately 50 hectares, just under half of the overall area of the GW. Sinfin Moor Park is located to the south of the golf course and is a significant area of public open space. The park is a former land fill site and is characterised by a number of lumps and mounds. The park provides for formal and informal recreational activities and includes a play area, football pitches, woodland, amenity buildings and cycle / footpaths.
- 11.6 Sinfin Moor Lane bisects the GW to the south of the public open space. This links Chellaston to Sinfin across Sinfin Moor, although not all of it is passable by vehicles.
- 11.7 The majority of the GW is designated as a nature conservation site, including the herb rich grasslands and trees, Sinfin Moor Lane stream and its margins and the pond and wetland on Sinfin Golf Course. The northern part of golf course also includes an archaeological alert area. There is also a Regionally Important Geological Site (RIGS) located within the GW. The RIGS is a shallow depression with underlying glacial deposits.
- 11.8 Land to the south and west of Sinfin Moor Lane, adjacent to Stenson Fields, is currently allocated as proposed public open space. There is also a small area of proposed public open space to the north of Sinfin Moor Lane that will be implemented as part of the GTC proposals. There may potentially be an opportunity to implement more of the proposed public open space in this area alongside proposed plans for new housing in the Wragley Way area.

Figure 2.30 - Sinfin Moor Green Wedge



- 11.9 There is a network of streams and drains traversing the GW. The topography of the land is relatively flat and therefore the GW plays an important role in providing flood capacity for the streams and drains.
- 11.10 Beyond the city boundary to the south, the landscape quickly changes from the suburban character of Stenson Fields to wet pasture meadows and lowland village farmlands. The area relates well to villages such as Stenson, Twyford and Barrow-upon-Trent.

Have there been any significant changes to the Green Wedge since it was defined?

- 11.11 There have not been any significant developments within the GW since it was originally defined. However, there have been two significant developments around the edges of the GW including:

- ⇒ New buildings operated by Rolls-Royce on the north and eastern sides of the GW;
- ⇒ The newly rebuilt Sinfin Community School to the west of the GW.

11.12 None of the developments in areas surrounding the GW have compromised its function or increased the vulnerability of any areas.

Can any additional land be included?

11.13 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

11.14 Yes. The GW provides many vital functions, including the separation of residential communities to the west from proposed and existing business areas to the east, in line with the original role that was set out when the GWs were originally defined.

11.15 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides the Sinfin and Stenson Fields areas with definition and identity, enabling them to maintain local distinctiveness and reducing the feeling of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

11.16 Yes. Land to the south of the GW within South Derbyshire has been promoted for residential development. It forms part of a larger site including land to the south of Wragley Way within the city. Development of the entirety of the promoted site could block the mouth of the GW and stop open countryside from flowing into the city. There could be potential to arrange the layout of the promoted site to ensure that the principle of the GW is reflected on land directly outside of the city boundary.

Have any potential development sites been promoted within the Green Wedge?

11.17 Yes. Two potential development sites have been promoted within this GW.

SHLAA Reference 104 - Wragley Way

11.18 A potential housing site has been promoted on land within the south-west corner of the GW. It is part of a wider development site that would involve new development on the south side of Wragley Way and potentially across the boundary into South Derbyshire.

11.19 The whole cross boundary site would be a strategic level site. The area within the city is thought to have a capacity of approximately 150-180 dwellings.

11.20 The promoters have suggested that land at risk of flooding and within the GW could be used as public open space to serve new development to the south of Wragley Way and / or as an extension to the playing fields of Sinfin Secondary School. This land could also help to deliver a new cycle route from Wragley Way to Sinfin Park.

Figure 2.31 - Location of Promoted Site



11.22 Provided that the land is used for uses of an open nature, such as public open space there are unlikely to be any significant impacts upon the GW, in terms of function. Such proposals would be generally in line with the existing CDLPR Policy.

11.23 If the promoted area within the GW was developed for housing it would cause significant narrowing and undermine the extent to which the GW separates the residential areas to the west and the proposed and existing business areas to the east and north-east. It would also reduce the extent to which the open countryside is able to penetrate the built area of the city.

11.24 This site has not been promoted in the past for housing development. Therefore there is no relevant inquiry history related to this site.

Global Technology Cluster (GTC) Extension

11.25 An extension to the GTC site has been promoted that would involve new business development within the south-eastern corner of the GW. It is part of a wider extension that would also involve development within South Derbyshire. The extension within the city could provide in the region of 9 hectares of new employment land.

11.26 Development of the promoted site would significantly narrow the GW at its narrowest point around the mouth. Development would inhibit the buffering function of the GW, bringing business development closer to residential properties in Stenson Fields. It would reduce openness and reduce the extent to which open countryside is able to flow into the city.

11.27 This site has not been promoted in the past for housing development. Therefore there is no relevant inquiry history related to this site.

Figure 2.32- Location of Promoted Site

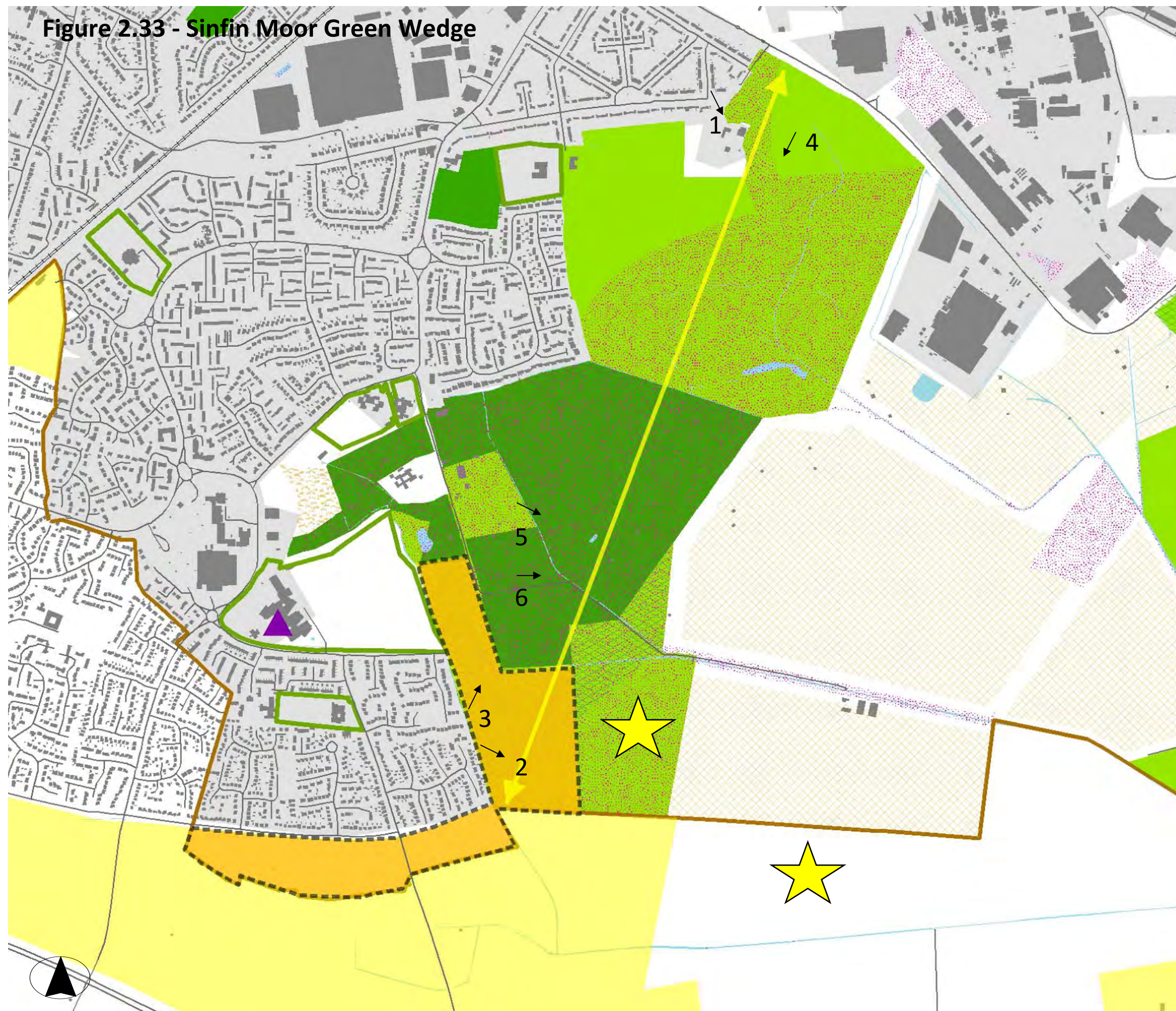


11.28 Overall Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ Development of both of the promoted sites would undermine the function and principle of the GW. It would entirely block off the mouth of the GW and lead to the coalescence of residential and business areas;
- ⇒ When considered separately, both sites would still lead to significant narrowing of the GW and impact upon openness. If either of the sites were developed for built development it would be a prominent and intrusive extension into the GW and would be unacceptable in terms of the impact upon GW function;
- ⇒ This GW is not considered to have any potential capacity for new development from a GW perspective;
- ⇒ Development of the western promoted site for open uses such as public open space or playing fields would be in line with the existing CDLPR Policy.



Figure 2.33 - Sinfin Moor Green Wedge



KEY

- | | | | |
|--|--------------------------------------|--|----------------------------|
| | Promoted Sites | | PUA Promoted Sites |
| | Green Wedge | | Proposed Public Open Space |
| | Green Belt | | PUA Site with Permission |
| | Public Open Space | | Secondary School |
| | Urban Area | | City Boundary |
| | Allotments | | Playing Fields |
| | Nature Conservation | | Green Wedge Axis |
| | Global Technology Cluster Allocation | | Promoted Employment Sites |



-- Contours

Allenton / Sinfin Industrial Area

12.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Chellaston and Shelton Lock and an area of proposed business development, known as the Global Technology Cluster (GTC) to the west, contributing to separation, character and identity and enhancing the urban structure of the city. To a lesser extent, it also helps to separate the neighbourhoods of Chellaston and Sinfin;
- ⇒ The GW provides an amenity buffer between the residential areas of Chellaston and Shelton Lock and the GTC to the west. It also protects the amenity of residential areas of Shelton Lock from existing business development to the north-west, along Merrill Way and Victory Road;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area. It contains the only riding school within the city;
- ⇒ The GW provides vital flood storage for various watercourses which run across the GW. It provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The allotments within the GW provide an opportunity for local food production;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

What are the key characteristics?

- 12.2 The GW is located in the south-east of the city between the Rolls-Royce works on Victory Road / Wilmore Road, the proposed Global Technology Cluster (GTC) on Sinfin Moor to the west and the residential areas of Shelton Lock and Chellaston to the east. It is defined by the route of the former Derby to Sandiacre canal and the rear of residential properties in Shelton Lock to the east and by Wilmore Road and hedgerows on Sinfin Moor to the west. In total, the GW covers approximately 79 hectares or 1% of the land area of the city.
- 12.3 The GW is generally linear in shape, penetrating approximately 2000 metres into the built area of the city from the city boundary. The boundaries of the GW are generally logical, with strong definition to the east and hedgerows to the west. The western boundary of the GW will have stronger definition once the GTC is constructed. The GW is generally flat, falling by approximately 5 metres from north to south.
- 12.4 The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a logical and defensible edge. There are also no areas of the

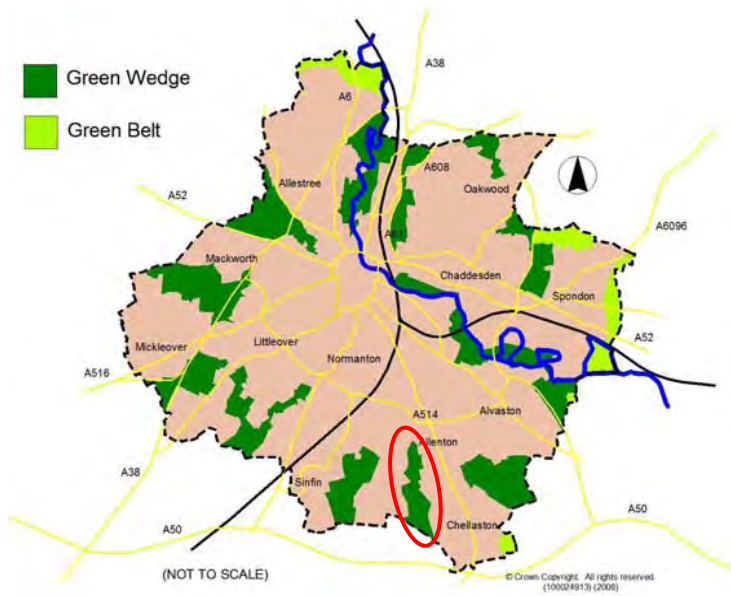


Figure 2.34 - Location of Green Wedge

GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

- 12.5 The line of the proposed 'T12' link road runs from the southern tip of the GW, exiting the western boundary close to Sinfin Moor Lane. Funding is now in place to allow the construction of this road which will open up access to the GTC and provide relief to the Swarkestone Road corridor. Once constructed, the new road may provide a more logical boundary to define the western side of the GW. Potential realignment of the boundary should be explored in more detail in the Site Allocations Document.
- 12.6 The southern end of the GW is the widest section. It gradually narrows moving northwards towards the northern tip. There is a pinch point in the middle of the GW, to the west of the public open space, where the GW narrows significantly and the break between the proposed GTC and Shelton Lock is reduced.
- 12.7 At the northern extent, the GW is bisected by Merrill Way which runs east to west through the GW. The area to the north of Merrill Way includes a sports field used by Rolls-Royce. This part of the GW helps to separate properties in Shelton Lock from the Rolls-Royce buildings fronting Moor Lane.
- 12.8 The middle section of the GW, between Merrill Way and Sinfin Moor Lane includes Merrill Way allotments and areas of existing open space. There are also large areas of proposed open space and areas allocated for environmental protection measures, relating to the development of the GTC. The remainder of the land is predominantly agricultural, including a number of fields separated by hedgerows. The route of a former railway line runs through the centre of the GW and is currently protected as a multi-user route in the CDLPR. There are also a number of public footpaths through this part of the GW.
- 12.9 Much of the agricultural land between the former railway line and Sinfin Moor Lane is likely to be used for flood mitigation measures related to the development of the GTC. Cuttle Brook runs through the GW and is a designated nature conservation area.
- 12.10 To the south of Sinfin Moor Lane, the GW is predominantly used for agriculture and other farming related activities such as a riding school, which is the most significant built development within the GW. Land to the south of Sinfin Moor Lane and west of the proposed 'T12' link road has also been incorporated into the GTC proposals and will form part of the flood mitigation measures.
- 12.11 Beyond the southern boundary of the GW, the landscape is characterised by wet pasture meadows, lowland village farmlands and riverside meadows as part of the Trent Valley Washlands. The wet pasture meadows are characterised by a low lying mixed farming landscape, with regular and geometric field patterns.

Have there been any significant changes to the Green Wedge since it was defined?

- 12.12 There have not been any significant developments or changes within the GW since it was defined. The most significant development immediately outside of the GW has been the development of the West Chellaston residential neighbourhood which directly abuts the south-eastern edge of the GW. The development of this

Figure 2.35 - Allenton / Sinfin Green Wedge



new neighbourhood has enhanced the need for a GW in this location as the GW provides a distinct boundary and helps to protect the amenity of the new houses.

Can any additional land be included?

12.13 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

12.14 Yes. The GW provides vital functions, including the separation of residential communities to the west from proposed and existing business areas to the east, in line with the original role that was set out when the GWs were originally defined.

12.15 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides the neighbourhoods of Sinfen, Chellaston and Shelton Lock with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

12.16 Yes. Land to the south of the GW within South Derbyshire has been promoted for residential development. Development of the entirety of the promoted site would block off the mouth of the GW and stop open countryside from flowing into the city. There could be potential to arrange the layout of the promoted site to ensure that the principle of the GW is maintained on land directly outside of the city boundary.

Have any potential development sites been promoted within the Green Wedge?

