



Land South West of Kirk Hallam

Erewash Core Strategy Review Amendment
(March 2025) Representations

Boyer

Prepared on behalf of Barratt David Wilson Homes North Midlands | May 25

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1. INTRODUCTION

- 1.1 These representations are prepared on behalf of Barratt David Wilson Homes North Midlands (BDW North Midlands) to the Erewash Borough Council Core Strategy Review Amendment Public Consultation (March 2025).
- 1.2 The Erewash Core Strategy Review was submitted for examination in November 2022. The plan is being examined by Planning Inspector Kelly Ford, who was appointed in January 2023. Hearing sessions were carried out in June 2024. The examination will determine the plan is legally compliant, sound and suitable to be adopted as part of the development plan for the borough.
- 1.3 Barratt David Wilson Homes are one of the country's largest housebuilders, with a significant and demonstrable track record of delivery of new market and affordable homes across the North Midlands operating division.
- 1.4 BDW North Midlands are working with the site promoter (Lambert Ltd) to promote the sustainable urban extension (SUE) for approximately 1,000 dwellings, to the South West of Kirk Hallam. The SUE is proposed to incorporate a new local centre, strategic green and blue infrastructure including extension to the Pioneer Meadows Local Nature Reserve, and a new relief road between Sowbrook Lane South of Kirk Hallam to the A6096 Ladywood Road West of Kirk Hallam.
- 1.5 On the 5th November 2024, the Inspector informed the Council that fundamental soundness issues within the emerging plan needed to be resolved via the production of a detailed project plan with associated timescales. The Inspector indicated that the project plan should include an assessment of the Erewash Green Belt and the impact of any allocated sites on the Green Belt due to the lack of evidence.
- 1.6 The Council responded on 22nd November 2024 and have since produced a revised project plan to include an assessment of the Erewash Green Belt to respond to the Inspector's concerns. Of those concerns, these representations have sought to comment on:
 - Spatial Strategy and the Housing Requirement
 - Sustainability Appraisal of Strategic Options and,
 - Green Belt
- 1.7 The Council have published a Core Strategy Amendment at an Extraordinary Council Meeting held on the 27th March 2025 considering the updated evidence base.
- 1.8 These representations focus on the revised wording of the Core Strategy Review (CSR) and engages with the updated evidence base prepared. These representations also seek to assist the Inspector in consideration of the matter of 'soundness' of the Core Strategy as a result of the proposed amendments.

1.9 Consideration has been given to the tests of soundness required to be met, as set out by Paragraph 35 of the NPPF (2023), including whether the Local Plan is:

- Positively prepared;
- Justified;
- Effective; and
- Consistent with national policy.

1.10 We consider that the Inspector has approached the Local Plan Examination with pragmatism and with a positive approach to enable the Council to achieve a sound Local Plan. In turn, it is welcome that the Council have responded positively to meet the identified shortfall of housing through the provision of additional site allocations, supported by sound evidence base (including a thorough Green Belt Review), whilst retaining the current strategic allocations such as Policy 1.5 South West of Kirk Hallam.

2. SPATIAL STRATEGY & THE HOUSING REQUIREMENT

Strategic Policy 0 – The Settlement Hierarchy

- 2.1 Strategic Policy 0 confirms that the settlement hierarchy is derived from Sustainability Appraisal 1 – Strategic Growth Options, which tested 10 growth scenarios, and found that the largest settlements were the most capable of sustaining growth. The Hierarchy directs growth to the most sustainable locations:
- Conurbations: The Nottingham Conurbation, which incorporates the Long Eaton Urban Area, and the Derby Conurbation which abuts the Erewash boundary.
 - Town: The Ilkeston Urban Area.
 - Key Settlements: Borrowash, Breaston, Draycott, Little Eaton, West Hallam.
 - Other Settlements: Breadsall, Church Wilne, Dale Abbey, Hopwell, Morley, Ockbrook, Risley, Stanley, Stanley Common, Stanton by Dale.
- 2.2 Firstly, it is acknowledged and welcomed that a standalone policy has been provided to provide clarity on the settlement hierarchy and the direction of growth within the borough. Its separation from Strategic Policy 1 – Housing ensures that its role as a ‘hierarchy’ is clear. The order of the locations in the hierarchy presented reflects what is achievable within the respective area’s constraints (be it the location of the Green Belt or the land availability constraints present in the ‘conurbation’).
- 2.3 It is acknowledged that not all growth can be accommodated within the ‘conurbations’ and that some development will be required to be delivered outside of the Long Eaton urban area and the Derby conurbation. We support the Council’s identification of the Ilkeston Urban Area (including Kirk Hallam) being the second most sustainable location for growth within the settlement hierarchy.
- 2.4 Therefore, BDW North Midlands support this settlement hierarchy and agree that it accords with the key principle of the NPPF (2023), directing housing growth to the most sustainable locations. We consider this to be sound approach for the Council to take.

