

Matters 4 – Green Belt

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It's clear from the site selections, that the submitted Core Strategy:

- Is out of date because it has been announced that Councils no longer need to redraw the green belt to meet housing needs. It also does not include the newly closed Ockbrook Moravian School.
- Did not take into account that certain Green Belt areas are higher importance to meet the stated aims of Green Belt.
- The priority ranking for the decisions is flawed.
- The selection was politically motivated.
- The Strategy is actively "Banking" Brown Field sites.

Out of Date Plan

Since the plan was submitted, there has been clarity on the obligations of housing numbers for Councils with Green Belt land. They are no longer required to redraw the Green Belt boundaries. The plan must be revised with this critical change in priority.

<https://inews.co.uk/news/politics/nimby-mps-hobbled-goves-housing-plan-tory-manifesto-author-2816633>

Higher Green Belt Importance

The Green Belt to the North West, North East and East of Derby is considered the most important of all the Green Belt to check the unrestricted sprawl of large built up areas. A Green Belt Review or Green Belt Assessment has not been carried out prior to the selections. Adding and extension to Spondon and Acorn Way would completely contravene the primary purpose of Green Belt.

Flawed Ranking

The Core Strategy Review considered the following to be true:

The strategic options to locate new housing development are as follows, and sustainability appraisal places them in the following order:

1. Growth within the Long Eaton Urban Area (the conurbation)
2. Growth within the Ilkeston Urban Area (the town)
3. Growth within the Rural Area settlements (the villages)
4. New Settlements not in the Green Belt
5. Extension of the conurbations into the Green Belt
6. Extension of the town into the Green Belt
7. Extension of the villages into the Green Belt
8. New settlements in the Green Belt

However, the National Planning Policy for Green Belts states the following:

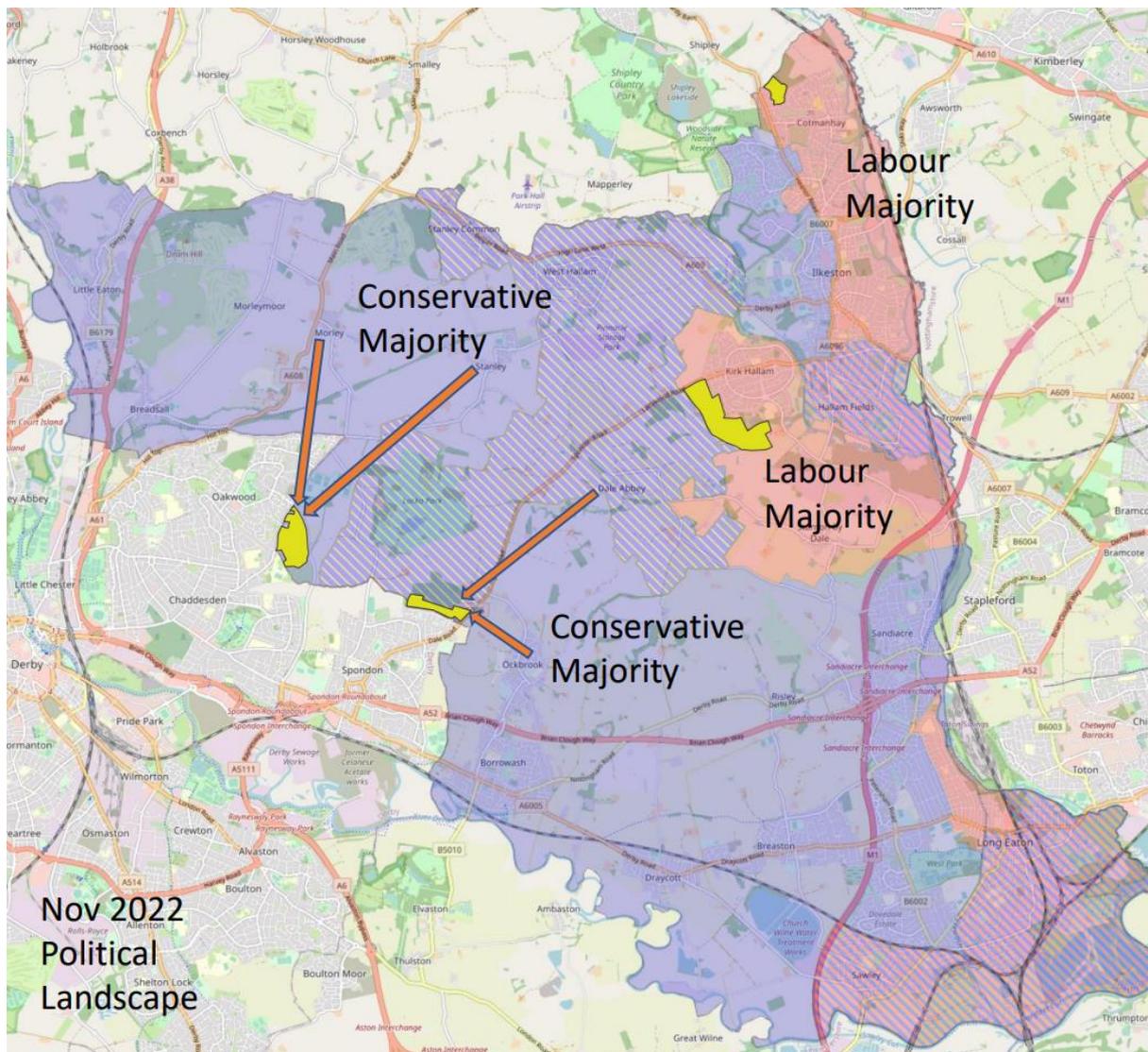
Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

