Green Belt Review

for the delivery of

Keyworth Neighbourhood Plan

on behalf of:

Keyworth Parish Council

September 2014

Contents

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1.   Introduction

1.1.   This Green Belt review will form part of the evidence base which will be used by the Keyworth Steering Group to select the preferred housing and employment sites allocation strategy (set out in the 'Keyworth Neighbourhood Development Plan - Emerging Development Strategy Options (Core Document CD03)), to take forward into the Draft Keyworth Neighbourhood Development Plan Document.

1.2.   A number of possible development strategies have been created to deliver the future residential and employment growth for Keyworth over the next 20 years.   The quantum of proposed development allocated to Keyworth, as set out in emerging planning policy, precludes delivering all but the most limited development within non-Green Belt locations within the settlement boundary.   Consequently, development will be required in areas within the Green Belt adjacent to the settlement boundary of Keyworth.

1.3.   This Green Belt review therefore responds to a number of recent key planning drivers including, but not limited to:

- Emerging Rushcliffe planning policy which has identified Keyworth as a Key Settlement for future sustainable growth and a corresponding allocation of a minimum of 450 houses up to 2028;

- Designation in 2012 of the Parish of Keyworth as a Neighbourhood Plan area and commencement of the production of the Keyworth Neighbourhood Plan Document with a key planning objective of identifying suitable potential housing sites to deliver future housing/employment growth;

- Inspector concerns regarding the ability of the Rushcliffe Publication Core Strategy (2012) to deliver the necessary future housing needs of Rushcliffe Borough Council and the request to increase further housing provision within the emerging local plan;

- The failure of the recent Strategic Housing Land Availability Assessments to identify sufficient potential housing sites within Rushcliffe which are both sustainable and fall outside of the Green Belt; and
- The fact that currently the Green Belt within Rushcliffe is drawn close to inset settlement boundaries and few potential housing sites have been identified within inset settlements that are able to deliver significant numbers of houses.

1.4.   Rushcliffe Borough Council consider there to be exceptional circumstances sufficient to warrant a review of the Green Belt within borough control in line with NPPF guidance (para. 83) in order to accommodate the need for further housing growth.

1.5.   The authority have commenced a review of its Green Belt - The Rushcliffe Green Belt Review (2013). The review is in 2 parts. Part 1 has been completed and comprises an overarching strategic appraisal of the Green Belt within the authority and the urban areas of Nottingham which also lie within Rushcliffe. Part 2(a) comprises a more detailed appraisal of the Green Belt in and around Nottingham's urban area, in addition to strategic brownfield sites identified for future regeneration. Part 2(b) requires a review of the Green Belt around key settlements identified within the emerging local plan as being sustainable and suitable for future housing and employment development. Keyworth has been identified as one such Key Settlement (Policy 2) and this review addresses therefore the requirement to release Green Belt around the settlement.

1.6.   Evidence justifying Keyworth as a suitable settlement for sustainable growth, the extent of the Rushcliffe Green Belt and its impact on future growth, in addition to a detailed assessment justifying the need to undertake a Green Belt review of Key Settlements have all been set out within numerous reviews and background papers. Reference should be made specifically to Chapters 2, 3 and 4 of the Rushcliffe Green Belt Review (2013). This review has been submitted in support of the production of the draft Keyworth Neighbourhood Development Plan (Core Document 07).

1.7.   The methodology described in the proceeding section assesses the Green Belt adjacent to Keyworth against the stated purposes of the Green Belt. It assesses the relative

value of the Green Belt and provides guidance suggesting those areas worthy to preserve as Green Belt.

1.8.   The nature of the Green Belt around Keyworth will form one in a battery of tests which will be utilised to select a preferred development strategy to go forward in the Keyworth Neighbourhood Development Plan for consideration by the community. The tests and their results are set out in detail in the 'Emerging Development Strategy Option Matrix' document submitted in support of the aforementioned plan.

2.   Methodology

2.1   The Green Belt adjacent to Keyworth (See Dwg 1) was sub-divided into 10 broad Green Belt Assessment Area (A-J) following a walking assessment of the landscape.   Each area encompasses land which was considered similar in terms of geographical and/or topographical characteristics, demarked by notable landscape features and/or its relationship with Keyworth.