Strategic Policy 1 – Housing

- 2.5 The Council have acknowledged a significant housing shortfall, with a deficit of 820 homes over the plan period, owing to delays in the examination process and recent shortfalls in housing delivery.
- 2.6 Strategic Policy 1 states that housing provision will be made for at least 6,948 homes over the plan period between 2025-2043. Strategic Policy 1 has also been updated to reflect the identified shortfall in housing, confirming that a “minimum of 7,000 new homes” will be delivered over the plan period, including “2,100 homes within the ‘Town’ (Ilkeston Urban Area) including land deallocated from the Green Belt South West of Kirk Hallam. BDW North

Midlands are supportive of these proposed amendments as this will assist in ensuring that the Council can deliver its housing requirement in full.

- 2.7 As noted above in respect of Strategic Policy 0, it is accepted that not all growth can be accommodated within the 'conurbations', due to brownfield land availability constraints, the next most sustainable location should be utilised for the delivery of most of the housing requirement in the borough. This strategy is strongly supported.
- 2.8 Furthermore, the proposed amendments ensure that the appropriate levels of growth, over an amended plan period, are distributed in the most sustainable locations across the borough. The updating of the plan period to begin in 2025, to account for delays in the examination process is also strongly supported. The new plan period goes beyond what is required as an absolute minimum within paragraph 22 of the NPPF (2023), resulting in a robust and sound approach.

Strategic Policy 1.5 – South West of Kirk Hallam

- 2.9 We note that the Strategic Policy 1.5 has been updated to deliver 300 fewer dwellings across the wider site. Notwithstanding this, we strongly support the proposed allocation of the site for a residential development including approximately 1,000 new homes, a new primary school, a new local centre, an extension to the Pioneer Meadows Local Nature Reserve, and a relief road across 50 hectares of land. The new defensible Green Belt boundary in the form of the relief road will help mitigate growth proposals at Stanton, as well as existing pressure on the local road network.
- 2.10 Since the EiP hearing sessions closed in June 2024, BDW North Midlands have been working closely with the site promoters (Lambert Ltd) and the Council to bring the site forward through the Local Plan as a suitable site to begin addressing the housing shortfall in the first 10 years of the plan period.
- 2.11 BDW North Midlands and the site promoter have also engaged with the Council regarding the proposed policy wording under Strategic Policy 1.5 and have no objections to the wording as drafted. The site-specific requirements proposed through the policy wording are accepted and will assist in bringing the development forward in a positive way, on a strategic scale.
- 2.12 The delivery of 1,000 new market and affordable homes would make a meaningful contribution to the approximate 820 dwelling shortfall in the housing requirement identified by the Inspector.
- 2.13 The site is largely constraint free of any major impediments to development, save for the usual technical matters to be worked through as part of a forthcoming outline planning application.
- 2.14 The Council's Viability Appraisal also finds the site to be economically viable and is therefore considered suitable for allocation. This is accepted and supported.

- 2.15 Within the provided housing trajectory, it is confirmed that the development South West of Kirk Hallam will begin providing dwellings in 2027/28, and delivery of the wider site will progress over a further 8 years, delivering 120 dwellings per annum in years 2-9. This trajectory is considered to be realistic and achievable by BDW North Midlands.
- 2.16 Overall, we support the Council's description of the site and conclude that subject to the usual technical constraints to be assessed, mitigated and designed out through the outline planning application process, the site is suitable as a housing allocation.

3. SUSTAINABILITY APPRAISAL OF STRATEGIC OPTIONS

- 3.1 The Council have produced a Sustainability Appraisal Update (SAU) 2025 as part of the ongoing a table of works to address the issues raised by the Inspector. It should be noted that this chapter of these representations only engage with the SAU insofar as it relates to housing. Therefore, the update in relation to employment uses is not discussed.

Sustainability Appraisal 1 - Update

- 3.2 As part of the original Sustainability Appraisal 1 (Strategic Growth Options) sequential search for sites followed the hierarchy below:

- A. Growth within Long Eaton Urban Area (the conurbation)
- B. Growth within Ilkeston Urban Area (the town)
- C. Growth within the Rural Area (the villages)
- D. New Settlements not in the Green Belt
- E. Extension of the conurbations (including Derby City) into the Green Belt
- F. Extension of the town into the Green Belt
- G. Extension of the villages into the Green Belt
- H. New Settlements in the Green Belt

- 3.3 As part of the Sustainability Appraisal update 2025, Option G listed above was extrapolated out to test two focussed sub-options of G to provide finer grain analysis between the concepts of extending villages with little or no service provision (no proposed centre designation) and villages with significant provision (able to support the proposed village centre designations). This is considered additional work in light of the sites submitted to the Call for Sites 2024 process being overwhelmingly located within Option G. This resulted in two further sub-sections of option 'G', those being:

G. Extension of the villages into the Green Belt

- i. Extension of villages with a centre (Key Settlements) into the Green Belt
- ii. Extension of villages without a centre (Other Settlements) into the Green Belt

- 3.4 The assessment of the above sub-sections of section 'G' confirmed that the extension of villages within the Green Belt which contain a centre (Key Settlements) would be the most sustainable approach to delivering growth within Option G. This is accepted in the context of the majority of growth being delivered within options A and B, with smaller areas of growth occurring as extensions to villages to support the delivery of homes within the borough. We consider the Council's approach to be sound.

