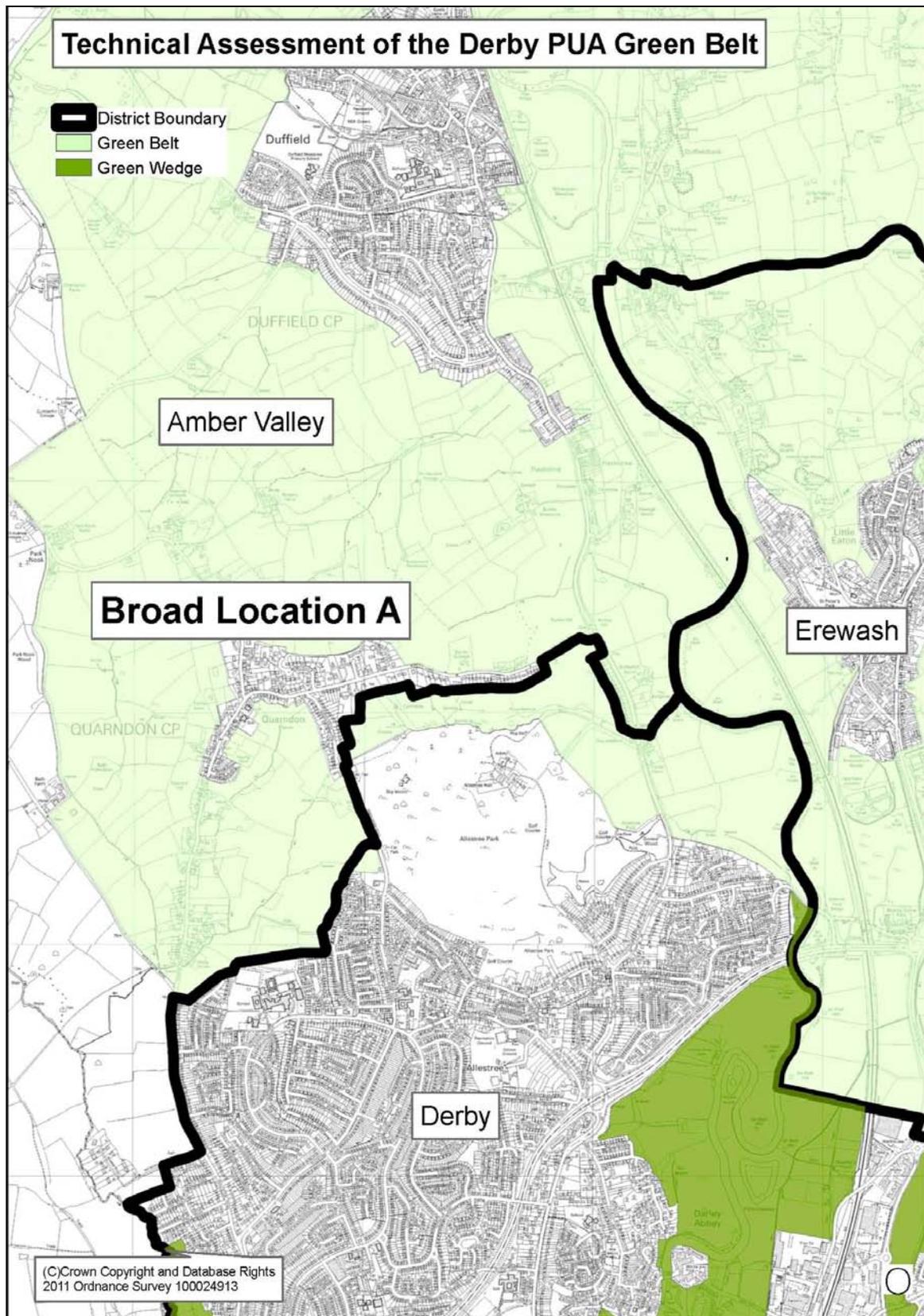


# APPENDIX 1: Assessment Sheets of Green Belt Purposes

## Area: A: Derby North West



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

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

### **Description of Location**

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

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

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

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

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

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

**Assessment:**

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

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

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

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

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

