



## **Newark & Sherwood Green Belt Study**

**September 2011**

## **Introduction and Context**

This study has been conducted to meet the requirements of the Newark & Sherwood Core Strategy. Its conclusions have fed into the development of the Allocations & Development Management Development Plan Document (DPD).

The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby. Its status was confirmed in the East Midlands Regional Plan. The plan states that in the Northern Sub-Region:

- No strategic changes should be made to the Green Belt in this Sub-Area.
- When considering development provision in and around settlements affected by the Green Belt, LDFs should critically assess any impact on the Green Belt and whether development should be located elsewhere.
- Allocations should not allow for commuter led development which could put pressure on Green Belt boundaries.

Whilst no strategic changes are envisaged in the Green Belt within the District, the Core Strategy states that a number of small scale reviews are proposed to reflect the requirement to address local housing need in Lowdham and support regeneration in Rainworth and Blidworth. These reviews will be undertaken as part of the Allocations & Development Management DPD.

The Core Strategy identifies that, in assessing potential housing land supply as part of the Strategic Housing Land Availability Study (SHLAA), it is clear that supply is limited within existing settlement boundaries and therefore consideration will need to be given to changing the boundaries to meet the wider aims of the Spatial Strategy.

Core Strategy Spatial Policy 4A Extent of the Green Belt sets the context for any small scale reviews.

### ***Spatial Policy 4A Extent of the Green Belt***

*The extent of the Nottingham - Derby Green Belt which lies within Newark & Sherwood District will remain broadly the same. Small scale reviews are proposed in the following locations:*

*Blidworth - In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.*

*Lowdham - In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.*

*Rainworth - In order to meet housing requirements for the Service Centre, a review of the northern boundary of the Green Belt where it abuts the centre will be undertaken as part of the Allocations & Development Management DPD.*

*In undertaking these small scale reviews through the Allocations & Development Management DPD the District Council will:*

- *Identify specific sites;*
- *Consider whether there are any non Green Belt sites that are more or equally sustainable; and*
- *Consider the importance of the sites in meeting the purposes of the Green Belt.*

## **Undertaking the Review**

### *Stage 1 – Identify Sites*

Sites were identified using the information in the Strategic Housing Land Availability Assessment (SHLAA). Sites which were not adjacent to the settlement were not considered as these would lead to isolated pockets of new development in the Green Belt and would be contrary to the wider policies in the Core Strategy; in particular Spatial Policy 9 Selecting Appropriate Sites for Allocation.

### *Stage 2 – Site Assessments*

Each site was assessed individually in terms of:

- The importance of the site in meeting the purposes of the Green Belt. There are five purposes to the Green Belt as set out in Planning Policy Guidance Note 2. These are:
  1. to check the unrestricted sprawl of large built-up areas;
  2. to prevent neighbouring towns from merging into one another;
  3. to assist in safeguarding the countryside from encroachment;
  4. to preserve the setting and special character of historic towns; and
  5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Whilst the Green Belt is designated because of all these purposes, in the Newark & Sherwood context the most relevant are purposes 2 and 3.

- An assessment of landscape importance. Landscape quality in itself is not a reason for Green Belt designation. However it is important to understand the relationship sites have with the wider Green Belt, their prominence, openness and quality to help assess the importance in meeting Green Belt Purposes.

Each site was given an overall conclusion.

### *Stage 3 – Comparison of Sites*

As part of the wider assessment of sites in Rainworth, Blidworth and Lowdham the District Council has considered the suitability of other sites in these settlements first so that comparisons can be made.

In the case of Rainworth and Blidworth there were sites *outwith* the Green Belt and *within* the settlement which were suitable for development. In Lowdham however no sites came forward therefore consideration was only between sites *within* the Green Belt.

The comparison itself was undertaken as part of the overall site selection process for the Allocations & Development Management Options Report. If a site was found to be important in meeting the requirements of the Green Belt then the District Council did not consider the site as suitable for allocation – there were however a number of sites which whilst suitable for release in Green Belt terms had other restrictions which prevented inclusion as preferred or alternative sites.