Sustainability Appraisal 3 - Update

- 3.5 Sustainability Appraisal 3 (SA3) originally appraised 25 potential housing allocations by way of sites that had been made known to the Council by promoters either prior to

commencement of the Erewash Core Strategy Review. As part of the table of works proposed in response to the Inspector's concerns, a call for sites exercise was undertaken to look to identify additional suitable and available housing sites. This has resulted in the Sustainability Appraisal 3 requiring an update (SA3 Update).

- 3.6 The land South West of Kirk Hallam was included in the original SA3, and its assessment has not been updated as part of the SAU. Notwithstanding this, the assessment for SGA25 - South West of Kirk Hallam, remains one of the most sustainable sites within the SA, save for brownfield sites SGA21 – Stanton and SGA15 - West Hallam Storage Depot. A summary of the findings of the assessment of SGA25 is provided below.

SGA25 – South West of Kirk Hallam

- 3.7 The Sustainability Appraisal scores SGA25 overall as major positive, with an overall score of +16. The site scores well by:

- Delivering significant diversity in housing stock within the plan area;
- The delivery of infrastructure associated with a development of this scale, including the provision of facilities to support the incumbent population;
- Being adjacent to Kirk Hallam therefore having the ability to promote active travel;
- Providing a net increase in open space provision on the land;
- Not impacting nor risking any cultural assets; and
- Delivering a relief road, providing significant enhancement to the sustainable transport offer by for example providing a multiuser route along its length;

- 3.8 With regards to negative impacts, the site performs negatively due to the:

- Significant urbanising of rural land and convergence of a large additional population in the locality
- Loss of agricultural land; and
- Altered landscape character in this part of the Borough as a result of the urbanising effects of the development.

- 3.9 The Council confirm that overall, “the potential allocation south-west of Kirk Hallam (SGA25) performs particularly well despite its greenfield status primarily because of its location adjacent to the town (in this instance, Ilkeston). When compared with other greenfield sites SGA25 performs particularly well, largely because of the associated delivery of a proposed relief road that would be a unique requirement of infrastructure of any allocation at this location”.

- 3.10 We support the assessment made by the Council. When assessed against the additional sites which form part of the SA3 Update, SGA25 – South West of Kirk Hallam is considered to be the most sustainable greenfield site proposed to be allocated.

- 3.11 Overall, we support the Council's assessment of the site, and we consider that it presents an accurate picture of the site characteristics. Technical work undertaken to-date by the site promoters and BDW North Midlands have established that the above identified constraints are capable of being appropriately mitigated and resolved through the outline planning application process. Therefore, the site is considered to be highly suitable for allocation within the Local Plan.

4. GREEN BELT

- 4.1 The National Planning Policy Framework (September 2023) states within Paragraph 142 that 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'
- 4.2 The Council have produced a Green Belt Review as part of the additional consultation. The Green Belt Review was prepared in response to the post-Hearings correspondence from the Inspector which indicated that a Green Belt Review should be undertaken as part of a wider programme of work required to improve the prospects of the CSR being found sound.
- 4.3 Paragraph 139 states that new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies. In addition to this, paragraph 140 confirms that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
- 1.1 Paragraph 141 confirms that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.
- 1.2 Paragraph 142 states that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. Furthermore, paragraph 143 confirms that when defining Green Belt boundaries plans should:
- a. Ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b. Not include land which it is unnecessary to keep permanently open;
 - c. Where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d. Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e. Be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - f. Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

- 4.4 The approach taken has assessed the Nottingham – Derby Green Belt against 3 of the 5 purposes of the Green Belt, as defined in Paragraph 143 of the National Planning Policy Framework (NPPF) (December 2023):
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
- 4.5 The approach within the Green Belt Review is split into three main sections which accord with the three purposes of the Green Belt as stated above. Section one relates to purpose c) 'safeguarding the countryside from encroachment'. It identifies 15 'Countryside Units' (CU) which have been defined by major roads or the extent of the Green Belt designation. It is caveated that some areas of Countryside Units fall outside of the Erewash borough's boundary. The assessment of these 15 Countryside Units identified if development within the Green Belt inside the borough's boundary would encroach into the countryside.
- 4.6 Section two of the Green Belt Review assesses purpose b) of the Green Belt in 'preventing neighbouring towns from merging'. The Green Belt Review identifies 7 corridors between a network of towns and urban areas within the borough which currently provide separation. These corridors have been assessed individually in order to identify land within the Green Belt which does not contribute to preventing the merging of towns and urban areas.
- 4.7 Finally, section three of the Green Belt Review relates to the purpose a). 'to check the unrestricted sprawl of large built-up areas' and assesses the purpose of Green Belt land surrounding inset settlements within the borough to limit sprawl.
- 4.8 When assessing purpose c) 'safeguarding the countryside from encroachment, the Green Belt Review identified countryside unit 15 (CU15) (within which strategic allocation 1.5 South West of Kirk Hallam is located to the very north of the CU). The assessment confirms that there are areas of the edge of the CU where the Green Belt connects to the urban area, where some encroachment may occur.
- 4.9 In respect of the draft site allocation South West of Kirk Hallam, the Green Belt Review confirms: "The planned provision of a relief road around the outer-most extent of the allocation, with other policy mechanisms in place to establish a softer interface between the development and adjoining Green Belt, would extend the Kirk Hallam into surrounding countryside at the most northerly point of the Unit." This is largely accepted, however, BDW North Midlands reiterate and contend that the site is bound by highly urbanising features in the form of the A6096 to the north of the site, and in the backdrop of the highly urbanising influences of Kirk Hallam itself and the wider Ilkeston urban area.
- 4.10 As noted above, with respect to purpose b) the Green Belt Review identifies several corridors that prevent towns merging into one another. With respect to 'Corridor B', the area extends between the city of Derby and the town of Ilkeston. At a finer grain of detail, the Review confirms that there are a number of areas that are excluded from these 'corridors' which do not contribute to the purpose. 'Area 2 (A2): Land west of Sowbrook Farm and west of Kirk