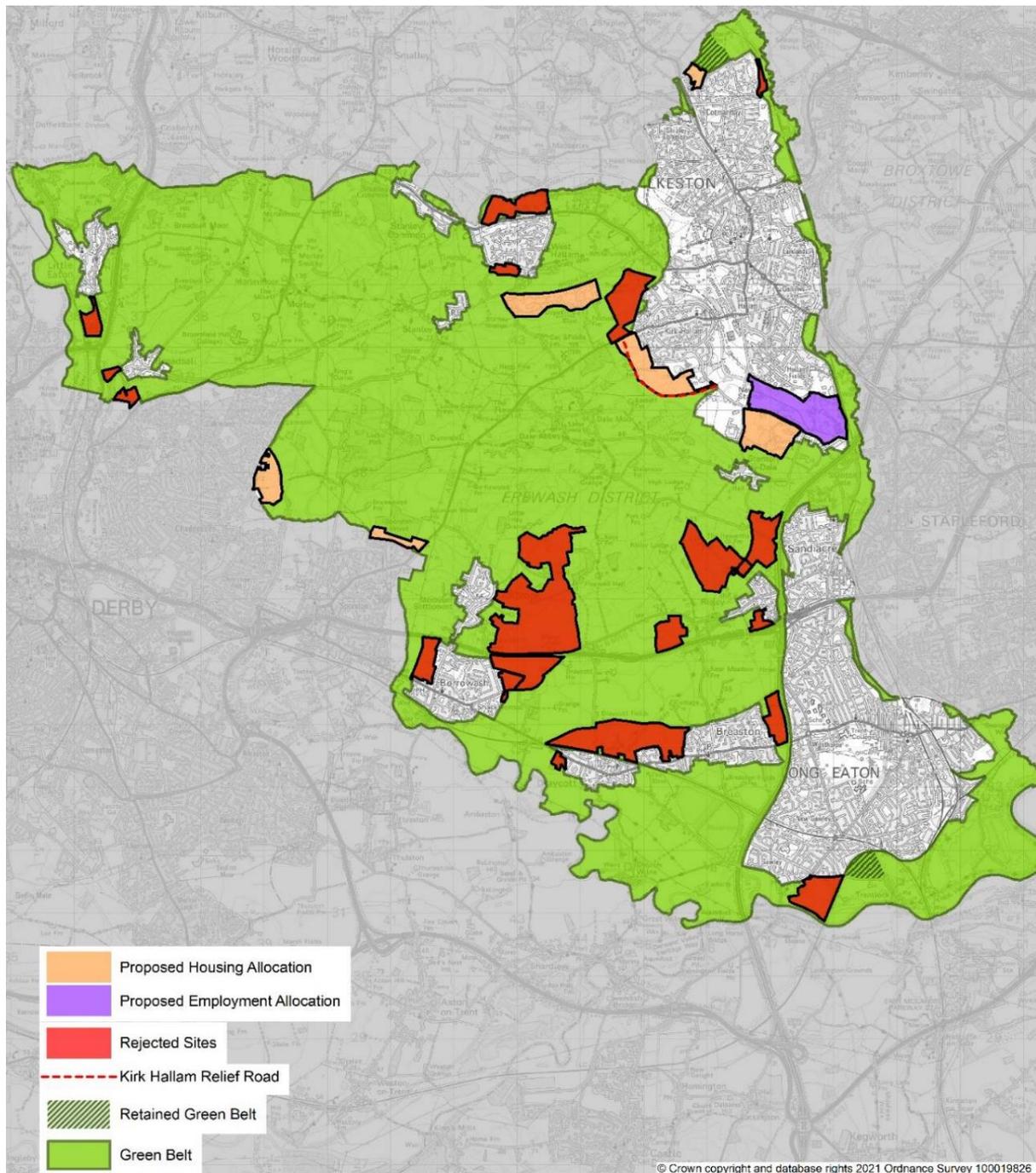
Preferences 5,6,7 listed in the Core Strategy Review are not justified to be ranked. There is also more probability that Preference 8 would also be less likely to break the purpose of Green Belt.

Politically Motivated

The site selection and more importantly site rejections were clearly politically motivated. All bar one of the rejected sites are in a Conservative Ward (in Nov 2022). The selected sites that happen to be in Conservative Wards are miles away from any voters and intend to add to the urban sprawl of Derby.



It becomes more clear when you see the red rejected sites and compare them to the political landscape at the time. The rejected sites almost entirely coincide with majority Conservative areas, close to Erewash voters.



“Banking” or Rejecting Brown Field Sites

The Brown Field site at West Hallam depot suitable for housing development. It cannot be the strategy to put it forward for a longer-term new settlement. This is completely contrary to the National Planning Policy.

Maywood Golf Club on Rushy Lane, Risley was rejected in the review. It is 100 acres, has been closed for 5 years and is no longer considered a viable business. This Brown Field site should not be excluded at the expense of Green Belt.

Since the strategy was published, a large new opportunity has arisen for development of Ockbrook Moravian School. It is permanently closed, is considerable in size, and is wholly within the boundary of Ockbrook.