### **Conclusions**

The study conclusions are included within the appendices. Overall in purely Green Belt terms there are enough sites around each settlement to accommodate the required dwellings. This does not however in itself mean the sites can be developed. Please see the Allocations & Development Management Options Report Proposals Maps and Appendix 2 for locational details.

The results of the study are set out in the table below:

<b>Settlement</b>	<b>Sites Assessed</b>	<b>Sites found to be of lesser importance in meeting the purposes of the Green Belt</b>	<b>Sites which are proposed for development in the Allocations &amp; DM Options Report</b>
Rainworth	3	2	2
Blidworth	10	3	2
Lowdham	7	4	2

## **APPENDIX A – RAINWORTH**

<b>Town / Village</b>	Rainworth
<b>Site (SHLAA Reference)</b>	08_0043
<b>Area (ha)</b>	5.99
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – more sustainable sites exist
What is the importance of the site in meeting the purposes of the Green Belt	The site lies within open countryside and is not adjacent to any development. Purpose 3 - to assist in safeguarding the countryside from encroachment
<b>Countryside Appraisal</b>	
Policy Zone	SH18
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	Possible to link to strategic route Action Area Biodiversity Protection and Enhancement Tourism support
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	Adjacent to Tippings Wood
SINCS	Adjacent to Boundary Wood
Protected species where known	
<b>Landscape Comments</b>	The site is not adjacent to any development, it is bordered on the east and west by mineral railways and to the north by Southwell Road East which would leave it isolated. The land slopes up to the south and development on this site would be highly visible. The site, whilst agricultural land, has SINC sites to the east and west
<b>Overall Conclusion:</b> The site is isolated and not adjacent to any existing development, with the land slopes up to the south, the result is that any development would be highly visible. The site is therefore considered to be both prominent and open and that its release from Green Belt would fail on Green Belt Purpose 3	

in terms of safeguarding the countryside from encroachment.



<b>Town / Village</b>	Rainworth
<b>Site (SHLAA Reference)</b>	08_0069
<b>Area (ha)</b>	6.23
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally sustainable Site abuts 08_0575 to the east
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 2 -To prevent neighbouring towns from merging into one another
<b>Countryside Appraisal</b>	
Policy Zone	SH18
Policy	Conserve and create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	Possible link to strategic route Action area Biodiversity protection and enhancement Tourism support
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	Adjacent to Tippings Wood and 08 0575
SINCS	Woodlands to SW of site
Protected species where known	
<b>Landscape Comments</b>	This site, in association with 08_0575 could provide some additional housing providing an extensive woodland belt was planted along the southern section. This could help link to the strategic route and provide a physical and visual break between Blidworth and Rainworth which have the danger of merging into one another.
<b>Overall Conclusion:</b>  The site is adjacent to the existing development off Tudor Crescent and also Woodpecker Drive. Providing that appropriate landscape buffering could be incorporated to the South of the site, to maintain a physical and visual break between Blidworth and Rainworth, then the site could be considered as of lower importance in meeting the purposes of the Green Belt given its context.	





<b>Town / Village</b>	Rainworth
<b>Site (SHLAA Reference)</b>	08_0575
<b>Area (ha)</b>	5.0
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally sustainable Site abuts 08_0069 to the west
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 2 -To prevent neighbouring towns from merging into one another
<b>Countryside Appraisal</b>	
Policy Zone	SH18
Policy	Conserve and create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	Possible link to strategic route along railway Biodiversity protection and enhancement Action area Tourism support area
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	Adjacent to Tippings wood and 0069
SINCS	Woodlands to south of site.
Protected species where known	
<b>Landscape comments</b>	There may be some opportunity for development on the northern part of this site if substantial woodland planting is included to the south which will help provide a physical and visual break between Rainworth and Blidworth. I could also provide increased woodland habitat and enhance the possibilities for Green Infrastructure to link to the strategic route to the south. Also links to Preston Road open space which could be enhanced with 106 monies.
<b>Overall conclusion:</b> The site is adjacent to the existing development off Tudor Crescent and also Woodpecker Drive. Providing that appropriate landscape buffering could be incorporated to the South of the site, to maintain a physical and visual break between Blidworth and Rainworth, then the site could be considered as of lower importance in meeting the purposes of the Green Belt given its context.	