Hallam' (which includes the strategic allocation 1.5 South West of Kirk Hallam), is confirmed, alongside other identified zones, to not contribute to the separation of Derby and Ilkeston urban areas.

- 4.11 The conclusions of the Green Belt Review in relation purpose a) 'to check the unrestricted sprawl of large built-up areas' confirm: "planned large-scale development within Green Belt in this part of the Borough would result in the sprawl of the Ilkeston urban area into the surrounding designation. The provision of a relief road as part of the development does help to mitigate the scale of impact on this Green Belt purpose however, with the opportunity to use the road to help establish a strong and defensible boundary to restrict further expansion of the urban area."
- 4.12 To supplement the Council's Green Belt Review, Boyer were appointed by BDW North Midlands to prepare a Green Belt Assessment of the site (Appendix 1). This was undertaken using the Greater Nottingham Planning Partnership (GNPP) Green Belt Assessment Methodology, (September 2024). This methodology was selected as although Erewash is not part of the Greater Nottingham Strategic Plan (GNSP), it does sit on the GNPP due to its important relationship as part of the Nottingham Housing Market Area (HMA). As a result, it shares much of the wider evidence base documents in relation to housing and employment that cover the wider HMA and have informed the GNSP.
- 4.13 The GBA undertook a two-stage approach, which sought to ascertain the extent to which the site contributes to Green Belt purposes (as defined within the NPPF).
- 4.14 The assessment firstly defined a broad area (in line with the methodology). The boundary of the broad area South West of Kirk Hallam has been defined using mapping, aerial photographs, on site assessment and professional judgment. The area extends from the south western edge of Kirk Hallam to the village of Dale Abbey. The broad area's boundaries are:
- Dale Abbey village to the west
 - The A6096 to the north west
 - Dale Road to the south
 - Built up area of Kirk Hallam and Sowbrook Lane to the north east
- 4.15 The Assessment has found that the broad area performs moderately to well with regard to Purposes 2 and 3, and minimally to Purposes 1 and 4 of the Green Belt. The broad area was found to not contribute to Purpose 5. Whilst the broad area is well related to existing residential development to the north east, the broad area represents an area of separation between Kirk Hallam and Dale Abbey.
- 4.16 On a site-specific scale, our assessment found the site contributes minimally to the purposes of the Green Belt, with the exception of Purpose 5, which it does not contribute to. Overall, the assessment has identified that the existing condition of the site is relatively well contained both spatially and visually. The site is relatively enclosed and its relationship with the wider

landscape is limited to the immediate area bounded by existing built-up areas on two sides (in the form of the built-up area of Kirk Hallam and the A6096). Wider landscape views are also limited to the south west due to the undulating topography creating a level of enclosure. It is welcome that the Council's Green Belt Review arrives at comparable conclusions to our own assessment.

- 4.17 Overall, we support the Council's assessment of the Green Belt in which the site is located. The key constraint in Erewash is the location of the Green Belt, which covers 7,851ha of land, which equates to almost 72% of the total land area of the borough.
- 4.18 As noted above, the Government attributes great importance to the Green Belt and changes to Green Belt boundaries should only be made in exceptional circumstances. In this case, it is considered that the need to deliver housing is an exceptional circumstance that justifies the release of the Green Belt in principle. We conclude that the current conditions on the site and the proposed development would not detrimentally undermine the function and purposes of the wider designated Green Belt, nor would it cause significant harm to the strategic function of the Green Belt. The work that we and the Council have undertaken concludes that South West of Kirk Hallam is one of the most suitable locations in the borough for Green Belt to be released.

