

## APPENDIX B: GREEN WEDGE REVIEW

### Background

- 1.1. Relevant sections of this LVIA consider the constraints and opportunities of the Site and its surrounding context in order to understand the change and likely landscape and visual impacts as a result of the proposed development, to inform the design in terms of avoiding or minimising potential adverse effects.
- 1.2. This section considers Green Wedge matters in terms of the role and function of the Site and its contribution to the Green Wedge that has been identified between Derby's suburbs (Chaddesden) and Spondon.
- 1.3. Green Wedge is not a landscape designation, but one of land use control whereby areas of Green Wedge primarily seek to guide the development form of urban areas, with policy designed to retain the functions of the Green Wedge. Green Wedge designation does not seek to protect a landscape of any particular quality or amenity contribution, and does not consider other matters such as landscape character, its intrinsic value, or features and components.
- 1.4. In Derby City Council's Core Strategy (2017), Green Wedges are described as *"areas of land that define and enhance the City's urban structure, maintain the identity of the different residential neighbourhoods, provide an uninterrupted link to the countryside, form part of the wider green infrastructure network and play an important role in climate change adaptation"*.
- 1.5. As noted in Section 3 of the LVIA, the Site is located along the eastern edge of the 'Spondon / Chaddesden' Green Wedge, directly adjacent to the settled fringes of Spondon. Green Wedges (GWs) around the city are defined and described within the DCC Green Wedge Review (October 2012), a document produced to establish the different roles and functions of each of the thirteen GWs, and whether each could be justifiably maintained, to inform decisions about the location of new development.
- 1.6. As well as ascertaining their roles and functions, the Green Wedge Review identifies each GW's 'axis'; considered to be the most sensitive part, whereby openness and undeveloped character of the axis is essential in providing visual separation between neighbourhoods and maintaining the urban structure.

### Functions of the Green Wedge

- 1.7. The Green Wedge Review refers to the original GW Policy in 1989 which sought to establish a consistent approach to the principle and definition of GWs and provided a basis for development control. This defined two essential characteristics, which continue to be upheld to the present day, being:
  - They have an open and undeveloped character; and
  - They penetrate the urban area from the open countryside.

- 1.8. Their overarching function is derived from these characteristics, with the third function depending upon the particular circumstances around a given GW:
- Primarily (the GWs must exhibit these characteristics in order to) be capable of defining and enhancing the urban structure of the city as a whole;
  - Maintain neighbourhood identity; and
  - Preventing coalescence, or providing buffer zones to protect residential amenity, or maintaining the predominantly open corridor for the River Derwent.
- 1.9. The 'prevention of coalescence is the function of the three above applicable to the Chaddesden / Spondon GW and consequently also the Site.
- 1.10. Beyond the more overarching characteristics and functions referenced above, the Spondon / Chaddesden GW has (as with all of the other 12 GWs) a location-specific analysis. Its particular main functions here are detailed as:
- helping to define the edges of Chaddesden and Spondon, contributing to their separation, character and identity and enhancing the urban structure of the city;
  - providing a vital break in the urban landscape helping to reduce the feeling of urban sprawl;
  - allowing 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;
  - providing vital flood storage and provides space to allow water to soak away naturally, reducing the need for engineered drainage;
  - accommodating educational establishments and associated playing fields, including West Park Secondary School;
  - being a green lung within the city, helping to mitigate the impacts of climate change;
  - providing space for agriculture and is one of the most actively farmed areas of the city; and
  - providing recreational opportunities that contribute towards the mental and physical well-being of residents by way of its open and undeveloped character.
- 1.11. The following analysis provides an appraisal of the site's contribution towards the functions of the Green Wedge, with respect to landscape and visual matters. The analysis considers the potential impact of change on the site in terms of introducing built form to the scale and character of that proposed.