**Assessment:**

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

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

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

**Assessment:**

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

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

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

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

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

**Assessment:**

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

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

**Overall Assessment:**

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

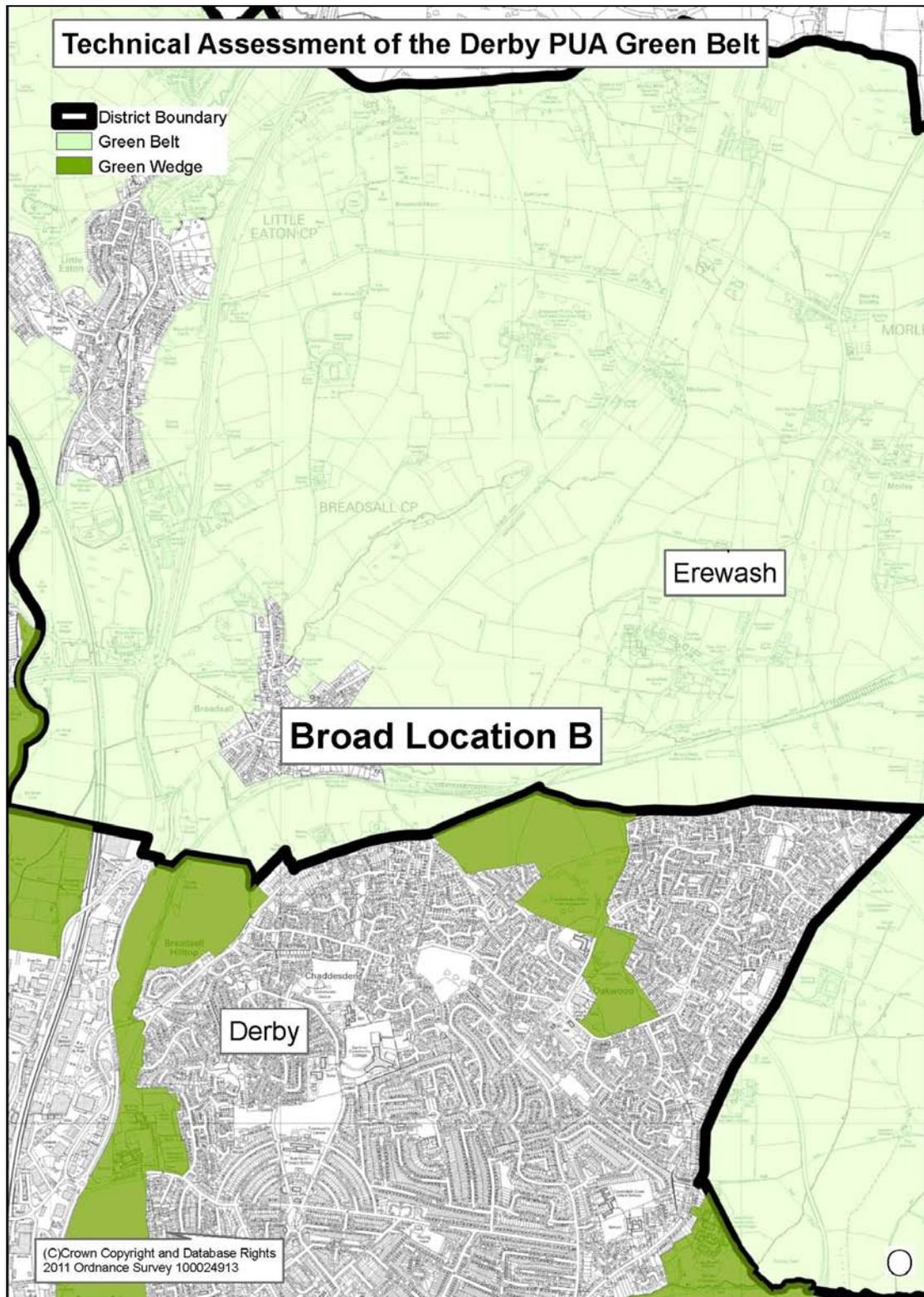
Its function in constraining the northward sprawl of the City and the merging of the urban areas of Derby, Duffield, Quarndon and Belper is important.