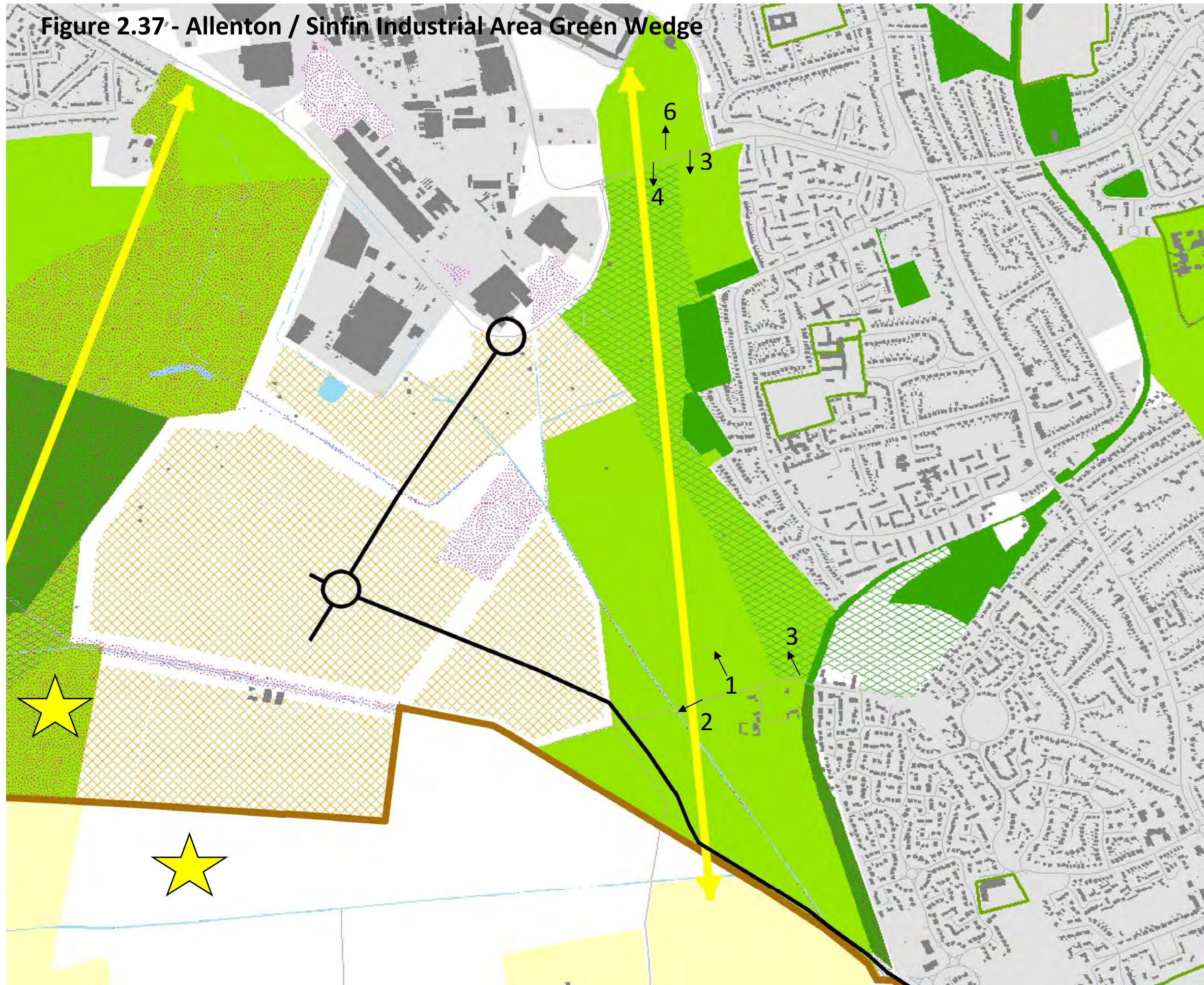
12.17 No sites within the GW have been promoted for development.

12.18 Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ This GW is not considered to have any potential capacity for new development from a GW perspective.



Figure 2.37 - Allenton / Sinfin Industrial Area Green Wedge



KEY

- | | | | |
|---|---------------------------|---|--------------------------------------|
|  | Promoted Sites |  | PUA Promoted Sites |
|  | Green Wedge |  | Proposed Public Open Space |
|  | Green Belt |  | PUA Site with Permission |
|  | Public Open Space |  | Secondary School |
|  | Urban Area |  | City Boundary |
|  | Allotments |  | Playing Fields |
|  | Nature Conservation |  | Green Wedge Axis |
|  | Promoted Employment Sites |  | Global Technology Cluster Allocation |
| | |  | Proposed Link Road |



Alvaston / Chellaston (Boulton Moor)

13.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Alvaston / Boulton and Chellaston / Shelton Lock, contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area;
- ⇒ The GW accommodates educational establishments and associated playing fields, including the newly rebuilt Noel Baker Secondary School;
- ⇒ The GW provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ It provides space for agriculture and is one of the most actively farmed areas of the city;
- ⇒ The allotments within the GW provide an opportunity for local food production
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

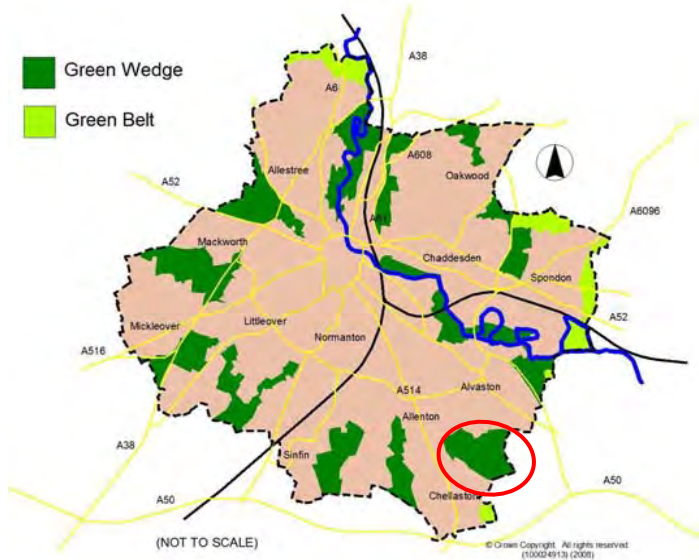


Figure 2.38 - Location of Green Wedge

What are the key characteristics?

- 13.2 The GW is located in the south-east of the city, between the residential neighbourhoods of Alvaston / Boulton to the north and Chellaston / Shelton Lock to the south and west. In total, the GW covers approximately 132 hectares, or 1.7% of the land area in the city, making it one of the largest GWs.
- 13.3 The GW is defined by the rear of residential properties to the south and north and by the route of the former Derby and Sandiacre canal to the west. Areas surrounding the GW are predominantly residential and suburban in character. Boundaries are generally logical, following the extent of existing built development on both sides of the GW.
- 13.4 The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

13.5 The GW is predominantly flat and low lying, although the topography of the land does gently rise from north to south, towards a prominent ridge on the edge of Chellaston. This makes the southern edge of the GW more visually prominent as it follows the ridge line. The inset map on Figure 2.43 shows the topography of the land.

13.6 The GW is roughly triangular in shape with a wide mouth to the south-east and east, gradually narrowing to a point at the western end. It is also generally regular in shape with no obvious intrusions or areas of narrowness. It penetrates approximately 1900 metres into the built area of the city from the city boundary, maintaining an excellent width across the vast majority of the GW. It is approximately 1100 metres in width across the north to south axis making one of the widest GWs in the city. Due to the generally flat topography and width, the GW it has a definite feeling of openness and has a rural character.

13.7 The land within the GW is mainly used for agricultural purposes, including arable and grazing. It is one of the most actively farmed GWs in the city. A proportion of the GW in the north-west corner includes Noel Baker Secondary School and its playing fields. The School is currently being re-built as part of the now replaced Building Schools for the Future (BSF) programme. The rebuild involves the development of new buildings to the south of the existing buildings, nearer to the central axis of the GW.

Figure 2.39 - Boulton Moor Green Wedge



13.8 Field Lane Recreation Ground and the adjoining allotments are located in the north-east corner of the GW whilst Chellaston Park off Snelsmoor Lane is located on the southern edge of the GW, serving the east Chellaston area. These are the only areas of identified public open space within the GW and only cover approximately 10% of the overall land area. This is relatively low compared to the majority of other GWs in the city and means that public access and permeability within and through the GW is relatively limited, compared to other GWs.



13.9 Other designations within the GW include a SSSI and a nature conservation site in the centre of the GW. A site for a cemetery is currently proposed in the south-east of the GW, close to Stubble Close Farm. The SSSI is a geological feature including glacial and fluvial deposits. It is a nationally important asset.

13.10 Two sets of power lines run across the GW in the north and the centre. The lines are supported by large pylons which detract from the undeveloped character of the GW. There is also a public footpath running across the middle of the wedge from north to south, linking Chellaston to Boulton. This is one of the few publicly accessible routes through the GW.

13.11 Beyond the eastern boundary of the GW, the landscape opens out into lowland village farmland and riverside meadows, as part of the Trent valley washlands. The lowland farmland is characterised by large scale, open, gently rolling lowland landscape associated with the lower slopes and terraces of broad floodplains.

Have there been any significant changes to the Green Wedge since it was defined?

13.12 The most significant change within the GW since it was last defined has been the development of new school buildings at Noel Baker Secondary School, built as part of the BSF programme. The newly constructed school buildings are located to the south of the existing buildings in a more sensitive part of the GW, nearer to its east-west axis. This development will need to be taken into account when considering the impact of potential housing sites, in order to avoid pronounced narrowing of the GW and the creation of a pinch point.



Figure 2.40 - Plan of the new Noel Baker Secondary School

13.13 No amendments are needed to the boundaries of the GW as educational uses are a GW compliant use and the allocation traditionally 'washes over' such uses.

Can any additional land be included?

13.14 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

13.15 Yes. The GW provides many vital functions, including the separation of the distinct neighbourhoods of Alvaston and Chellaston, in line with the original role that was set out when the GWs were originally defined.

13.16 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl.

Have any development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

13.17 Yes. Land to the east of the GW, within South Derbyshire, has been promoted for residential development. The promoted land would potentially form an extension to the site that already has planning permission on land south of Sevenlands Drive. This site was approved through a conjoined inquiry in 2008 and has planning permission for 1058 new homes. The scheme is yet to be implemented. Development of the promoted site would fill in the gap between the city boundary and the site with planning permission.

13.18 Development of the land with planning permission will alter the dynamics of this GW by limiting the extent to which open countryside is able to flow into the city from the east. Development of the promoted site will further exacerbate this issue, although the principle of a GW could still be maintained, albeit with an altered axis. The alteration in the axis could have an impact upon the potential for new development on the Chellaston side of the GW.

13.19 Land to the south-east of the GW, within South Derbyshire, has also been promoted for residential development. The Thulston Fields site would form a strategic extension to the site that already has planning permission and could potentially accommodate over 2000 new dwellings. Development of the western edge of the promoted site could potentially have some impact on the extent to which open countryside is able to flow into the GW. However, the site could be designed in such a way to minimise impact upon the GW within the city.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 105 - Boulton Moor

13.20 Yes. Land on the southern side of the GW has been promoted for residential development. It is a strategic level site that could potentially accommodate up to 1600 new dwellings. It would be a strategic extension to the Chellaston area and would need to provide other infrastructure on site. Therefore the realistic capacity for this site is thought to be nearer 1200 dwellings.

13.21 The promoted site would be a prominent and irregular incursion into the GW that would cause significant narrowing. The site would intrude on the most sensitive areas of the GW including the main east to west axis and the mouth of the GW on the southern edge. Development would challenge the openness of the GW, whilst partial blocking of the mouth would restrict the extent to which the countryside is able to flow into the built area of the city. Development of this scale is also likely to be highly visible and visually intrusive due to the topography and ridge line on the south of the GW. It could also cause a pinch point due to the repositioned Noel Baker school buildings. However, development in this area may help to open up access to the GW and provide additional recreational value.

13.22 The existence of the site with planning permission, to the south of Sevenlands Drive, has fundamentally altered the dynamics of this GW. Development of the promoted site to the east of the city boundary would further exacerbate the change in dynamics and nature.

13.23 Blocking off the eastern mouth will place greater emphasis on maintaining the southern entry and the east to west axis through the GW, as this land will be integral to providing separation

between Chellaston and Alvaston. Ultimately, the potential for new development to the east of the GW means that development of the scale promoted on the southern edge is wholly unacceptable from a GW perspective. However, due to the width of this GW, there may be some scope for limited development on the southern edge without significantly impacting upon the feeling of separation. Any development on this side would need to be appropriately located and landscaped to reduce visual prominence, taking account of the ridge line.

13.26 The width of the GW coupled with the potential for development of land directly outside of the city boundary means that there may be some additional potential to extend new development into the eastern side of the GW. If the site with permission and the promoted site are developed, some of the land on the eastern side of the GW will make limited contribution in terms of separation and penetration. Therefore there may be scope for new development in this area, as an extension to the permitted and promoted sites. There may be scope for significant development along the eastern edge, potentially of strategic importance.

13.27 A significant strip of land within the GW could be developed on the eastern edge without undermining the main role and functions of the GW, although the axis of the GW would need to be realigned. Development

Figure 2.41 - Location of Promoted Site

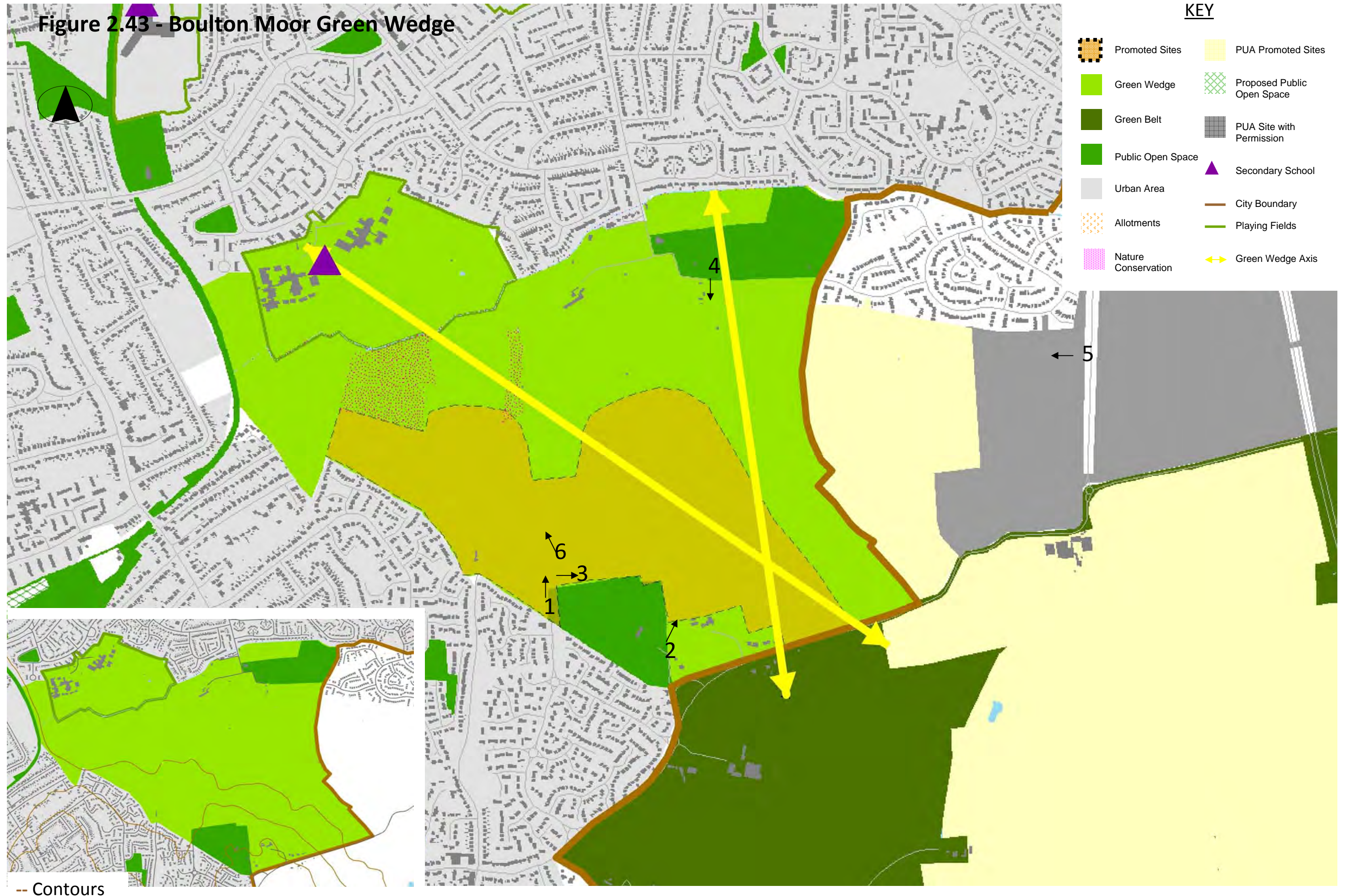


would be well related to the existing urban area and would be on the flat part of the GW. It is unlikely to be highly visible from large parts of the East Chellaston side of the GW due to the topography of the land. However, there are no obvious existing boundaries to which new development could be defined by. New structural landscaping would be required in order to form a definitive new boundary.