1.12. Each of the functions of the Green Wedge are considered in the Table below, as follows:

**Table 1: Appraisal of the Site in the context of the Spondon / Chaddesden Green Wedge**

Green Wedge Function	Contribution of the Site to Green Wedge function	Impact upon the Green Wedge Function
<b>Definition of the edges of Chaddesden and Spondon, contributing to their separation character and identity</b>	<p>The site is located directly adjacent to the eastern edge of Spondon. There is existing development to the north and south of the Site in the form of the reservoir and masts, and the schools.</p> <p>At its narrowest, this green wedge is currently just under 270m (from Acorn Way to development associated with the school).</p>	<p>Whilst the proposed development will extend new built form slightly closer to the settlement edge of Chaddesden to the west in this specific location along the edge of Spondon, it will be well contained by a combination of new and existing landscape / green infrastructure.</p> <p>Furthermore, on a statistical basis, the minimum distance as a consequence of built form within the Site would be comparable with the existing 270m narrowest point.</p> <p>In terms of separation from Chaddesden, a tract of open undeveloped land will be retained between the two settlements. The built form within the Site is situated where existing residences in Spondon directly front onto or adjoin land within the Site. Additionally, the Site does not narrow the gap any further than is already evident and extends no further west than existing built form.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Provide a break in the urban landscape and reduce the feeling of urban sprawl</b>	<p>The Site adjoins Spondon which has a more variable developed edge, compared to the edge of Chaddesden which is not generally visible from the GW and has a sense of containment due to vegetation along Acorn Way. However, there are few publicly accessible locations from within the GW where the Site is visible,</p>	<p>In the context of the proposed development, a robust and material break between the two settlements would be retained. Where views or glimpses across this green wedge are possible, these would still generally include the undeveloped countryside or would be enclosed by proximate vegetation to a varying degree.</p>

	particularly given the undulating nature of this tract of landscape which together with vegetation provides a notable degree of enclosure in places.	It is not considered that the proposed development would adversely impact this function.
<b>Penetration of the countryside into the urban area, together with recreational and biodiversity opportunities</b>	<p>Examining the GW's axis, this extends southwards from the open countryside to the north down to the A6005, and along the Lees Brook to the west. The Site does not sit along the axis, as it is more located directly on to the with the edge of the GW adjoining Spondon.</p> <p>The PRoWs past the northern and southern boundaries provide connections into and across the GW.</p>	<p>The proposed development would not interrupt the southward penetration of the countryside between Spondon and Chaddesden, nor interrupt the existing connections between Spondon and countryside within the GW.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Flood storage provision and natural soakaway opportunities</b>	The Site is greenfield land but does not currently perform any identified flood storage role and slopes from north to south towards a ditch away from the south-west of the Site.	<p>The scheme includes sustainable drainage features to accommodate surface water run-off from the proposed development itself.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Accommodating educational establishments</b>	The Site constitutes private land and is neither accessible to the school nor provides a related function.	<p>The school sites and playing fields nearby (and connections to them) would continue to function as currently.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Providing a 'green lung'</b>	The Site includes a number of hedgerows, hedgerow sections and trees, although several of the field boundaries are partially or wholly fenced. The Site itself is grazed.	<p>A single hedgerow and some short sections of hedgerow through the Site would be removed to facilitate the built development, however, the proposed development includes several new lengths of hedgerow, gapping up of existing hedgerows, meadow creation, and new tree planting in the north and south of the Site (including the orchard) which all together is considered to exceed that which has been removed.</p> <p>While addressing the impacts of climate change is relevant to a variety of environmental factors</p>

		<p>(such as flooding / drainage and biodiversity), the landscape infrastructure provides a robust framework to the development, facilitating habitat creation, BNG and storm water management.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Providing space for agriculture</b>	The Site currently comprises a series of paddocks within the fields used for horse grazing, and consequently not strictly in agricultural use.	<p>Neither the proposed residential development nor the creation of new open space would involve the loss of agricultural land.</p> <p>It is not considered that the proposed development would adversely impact this function.</p>
<b>Providing recreational opportunities</b>	While there are two public rights of way passing the Site boundaries, there are no public routes or access through the Site nor any public use within it.	<p>The development represents an opportunity for increased recreational benefits for existing and new residents. The existing PRowS will be retained as existing and the proposals involve the creation of new footpath connections between the PRowS to north and south, and around open space within the scheme itself.</p> <p>It is not considered that the proposed development would enhance this function.</p>

## Summary

- 1.13. Derby City Council's 'Green Wedge Review' sets out an appraisal of its thirteen Green Wedges, including that which extends between Spondon and Chaddesden. For each, a specific set of main functions were identified.
- 1.14. The Site was considered in terms of its contribution to the various 'Spondon / Chaddesden' GW functions, as well as the predicted impacts upon the GW as a consequence of the delivery of the proposed development. This analysis was presented in Table 1, above.
- 1.15. Overall, it is considered that the proposed development within the Site would not result in adverse impacts upon the identified function of the Green Wedge to the extent that those functions would not remain intact; indeed it was established that through the mitigation proposed by way of the layout, new green infrastructure and recreational opportunities there may be the opportunity for positive enhancements to some of the GW's functions.