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

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

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

## Area B: Derby North



## **Area B: Derby North**

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

### **Description of Location**

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

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

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

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

**Assessment:**

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

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

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

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

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

**Assessment:**

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

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

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

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

**Assessment:**

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

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

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

**Assessment:**

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

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

**Overall Assessment:**

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

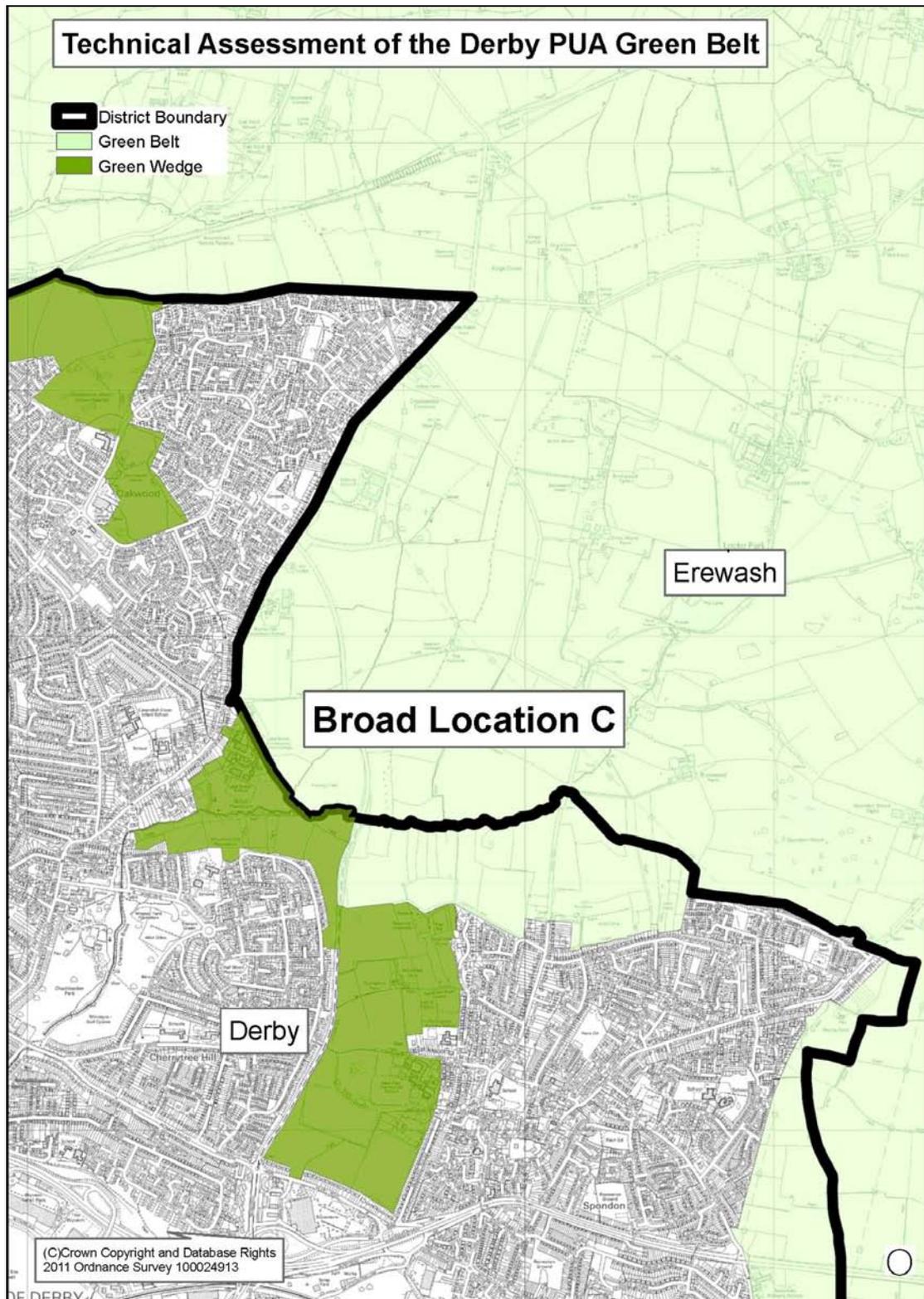
Its function in constraining the northward sprawl of the City is very important in a sensitive area. It forms an open area which prevents the merging of the City with smaller settlements to the north, which was set out as one of the main purposes of the Green Belt.