Dwg 1 – Green Assessment Areas
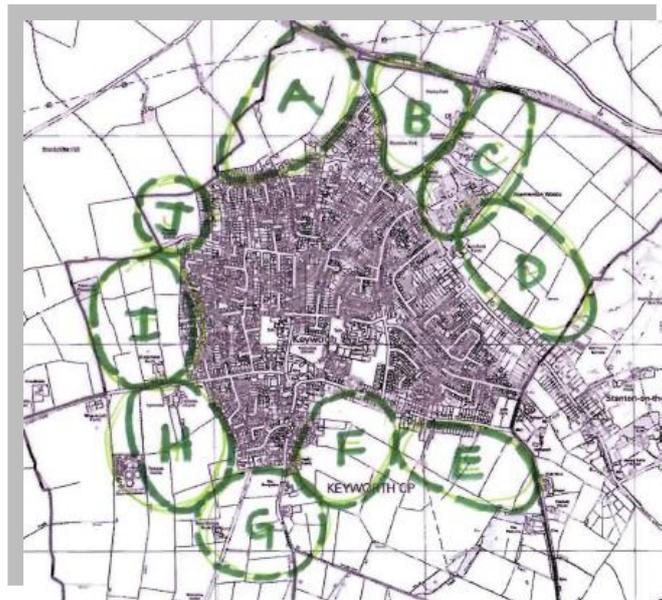
2.2   Table 1 below outlines the criteria against which the Green Belt Assessment Areas were assessed. The criteria reflect the purposes of the Green Belt as set out in para. 80 of the NPPF. The table describes the way in which the areas were appraised, which reflects the same criteria and analysis methodology utilised by Rushcliffe Borough Council in their 2013 Green Belt Assessment review. This provides consistency in the manner that the Green Belt has been assessed between Keyworth and the wider Rushcliffe Green Belt and is a familiar and accepted methodology. Each area was assessed against its performance in Green Belt terms and was scored on a scale between 1 and 5; 1 identifying the area least served the purpose of the Green Belt criteria and 5 indicating the area served in full the purpose of the Green Belt.

2.3   Appraisals were undertaken by 4 town planning consultants in a 'blind assessment'. Green Belt Assessment Areas were assessed against the assessment criteria and scores summated and averages obtained.

2.4   The assessment did not place greater weight on any one assessment criteria over the others. Only the criteria in Table 1 below were used in the assessment.

Table 1 – Green Belt Assessment Criteria and Analysis Methodology

Green Belt Purpose:	Explanation of method of analysis and parameters used

To check unrestricted sprawl of large built up areas	Consider whether development would:
	    - Take place outside urban areas
	    - Take place in area that cannot be easily linked to existing town centres by public transport; and
	    - Impact on accessibility to the open countryside for urban residents
	
	A higher score for areas of Green Belt that stop the coalescence of large build up areas on the edge of the district. A lower score for areas that have a wide expanse.

To prevent neighbouring towns from merging into one another	Consider if development would:
	    - Leads to one town merging with another. Where there are issues in relation to merging, the scale and severity of such events will also be judged.
	    - Erode the visual separation both from distant views and as perceived when travelling between settlements or from within settlements
	
	A 'higher'1 score for areas of Green Belt that are very narrow.

To assist in safeguarding the countryside from encroachment	Consider if development would impact on the surrounding rural areas outside of the contained urban areas. Whilst landscape quality is not in itself a Green Belt issue, the impact development would have on the role of smaller scale ridges and key landscape features in providing a backcloth to urban areas could be considered as these features are fundamental to appreciation of the open countryside. A higher score for areas of Green Belt that border an existing settlement on one side; and a lower score for areas that border the settlement on three sides.
To preserve the setting of historic towns	Consider if the development would impact on: - Conservation Areas - Setting and character of highly valued historic assets (historic Parks and Gardens, Listed Buildings, scheduled ancient monuments.) A higher score for areas of Green Belt land that have a clear link with the settlement's historic core; and a lower score for settlements without a clear historic core, or where the historic core has been subsumed by 20th Century development.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land. It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this purpose, an average value of 3 is used unless more local circumstances identify that the location it is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.
Other comments including absolute barriers to development (Tribal Study and RBC study 2013) and Green Infrastructure comments (all studies and reviews are referred to as necessary).	This field contains any other information of relevance for a broad location, including any significant constraints (such as whether an area is predominantly functional floodplain, severe topographical constraints etc.) that would inform whether a particular broad area was suitable for a more detailed review of the Green Belt.
Conclusion	Contains general conclusion as to whether the broad location is suitable for a more detailed review, or whether the area should not be considered further for Green Belt or for other planning reasons. Also rates the importance of the area in Green Belt terms. A score of 0-5 indicates that the importance is low, 6-10 it is Low-Medium, 11-15 it is medium, 16-20 it is Medium-High and 21-25 it is High.