Panorama of 08 0575 and 08 0069



## **APPENDIX B – BLIDWORTH**

<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0007
<b>Area (ha)</b>	2.51
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- To safeguard the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46 Blidworth Wooded Estate lands
Policy	Conserve
Landscape Condition	very good
Landscape Sensitivity	moderate
Important Factors	Conserve the sparsely settled character of this area by concentrating any new development outside of this area of historic field pattern and within the core of Blidworth village
<b>Green Infrastructure Strategy</b>	
Important links	<ul style="list-style-type: none"> <li>• New strategic access route enhancement</li> <li>• Biodiversity protection and enhancement including completion of woodland network Sherwood to Nottingham</li> <li>• Green Infrastructure action area</li> <li>• Tourism support</li> </ul>
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	Tippings wood
SINCS	Boundary wood 5/46
Protected species where known	
<b>Landscape Comments</b>	The site is highly visible and important in terms of the setting of the village and Conservation Area. The sites topography which rises to the North and South is particularly significant in this respect.
<b>Overall Conclusion:</b>  The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	

<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0066
<b>Area (ha)</b>	1.70 New Lane
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- To safeguard the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46 Blidworth Wooded Estate Lands
Policy	Conserve
Landscape Condition	very good
Landscape Sensitivity	moderate
Important Factors	Conserve the sparsely settled character of this area by concentrating any new development outside of this area of historic field pattern and within the core of Blidworth village
<b>Green Infrastructure Strategy</b>	
Important links	Biodiversity protection and enhancement area. Action area prospect to become a gateway to the proposed Regional park.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	Due to the prominence and openness of the site it is considered to be important in terms of the setting of the village. Development would therefore lead to detrimental visual impacts.
<b>Overall Conclusion:</b>  The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0152
<b>Area (ha)</b>	0.96
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46 Blidworth Wooded Estate Lands
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	Moderate
Important Factors	Visually unified area with strong functional integrity and a landscape condition which is viewed as being very good.
<b>Green Infrastructure Strategy</b>	
Important links	The site is within a Biodiversity Protection and Enhancement Area. The wider Area within which the site sits is also identified as having the potential to become a gateway to the proposed Regional park.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape comments</b>	The site, due to its location which abuts the settlement and its prominence and openness, is considered to be important in terms of the setting of the village.
<b>Overall Conclusion:</b>	
<p>The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.</p>	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA) Reference</b>	08_0178b
<b>Area (ha)</b>	7.60ha
<b>Suitability Conclusion (Policy)</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH18 Blidworth and Rainworth Wooded Estatelands
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	Possible links to an identified strategic route. The site is also within a Biodiversity Protection and Enhancement Action Area
<b>Nature Conservation Strategy</b>	
SSSI's	N/A
NNR	
LNR	
SINCS	
Protected species where known	
<b>Comments</b>	The site is an attractive area of prominent and open rolling landscape that provides an important setting to the town. The location is also important in contributing to the landscape character of the area.
<b>Overall Conclusion:</b>	
The site is set within rolling landscape and is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0186 and 08_0279
<b>Area (ha)</b>	0.29
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH18
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	Possible links to an identified Strategic Route. The site is also within the Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	N/A
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	The site is both prominent and open and is important in contributing towards the setting of the village and Conservation Area
<b>Overall Conclusion:</b>	
The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Ref)</b>	08_0303
<b>Area (ha)</b>	1.74
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes- as equally sustainable as site 08_0178a
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	moderate
Important Factors	Conserve the sparsely settled character of this area by concentrating any new development outside of this area of historic field pattern and within the core of Blidworth village
<b>Green Infrastructure Strategy</b>	
Important links	The site is within a Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	The site adjoins existing built development, on Butler Drive and Marriott Lane, to its South and East. Given this context the site is considered, due to its low level of prominence and openness, to be of less importance in meeting Purpose 3 of the Green Belt with regards to safeguarding the countryside from encroachment.
<b>Overall Conclusion:</b> The site is considered to be of lower importance in meeting Green Belt purposes given its location and landscape context adjacent to the existing development on Butler Drive and Marriot Lane.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0462
<b>Area (ha)</b>	1.15
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	Moderate
Important Factors	Conserve the sparsely settled character of this area by concentrating new development outside this area of historic field pattern and within the core of Blidworth village. Conserve the small woodlands with acid grassland to the north of the area.
<b>Green Infrastructure Strategy</b>	
Important links	The site is within a Biodiversity Protection and Enhancement Action Area
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	The site which is set on a narrow and windy steep lane is important with regards to the setting of the village and Conservation Area. The site is also prominent and open in extending westwards from the current settlement boundary.
<b>Overall Conclusion:</b>	
The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0463
<b>Area (ha)</b>	1.98
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment
<b>Countryside Appraisal</b>	
Policy Zone	SH18 Blidworth and Rainworth wooded Estatelands and SH46
Policy	SH18 Conserve and Create SH46 Conserve
Landscape Condition	SH18 Moderate SH46 very good
Landscape Sensitivity	SH18 Moderate SH46 moderate
Important Factors	SH18 &SH46 Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	The site is within a Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Comments</b>	The site is an attractive area of prominent and open rolling landscape that provides an important setting to the town and Conservation Area from the south.
<b>Overall Conclusion:</b>	
The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0465
<b>Area (ha)</b>	0.80
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH46
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth.
<b>Green Infrastructure Strategy</b>	
Important links	The site is within an Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape comments</b>	The site is set within prominent and open rolling countryside on the outskirts of the settlement, and provides an important setting to the village.
<b>Overall Conclusion:</b>  The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Though there is a small section of the site to the south which could, given its context, be considered of lower importance in meeting the purposes of the Green Belt this would however be of insufficient size to consider for allocation.	