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

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

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

# Area C; Derby North East



## Area C: Derby North East

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

### Description of Location

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

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

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

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

**Assessment:**

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

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

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

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

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

**Assessment:**

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

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

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

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

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

**Assessment:**

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

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

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

**Assessment:**

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

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

**Overall Assessment:**

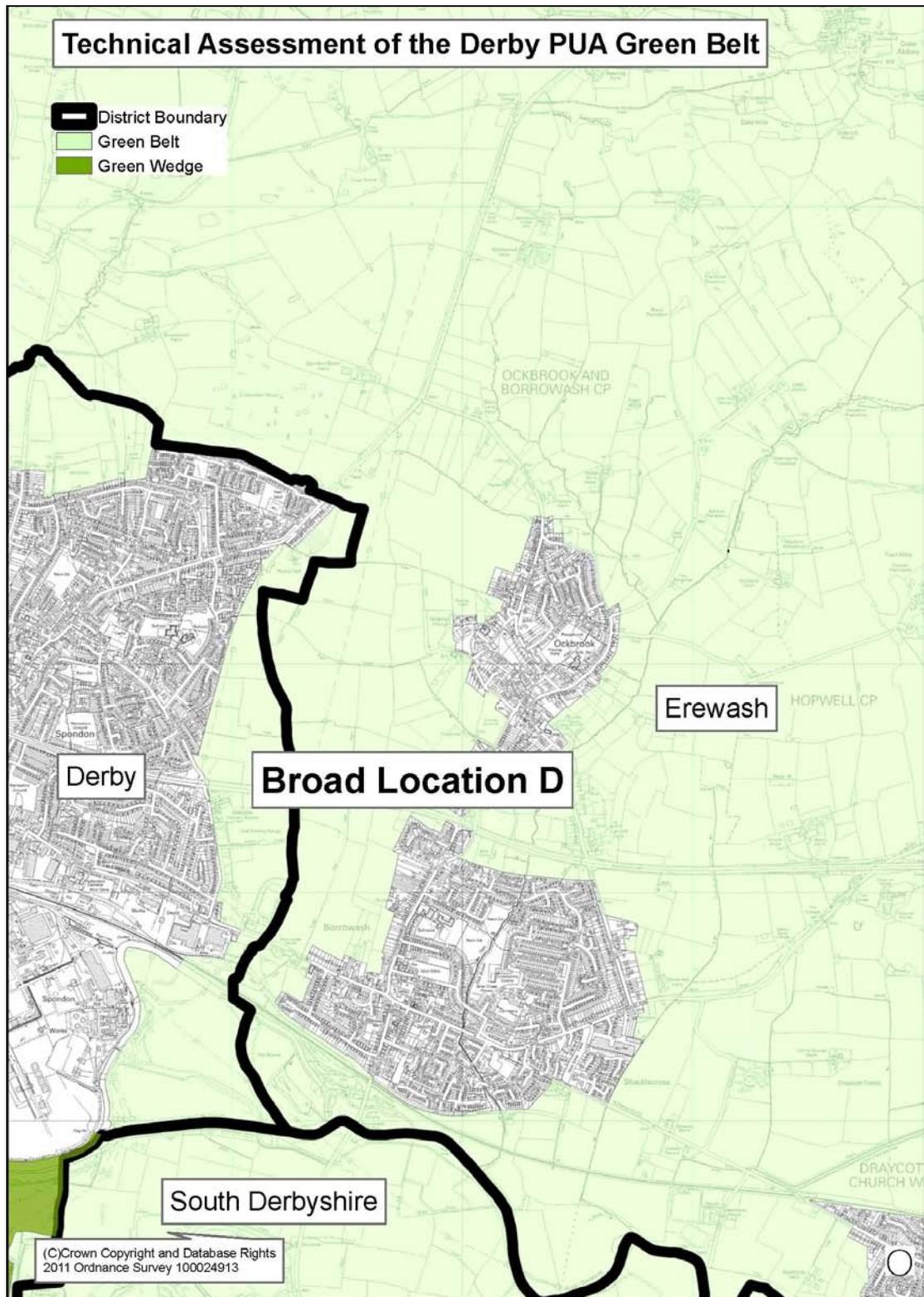
Overall the Green Belt in this location performs very well against the Green Belt purposes set out in the NPPF.