5. CONCLUSIONS

- 5.1 Overall, Barratt David Wilson Homes North Midlands consider that the updated evidence base and amendments to the Local Plan would result in the 'sound' Local Plan that is capable of adoption.
- 5.2 BDW North Midlands support the inclusion of strategic site allocation Policy 1.5 South West of Kirk Hallam as a housing allocation for 1,000 new homes, a new primary school, a new local centre, an extension to the Pioneer Meadows Local Nature Reserve, and a relief road across 50 hectares of land.
- 5.3 The site is available, suitable and deliverable within the plan period. BDW are a national housebuilder with a proven track record of housing delivery.
- 5.4 We consider that the Planning Inspector has approached the Local Plan Examination with pragmatism and a positive approach to enable the Council to undertake actions to achieve a sound Local Plan in a timely manner.
- 5.5 It is welcome that the Council have responded positively to the Inspector's concerns, including providing robust updated and new evidence to support the Core Strategy Review and for the release of Green Belt release in the Borough.
- 5.6 Accordingly, we look forward to participating in the next stage of Local Plan hearing sessions.

APPENDIX 1. GREEN BELT ASSESSMENT - LAND SOUTH WEST OF KIRK HALLAM



Land South West of Kirk Hallam

Green Belt Assessment



Boyer

Prepared on behalf of BDW Homes North Midlands | February 25

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APPENDICES

Appendix 1. Greater Nottingham Planning Partnership Green Belt Assessment Matrix, September 2024

1. INTRODUCTION

- 1.1 Boyer has undertaken and prepared this Green Belt Assessment ('GBA' or 'The Assessment') on behalf of Barratt David Wilson Homes North Midlands. The GBA examines the extent to which the proposed development South West of Kirk Hallam ('the site') would support or otherwise affect the key purposes of the Green Belt.
- 1.2 In its analysis, the GBA considers both the current conditions on the site and whether its proposed development would detrimentally undermine the function and purposes of the wider designated Green Belt. This follows analysis of the site's (both as existing and as developed) contribution toward the Green Belt's function and purposes as defined by the National Planning Policy Framework (September 2023) ('NPPF').
- 1.3 For the purposes of this GBA, it is important to note the Erewash Core Strategy Review is being examined under the transitional arrangements set out in Annex 1 to the National Planning Policy Framework 2023. Therefore, policies within this version of the Framework published in September 2023 (and the associated PPG) will continue to apply within this Assessment.
- 1.4 This Statement has been prepared in support of the proposed removal of the site and as a strategic housing allocation in the emerging Erewash Core Strategy Review.
- 1.5 In this Assessment, account is given to a wide range of national and local planning policies and guidance. In the absence of specific evidence provided by Erewash Borough Council, the Greater Nottingham Strategic Plan Green Belt Assessment methodology dated September 2024 has been utilised as part of the Assessment.
- 1.6 The Green Belt Assessment is set out over the following sections:
 - Introduction
 - Planning Policy
 - Site and Surroundings
 - Assessment Methodology
 - Defining the Broad Area
 - Assessment
 - Conclusion
- 1.7 Our analysis establishes an understanding and makes an assessment of the extent of change proposed by the development of the site against its performance against the Green Belt's stated purposes and essential characteristics.

2. PLANNING POLICY CONTEXT

- 2.1 The following section of this Green Belt Assessment sets out the local and national Green Belt policy within the Erewash Core Strategy and the National Planning Policy Framework ('NPPF') (September 2023).

Erewash Core Strategy Review

- 2.2 Erewash Borough Council ('EBC') submitted its Core Strategy Review to the Planning Inspectorate for independent examination on 30th November 2022.
- 2.3 On the 5th November 2024, the Inspector informed the Council that fundamental soundness issues within the emerging plan needed to be resolved via the production of a detailed project plan with associated timescales. The Inspector indicated that the project plan should include an assessment of the Erewash Green Belt and the impact of any allocated sites on the Green Belt due to the lack of evidence.
- 2.4 The Council responded on 22nd November 2024 and have since produced a revised project plan to include an assessment of the Erewash Green Belt to respond to the Inspector's concerns. It is understood that any pauses to undertake additional work should usually take no more than 6 months overall, with any extensions to the 6 month pause allowed at the Inspectors' discretion to deliver adopted plans under NPPF (September 2023). With this in mind, the Council have indicated that the project plan will be extended to 14th August 2025 to allow the Council to produce the necessary information to evidence soundness of the Plan within a realistic timeframe.
- 2.5 This Green Belt Assessment will assist the Council's in preparing a robust evidence base for the Core Strategy Review in order to remove this site from the Green Belt and allocate the land for housing in accordance with strategic policy aspirations for the Borough for the Plan period.

Green Belt Policy

Erewash Core Strategy Review (November 2022)

- 2.6 Within the Erewash Core Strategy Review, the proposed policies in relation to the Green Belt are set out below.
- 2.7 Strategic Policy 1 – Housing indicates that there is a housing need of 5,800 net new homes between 2022 and 2037. The settlement hierarchy for the distribution of this growth is set out below:
- a) *'Growth within Long Eaton Urban Area (conurbation);*
 - b) *Growth within Ilkeston Urban Area (town);*
 - c) *Growth within the Rural Area settlements (villages);*

- d) New Settlement on brownfield land not in the Green Belt (former Stanton Ironworks);*
- e) Extension of conurbations into the Green Belt (Derby and Nottingham); and*
- f) Extension of towns into the Green Belt (Ilkeston).'*

2.8 Moreover, SP1 indicates that 1,550 homes will be directed to Ilkeston on land removed from the Green Belt including circa 1,300 dwellings at land south west of Kirk Hallam and circa 250 dwellings at land north of Cotmanhay.