<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0602
<b>Area (ha)</b>	4.53
<b>Suitability Conclusion (Policy)</b>	Could be suitable in 5-10 years
Are there any Green Belt sites that are more or equally sustainable	No
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 2- Preventing neighbouring towns from merging into one another. Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH18
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	The site is within a Biodiversity Protection and Enhancement Action Area and the potential for linking into a Strategic Route exists.
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	The site constitutes existing built development within the Green Belt. Given this context the site is considered of less importance in meeting the purposes of the Green Belt in terms of safeguarding the countryside from encroachment and preventing neighbouring towns from merging into one another.
<b>Overall Conclusion:</b>	
The site adjoins the Burma Road Industrial Estate and accommodates the Miners Welfare and a number of buildings relating to sports use. Given this context the site is considered of lower importance in meeting the purposes of the Green Belt.	





<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	08_0178a
<b>Area (ha)</b>	2.08 ha
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes- as equally sustainable as site 08_0303.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH18 Blidworth and Rainworth Wooded Estate Lands
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new development around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	There is the potential for links into a Strategic Route. The site is within a Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	
SSSI's	N/A
NNR	
LNR	
SINCS	
Protected species where known	
<b>Comments</b>	The site is adjacent to existing built development on Beech Grove and on the north side of the road at Dale Lane. Given this context the site is considered, due to its low level of prominence and openness, to be of less importance in meeting Purpose 3 of the Green Belt with regards to safeguarding the countryside from encroachment.
<b>Overall Conclusion:</b>	
The site is adjacent to existing built development on Beech Grove and Dale Lane, given this context the site is considered of lower importance in meeting the purposes of the Green Belt.	