Figure 2.42 - Indicative Potential



Figure 2.43 - Boulton Moor Green Wedge



Lower Derwent Valley:

14.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Alvaston, Chaddesden and Spondon, contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ The GW is part of the River Derwent corridor and is major part of the River Derwent flood plain. It provides vital flood storage, helping to protect the city centre and the industrial land within the river corridor. It provides space for water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It provides an amenity buffer between the residential and business areas to the south of the river and the heavier industrial areas to the north, such as Raynesway and the Celanese site;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. The GW contains an important cycle route (Route 6) which runs along the length of the river from the city centre to the city boundary;
- ⇒ It also provides an important green corridor for wildlife to move through the city from the city centre to the city boundary. It contains a number of nature conservation sites;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

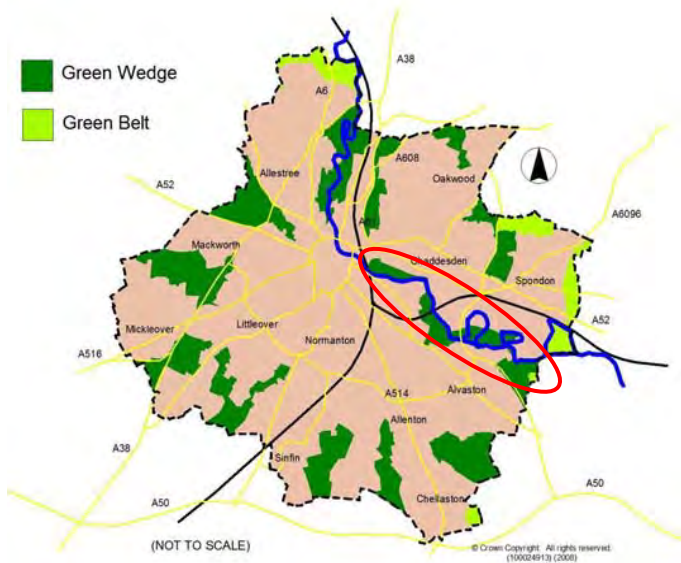


Figure 2.44 - Location of Green Wedge

What are the key characteristics?

- 14.2 The Lower Derwent Valley GW runs along the river corridor from the eastern edge of the city centre to the city boundary, adjacent to Elvaston Castle Country Park. It is located to the south of Spondon, Chaddesden and Derwent and to the north of Alvaston. In total, the GW covers approximately 221 hectares, which is the largest GW in terms of area in the city, covering 2.8% of the land area.
- 14.3 It is bordered by a range of existing and proposed business sites to the north including the Celanese site, the Severn Trent Water works, R-R Marine, the Chaddesden Triangle development site and the Chequers Road area. To the south, the GW is bordered by Pride Park, the Sanctuary nature conservation site, residential uses and Derby Commercial Park.
- 14.4 The GW is generally linear following the line of the river corridor but is very much irregular in shape. It is generally flat and penetrates approximately 4800 metres into the city with areas of excellent width and areas of extreme narrowness and intrusion. The width of the GW ranges from 1000 metres to less than 100 metres in places.

- 14.5 The existing boundaries of the GW are generally the most appropriate and logical way of defining it. However, a few minor adjustments could be justified to take account of new developments in recent years. The main areas where boundaries could be redrawn include the site of Lakeside Primary School in Alvaston Park. Whilst educational uses are generally acceptable within GWs, new primary school buildings are generally excluded from GW boundary definition. There may be a case to redefine the GW to the northern perimeter of the school. The land where the school has been built is

Figure 2.45 - Lower Derwent Green Wedge



- inset from the surrounding GW and makes very little contribution to the function of the GW, particularly now it has a built character.
- 14.6 There is also some land at the rear of Pride Park that could be removed from the GW allocation. There is a slight overlap between some of the new business development that has been built off Royal Scot Road and the GW allocation. This may also be the case at the former Wilmorton College site, which is currently being redeveloped for new housing. Any encroachment will need to be investigated once the site is completed. The GW may need to be realigned to take account of this. Indicative realignments are shown on Figure 2.48.
- 14.7 Other than these identified areas there are no other obvious areas that could justify deletion or any areas that are clearly unrelated to the main body of the GW. All areas contribute to the functioning of the GW.
- 14.8 Starting from the western end of the GW, uses within it include, a sports ground, sand and gravel pit, the Sanctuary nature conservation site, Alvaston Park and Alvaston & Boulton cricket ground. Raynesway then bisects the GW from north to south. To the east of Raynesway the GW includes the former Ram Arena site, the former incinerator site, further nature conservation sites related to the River Derwent and ultimately agricultural land within the eastern end of the GW, related to Parkside Farm. There is a small amount of land designated as Green Belt at the eastern most extent of the GW, close to Elvaston Castle Country Park.
- 14.9 There are a number of protected routes that run through the GW such as the route of the former Derby and Sandiacre Canal and riverside cycle route (Route 6) which runs from the city centre along the river to the city boundary. The railway line bisects the GW at the southern end of Pride Park and forms the southern boundary of the Chaddesden Triangle development site.
- 14.10 A masterplan for parts of the river corridor within and to the north of the city centre is currently being developed by the Council and the Environment Agency. The 'Our City Our River' project seeks to reduce flood risk and transform the City's relationship with the River Derwent by helping to encourage economic regeneration in areas currently at risk of flooding. Whilst the masterplan does not specifically include land within this GW, proposed changes upstream could potentially have an impact upon the role and function of land within the GW and will need to be fully considered.

14.11 Beyond the eastern boundary of the GW, the landscape opens out into lowland village farmland and riverside meadows, as part of the Trent valley washlands. The lowland farmland is characterised by large scale, open, gently rolling lowland landscape associated with the lower slopes and terraces of broad floodplains. There is a mixed farming landscape defined by medium to large fields with thorn hedges, punctuated by villages. The riverside meadows are broad and flat containing the meandering river and streams, with scattered trees along riverbanks. A pastoral landscape of generally large hedged fields with trees scattered along boundaries.

Have there been any significant changes to the Green Wedge since it was defined?

- 14.22 The main changes have been the construction of Lakeside Primary School and the ongoing development of Pride Park and the former Wilmorton College site. The impact of these changes is discussed above.
- 14.23 Plans for a new multi-use arena have recently been approved on the existing park and ride site to the south of Pride Park Stadium, next to the Sanctuary nature reserve. Once constructed the arena will abut the GW. The arena will include a velodrome and there has been some discussion about the use of some land within the GW as an outdoor cycle facility. There are no firm plans for this at the moment, but the impact of such a facility on the GW will be a key consideration.

Can any additional land be included?

- 14.24 Comprehensive infrastructure works have now been completed at the southern end of Raynesway to enable the implementation of the Derby Commercial Park proposals on land to the east of Raynesway, allocated as EP2 in the CDLPR.
- 14.25 Earthworks and flood mitigation measures have also been completed and the site is ready for construction. The flood mitigation measures include the formation of wetlands and riverside meadow habitats. This part of the site is managed by Derbyshire Wildlife Trust (DWT) as a nature reserve. There may be some scope to extend the existing GW allocation to take account of the new nature reserve, increasing the width of the GW at a particularly narrow point.
- 14.26 Discussions are ongoing regarding the future development of the Chaddesden Triangle site to the south of Wyvern Retail Park. The site has been filled and raised following gravel extraction. Any future development on the site is likely to require a buffer alongside the river to allow for potential flooding. This would provide vital flood capacity. There may be some scope to extend the existing GW allocation onto the north side of the river to include the proposed buffer area. This would increase the width of the GW at a particularly narrow point. Flood mitigation measures on this site will need to be considered alongside the 'Our City Our River' Masterplan that is currently being developed.
- 14.27 The Celanese site is due to cease production by the end of 2012. At the current time, the future of the site is unclear due to various constraints such as potential contamination and access arrangements. Redevelopment of the site in the future may provide further opportunities to add additional land into the GW particularly if flood mitigation measures are needed to help bring the site forward for redevelopment. This GW will need to be reassessed once the future of the site is clearer. The Site Allocations Document may provide an opportunity to do this.

Is the principle of a Green Wedge in this location still necessary?

- 14.28 Yes. The GW provides many vital functions, including providing vital flood capacity within the river corridor and the provision of an amenity buffer between different commercial areas. The GW also includes important recreational spaces and green routes such as Alvaston Park and the riverside cycle path
- 14.29 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

14.30 No potential development sites directly outside of the GW have been promoted for development.

Have any potential development sites been promoted within the Green Wedge?

14.31 Yes. Two potential development locations have been promoted within the GW.

Former Ram Arena, Raynesway

14.32 Whilst not strictly promoted through the 'Employment Land Call for Sites' process, the future use of the former Ram Arena site on Raynesway has been subject to a great deal of discussion in recent years.

14.33 The most recent proposals for the site would require the deletion of the most northern part of the site from the GW allocation to allow the land to be used for commercial use. Whilst the release would be relatively small (0.52ha) compared to other promoted sites assessed in this document, it is sensible to assess the impact of this proposal through this review process.

14.34 Development of the northern section of the site would cause narrowing of the GW in an already narrow and sensitive section around the river. It would reduce the openness of this area. However, it could be argued that this part of the GW has a limited function as it is some distance from the main river and only separates two different areas of commercial activity on the eastern side of Raynesway. It has limited function in terms of providing an amenity buffer.

14.35 Development of the area in question would not be visually intrusive and would barely be seen from Raynesway. It would not be an obvious intrusion into the GW and could straighten the boundary of the GW, by following the line on the western side of Raynesway.

14.36 This part of the GW already has a number of built structures including the former incinerator building and buildings related to the use of the site as a football training facility at the southern end of the Ram Arena site.

14.37 Development of the northern section of the site would clearly add to the built character in this part of the GW. However, impacts in the north could be partially mitigated by the removal of former training buildings at the southern end. This could lead to improvements in the more sensitive part of the GW, in terms of openness and undeveloped character and would go some way to offsetting the impact of releasing the more northern section of land.

Network Rail Land, Chaddesden Sidings

14.38 Two potential development sites within the same general location have been promoted by Network Rail for business development. The sites are located to the south of the Cattle Market on land used for gravel and sand extraction. The two sites combined could deliver approximately 6.5 hectares of new commercial / business space.

Figure 2.46 - Location of Promoted Site



14.39 Development of these sites as promoted would cause significant narrowing of the GW and would seriously impact upon openness. The promoted site would be an irregular intrusion into the GW and would flood storage capacity.

14.40 The main function of this part of the GW is to contribute towards flood storage by maintaining a green corridor. This provides benefits in terms of recreation and nature conservation rather than providing separation, like the majority of the other GWs. Separation is less important in this area as it is surrounded by light industrial and commercial uses on Pride Park and the Chequers Road area, with limited need for an amenity buffer. With this in mind, there may be some scope to allow very limited narrowing of this section of the GW in order to provide an extension to the existing employment allocation. Removal of flood storage capacity is likely to be subject to replacement capacity being found in an alternative location nearby, potentially on the Chaddesden Triangle site. This would also help to reinforce the other functions of the GW such as providing a green corridor with recreational and nature conservation benefits.

Figure 2.47 - Location of Promoted Site



14.41 **Overall Conclusion:**

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ There may be scope to release some land at the former Ram Arena site from the GW, subject to achieving betterment in the southern part of the site. Release of a small section would cause some narrowing of the GW although the need for separation in this area of the GW is less significant;
- ⇒ There may also be some scope for limited narrowing of the GW at the western end on land currently owned by Network Rail. Any release in this area would need to be offset by the inclusion of additional land to offset the loss of flood storage;
- ⇒ There may also be a case to remove the land occupied by Lakeside Primary School from the GW as the land is already slightly inset from the rest of the GW and no longer has an open and undeveloped character. Primary Schools do not generally fall within GW definition;
- ⇒ Some of the GW at the rear of Pride Park could also be removed from the GW as some of the new business development slightly overlaps with the GW allocation;
- ⇒ Development at the southern end of Raynesway has led to the creation of new wetland habitats as part of the associated flood mitigation measures. This land is unlikely to be developed and could form a logical extension to the GW. Inclusion would help to widen the GW at one of its narrowest points;

14.42 Figure 2.48 gives an indication of where there may be potential to alter the GW, although boundaries are purely indicative.