2.9 **Strategic Policy 1.5 – South West of Kirk Hallam** will provide a strategic allocation for residential development on deallocated Green Belt land, forming an extension to Kirk Hallam settlement. The residential development over 50 hectares will comprise of circa 1,300 new homes, a new primary school, a new local centre, an extension to the Pioneer Meadows Local Nature Reserve, and a relief road. An additional 27 hectares is allocated as Green Belt between Kirk Hallam and the former Stanton Ironworks.

Green Belt Technical Paper (September 2023)

- 2.10 As part of the Erewash Core Strategy Review sites that have been proposed for Green Belt release were subject to the process set out within the Green Belt Technical Paper. The Council have sought alternative site allocations within the Green Belt as part of the Core Strategy Review due to a significant shortage of realistic and deliverable sites on non-Green Belt land within the 2019 SHLAA. Therefore, the Council concluded that the best approach to address its housing shortfall was through the identification of strategic sites for growth within the Green Belt.
- 2.11 The Council established that the sustainability of individual sites will be ranked in accordance with the Spatial Growth Strategy, whereby Kirk Hallam falls within tier six i.e. f) under Strategic Policy 1 – Housing in the Erewash Core Strategy Review (November 2022) where growth will be distributed via the 'Extension of the town into the Green Belt'. Green Belt sites over 200 units were submitted as part of the Strategic Call for Sites (2019) and extracted for consideration as options for growth. These sites were then assessed against the five purposes of the Green Belt and ranked against the Spatial Growth Strategy.
- 2.12 The Council undertook a Regulation 18 consultation whereby 2,150 proposed dwellings within the Green Belt were identified, with a further Regulation 18.2 consultation re-assessing the sites. The Council submitted their preferred strategic housing allocations within the Regulation 19 Submission document which identified a total of 2,390 units within the Green Belt over four proposed Green Belt allocated sites, with a total net loss of Green Belt being 68.5 hectares. Moreover, in accordance with the Spatial Growth Strategy, 26% of overall proposed housing growth will be directed towards extensions of the town into the Green Belt; this mirrors the Council's view that utilising the Green Belt to meet local housing needs within the Borough is appropriate and proportionate.

Erewash Core Strategy (2011 - 2028)

- 2.13 Adopted local Green Belt policy for Erewash Borough Council is contained within Erewash Core Strategy (2014), which states that:

'The principle of the Nottingham-Derby Green Belt will be retained. Within Erewash, when considering proposals for development within the Green Belt, regard will be given to:

- a) the statutory purposes of the Green Belt;*
- b) maintaining the strategic openness of the Green Belt between the towns of Ilkeston and Long Eaton and the Derby urban area;*
- c) ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough;*
- d) safeguarding valued countryside; and*
- e) preserving the setting and special character of Erewash towns and rural settlements.'*

- 2.14 Approximately three-quarters of Erewash Borough is designated Green Belt land, with this being a key constraint to growth of settlements within the Borough.

National Planning Policy Framework

- 2.15 The National Planning Policy Framework (September 2023) states within Paragraph 142 that 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

- 2.16 In accordance with Paragraph 138, the NPPF sets out the five purposes of the Green Belt:

- 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.'*

- 2.17 Furthermore, Paragraph 139 states that new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies. In addition to this, paragraph 140 confirms that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

- 2.18 Paragraph 141 confirms that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.
- 2.19 Paragraph 142 states that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. Furthermore, paragraph 143 confirms that when defining Green Belt boundaries plans should:
- a. Ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b. Not include land which it is unnecessary to keep permanently open;
 - c. Where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d. Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e. Be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - f. Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

3. SITE & SURROUNDINGS

- 3.1 The following section of this Green Belt Assessment sets out Land South West of Kirk Hallam ('the site') and its surroundings, with reference to any policy designations that identify the site as being valuable in landscape terms, as well as the landscape context of the site.

The Site

- 3.2 The Land South West of Kirk Hallam is located on the south west side of Kirk Hallam, within the Erewash Borough of Derbyshire. The site extends to approximately 50 hectares and lies adjacent to Kirk Hallam on the outskirts of the Ilkeston urban area (figure 1).