3. Green Belt Assessment Conclusion

3.1. The Green Belt Assessment Area scoring results can be found at Appendix A.

3.2. Appraisal of the Green Belt Assessment Areas revealed all areas fell within a range (defined in Table 1.) which identified them as being of medium importance in fulfilling the stated purposes of the Green Belt as set out in the NPPF (see Table 1). Only Area G was an exception to this observation and scored a Medium to High rating. However, the score (16), fell within the lower range of the rating category of Medium to-High (score 16-20).

Table 2 – Average Green Belt Assessment Areas Scores

Green Belt Assessment Areas	Score	Importance of the Area in Green Belt Terms
A	13	Medium
B	13	Medium
C	12	Medium
D	13	Medium
E	15	Medium
F	14	Medium
G	16	Medium-High
H	13	Medium
I	12	Medium
J	12	Medium

N.B All scores have been rounded up to the nearest whole number to reflect the score ranges.

3.3. Within the range of scores a distinct clustering of areas based on similar average score ranges was evident (See Dwg 2 for a spatial representation of clusters):

- Cluster 1 – including areas A, B C and D, north east of the settlement (average score of 12.75);
- Cluster 2 – including areas E, F and G, south of the settlement (average score of 15); and
- Cluster 3 – including areas H, I and J, west of the settlement (average score 12.3).

3.4. Area 'G' was included in the above clustering assessment, as a result of the fact its score of 16 fell at the bottom end of the 'Medium-High' range and the area score (15.75) had it not been rounded-up would have fallen within the 'Medium' category of importance.

Dwg 2 – Spatial Representation of Clusters

3.5. An assessment of the broad area clusters follows (see Table 3). Relative to Clusters 2 and 3, Cluster 1 has an average score (12.75) midway between the respective cluster scores. The rail line to the north provides a strong defensible boundary which would ultimately restrict or prevent physical coalescence and limit merging of Keyworth with Plumtree and Normanton–on-the-Wolds. In this regard, Areas 'A' and 'B' serve most strongly the purpose of the Green Belt. Development within these areas would serve to create a visual reduction between the settlements and would lead to further encroachment into the countryside. As the landscape opens out to the east, merging with these settlements becomes less of a concern for Areas C and D.

Table 3 – Average Green Belt Assessment Criteria Score by Cluster

Cluster	Green Belt Assessment Criteria				
	Unrestricted Sprawl	Preventing Merging	Countryside Encroachment	Historical Towns	Urban Regeneration
1	2.6	2.6	3.0	1.1	3.0
2	2.6	2.4	3.3	3.6	3.0
3	2.3	1.9	3.4	1.8	3.0

3.6.   Cluster 2 has the highest average score (15), relative to Cluster 1 and 3, and serves the greatest purpose of including land within the Green Belt. Of particular note within this broad location are areas G and F, located adjacent to the Keyworth Conservation Area, which are considered most important in Green Belt terms in preserving the setting of the historic townscape of Keyworth. The average relative criteria scores indicate Cluster 2 does not prevent coalescence and merging of settlements. This is only a general observation, as land within E prevents merging with the hamlet of houses to the south on Windmerpool Lane. The areas E-F mostly reduce the likelihood of further encroachment into the countryside.

3.7.   The average score for Cluster 3 is the lowest of the three Clusters. In common with Cluster 1 and 2, Cluster 3 reduces the likelihood of encroachment into the open countryside, explicitly development within this area would be viewed readily as the land rises to a ridge. The land serves relatively less purpose in Green Belt terms in stopping coalescence and merging of settlements.

3.8.   In summary, assessment of the Green Belt Assessment Areas adjacent to the settlement of Keyworth have been assessed as serving broadly similar purposes in Green Belt terms and are of medium /medium-high, value in this respect.

3.9.   Nevertheless, when assessed in a more analytical manner broad clusters of areas are considered more worth in Green Belt terms of protection relative to others. Generally in the areas to the south of the settlement (Cluster 2) these seek to preserve the setting of the Keyworth Conservation Area and, to some extent inhibit coalescence with existing development to the south. Nevertheless, relative to others, clusters which were considered less important in delivering the objectives of the Green Belt have focused areas within which are critical in delivering the purpose of the Green Belt. This is particularly noted in Cluster 1 where areas A and B are most important in terms of stopping coalescence with settlement to the north.