Figure 2.48 - Indicative Potential

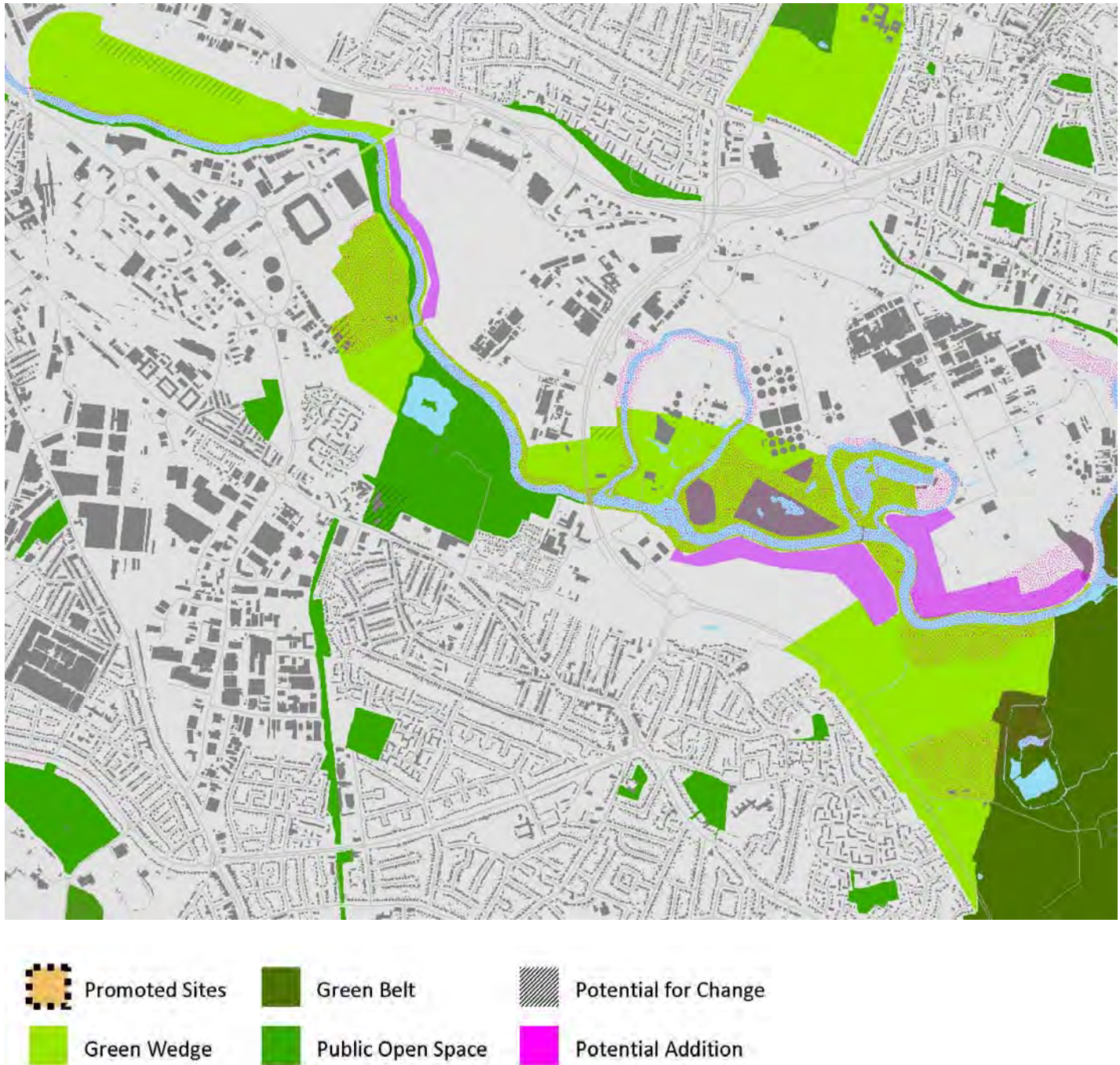
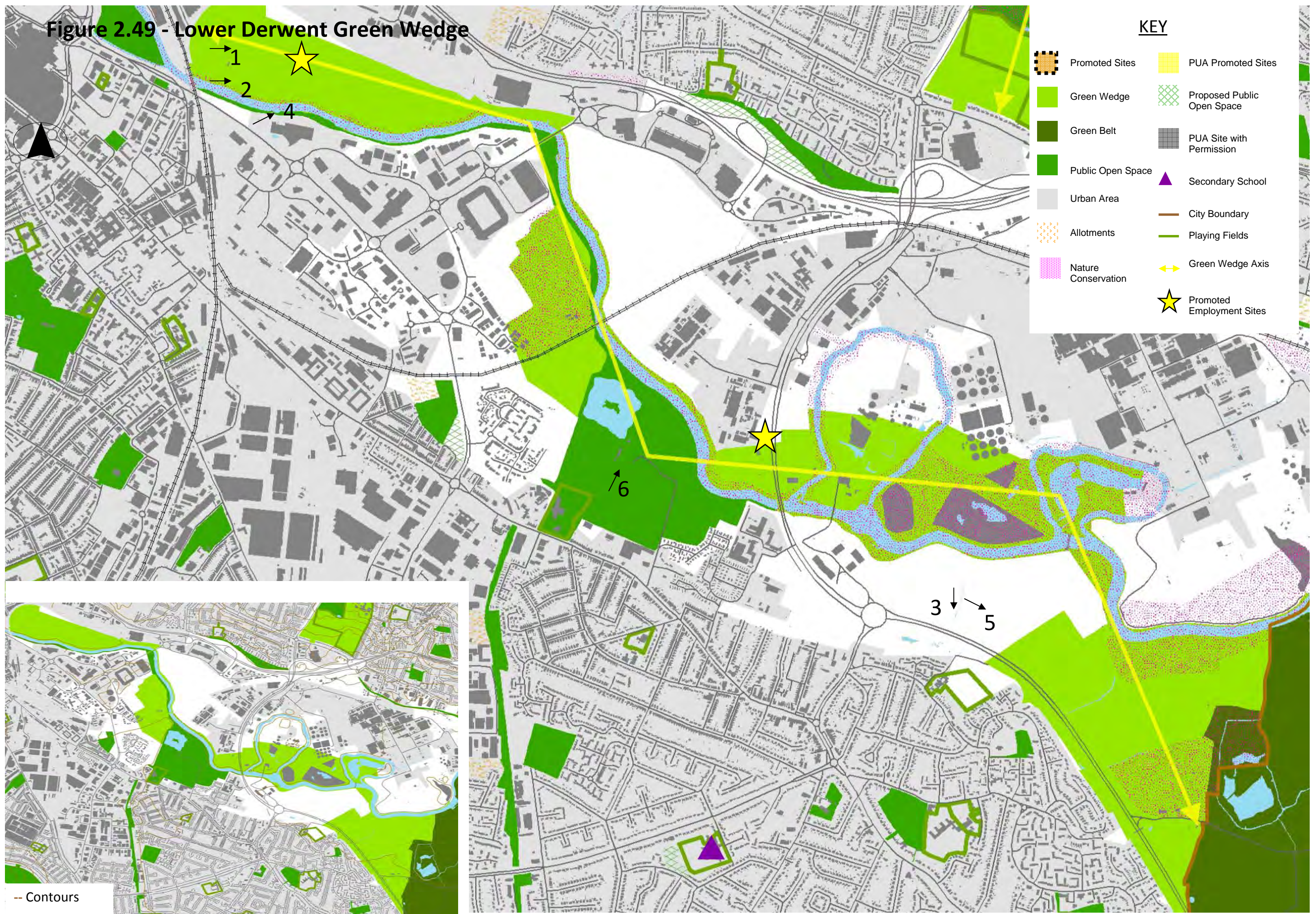




Figure 2.49 - Lower Derwent Green Wedge



Spondon / Chaddesden:

15.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Chaddesden and Spondon, contributing to their separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area;
- ⇒ The GW provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ The GW accommodates educational establishments and associated playing fields, including West Park Secondary School;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ It provides space for agriculture and is one of the most actively farmed areas of the city;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

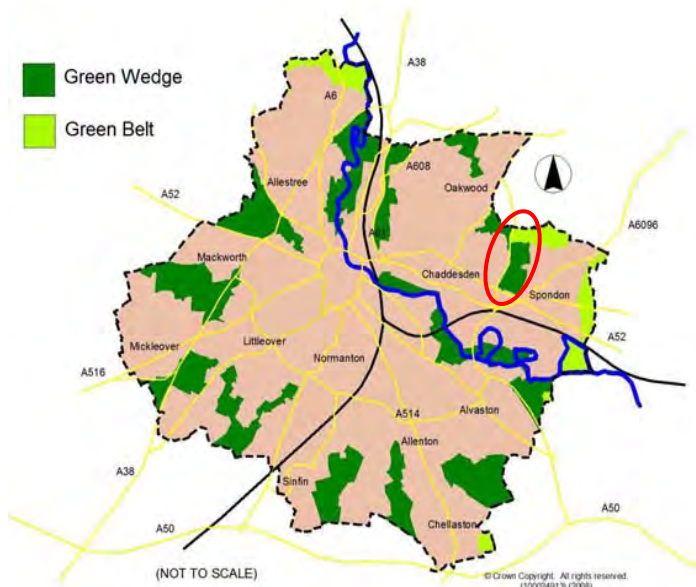


Figure 2.50 - Location of Green Wedge

What are the key characteristics?

- 15.2 The GW is located in the north-east of the city between the residential neighbourhoods of Chaddesden to the west and Spondon to the east. It is defined by the rear of residential properties on the western side of Spondon to the east, Derby Road to the south and Acorn Way to the west. In total, the GW covers approximately 55 hectares, not including the Green Belt land to the north and the separate Lees Brook Valley GW to the north-west. This equates to around 0.7% of the land area in the city.
- 15.3 The GW is roughly rectangular in shape and maintains a reasonable width of around 500 metres from north to south, only narrowed by built development related to West Park School and West Road which impacts upon the openness of the GW. Including the Green Belt land to the north, the GW penetrates approximately 1500 metres from the city boundary into the urban area.
- 15.4 It is well defined by strong and logical boundaries to the east, west and south. The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

- 15.5 The eastern and southern sections of the GW include West Park Secondary School and its associated playing fields. The school is located halfway up the GW close to a ridgeline which runs across the centre of the GW from east to west. This makes the school prominent within the GW, which has an impact upon the openness and undeveloped character of this area.
- 15.6 The GW narrows significantly to the north of West Park wrapping around the built development on West Road, including Springfield Primary School. This is the narrowest point of the GW and one of the most sensitive points.
- 15.7 To the west of West Park School there is an area of public open space which is a designated Local Nature Reserve (LNR). This area has substantial tree cover and a small pond. To the north of the existing public open space is an area of proposed public open space which is yet to be implemented.
- 15.8 The south-western corner of the GW has previously been used for agricultural purposes, although it is not clear whether it is still used for this purpose. The southern end of the GW has a strong sense of openness and has an obviously undeveloped character. This part of the GW provides a good level of separation, although the built development along Derby Road reduces the visual impact of the separation from the main road. This area of the GW has very strong definition, particularly on the western edge provided by mature hedgerows and Acorn Way.
- 15.9 The more northern parts of the GW are generally agricultural in character and flow northwards into an area of Green Belt. The city boundary runs through the Green Belt following the line of the Lees Brook, which is a nature conservation area. Land in the north of the GW is gently undulating and has the character of open countryside. Springfield, Brookfield and Royal Hill farms and their associated buildings are located in the northern half of the GW. There is also a covered reservoir in the north of the GW, which detracts from the undeveloped character of the area.
- 15.10 There are various tracks, footpaths and cycle paths running across and through the GW providing access to the farm buildings and the different areas of the GW, including a public footpath that runs through the middle of the GW from east to west linking Chaddesden and Spondon. .
- 15.11 The southern half of the GW slopes gently from north to south, making it south facing. There are excellent views towards South Derbyshire and Leicestershire from this part of the GW, due to its elevated position over the Derwent and Trent flood plains. The West Park School playing fields are generally flatter to allow for sport and recreational activities. The northern half of the GW slopes more noticeably from south to north, down towards the Lees Brook Valley. The topography of the GW is shown on the inset map on Figure 2.53.

Figure 2.51 - Spondon / Chaddesden Green Wedge



15.12 Beyond the city boundary to the north, the landscape is characterised by estate farmland associated with the Locko Park estate, which is located approximately one mile to the north.

Have there been any significant changes to the Green Wedge since it was defined?

15.13 The most significant changes to the GW have been related to West Park Secondary School. There have been various developments in recent years, including extensions and new blocks. None of the new blocks have intruded into the GW beyond the existing building line and have not compromised GW function or increased the vulnerability of any areas.

Can any additional land be included?

15.14 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of Green Wedge in this location still necessary?

15.15 Yes. The GW provides many vital functions, including the separation of the distinct neighbourhoods of Chaddesden and Spondon, in line with the original role that was set out when the GWs were originally defined.

15.16 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have any development been promoted directly outside of the Green Wedge, which could impact upon its function?

15.17 A potential housing site has been promoted within the Green Belt to the north of the GW, within the city boundary. The promoted site forms an integral part of the mouth of the GW. Built development within this area would block the mouth of the GW and restrict the extent to which open countryside is able to flow into the city. Development would also reduce the level of separation between Chaddesden and Spondon.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 15 - Acorn Way

15.18 A potential housing site has been promoted in the south-west corner of the GW. The site is roughly rectangular in shape and is bordered to the north and east by playing fields, to the west by Acorn Way and to the south by the rear of residential properties on Derby Road. The land has previously been used for agricultural purposes. The site is south facing and there is a well used footpath crossing it from south-west to north-east. It is estimated that the site has capacity for around 370 dwellings.

15.19 The site comprises part of a significant open break within the existing built area and represents an important visual amenity. Housing on the site would be prominent and intrusive and would erode the open character of the area. It would cause significant narrowing, reducing the level of separation between Chaddesden and Spondon resulting in the gradual coalescence of the two distinct communities. However, the GW would only be narrowed

Figure 2.52 - Location of Promoted Site



at the southern tip. The width of the remaining GW to the north could be maintained.

15.20 Acorn Way forms a strong boundary on the western side of the GW. Breaking the boundary would create an obvious intrusion into the GW that would not relate to built development within Chaddesden or Spondon. Such an intrusion would be damaging to the overall character of the GW.

15.21 Development of this area would also reduce the extent to which countryside is able to penetrate the urban area of the city, notably on the western side. This would reduce the proximity of open countryside in relation to the built area of Chaddesden and reduce access to open land. Penetration would be maintained on the eastern side of the GW, although this area contains the playing fields for West Park Secondary School so is not publically accessible. Penetration on the eastern side of the GW is interrupted by built development at West Park Secondary School and along West Road. The interruption on the eastern side increases the importance of maintaining an uninterrupted flow of countryside on the western side. This increases the need to maintain the open and undeveloped character of the south-western corner.

15.22 In relation to this site, the CDLP Inspector concluded that the development of the site would form a visual bridge between the two settlements in a far more substantial way than the present thin broken line of frontage dwellings and noted any significant reduction in the penetration of the wedge or in its effective width would seriously diminish its role in providing both separation of the settlements and the advantages of the proximity of the open countryside to the relatively densely developed residential areas.

15.23 This view was further supported by the CDLP Inspector who noted that the site, with adjoining open land, 'forms part of the long established GW which separates Chaddesden and Spondon'. It was also noted that the site and adjacent playing fields 'form an integral part of this open green setting'. The Inspector went further to ass that, 'Acorn Way, with its green western margins, provides the clearest of lines to the established built-up area and an effective stop to the easterly expansion of Chaddesden which occurred in the late 1960s/early 1970s'. In conclusion the Inspector stated that, 'the loss of this site to development, even with open land remaining to the north and east, would seriously compromise the function and character of the GW'.

15.24 The CDLP Inspector stated that, the loss of this site (the south eastern area) to development, even with open land remaining to the north and east, would seriously compromise the function and character of the GW.

15.25 Overall Conclusions:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ Development of the promoted site would lead to a high level of impact on the GW, in terms of narrowing and the potential for gradual coalescence of neighbourhoods. The promoted site is very much part of the GW and development would be damaging to its definition and undermine the strong boundaries. The extent to which countryside is able to penetrate the urban area would also be reduced. The flow of countryside on the western side of the GW is particularly important due to the impact of built development at West Park School on the eastern side;
- ⇒ This GW is not considered to have any potential capacity for new development from a GW perspective.



Figure 2.53 - Spondon / Chaddesden Green Wedge



KEY

- | | | | |
|---|-------------------|---|----------------------------|
|  | Promoted Sites |  | Nature Conservation |
|  | Green Wedge |  | Proposed Public Open Space |
|  | Green Belt |  | Secondary School |
|  | Public Open Space |  | City Boundary |
|  | Urban Area |  | Playing Fields |
|  | Allotments |  | Green Wedge Axis |



Lees Brook Valley:

16.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Chaddesden contributing to separation, character and identity and enhancing the urban structure of the city;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area;
- ⇒ The GW provides vital flood storage for the Lees Brook and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ The GW accommodates educational establishments and associated playing fields, including Lees Brook Secondary School;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

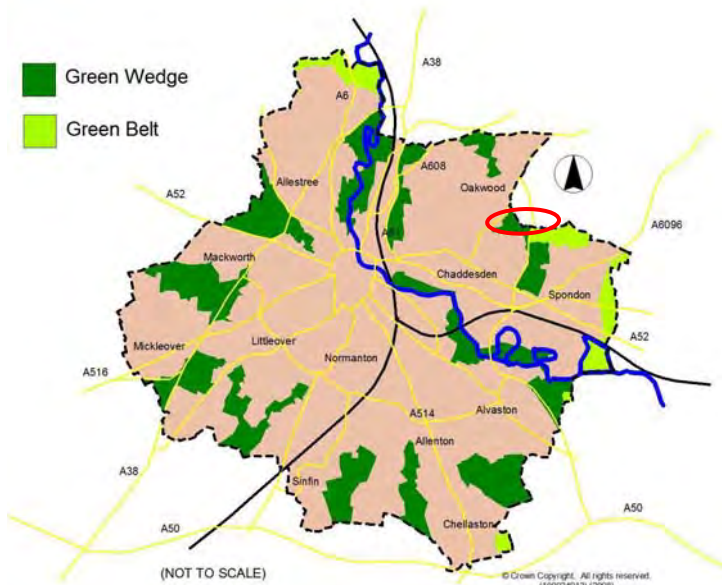


Figure 2.54 - Location of Green Wedge

What are the key characteristics?

- 16.2 The GW is located in the north-east of the city, between two separate residential areas of Chaddesden. The western area includes the eastern edge of Oakwood and the Morley Road area whilst the eastern area includes the Tennessee Road and Oregon Way area. The two areas of Chaddesden that are separated by the GW are different in terms of townscape and character but are generally part of the same neighbourhood. In total, the GW covers approximately 25 hectares, or 0.3% of the built area of the city. It is the smallest GW in terms of area.
- 16.3 The GW is generally triangular in shape penetrating approximately 700 metres into the urban area from the city boundary. The GW maintains a reasonable width from east to west along the majority of the axis, although the western tip of the GW is very narrow and provides limited separation or definition. The GW is approximately 550 metres in width from the southern boundary to the northern tip whilst the width of the western tip reduces to less than 100 metres. The boundaries of the GW are generally logical and obvious,
- 16.4 The existing boundaries of the GW are clearly the most appropriate and logical way of defining it, although they are somewhat constrained by the city boundary. There are no obvious alternative boundaries that could provide an equally logical and defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.

16.5 The GW forms part of the Lees Brook valley. The brook runs through the centre of the GW from west to east and is an important watercourse running through the city. It is also a nature conservation area and includes mature trees and shrubs at its margins, providing an important wildlife corridor, linking Chaddesden Park to the open countryside to the north. There is a protected route for cyclists and pedestrians, following the line of the city boundary and Lees Brook, providing access towards the Locko Park estate.

- 16.6 The line of the brook splits the GW into two distinct areas to the north and south. The northern part of the GW is bordered by the rear of residential properties on Morley Road to the west, Lees Brook to the south and the city boundary to the east. This section of the GW contains Lees Brook Secondary School and its associated playing fields.