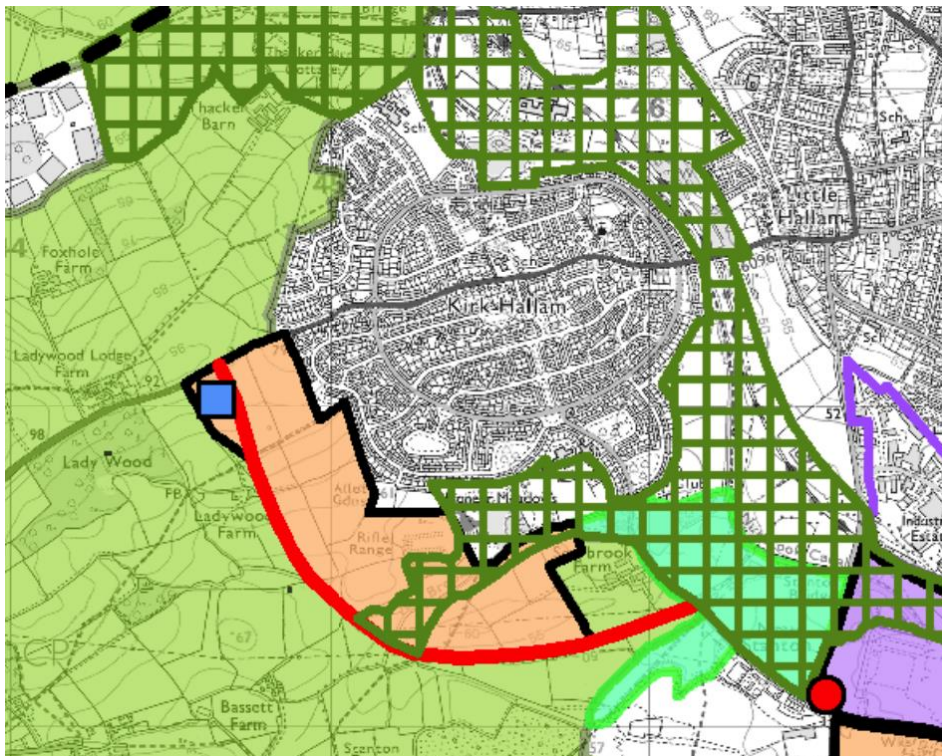


Figure 3.1 The Proposed Core Strategy Review Policies Map, Land South West of Kirk Hallam strategic housing allocation (orange).

- 3.3 The site comprises of various agricultural fields within the Green Belt, located between the residential development to the north and agricultural land to the south. The site lies immediately to the south of Kirk Hallam, and adjacent to the Pioneer Meadows Local Nature Reserve ('LNR') to the east of the site. In shape, the site curves around the southern part of Kirk Hallam and extends into agricultural fields beyond this.
- 3.4 The site is mostly surrounded by other agricultural fields, and is contained by residential development to the north, the A6096 Ladywood Road to the west, agricultural fields to the south and Pioneer Meadows LNR to the east.

- 3.5 There are two Public Rights of Way (PRoW) within the site, of which one dissects the north western agricultural fields from the rest of the site and the other dissects the south eastern parcels and connects to the Pioneer Meadows Local Nature Reserve.
- 3.6 Furthermore, the site is well related to Kirk Hallam which has a number of services located nearby including two primary schools, a secondary school, post office, a Church, a public house, a petrol station, a daycare nursery, a convenience store, and a hair salon.

Policy Designations

- 3.7 Notwithstanding the Green Belt designation, there are no statutory designations that identify the site as being of any specific quality of value in landscape or ecological terms. However, the Pioneer Meadows Local Nature Reserve is located adjacent to the eastern boundary.
- 3.8 Furthermore, Local Plan Policy 'EV11 Protected Species and Threatened Species' identifies Rifle Range Pond (Ref: ER033), which is located within the site boundary. The policy states that development that would cause indirect or adverse impact to protected species will only be permitted where surveys have been carried out and mitigation measures have been stated, S106 obligation demonstrating achievability of the mitigation are proposed, and where it is not a European protected species.

Landscape Context

- 3.9 The Land South West of Kirk Hallam's existing landscape character exhibits urban influences. With the former Stanton Ironworks to the east forming a part of the character edge of the site and further industrial uses beyond this. Further urban enclosure to the site is provided by the existing residential development within Kirk Hallam adjacent to the northeast boundary, the A6096 Ladywood Road to the west, and a depot to the northwest beyond this.
- 3.10 Agricultural fields with intermediate hedgerows that gently slope into a valley near the Sow Brook are a key landscape characteristic on the site. Moreover, the site is concealed by the topography of the surrounding landscape, with a gradually sloping hillside from 'The Hermitage' scheduled monument to the southwest leading into the valley below. The Dale Windmill to the north creates a sense of enclosure of the site.

4. ASSESSMENT METHODOLOGY

- 4.1 The following section of this Green Belt Assessment sets out the Greater Nottingham Strategic Plan (GNSP) Green Belt Review Methodology and the justifications for its use in assessing Land South West of Kirk Hallam, Derbyshire.

Greater Nottingham Planning Partnership

- 4.2 The Greater Nottingham Planning Partnership (GNPP) was formed in 2008 and forms a partnership of joint planning within the Greater Nottingham area. The partnership is formed of the Councils of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe together with the Hucknall part of the Ashfield District, as well as the County Councils of Derbyshire and Nottinghamshire.
- 4.3 The GNPP addresses the duty to cooperate between the Councils that form the partnership and provides a singular point of contact for engagement within strategic plan making processes.
- 4.4 The Greater Nottingham Strategic Plan is being prepared by Broxtowe, Nottingham City and Rushcliffe. Gelding have previously been part of the plan but as of 09 February 2025, have declared their intention to withdraw from the GNSP. To inform the GNSP, a comprehensive Green Belt review and assessment was carried out prior to the Regulation 18 stage.
- 4.5 Whilst Erewash, is not part of the GNSP, it does sit on the GNPP due to its important relationship as part of the Nottingham Housing Market Area (HMA). As a result, it shares much of the wider evidence base documents in relation to housing and employment that cover the wider HMA and have informed the GNSP.