Blidworth 08 1078a

<b>Town / Village</b>	Blidworth
<b>Site (SHLAA Reference)</b>	PES_0010
<b>Area (ha)</b>	
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes there are other Green Belt sites which are considered more sustainable.
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3- Safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	SH18 Blidworth and Rainworth Wooded Estate Lands
Policy	Conserve and Create
Landscape Condition	Moderate
Landscape Sensitivity	Moderate
Important Factors	Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Blidworth and Rainworth
<b>Green Infrastructure Strategy</b>	
Important links	There exists the potential to link to a Strategic Route. The site is within a Biodiversity Protection and Enhancement Action Area.
<b>Nature Conservation Strategy</b>	N/A
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Comments</b>	The site both prominent and open and extends beyond the current limit of the settlement on the north side of Dale Lane.
<b>Overall Conclusion:</b>  The site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment.	





Blidworth 08 1078a

## **APPENDIX C - LOWDHAM**

<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0214
<b>Area (ha)</b>	8.71
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – more sustainable
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3 - To assist in safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	TW27 Caythorpe and Gonalston Meadowlands
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	Moderate
Important Factors	Conserve the existing field pattern by locating new small scale development within the existing field boundaries
<b>Green Infrastructure Strategy</b>	
Important links	
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	A large site within open countryside along the Southwell Road
<b>Overall Conclusion</b>	
The site is prominently located within open countryside. It is therefore considered that release of the site would fail Green Belt purpose 3 (safeguarding the countryside from encroachment).	





<b>Town / Village</b>	Lowdham
<b>Site (SHLAA reference)</b>	08 0215
<b>Area (ha)</b>	
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – more sustainable
What is the importance of the site in meeting the purposes of the Green Belt	Purpose 3 - To assist in safeguarding the countryside from encroachment
<b>Countryside Appraisal</b>	
Policy Zone	MN40 Epperstone Village Farmlands with Ancient Woodlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Important Factors	
<b>Green Infrastructure Strategy</b>	
Important links	Dumble included for biodiversity protection and enhancement
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	Open agricultural land to the east of the town on high ground and leading down to the Dumble. Important footpath near northern edge of the site. Power line crosses site
<b>Overall Conclusions</b>	
The site is located on open agricultural land to the east of the village on high ground leading down towards a Dumble. Release of the site would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment).	

<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0280
<b>Area (ha)</b>	0.91
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally as sustainable
What is the importance of the site in meeting the purposes of the Green Belt	The site has housing on two sides and Neighbours Lane a footpath to the south. The site is enclosed and small scale. Whilst its designation relates to purpose 3 (to assist in safeguarding the countryside from encroachment) development of this site would not have as great an impact on the Green Belt as other sites
<b>Countryside Appraisal</b>	
Policy Zone	MN40 Epperstone Village Farmlands with Ancient woodlands
Policy	Conserve and Reinforce
Landscape Condition	Good
Landscape Sensitivity	Moderate
Important Factors	Conserve and reinforce the rural character by concentrating new developments around existing settlements
<b>Green Infrastructure Strategy</b>	
Important links	
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	This site is on the ridge however it is not highly visible and some limited development would continue the Barker Hill housing development. Lesser impact on the landscape – some development possible.
<b>Overall Conclusion</b>	
Site is adjacent to the Barker Hill development and is of lower importance in meeting Green Belt purposes given its context.	