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

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

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

## Area D: Derby East



## **Area D: Derby East**

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

### **Description of Location**

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

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

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

**Purpose: To check the unrestricted sprawl of large built-up areas**

### **Assessment:**

The Green Belt in this location includes land both within the City and in the Borough of Erewash. This area is extremely sensitive and important because the primary function of the Green Belt is to prevent the coalescence of the cities of Nottingham and Derby and this part of Derby is the closest to Nottingham.

The Green Belt in this location prevents urban sprawl into the open countryside to the east of the City and directly towards Nottingham. Although the built-up area of the City does not itself form the City boundary, the Green Belt in this location is well established with firm and clear boundaries and there is a distinct difference between the urban edge of the City and the open countryside beyond.

Any urban sprawl in this location could have a detrimental impact on the setting, character and identity of the freestanding settlements of Ockbrook and Borrowash to the east of the City.

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

**Purpose: To prevent neighbouring towns form merging into one another**

**Assessment:**

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

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

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

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

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

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

**Assessment:**

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

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

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

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

**Assessment:**

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

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

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

**Assessment:**

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

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

**Overall Assessment:**

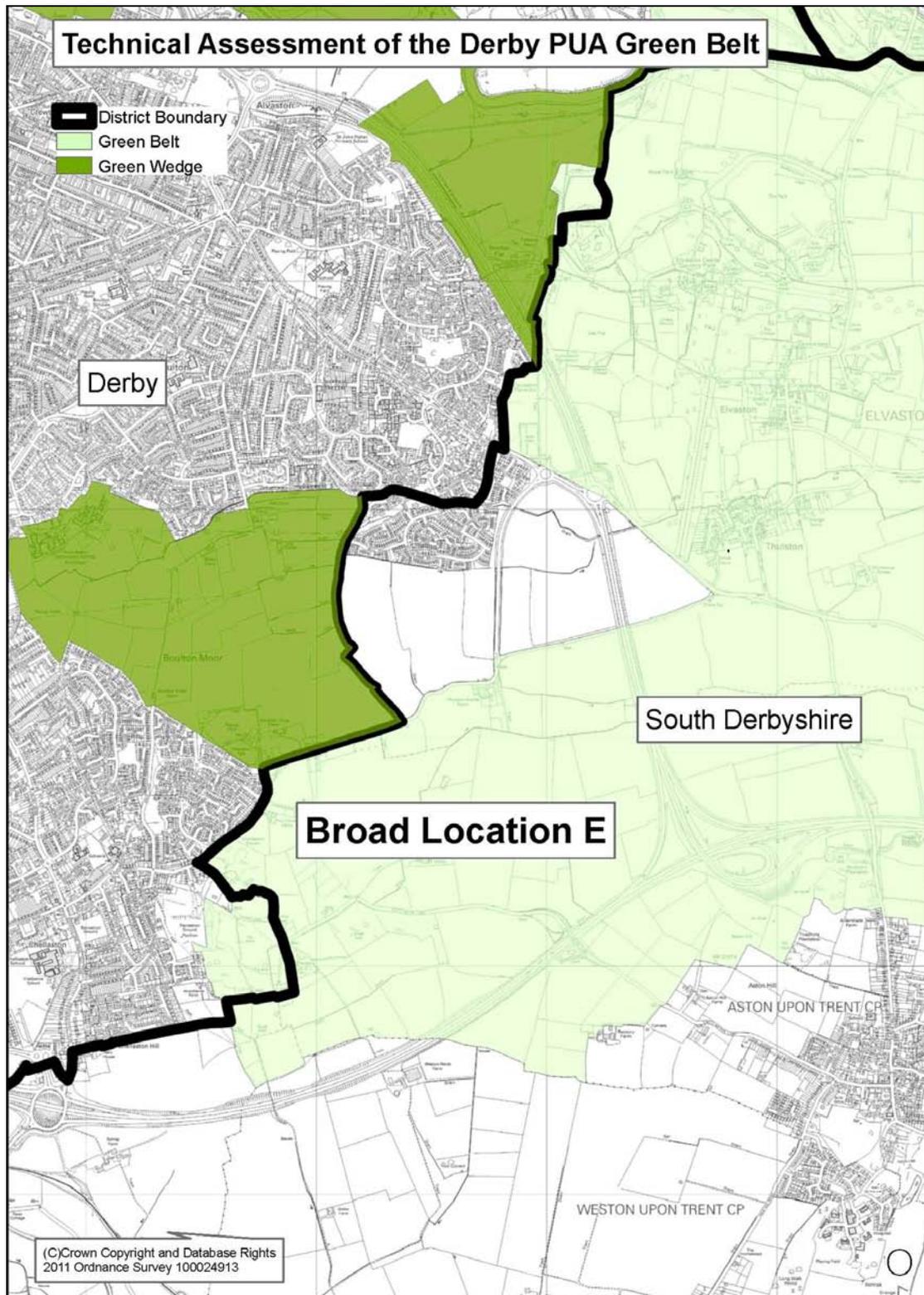
Overall the Green Belt in this location performs very well against the Green Belt purposes set out in the NPPF. The primary function of the Green Belt is to prevent the coalescence of the cities of Derby and Nottingham and this location is the most sensitive area on the periphery of Derby in terms of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