Figure 2.55 - Lees Brook Valley Green Wedge



- 16.7 The built extent of the school significantly reduces the openness of this area of the GW and is a significant intrusion, although it is a GW compliant use. This area of the GW is formal in character containing buildings and playing fields. This undermines the openness and undeveloped character of this part of the GW.

- 16.8 Lees Brook Secondary School has recently received funding from the government to enable a complete rebuild of the school. Planning permission was previously granted for a new school under the Building Schools for the Future (BSF) scheme but this was not implemented due to the withdrawal of the BSF scheme. It is likely that a new scheme will be drawn up in the near future rather than implementing the existing planning permission.

- 16.9 The permitted scheme would involve development extending further out into the GW than the existing complex. The actual built form would be smaller than the current school as the new buildings would be more consolidated and compact. However, the proposed buildings could have a greater impact than the existing buildings due to the scale and mass.

- 16.10 Land to the north and east of the GW forms part of the Green Belt. Some of the Green Belt falls within the city boundary, although the majority is within the administrative area of Erewash. The open countryside to the north is characterised by estate farmland, forming part of the setting of the Locko Park estate which is located a mile to the north of the city boundary.

- 16.11 The southern section of the GW is defined to the south by the rear of residential properties on Tennessee Road, highway verge along Oregon



Figure 2.56 - Plan of the new Lees Brook School proposed under BSF

Way and by the playing fields at Chaddesden Park Infant / Junior Schools.

- 16.12 The land to the south of the brook is part of the Brook Farm agricultural holding and is characterised by steep grassy fields with well defined hedgerows and mature trees delineating each field. The topography of the land on the southern side falls significantly from south to north towards the Lees Brook. The slope on the eastern side of the GW is significant and provides excellent views of the countryside to the north. The slope is less significant at the western end of the GW. The inset map on Figure 2.59 shows the topography of the area.
- 16.13 The existing CDLPR allocates this area as proposed public open space, to link with an area of existing public open space to the west of Acorn Way. The proposed public open space is yet to be implemented and is unlikely to be in the near future due to funding pressures. Development in this area may provide an opportunity to implement the public open space proposal, although the topography of the land may make use of the land for formal recreation more difficult.

Have there been any significant changes to the Green Wedge since it was defined?

- 16.14 There have been very few changes to the landscape since the point at which the GW was originally designated. The only significant built developments within the GW in recent years have been related to Lees Brook Secondary School. Most significant developments have included a new astro-turf playing pitch on the southern side of the school site. The development of the astro-turf is a GW compliant use but has brought built development nearer to the axis which the is most sensitive area of the GW.
- 16.15 As noted previously, planning permission exists for the rebuilding of Lees Brook Secondary School. The permitted scheme would involve development extending further out into the GW than the existing complex. The actual built form would be smaller than the current school as the new buildings would be more consolidated and compact. However, the proposed buildings could have a greater impact due to the scale and mass. This issue on its own would not be a reason to realign the GW boundary as redevelopment of existing schools is generally permitted by the CDLPR Policy. However, the impacts of development at the School will need to be considered alongside the potential for housing development on the southern side of the GW. Cumulative impacts of development on either side of the GW could be a reason to reassess boundaries and the overall principle of the GW in this location.

Can any additional land be included?

- 16.16 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

- 16.17 There may be an argument to de-allocate this GW as it makes little contribution to separating distinct neighbourhoods. There is no historical reason to maintain separation between these areas and it makes limited contribution towards urban structure of the city. The GWs in North Oakwood and Chaddesden / Spondon are more important to the urban structure of the north-east of the city and their principle will become even more important if the Lees Brook GW was lost.
- 16.18 However, the GW does help to define the north-eastern extent of Chaddesden, contributes towards penetration and provides a link to open countryside, although the link is interrupted by the built form of Lees Brook Secondary School. Redevelopment of the existing school buildings has the potential to impact upon the openness and undeveloped character of the GW. If land was released for housing on the southern side of the GW alongside a rebuilt school on the northern side it may provide further justification to reconsider the principle of this GW.
- 16.19 There is a case to maintain open land in the eastern part of the GW, due to the relationship with the Green Belt to the north and east and its contribution to providing separation between Chaddesden and Spondon.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

- 16.20 A potential housing site has been promoted within the Green Belt to the east of the GW at Royal Hill Farm. The site forms an integral part of the mouth of the GW. Development of the site would block the mouth of the GW and restrict the extent to which open countryside is able to flow into the city.
- 16.21 Another potential housing site within the Green Belt has been promoted to Erewash Borough Council. The promoted land is located between Morley Road and Acorn Way and would be an urban extension to the city. The site could potentially accommodate 400 homes. Development of this site could also potentially block the mouth of the GW and restrict the extent to which countryside is able to flow into the city, although new development would sit behind the built extent of Lees Brook Secondary School.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 16 - Brook Farm

- 16.22 A potential housing site has been promoted on land in the southern half of the GW. The land is part of the Brook Farm agricultural holding and is bordered by Tennessee Road, Oregon Way and school playing fields to the south, the rear of residential properties on Morley Road, the actual Brook Farm buildings to the west and by Lees Brook to the north. The site is currently allocated as proposed public open space and is estimated to have capacity for 200 dwellings.
- 16.23 The site is very narrow at its western end. It occupies a north facing slope which rises from Lees Brook and is generally rural in character. The brook, mature trees and hedges enhance the appearance of the area and support wildlife.
- 16.24 Development of this site for housing would clearly reduce the penetrating effect of the GW, reducing the proximity of built development and open countryside. Development in this area may be visible from the north due to the topography of the land and would be intrusive within the GW. It would also erode the rural character.
- 16.25 However, this area of the GW makes very little contribution towards separating different areas of the city due to the narrowness of the western end of the GW. Therefore development of the site would not have a significant impact in terms of reducing separation or leading to coalescence.
- 16.26 Development would be well related to the existing urban area and would not impact upon the mouth of the GW. On this basis the site may have some development potential.
- 16.27 The promoters have suggested that development of part of the GW would allow part of the proposed open space to be implemented, although the need for new open space will need to be weighed against the need for qualitative improvements to areas of existing public open space in the surrounding area. The topography of the land may lend itself to use as semi-natural green space rather than formal recreation.
- 16.28 In assessing the site for housing allocation through the CDLPR the Inspector stated 'the site forms part of the long established GW, separating Chaddesden and Spondon. The site itself forms an indent in the built-up area

Figure 2.57 - Location of Promoted Site



of Chaddesden with no perceptible contribution to the separation of the two communities. In addition, houses on the lower slopes would not be unduly prominent given the predominant setting of houses and the strong hedgerow boundaries of the omission site. However, the site does have the function of allowing greenery to permeate into the built-up area and providing a link to the open countryside. In my view residential development would have a limited but, nonetheless, damaging effect on the purpose and function of the GW'.

16.29 Overall Conclusion:

- ⇒ There may be an argument to de-allocate this GW as it makes little contribution to separating distinct neighbourhoods. There is no historical reason to maintain separation between these areas and it makes limited contribution towards enhancing the urban structure of the city;
- ⇒ The Spondon / Chaddesden GW provides this area of the city with a degree of structure and separation and provides residents of Chaddesden access to open countryside. Chaddesden Park also provides excellent recreational opportunities in this area. Whilst the GW does provide some level of definition and penetration, it is limited in terms of wider function;

Figure 2.57 - Indicative Potential Maintaining Green Wedge Principle



- ⇒ Based upon the limited contribution to urban structure and separation, there may be scope for development at the western extent of the GW, where it is already narrow and makes little contribution

towards separation of communities. However, development of the western area would clearly impact upon penetration, reducing the flow of countryside into the built area of the city. There may be some scope to develop this part of the promoted site whilst maintaining the principle of the GW. Figure 2.57 gives an indication of how the site could be altered, although the revised boundary is purely indicative;

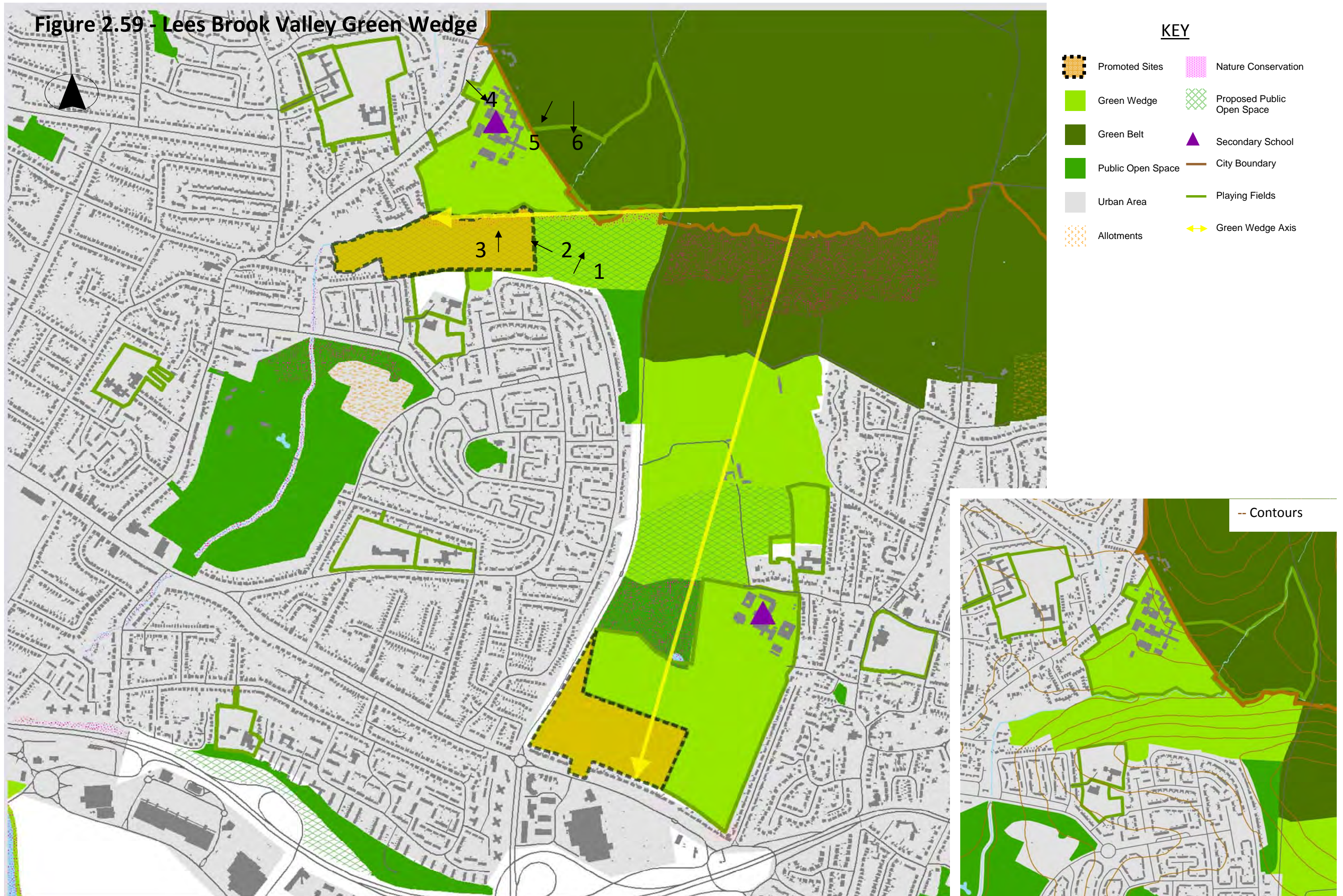
Figure 2.58 - Indicative Potential Not Maintaining Green Wedge Principle



- ⇒ Comprehensive development of the southern side of the GW has the potential to create a better form of development by rounding off the built development to the south. Development could also provide opportunities to enhance the links between the open countryside and Chaddesden Park and provide nature conservation opportunities along the Lees Brook. However, development of more eastern areas of the southern part of the GW would be very visible from the north due to the topography of the land. Figure 2.58 gives an indication of how the site could be developed if the principle of the GW is not maintained. Boundaries are purely indicative
- ⇒ Development of more eastern areas of the GW would require structural planting to help mitigate visual impact and integration with the Green Belt to the north and east;



Figure 2.59 - Lees Brook Valley Green Wedge



North Oakwood

17.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edges of Oakwood contributing to the character and identity of the area, breaking up the built extent of the area and enhancing the urban structure of the city. It also helps to separate the built area of the city from Breadsall village to the north;
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It also provides a haven for wildlife within the urban area of the city and includes Chaddesden Wood Local Nature Reserve (LNR);

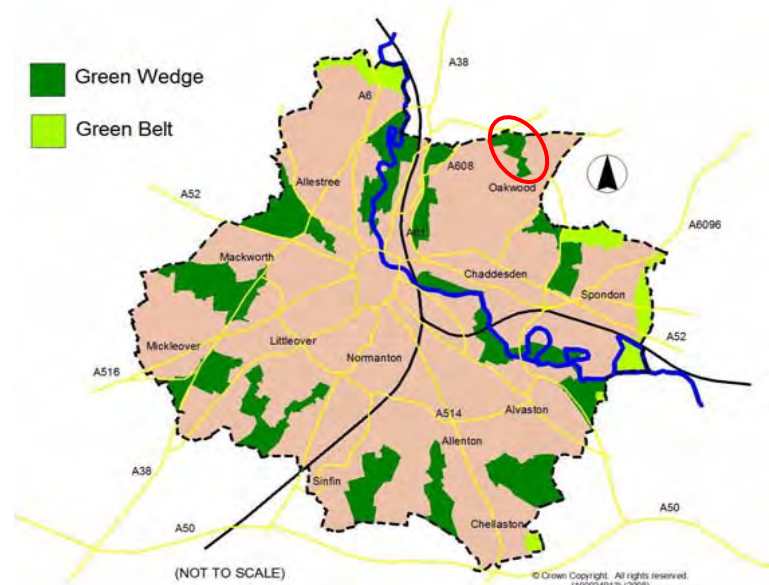


Figure 2.60 - Location of Green Wedge

- ⇒ The GW provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

What are the key characteristics?

- 17.2 The North Oakwood GW is located in the north-east of the city within the neighbourhood of Oakwood. The neighbourhood is predominantly made up of a relatively modern suburban estate built in the 1980s and 90s.
- 17.3 The GW is surrounded by the built extent of Oakwood to the east, west and south and by open countryside within Erewash to the north. In total, the GW covers approximately 40 hectares, or 0.5% of the land area of the city.
- 17.4 The GW is a roughly triangular in shape. The northern end of the GW is the widest point and has a width of approximately 800 metres from east to west. The GW narrows significantly towards the centre, at the point where Springwood Drive bisects the GW. At this point the GW is less than 100 metres in width. The GW continues to be relatively narrow to the south of Springwood Drive.
- 17.5 The GW is generally regular shape, only interrupted by built development in the Foxglove Drive area, Park View School and Springwood Leisure Centre. The existing boundaries of the GW are clearly the most appropriate and logical way of defining it. There are no obvious alternative boundaries that could provide a logical and defensible edge. There are also no areas of the GW that are clearly unrelated to the main body. All areas contribute to the functioning of the GW and there are no obvious areas that could justify deletion.
- 17.6 The centre of the GW contains Chaddesden Wood Local Nature Reserve (LNR). The Wood contains ancient woodland and has significant amenity value, with a network of footpaths running through it.

17.7 To the south of Chaddesden Wood is Oakwood Park. It is District level park and accommodates a multi-use games area and a number of other sporting pitches. The playing fields of Park View Primary School are also located to the south of the LNR.

17.8 The area of the GW north of Chaddesden Wood is currently used for agricultural uses. It is north facing and slopes towards Mansfield Road / Lime Lane. It is well related to the open countryside beyond the city boundary, including the Green Belt that surrounds Breadsall village. The land is clearly open and undeveloped in nature, providing excellent views of the countryside to the north. The openness of this area is in stark contrast to the extensive residential development surrounding it within Oakwood. There are cycle routes running along each side of this section of the GW.

17.9 The landscape to the north of the GW includes plateau estate farmland and the edges of the River Derwent valley. The existing Local Plan allows for outdoor recreational uses within this area of the GW.

17.10 Whilst this GW does not specifically separate distinct neighbourhoods it is particularly important in terms of providing urban structure and breaking up the urban area. The north-east of the city includes the neighbourhoods of Derwent, Chaddesden and Oakwood which have limited separation and are densely populated areas. This GW helps to break up the urban character of these areas and gives residents of these areas access to large areas of open space and open countryside.