3.10.   The findings in this report broadly reflect and therefore support the recommendations in the 2013 Green Belt Review (p.53/54), and other complementary supporting studies, that in order to protect the land which best serves the purposes of the Green Belt area to the north and south of Keyworth, in the region of Green Belt Assessment Areas A, B, E, F and G, development of these areas should be avoided.

Appendix A: Green Belt Assessment Scoring (Raw Data)

Assessor #1 - Green Belt Assessment

Green Belt Assessment Area	Unrestricted Sprawl	Comments	Prevent Merging	Comments	Countryside Encroachment	Comments	Historical Towns	Comments	Urban Regeneration	Comments	Score
A	3	Between village and A606, existing roads in area	3	Relatively narrow bit of land with little visual merging	4	Only borders settlement on one long side but also borders main road	1	Long distance from historic core of the village and surruonded by modern	3		14
B	4	Surrounded by development to the south and east and also by the A606 to	3	Potential visual merging, small narrow piece of land	3	Shares borders with settlement edge and roads	1	Long distance from historic core and surrounded my modern development	3		14
C	4	BGS already developed piece of land, also the busy A606	3	Possible visual merging between area and A606	3	Shares border with BGS, and two roads	1	BGS 20th century development provides no historic link to core of	3		14
D	3	Relatively wide expanse of land however still surrounded by	3	Narrow piece of land, visual merging to north west and south east	3	Shares two borders, one with the settlement and one with the BGS	2	Closer to the historic core of the village but still close to new development	3		14
E	3	Land opens up to the south where there is no development, still close to	3	narrow piece of land with visual merging possible on north west and	4	Only shares one border with the settlement edge but also with the road	3	Walking distance to historic core of the village	3		16
F	4	Very close to existing services and also surrounded by development on most	3	Visual merging to the north and west, also north east	2	Shares two large borders with the settlement edge and fills logical gap	4	Very close to historic core of the village	3		16
G	1	Only touching the existing settlement slightly, mainly wide expanse of land	1	Wide expanse of land with no visual merging	5	Only shares one small border with the settlement edge	4	Close by to historic core of the village and link with historic countryside	3		14
H	3	Close proximity to high density housing and existing services	2	Wide expanse of land, some visual merging with existing development	5	Only shares one border with the settlement edge	3	Close proximity to historic core and link with historic countryside	3		16
I	2	Open wide expanse of land stretching to the west	1	Wide expanse of land with little visual merging anywhere	5	Only shares one border with the settlement edge	3	Close proximity to historic core and link with historic countryside	3		14
J	3	Small area and also would by filling in a gap in the settlement boundary	2	Smaller piece of land with limited views and visual merging to east and	3	Shares two borders of the settlement edge and fills gap	2	Far from historic core of the village	3		13

Assessor #2 - Green Belt Assessment

Green Belt Assessment Area	Unrestricted Sprawl	Comments	Prevent Merging	Comments	Countryside Encroachment	Comments	Historical Towns	Comments	Urban Regeneration	Comments	Score
A	1	Restricted by railway edge	1		3		1		3		9
B	1	Restricted by railway edge	1		4	Topography makes site contribution larger	1		3		10
C	1	Restricted by railway edge	1		3		1		3		9
D	2		2	Fills in existing settlement form	3		2		3		12
E	4	Exacerbates existing sprawl	4	Coalesecene with SOW	3		3	Visible form CA	3		17
F	1	Fits into settlement form well	1		1	Contributes little to wider landscape	4	Abuts CA	3		10
G	3	Further from centre and doesn't fit into existing form	4	Wouldn't result in merging but is extending SB significantly	3	Visible and separate from settlement	3	Abuts CA	3		16
H	2	Wouldn't contribute to excessive sprawl	2	Wouldn't result in merging	2		2	Affects setting of CA	3		11
I	2	Wouldn't contribute to excessive sprawl	2	Wouldn't result in merging	2		1		3		10
J	2	Wouldn't contribute to excessive sprawl	2	Wouldn't result in merging	3		1		3		11