<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0539
<b>Area (ha)</b>	7.28
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally as sustainable
What is the importance of the site in meeting the purposes of the Green Belt	<p>The northern element of the site is a prominent site in the Green Belt development of this element of the site would fail to meet Purpose 3 - to assist in safeguarding the countryside from encroachment.</p> <p>The southern element of the site is of lower importance in meeting the purposes of the Green Belt.</p>
<b>Countryside Appraisal</b>	
Policy Zone	MN40
Policy	Epperstone Village farmlands with Ancient woods
Landscape Condition	Good
Landscape Sensitivity	Moderate
Important Factors	Conserve and Reinforce the rural character of the Policy zone by concentrating new development around the periphery of the village to prevent urban sprawl
<b>Green Infrastructure Strategy</b>	
Important links	Adjacent to Dover Beck watercourse
	Footpath cuts across southern part of the site
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	3 SINCs in vicinity, one abuts northern boundary of site, possible enhancement and links
Protected species where known	
<b>Landscape Comments</b>	This site is a mix of uses connected with "horseyculture" including a large shed, car park and fields. May be suitable in part
<b>Overall Conclusion:</b> Release of the more prominent north of the site would fail to meet Green Belt purpose 3 (safeguarding the countryside from encroachment), the south of the site could however accommodate some development and is considered of lower importance in meeting the purposes of the Green Belt given its lower prominence and landscape and locational context.	









<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0629 Land off Charter Mews
<b>Area (ha)</b>	0.38
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally as sustainable
What is the importance of the site in meeting the purposes of the Green Belt	The site is included to meet Purpose 3 - to assist in safeguarding the countryside from encroachment. However the site is surrounded on three sides by built development and of lower importance in meeting this purpose.
<b>Countryside Appraisal</b>	
Policy Zone	MN40
Policy	Conserve and Reinforce
Landscape Condition	good
Landscape Sensitivity	moderate
Important Factors	Conserve and reinforce the rural character of the Policy zone by concentrating development around existing settlements
<b>Green Infrastructure Strategy</b>	
Important links	
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
<b>Landscape Comments</b>	The site is hidden from view behind houses on Neighbours Lane and behind Charter Mews.
<b>Overall Conclusions:</b> Site is between existing development and so is of lower importance in meeting Green Belt purposes given its context. However the site has no suitable access.	



<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0693
<b>Area (ha)</b>	
<b>Spatial Policy 4A Considerations</b>	
Are there any Green Belt sites that are more or equally sustainable	Yes – equally as sustainable
What is the importance of the site in meeting the purposes of the Green Belt	The site is included to meet Purpose 3 - to assist in safeguarding the countryside from encroachment. However the site is located between a garage and the edge of the village.
<b>Countryside Appraisal</b>	
Policy Zone	TW 27 Caythorpe and Gonalstone River Meadowlands
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	moderate
Important Factors	
<b>Green Infrastructure Strategy</b>	
Important links	Biodiversity protection and Enhancement Potential washlands
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
Landscape Comments	The site lies between an existing garage and the village and as such development in this location would not impinge on the openness of the Green Belt to the extent that other sites would.
<b>Overall Conclusion:</b>	
Site is between existing development and so is of lower importance in meeting Green Belt purposes given its context.	



<b>Town / Village</b>	Lowdham
<b>Site (SHLAA Reference)</b>	08_0708
<b>Area (ha)</b>	
<b>Suitability Conclusion (Policy)</b>	Possible Employment
Are there any Green Belt sites that are more or equally sustainable	Yes – more sustainable
What is the importance of the site in meeting the purposes of the Green Belt	The site is a prominent site in the Green Belt development of this site would fail to meet Purpose 3 - to assist in safeguarding the countryside from encroachment.
<b>Countryside Appraisal</b>	
Policy Zone	MN41
Policy	Conserve
Landscape Condition	Very good
Landscape Sensitivity	Moderate
Important Factors	
<b>Green Infrastructure Strategy</b>	
Important links	Biodiversity enhancement
<b>Nature Conservation Strategy</b>	
SSSI's	
NNR	
LNR	
SINCS	
Protected species where known	
Landscape Comments	Important open break between the old village and the new. Traditional rolling farmland bringing the open space to the centre of the village. Visually important. Not suitable for development
<b>Overall Conclusion:</b>  The site is prominent rolling farmland located within a visually important open break between the new and old villages. The site is viewed as being important in maintaining the openness of the Green Belt in this location. As a result the release of the site would fail the purposes of the Green Belt.	



10 0708