Figure 2.61 - North Oakwood Green Wedge



Have there been any significant changes to the Green Wedge since it was defined?

17.11 There have not been any significant changes to the GW since it was defined.

Can any additional land be included?

17.12 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

- 17.13 Yes. The GW helps to enhance the urban structure of the city by breaking up the built form of the north-east of the city, including Oakwood, in line with the original role that was set out when the GWs were originally defined.
- 17.14 Maintenance of the GW principle in this location provides the neighbourhood with definition and identity and helps to reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, flood mitigation and nature conservation.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the Green Wedge?

17.15 No potential development sites directly outside of the GW have been promoted for development.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 30 - Lime Lane

17.16 A potential mixed-use development site has been promoted on land to the south of Lime Lane, within the widest point of the GW. The site has been promoted for a mix of residential and employment uses. It is estimated that the site could potentially accommodate up to 300 dwellings.

17.17 The promoters have suggested that development could be carried out within the boundaries of the promoted site, whilst maintaining the principle of a GW, through the middle of the site, albeit significantly narrowed.

17.18 Development in line with the layout suggested by the promoters would lead to unacceptable narrowing of the GW that could lead to coalescence of the different areas of Oakwood, undermining the principle of the GW. Development of the entirety of the promoted area would also lead to a loss of openness, and severely reduce the extent to which countryside is able to flow into the city. The mouth of the GW would be blocked off and development would be intrusive and visually prominent from the north as it on the top of a promontory.

17.19 The edges of the promoted site are relatively well related to the existing urban area, particularly on the western edge. Land to the north of Foxglove Drive is already slightly inset and more remote from the main axis of the GW compared to other areas. Whilst development in this area could be visually prominent from the north, there may be potential for residential development in the western part of the prompted site, whilst maintaining the principle of the GW. Development could be inset behind the existing built development within the Foxglove Drive area in order to reduce the impact of narrowing, although development in this area would still partially block the mouth of the GW.

17.20 Development in this area could provide opportunities to improve access to the remaining GW, creating opportunities for new open recreation and provide potential for qualitative improvements to existing areas of open space and local nature reserves. Unfortunately, there is no obvious boundary to delineate a revised site. Utilising the line of the existing hedgerow could potentially lead to built development intruding too far to the east and would lead to development within a more sensitive part of the GW, close to the axis. Any development within this GW will need significant landscaping to try and mitigate the visual impact.

17.21 The Oakwood GW, covering both Lime Lane and Mansfield Road, was considered at the CDLP Inquiry when the Inspector stated that, 'I consider that it is a particularly important GW which is already well used and appreciated by the public by means of official footpaths and cycle-ways as well as unofficial desire line tracks for dog walking and exercise. The 'openness' [of two areas] are both in marked contrast to the very extensive areas of residential development which are separated and defined by the GW. I consider that it is very important that the GW should be retained at the full width currently available.'

Figure 2.62 - Location of Promoted Site



17.22 Overall Conclusion:

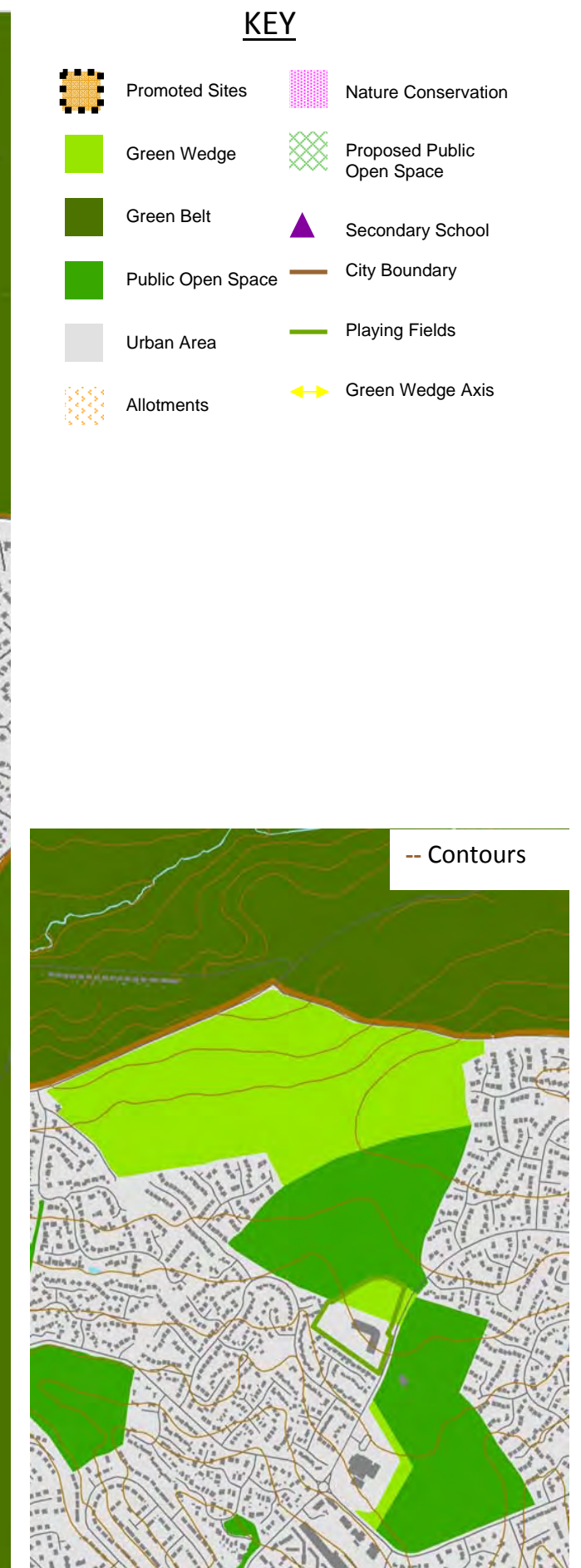
- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ As currently promoted, the site would lead to an unacceptable level of narrowing and would be a prominent, visually intrusive incursion into the GW due to its hilltop location;
- ⇒ If development could be limited to the western side of the GW, to the north of Foxglove Close, it may overcome some of the concerns and maintain the principle of the GW. However, there would clearly still be narrowing of the GW and visual impact. Figure 2.63 gives an indication of how the site could be altered, although the revised boundary is purely indicative;

Figure 2.63 - Indicative Potential





This map illustrates the North Oakwood Green Wedge, a designated area for green spaces. Six specific green spaces are highlighted and numbered 1 through 6. Yellow arrows indicate movement paths between these spaces and towards the surrounding urban areas. A north arrow is located in the top left corner of the map.



Chaddesden / Derwent Industrial Area

18.1 What are the main functions of this Green Wedge?

- ⇒ It helps to define the edge of Derwent contributing to separation, character and identity and enhancing the urban structure of the city. To a lesser extent it also helps to separate the built areas of the city from Breadsall village to the north;
- ⇒ The GW provides an amenity buffer between the Derwent and Breadsall Hilltop residential neighbourhoods and the commercial corridor along Sir Frank Whittle Road (A61).
- ⇒ It provides a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
- ⇒ The GW allows the open countryside to penetrate into the urban area of the city, providing residents with access to the countryside and space for recreational activities. It contains the Racecourse which is one of the city's most important recreational spaces. It also provides a haven for wildlife allowing it to move through the urban area of the city;
- ⇒ The Racecourse section of the GW accommodates a Scheduled Ancient Monument in the north of the park. It is also an Archaeological Alert Area;
- ⇒ It is a green lung within the city, helping to mitigate the impacts of climate change;
- ⇒ The GW provides vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
- ⇒ The allotments within the GW provide an opportunity for local food production;
- ⇒ The open and undeveloped character of the GW and the recreational opportunities it provides contribute towards the mental and physical well-being of residents.

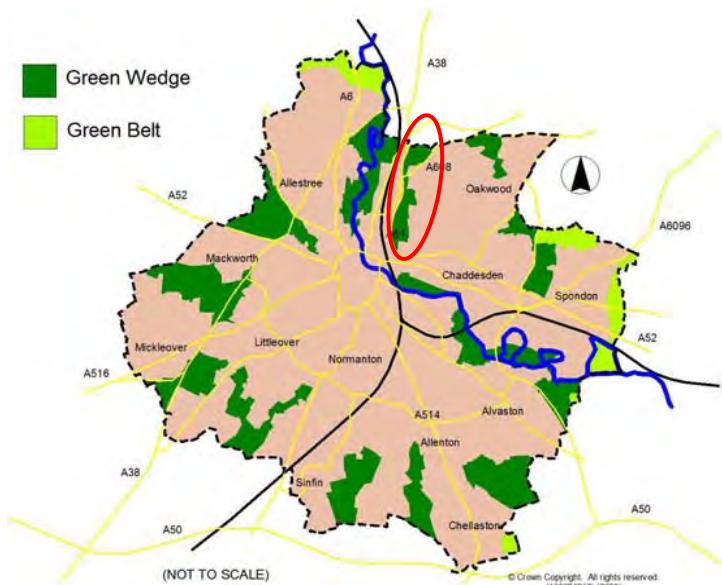


Figure 2.65 - Location of Green Wedge

What are the key characteristics?

- 18.2 The GW is located in the north of city, directly to the north of the city centre, between the residential neighbourhoods of Derwent and Breadsall Hilltop and the commercialised A61 corridor to the west. It runs from the city boundary in the north to the edge of the city centre in the south, covering approximately 70 hectares in total or 0.9% of the land area in the city.
- 18.3 It is defined by Sir Frank Whittle Road (A61) to the west which forms a strong and logical boundary. The eastern edge is defined by residential development in the Cowsley and Breadsall Hilltop areas. The eastern edge is indented and less regular, although it is still a logical and defendable boundary. The County Ground, home of Derbyshire County Cricket Club is located at the southern terminus of the GW.

18.4 The GW is generally linear in shape, penetrating approximately 2500 metres into the built area from the city boundary. It has a reasonable width from north to south, but has a significant area of narrowness around the point that Mansfield Road bisects the GW.

18.5 The existing boundaries of the GW are generally the most appropriate and logical way of defining it. However, the south-western spur of the GW contains a day care centre for autistic children. The site was previously used as a Viking heritage centre and includes one main building, fencing, landscaping and storage areas. This part of the GW is already narrow and the built development undermines the open and undeveloped character of this part of the GW. There may be case to review the boundaries of the GW in this area, although this will need to be considered in more detail through the Site Allocations Document. All other areas contribute to the functioning of the GW and there are no other obvious areas that could justify deletion.

18.6 The GW is divided into three main sections by the intersections of Mansfield Road and Hampshire Road. The southern part of the GW to the south of Hampshire Road includes the Racecourse Park, which is predominantly used for formal recreation such as football and kite bugging.

18.7 There is an artificial surface multi-use games area at the southern end of the Park, alongside the new changing rooms, which are a significant built structure within the GW. The Park is also an archaeological alert area and contains a Scheduled Ancient Monument. This area of the GW is very flat and open with very little tree cover. The south-western spur of the GW contains a day care centre on the site of the former Viking heritage centre.

18.8 The middle section of the GW, between Hampshire Road and Mansfield Road is predominantly made up of public open space, allotments and school buildings. This area of the GW is less open and has an urbanised character due to presence of the school buildings in the centre of the GW. It also includes the narrowest point of the GW at less than 100 metres. The narrowness and developed character of this area risks severing the link between the northern and southern sections of the GW.

18.9 The northern section is made up of agricultural land, informal open space and areas of woodland. The woodland follows the line of the former railway line, which is now a multi-user path and forms part of the Great Northern Greenway. The line of the route and the surrounding area are also a nature conservation site.

18.10 The northern section of the GW rises steeply from west to east, from the valley floor. The prominence of the land allows for excellent views across the northern part of the city and the open countryside to the north. The mouth of the GW is the widest point and has a width of approximately 500 metres from west to east. The

Figure 2.66 - Chaddesden / Derwent Green Wedge



openness of the northern part of the GW helps to separate the urban area of the city from Breadsall village to the north.

18.11 Beyond the northern boundary of the GW the landscape is characterised by wooded slopes and valleys and riverside meadows that form the Derwent Valley. Much of the area is designated as Green Belt. The open countryside is punctuated by villages such as Breadsall, which is closely related to this area of the city.

Have there been any significant changes to the Green Wedge since it was defined?

18.12 The most significant change to the GW has been the development of the new multi-use games area and changing facilities at the Racecourse. The building is centrally located at the southern end of the GW and is prominent, but clearly serves an ancillary function to the wider use of the open space and do not undermine the principle or functioning of the GW. Therefore there is no reason to redefine the GW.

18.13 Modern recreational buildings tend to be larger than those built in the past as they often provide shared services and facilities. The fact that such buildings no longer tend to be 'small scale' needs to be reflected in the revised policy to be included in the Core Strategy.

18.14 As already noted, there may be a case to realign the southern boundary of the GW to take account of the former Viking Centre site within the south-western corner of the GW.

Can any additional land be included?

18.15 Developments in and around the GW have not opened up any opportunities for new land to be incorporated into the GW.

Is the principle of a Green Wedge in this location still necessary?

18.16 Yes. The GW provides many vital functions, including the separation of residential communities such as Derwent and Breadsall Hilltop from the commercial areas to the west, in line with the original role that was set out when the GWs were originally defined.

18.17 Maintenance of the GW principle in this location helps enhance the urban structure of the city and provides neighbourhoods with definition and identity, enabling areas to maintain local distinctiveness and reduce the feel of anonymous urban sprawl. The GW also makes a valuable contribution in terms of recreation, biodiversity and flood mitigation.

Have any potential development sites been promoted directly outside of the city boundary, which could impact upon the function of the GW?

18.18 No potential development sites directly outside of the GW have been promoted for development.

Have any potential development sites been promoted within the Green Wedge?

SHLAA Reference 101 - Breadsall Hilltop

18.19 A potential housing site has been identified on land within the northern section of the GW, between Mansfield Road and the former railway line. The site is estimated to have a capacity of approximately 519 dwellings and could include some extra-care provision.

18.20 The site forms an integral part of the mouth of the GW. Development of the entirety of the promoted site would block the mouth of the GW and reduce the extent to which it separates Breadsall Hilltop and the edge of Oakwood from the commercial A61 corridor to the west. It would cause significant narrowing which would severely impact on the openness and undeveloped character of this area. Development of the entire site

would be a prominent intrusion into the GW and would be clearly visible from the west due to the topography of the land which would again impact upon openness.

18.21 The eastern section of the promoted site sits on a plateau of land fronting Mansfield Road. There may be some potential for new residential development in this area as it is partially screened by the mature tree line which runs alongside the former railway track and is less visually prominent than other parts of the site, particularly from the west. This part of the site is also screened from the north by the topography of the land, which would help to limit the impact of new development on the Green Belt to the north.

18.22 Existing built development already partially wraps around the eastern side of the promoted site. This makes land within this area less sensitive in terms of GW function. There may be some potential to allow development on the eastern side of the site without entirely undermining the principle of the GW or completely blocking the mouth. However, any development in this area is still likely to be visually prominent and there is not an obvious boundary to delineate the amended site area. Any development in this area would also cause narrowing and impact upon openness and the undeveloped character.

18.23 Whilst there is a degree of potential, the difficulties in defining an appropriate developable area and the issues relating to prominence mean that the site should be looked at in greater detail in the Site Allocations Document.

18.24 The CDLP Inspector in considering the land between Sir Frank Whittle Road and Mansfield Road stated 'the eastern section of the objection site is of a different character, largely arable and facing northwest to north over the Green Belt to Breadsall. It still fulfils the function of separation but because of the changed contours, it is of less benefit as a buffer between residential and employment uses'.

18.25 The CDLP Inspectors also noted that, 'the deletion of the eastern section from the GW would still leave a long narrow but effective green corridor. The natural history interest of the western section could be largely protected with the wildlife corridor and the recreational route unaffected. However, the longer views across the valley and from the north include significant parts of the eastern section and development could be prominent and, in some locations, seen against the skyline. I conclude that whilst the 2 areas are of very different character and value, they both contribute to the objectives of GW policy'.