Assessor #3 - Green Belt Assessment

Green Belt Assessment Area	Unrestricted Sprawl	Comments	Prevent Merging	Comments	Countryside Encroachment	Comments	Historical Towns	Comments	Urban Regeneration	Comments	Score
A	3	The large site on the edge of urban area. Development would infiltrate	4	Large area which would create physical and visual coalescenece with Plumtree	3	Development exists on all sides of the site	1	No link with histroic core	3		14
B	4	The moderate site on the edge of urban area. Deveopment would infiltrate	4	Large area which would create physical coalescenece with NoW. From a visual	2	Development exists on moe than one side of the site.	1	No link with histroic core	3		14
C	3	The large site on the edge of urban area, resulting in development	3	Large area which would create physical coalescenece with NoW. From a visual	2	Development exists on three sides of the site	1	No link with histroic core	3		12
D	3	The moderate/large site on the edge of urban area. Development would	2	Longitudinal site. Would not create coalescence with SoW to any significant	2	Site has a relationship with Keyworth on more than one side and	1	No link with histroic core	3		11
E	2	The moderate/large site on the edge of urban area, resulting in development	3	Longitudinal site. Would not create coalescence with SoW to any signifcant	4	Site has a relationship with Keyworth on one side and has open veiws.	1	No link with histroic core	3		13
F	3	The moderate/large site on the edge of urban area. Development would	2	Would not create coalescence.	2	The site is surrounded to the north and west by exiting develoment, lending it	5	Has links with historic core	3		15
G	2	The moderate/large site on the edge of urban area. Development would	2	Would not create coalescence.	4	Site has a relationship with Keyworth on one side and has open veiws.	4	Has links with historic core	3		15
H	2	The moderate/large site on the edge of urban area. Development would	2	Would not create coalescence.	4	Site has a relationship with Keyworth on one side, falls to a valley from which	1	No link with histroic core	3		12
I	2	The small site on the edge of urban area. Development would infiltrate	2	Would not create coalescence.	4	Site has a relationship with Keyworth on one side but is ridged, open in	1	No link with histroic core	3		12
J	3	The moderate/large site on the edge of urban area. Development would	2	Would not create coalescence.	2	Site has a relationship with Keyworth on more than one side and rises to a	1	No link with histroic core	3		11

Assessor #4 - Green Belt Assessment

Green Belt Assessment Area	Unrestricted Sprawl	Comments	Prevent Merging	Comments	Countryside Encroachment	Comments	Historical Towns	Comments	Urban Regeneration	Comments	Score
A	3	On the edge of Keyworth and well served by public transport	4	Part of the narrow gap between Keyworth and Plumtree	3	The south and south east edges are abutting development. The	1	Not close to any heritage asset. Keyworth historic coure	3	Standard score from Rushcliffe methodology	14
B	3	On the edge of Keyworth and well served by public transport	3	Some risk of coelencence with plumtree but better enclosed	2	Enclosed by railway line and BGS and development	1	Not close to any heritage asset. Keyworth historic coure	3	Standard score from Rushcliffe methodology	12
C	2	Some limited coalecence but already have developed by BGS	2	Normanton is the next nearest settlement - large visual tract	4	Currently quite exposed as open on three sides. BGS is quite	1	Not close to any heritage asset. Keyworth historic coure	3	Standard score from Rushcliffe methodology	12
D	2	Some impact on open couteryside access as many public footpath	3	Some limited possibility of merging with Stanton and long	4	Some encorachment as long distance views and only enclosed	1	Not close to any heritage asset. Keyworth historic coure	3	Standard score from Rushcliffe methodology	13
E	2	Well accessed by public transport and close to the local and	2	Some risk of merging with Stanton, albeit stanton appears	4	Very open aspect from the south and only enclosed on one very	3	Some long distance views to the Conservation Area	3	Standard score from Rushcliffe methodology	14
F	2	Close to shops services and core of village, public transport. Not	2	Very little possibility of merging towns or settlement from	3	Enclosed on two sides by development but some open	5	Abuts the Conservation Area and in visual proximity to a number of	3	Standard score from Rushcliffe methodology	15
G	4	No so accessible to public transport and lots of public	2	Very little possibility of merging towns or settlement from	5	Perhaps the most exposed site in keyworth. Small connection to	4	Abuts the conservation area and some effect on listed buildings	3	Standard score from Rushcliffe methodology	18
H	2	Direct link to bus route and close to village core	2	Nearest development is Bunny some 2.5km to the west	4	Development only abuts on one side. But the area sites within a	3	Some long ditance views to the conservation area. Possible	3	Standard score from Rushcliffe methodology	14
I	2	Close to bus routes and the local centres. Good public access to	2	Nearest development is Bunny some 2.5km to the west	4	Visually exposed and only abutting the settlement on one	2	Some possible impact on long ditance views of CA on southern	3	Standard score from Rushcliffe methodology	13
J	3	A little far from the main core of the village and bus routes and	2	Nearest development is Bunny some 2.5km to the west and	3	Limited enclosure to the east and south-east	1	Not close to any heritage asset. Keyworth historic coure	3	Standard score from Rushcliffe methodology	12