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

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

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

## Area E: Derby South East



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

### Assessment of Green Belt Purposes

**Area E: Derby South East** (Broadly to the east of Chellaston and to the south east of Alvaston)

The area is to the south east of the urban area of Derby and includes land both within Derby City and South Derbyshire. It covers the majority of countryside (except for the Boulton Moor area) between the edge of Derby and the settlements of Aston on Trent and Shardlow.

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

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

The area includes Elvaston Historic Park and Garden.

<b>Purpose: To check the unrestricted sprawl of large built-up areas</b>
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<b>Assessment:</b>
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This area of Green Belt continues to check the unrestricted sprawl of large built-up areas to the south east of Derby city. This area has seen the development in the late 1990s of the A50 and A6 strategic highways which form new physical features in the landscape between Derby, Elvaston, Thulston and Aston on Trent.
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As such, the Green Belt continues to perform this purpose in this location.
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<b>Purpose: To prevent neighbouring towns form merging into one another</b>
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<b>Assessment:</b>
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The Green Belt in this location contributes to the overall aim of preventing the coalescence of Derby and Nottingham.
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This area of Green Belt locally assists in preventing villages, such as Thulston and Elvaston, from merging into one another. There are no towns in this part of the District and much of the significant growth in the future is expected to take place adjacent to the urban area of Derby.
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As such, the Green Belt continues to perform this purpose in this location.
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**Purpose: To assist in safeguarding the countryside from encroachment**

**Assessment:**

This broad location includes areas of open countryside and Green Infrastructure.

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

As such, the Green Belt continues to perform this purpose in this location.

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

**Assessment:**

There are no historic towns in this location of the Green Belt. However the Green Belt does play some part in protecting the heritage environment of this location which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston on Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development.

To the extent that it is relevant, the Green Belt continues to perform this purpose in this location.

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

**Assessment:**

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

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

**Overall Assessment:**

Overall, the Green Belt in this location performs well against the purposes set out in the NPPF. This is consistent with the 2006 Green Belt review, which broadly supported the Green Belt in this area.

This location of Green Belt has seen a change take place through the construction of the A50 and A6 strategic highways which now form new physical features in the landscape between Derby and Aston on Trent.

This change may mean minor amendments to the boundary are appropriate. In particular an area now bounded by London Road and the A6 spur appears 'land locked' and no longer contributes to the openness of the Green Belt. Similarly, a parcel of land to the south west of Thulston now appears to perform a Green Belt role and could therefore be incorporated into it.

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

potential new defensible boundaries.

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