18.26 Overall Conclusion:

- ⇒ The principle of a GW in this location should be maintained and where possible opportunities for enhancement should be pursued;
- ⇒ As currently identified, the promoted site would lead to a significant level of narrowing and would be a prominent intrusion into the GW;
- ⇒ There may be potential scope to release some land within the eastern side of the site, without undermining the principle of the GW. If development could be limited to the eastern side of the site it may overcome some of the major concerns, although there would clearly still be narrowing of the GW and potential visual impact. Development would need to be set back from the ridge line and a new boundary would need to be created. Figure 2.68 gives an indication of how the site could be altered, although the revised boundary is purely indicative;

Figure 2.67 - Location of Promoted Site



⇒ Due to the sensitivity of this site in terms of prominence and visual impact, further detailed analysis of the developable area may be required through the Site Allocations Document;

⇒ There may also be potential to scope to realign the boundary of the GW at the southern end of the Racecourse. Minor amendments will need to be assessed through the Site Allocations Document.

Figure 2.68 - Indicative Potential

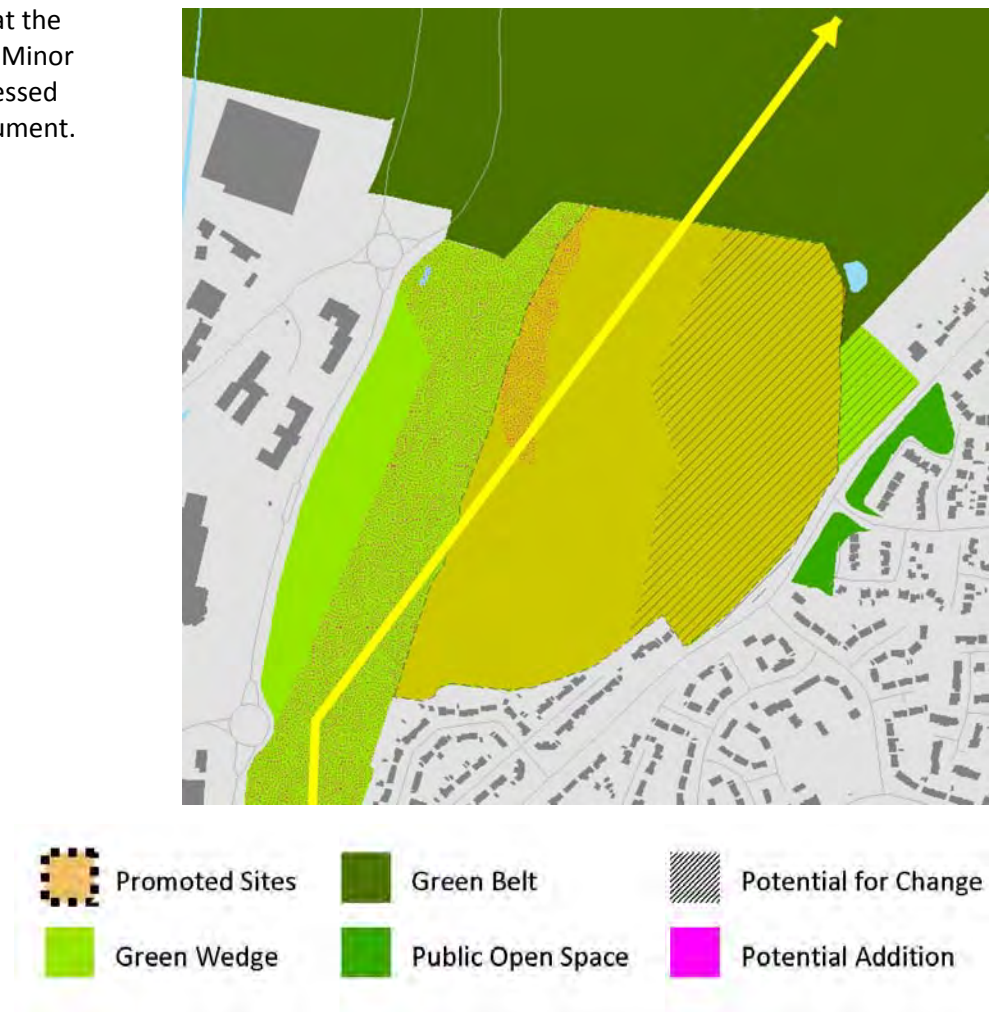
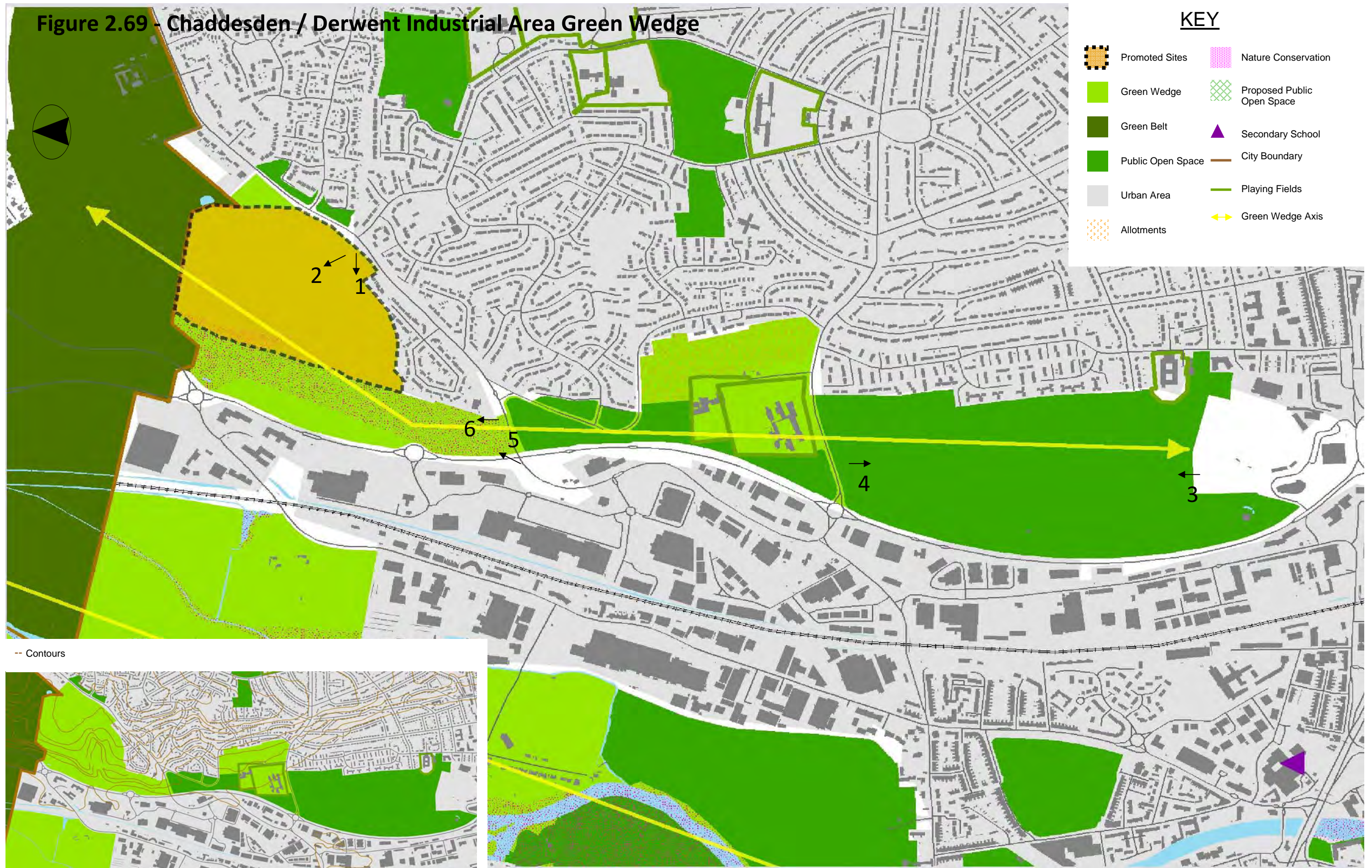




Figure 2.69 - Chaddesden / Derwent Industrial Area Green Wedge



Section 3: Summary

Conclusions:

- 19.1 GWs are a distinctive part of Derby’s character and are a long-standing local policy objective. They help to tell the story of how the city has developed helping to maintain the identities of different neighbourhoods, act as a buffer between business and residential areas and to help to overcome an impression of anonymous suburban sprawl. This helps to define and enhance the urban structure of the city as a whole. They also make a significant contribution in terms of heritage, recreation, flooding and the general well being of Derby's residents.
- 19.2 This review has considered the function of each GW and identified the diverse roles that each one performs. It has highlighted the importance of each GW and re-justified the need to maintain them in principle. However, it has questioned the need to maintain the principle of the Lees Brook Valley GW, due to its limitations in terms of function.
- 19.3 When the GWs were first defined, careful consideration was given to the exact extent of the boundaries to ensure that only land necessary to the primary role and function of the GW was included within the protected area. On this basis it is accepted that virtually all of the land still plays an important role, with only very minor amendments potentially required.

Potential Housing Sites:

- 19.4 The review has assessed all of the potential development sites that have been promoted within each of the GWs and identified where there may be some development potential, without prejudicing the principle of the GW.
- 19.5 The NPPF is unequivocal about the need to 'significantly boost' the supply of new housing and states that local planning authorities should 'ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the HMA'.
- 19.6 Assessment of housing needs is likely to show significant need being generated within the HMA, particularly within Derby. It is unlikely that the city will be able to accommodate all of its housing needs within the existing built area. Therefore there is likely to be a need to release some greenfield land, potentially around the edge of the city and within GWs.

19.7 The GW Review has identified that the GWs could contribute towards meeting housing needs and could potentially accommodate in the region of 2,000 new dwellings without undermining the overriding principle of the GWs. This is purely based upon an assessment of impacts upon the GWs.

- 19.8 Development of this magnitude would clearly have an impact upon the GWs, although the principle and overriding function could be maintained. Any identified impacts upon the GWs will need to be weighed against the need for new housing.
- 19.9 Work on the Core Strategy will need to consider how many new homes may need to be found within the GWs in order to meet housing needs. Once a figure has been determined, each of the sites with potential that have identified in this document will need to be assessed in terms of their wider impact (flooding, drainage, traffic, education etc.). This will help to determine which sites are the most sustainable and likely to deliver new housing in the future.
- 19.10 A decision will need to be taken to determine whether sites are identified in the Core Strategy or the Site Allocations Document. The magnitude of the potential capacity within Boulton Moor is of strategic importance and will undoubtedly need to be considered through the Core Strategy process.

- 19.11 The potential capacity of the other sites is less significant. However, some of the smaller sites may also need to be identified through the Core Strategy if they are needed to achieve a 5 year housing supply.
- 19.12 Whilst development within the GWs will have an impact upon their openness and undeveloped character, it could provide an opportunity to make improvements and enhancements. New development has the potential to:
 - ⇒ Open up public access to retained areas of the GW and improve existing routes, pathways and cycle paths;
 - ⇒ Provide new recreational spaces and facilities;
 - ⇒ Provide stronger definition of the edge of the GW;
 - ⇒ Remove scruffy areas of land;
 - ⇒ Provide greater variation of uses within the GW, helping to improve biodiversity;
 - ⇒ Provide opportunities to implement Sustainable Drainage Systems, utilising existing stream and ditch systems;
 - ⇒ Provide opportunities for local food production and community gardening;
 - ⇒ Improve community awareness of the role and function of the GWs;

Potential Employment / Commercial Sites:

- 19.13 The review has assessed sites located within the GWs that have been promoted to the Council for new employment / commercial uses. It has identified that there may be capacity for a small amount of additional employment / commercial land within the GWs, without undermining the overriding principle of the GWs. The amount of additional land is unlikely to be of strategic importance.
- 19.14 The Core Strategy will need to determine whether the potential employment land is needed to meet future needs.

Additional Land to be Included:

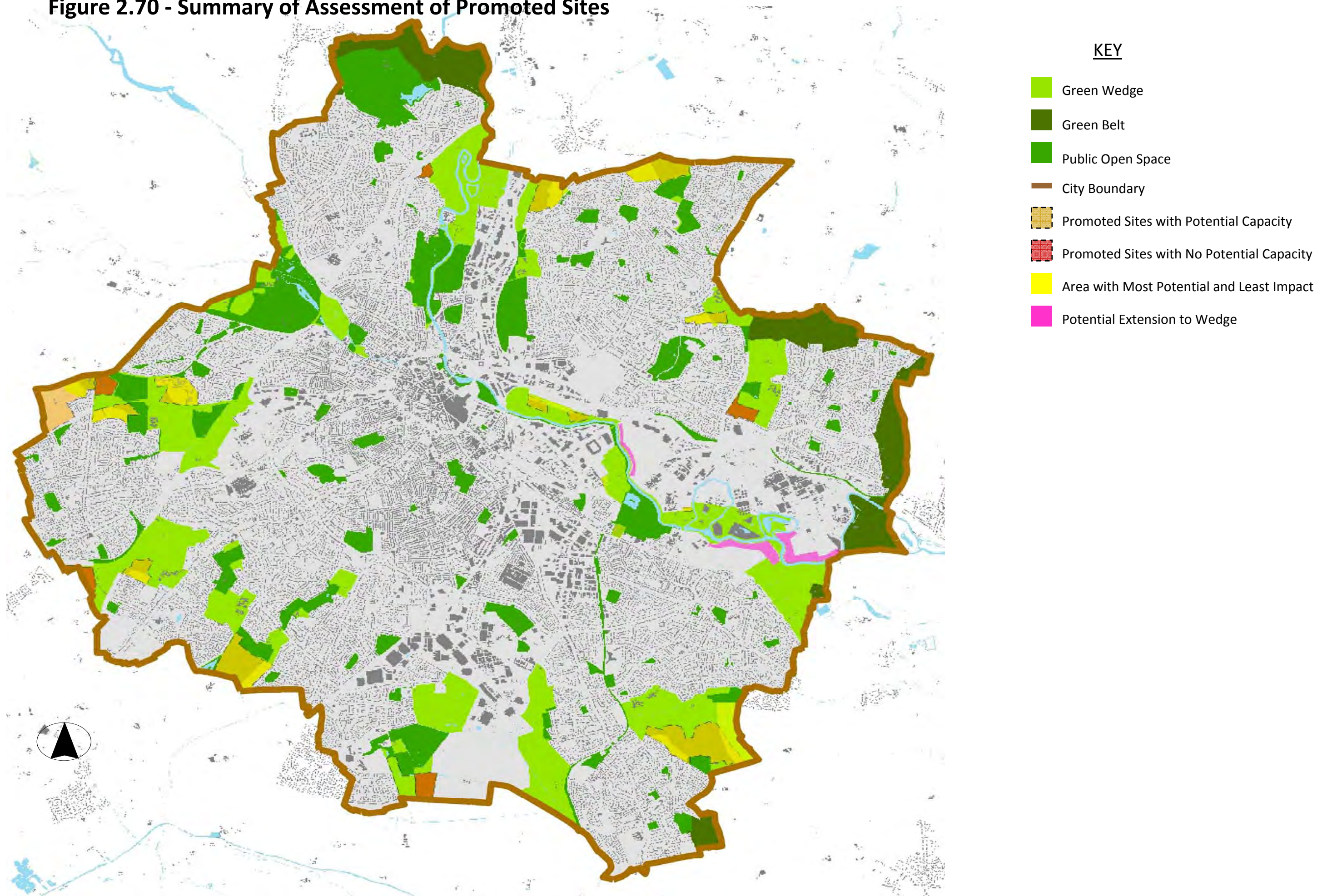
- 19.15 The review has also identified that there may be some capacity to extend the Lower Derwent GW in order to incorporate the flood mitigation measures that have been provided as part of the development of Derby Commercial Park at the southern end of Raynesway. New wetland habitats have been created as part of the flood mitigation measures and could form an extension to the GW.
- 19.16 A buffer zone along the River Derwent will also be required as part of the development of the Derwent Triangle site. The strip of land could be incorporated into the GW allocation, helping to widen the GW at an already narrow point.

Other Amendments:

- 19.17 The review has identified that the Lower Derwent GW may require some minor re-alignments to account for the development of Lakeside Primary School and where new development has impinged upon the periphery of the GW. The Site Allocations Document will provide a further opportunity to review the detailed boundaries of all of the GWs.

19.18 Figure 2.70 on the following page shows a map of all of the promoted sites and identifies the sites with development potential and those without. It also shows the extent of additional land that could be included within the GWs.

Figure 2.70 - Summary of Assessment of Promoted Sites



Appendix:

(APX1) Existing CDLPR Policy:

Green Wedges - E2:

Development will only be permitted in Green Wedges within the following categories:

1. Agriculture and forestry;
2. Outdoor sport and recreation, including allotments;
3. Nature conservation areas;
4. Cemeteries;
5. Essential buildings and activities ancillary to existing educational establishments within the Green Wedge;
6. Public utilities where it can be shown that a suitable site outside the GW is not available.
7. The extension or alteration of existing dwellings and the erection of ancillary buildings.

Planning permission for categories 1 – 7 will be granted provided that:

- a. The scale, siting, design, materials and landscape treatment maintain, and do not endanger, the open and undeveloped character of the GW, its links with open countryside and its natural history value. Built development associated with categories 1 – 4 above will be small scale and essential and ancillary to the operation of the main use:
- b. The general proposals would not detract from an area where the open character of the Green Wedge is particularly vulnerable because of its prominence or narrowness; and
- c. The proposal would not lead to an excessive increase in numbers of people, traffic or noise.

Planning permission will be granted for the conversion or change of use of existing buildings provided that criteria b and c above are met and that the building is suitable for the intended use without the need for extensive alteration, rebuilding or extensions.

Planning permission will be granted for the redevelopment of existing buildings in the Green Wedge for uses in categories 1 – 6 above and for the replacement of existing dwellings with new dwellings.

In exceptional circumstances, planning permission will be granted for the redevelopment of buildings other than dwellings for residential development, and supporting facilities, but only provided that the City Council is satisfied that the original buildings are genuinely redundant and surplus to requirements, and that the site adjoins nearby residential areas. For all development proposals, criteria a – c must be met and that the proposed building(s):

- ⇒ Would not have a greater impact on the openness of the Green Wedge and the purpose of including land within it than the existing buildings;
- ⇒ Would not exceed the height of the existing buildings; and
- ⇒ Would not occupy a materially larger area of the site than the existing buildings, unless this would result in a reduction in height which would benefit visual amenity.

Planning permissions for the conversion or change of use of farm buildings will be subject to conditions to prevent a proliferation of additional farm buildings under permitted development rights.

It is a longstanding planning policy of the City Council to protect the open character of GWs between communities by firmly resisting inappropriate development. Thirteen GWs are defined in this Plan.

GWs have two essential characteristics:

- a. They have an open and undeveloped character;
- b. They penetrate the urban area from the open countryside.

Their primary function is to define and enhance the urban structure of the City as a whole. GWs create a more attractive and interesting form to the overall pattern of development and bring the countryside closer to the City. The retention of areas of open land between separate parts of the City helps to maintain their identity and reduces the impression of urban sprawl. Some GWs have an additional role of acting as ‘buffer zones’ between residential communities and business areas.

All have important existing or potential recreational and ecological value. In addition, farming remains an important economic activity and extensive user of land in some GWs. GWs do not have the permanence of the Green Belt boundary around the city and are likely to be subject to review from time to time through the Local Plan process in order to meet future development requirements.

The proximity of GWs to the built-up area and their narrowness makes them particularly vulnerable to development pressure. GWs are suitable for a range of activities but, by definition, land uses should have a predominantly green and open nature. Any built development should, therefore, normally be essential or ancillary in nature and be designed to minimise impact on the open character of the GW. The main exception to this is where existing educational establishments have been included within GWs in order to provide a satisfactory boundary to the GW. Planning permission will be granted for essential buildings and activities ancillary to such establishments, subject to the impact on the GW being minimised through careful siting and design. The main aim of this policy is to maintain the openness of the GW. Planning applications for new buildings will be considered with regard to this objective.

The conversion or change of use of existing buildings can be acceptable within GWs provided that it does not seriously affect the overall character or openness of the GW. Such conversions can help to ensure that buildings remain in use and can help to diversify the rural economy. When granting planning permission for the conversion of agricultural buildings, the City Council will consider whether there is a need for conditions to prevent a proliferation of additional farm buildings that could be constructed under permitted development rights. New buildings or the change of use of land may be permitted in the interests of promoting farm diversification, provided the objectives of the policy are not compromised.

The extension or alteration of existing dwellings and other buildings may also be permitted provided that they are in keeping with the size and character of the original building and do not adversely affect the overall character of the GW. The erection of ancillary domestic buildings may be approved as long as they do not adversely affect the openness of the GW. The replacement of existing dwellings may also be acceptable in the GW provided that the new dwelling is not materially larger than the original dwelling.

From time to time, circumstances may arise where existing non-residential buildings in GWs become redundant and pressure for redevelopment arises. Planning permission for residential development may exceptionally be granted on such ‘previously developed’ sites in GW locations, providing visual impact is minimised and the site is reasonably adjacent to existing housing areas.

(APX2) Green Wedge Definition:

In defining the GWs, the starting points were the essential characteristics of open and undeveloped character and penetration from the open countryside.

Guidelines for boundary definition were drawn up to ensure a consistent approach. Wherever possible and appropriate, boundaries follow features which are easily identifiable on the ground. Allotments and cemeteries, being acceptable in principle in the GWs, were identified as features for inclusion when falling at the GW boundary, subject to local circumstances. Based on experience in drawing up Green Belts, the following initial guidelines were used.

- ✓ Where roads, lanes, bridleways and footpaths form the boundary, the boundary should be the GW side of the route.
- ✓ Where the boundary follows a railway line, the permanent way should be used as the boundary.
- ✓ At the edge of the GW, the following should normally be excluded:
 - House gardens;
 - Primary schools;
 - Churchyards abutting the GW;
 - Areas with a valid permission for built development;

and the following included:

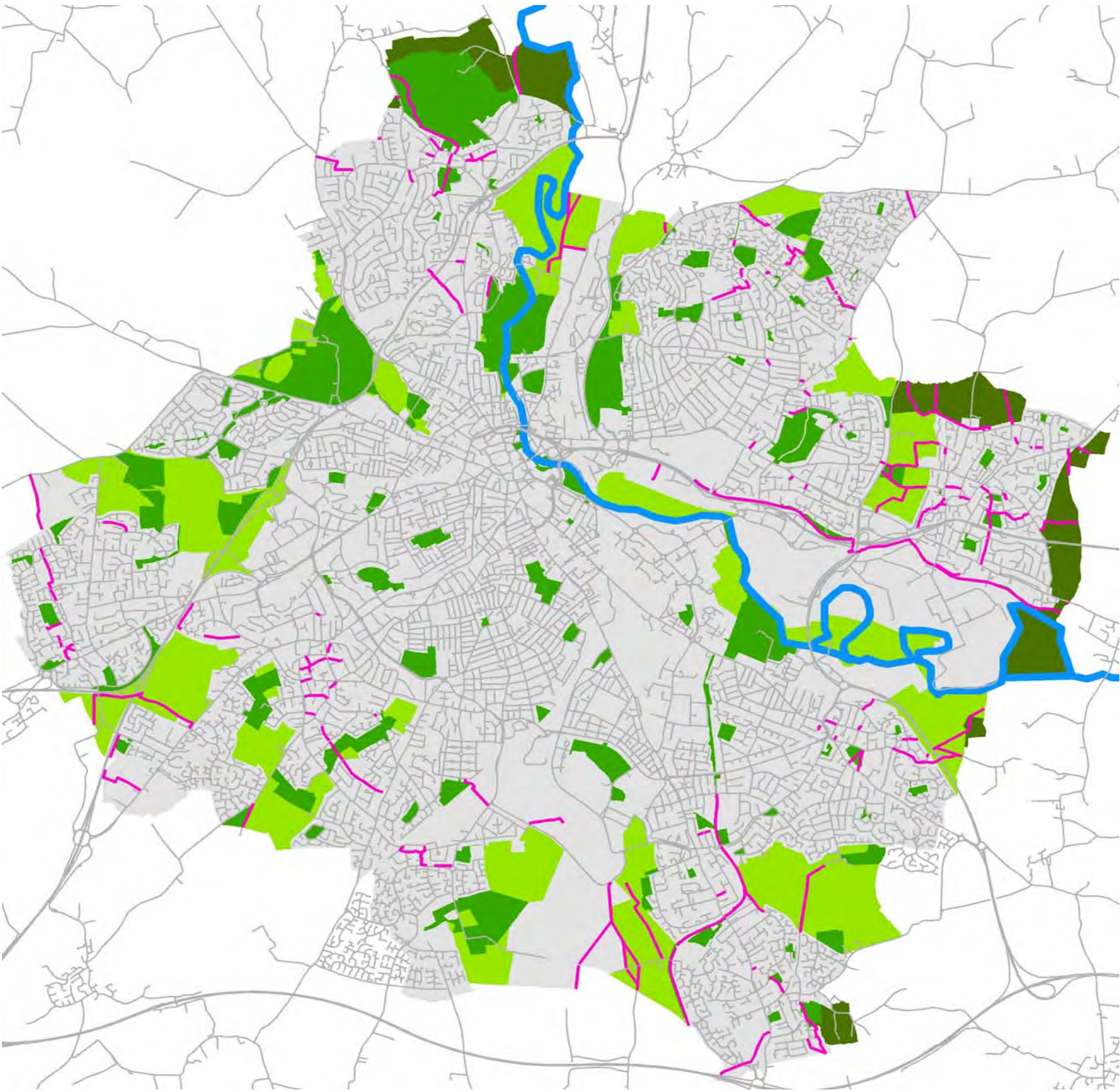
- Parks and sports grounds;
- Secondary schools (more extensive playing fields than primary schools);
- 'Ribbon' development where it is surrounded by or extends into land which is clearly part of a GW, nurseries, chicken runs, garden centres and sewage works;

The following are amongst the categories of development in which specific cases need to be individually assessed on their merits:

- ✓ Garages;
- ✓ Isolated industry;
- ✓ Tips;
- ✓ Hospitals;

In defining the GWs the intention was not to include as much open land as possible within the GWs, but to include only that land which is justifiably included. The task was to define the most effective GW feasible given the situation on the ground and the overall objectives of the Plan. A key consideration is the contribution a piece of land makes to the GW. Often, the final boundary line is a matter of judgement. Although no hard and fast guidelines were established about the necessary minimum width of GWs, a guiding principle has been that if at a point a GW is narrow and therefore vulnerable, safeguarding open land at that point becomes all the more important.

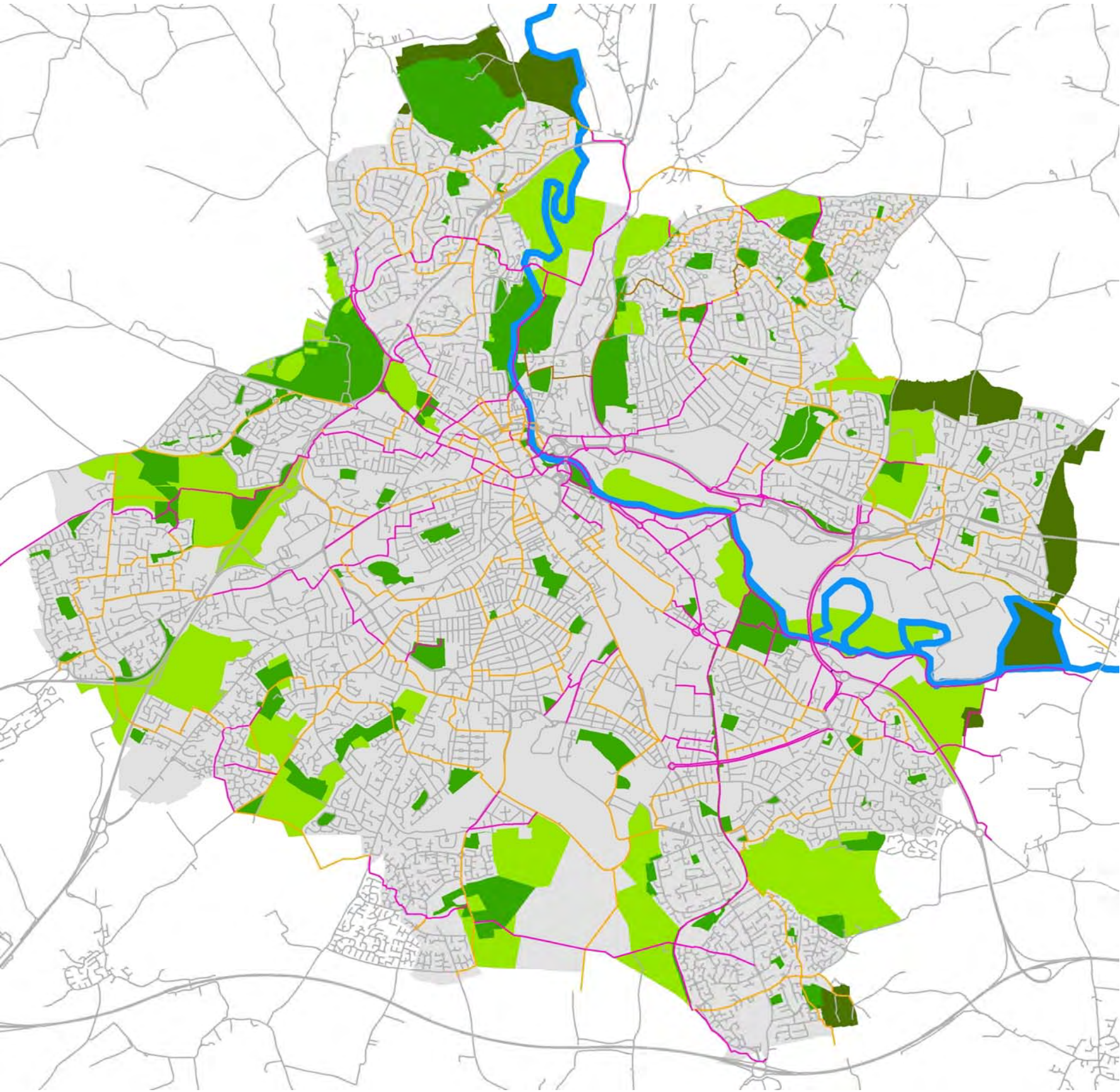
(APX3) Footpaths and Bridleways:



KEY

- Green Wedge
- Green Belt
- Public Open Space
- River Derwent
- Public Footpaths and Bridleways

(APX4) Cycle Network:



KEY

- Green Wedge
- Green Belt
- Public Open Space
- River Derwent
- Strategic Cycle Network Routes
- Proposed Extensions
- Routes Under Construction

(APX5) Glossary:

Amenity Buffer: An area of land that is left undeveloped in order to protect the living environment of nearby residential properties.

Axis: The axis is a hypothetical line that runs through the centre of a GW. It is the most sensitive part of the GW where an open and undeveloped character is vital to maintain the principle and primary function of the GW.

City of Derby Local Plan Review (CDLPR): The City of Derby Local Plan Review is made up of the written statement, which sets out policies for promoting and controlling development in the City, and the proposals map, which illustrates how these policies affect different parts of the City.

Core Strategy: Is the main planning document that forms part of a Council's Local Plan. All other planning documents should be built upon the principles that the Core Strategy sets out.

East Midlands Regional Plan: The East Midlands Regional Plan (RSS8) is a broad brush development strategy for the East Midlands up to 2026. The Government intends to abolish this document in the near future

Employment Land Call for Sites: Is a process to identify new land that could be appropriate for employment development.

Green Belt: Is a land use designation for controlling urban growth. The primary role of the Green Belt to the east of the Derby is to stop the coalescence of Derby and Nottingham.

Green Infrastructure (GI): Is a strategically planned and delivered network of high quality green spaces and other environmental features. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Green Lung: A space within an urban area that contains plants, helping to absorb CO2 and produce oxygen.

Green Wedges: Green Wedges (GWs) are areas of predominantly open land that penetrate the city from the surrounding countryside, providing separation between the different neighbourhoods and land uses within the city.

Localism: The idea of localism seeks to devolve greater powers to local government and neighbourhoods in order to give local people more control over decisions.

Mouth: The point at which a Green Wedge opens out into open countryside on the edge of the city. This area of the Green Wedge is normally the widest point.

National Planning Policy Framework (NPPF): The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

Primary Function: The main role of a Green Wedge, identified in the current Local Plan Policy.

Strategic Housing Land Availability Assessment (SHLAA): A SHLAA is an assessment of land which is available or could become available for housing development.

Topography: The relief features or surface configuration of an area.

Urban Structure: The pattern of built development within the City.

We can give you this information in other formats,
style or language that will help you access it.
Please contact us on 01332 255076. Minicom
01332 256666.

Please contact us if you need help reading this document
or any part of this translating.

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu
przekazać w innym formacie, stylu lub języku.
Prosimy o kontakt: 01332 255076 Tel. tekstowy: 01332 256666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ,
ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ
01332 255076 ਮਿਨੀਕਮ 01332 256666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم
01332 255076 منی کام 01332 256666 پر ہم سے رابطہ کریں۔



Derby City Council

October 2012