Greater Nottingham Strategic Plan Green Belt Methodology

- 4.6 The GNSP Green Belt Review, September 2024 provides an update to previous Green Belt assessments, with the purpose of the Review assessing how well Green Belt land is performing against the five purposes of the Green Belt as per Paragraph 143 of the NPPF. Conclusions made on the basis of the GNSP Green Belt Review methodology and findings will influence decisions made regarding specific Green Belt sites throughout the Greater Nottingham Strategic Plan preparation.
- 4.7 The Green Belt Methodology ('the Methodology') provides an approach which is divided into two stages:
- **Stage one:** includes a strategic assessment of Broad Areas located near the main urban area, key settlements and other villages to determine if strategic development can be supported.
 - **Stage 2:** more detailed assessment of specific non-strategic sites and smaller settlements will take place through the Part 2 Local Plan preparation.

- 4.8 As this is a strategic assessment to support a Strategic Plan, it only focusses on locations where strategic development can be accommodated. The Review has therefore focussed primarily on the edge of the main built-up urban area and key settlements. Therefore, for the purposes of this assessment, only **'Stage one'** is undertaken.
- 4.9 Within 'Stage One' the process is further refined to assess the Green Belt on varying scales. The Methodology firstly proceeds to focus on Broad Areas which have been assessed against the criteria and matrix frameworks (Appendix 1) to give an overall score to determine the value of the Green Belt land. Broad Areas are those which are similar in size, structure, topography, land use, vegetation, and strong boundaries. The boundaries of these broad areas will be chosen based on *'...Ordnance Survey maps, topographical maps, aerial photographs and professional judgement'*. The same process will be used to determine a Broad Area which will include Land South West of Kirk Hallam located within the Erewash Green Belt.
- 4.10 Each Broad Area is assessed against the criteria and is given a score to determine the value of the land as Green Belt. The parcel's contribution to each Green Belt purpose is provided a rating, with supporting explanatory text (Paragraph 143 of the NPPF). No specific weighting is applied to any of the defined purposes. The total combined score of the criteria and the matrix enables the value of Broad Areas as Green Belt land to be determined, with a lower overall score resulting in Green Belt land being less valuable than a higher overall score.
- 4.11 Within the Matrix, due to the nature and locations of the built-up areas in Greater Nottingham, the terms 'neighbouring towns' and 'historic towns' have been replaced by 'neighbouring settlements' and 'historic settlements'. Settlements are considered on the basis of their built form and not on the basis of town or parish boundaries.
- 4.12 The conclusions will inform the decisions made about specific sites in the Green Belt through the preparation of the Greater Nottingham Strategic Plan. The results also provide the wider context for more detailed Stage 2 site specific assessments required to support preparation of the Part 2 Local Plans.

Specific Matters

- 4.13 When assessing the preservation of the setting and special character of historic settlements, the impact on isolated heritage assets, which are not within a settlement, has not been included.
- 4.14 In addition to this, the methodology confirms that when assessing safeguarding the countryside from encroachment, due regard has been given to paragraphs 154 and 155 of the NPPF which define exceptions to inappropriate development. This may include development which has been granted planning permission. However, historic settlements which are 'washed over' by Green Belt are not considered to be encroachment when carrying out assessments.

Rationale for using the GNSP Green Belt Methodology

- 4.15 The following section of the Assessment Methodology sets out the rationale for using the GNSP Green Belt Methodology to assess the Green Belt and to support the release of Green Belt land as part of the Erewash Core Strategy Review.

Housing Market Area

- 4.16 The Nottingham Core Housing Market Area Boundary Study 2018 indicates that all of Nottingham's core authorities of Broxtowe, Gedling, Erewash, Nottingham City and Rushcliffe are located within the same Housing Market Area ('HMA'). Whilst overlaps can occur between areas, following local authority boundaries and the five authorities in the Nottingham Core HMA and Functional Economic Market Area (FEMA) are the most appropriate from an administrative and practical perspective. Erewash falls within the same HMA as Nottingham, therefore it contributes to the housing need within the wider market area.
- 4.17 The GNSP Green Belt Methodology ('the Methodology') is also relevant to Land South West of Kirk Hallam due to Erewash Borough Council forming a part of the Greater Nottingham Planning Partnership. The GNPP aims to provide a consistent and coherent strategic development plan policy framework across Greater Nottingham. Due to Erewash being a part of the GNPP, it is subject to the statutory strategic development plans and policy framework which governs planning matters throughout Greater Nottingham. It is for these reasons that the GNSP Green Belt Methodology will be used to assess the Erewash Green Belt, especially considering the close relation that Erewash shares with Greater Nottingham in terms of both policy and geography.

5. DEFINING THE BROAD AREA

- 5.1 The Assessment Methodology used within the GNSP Green Belt Assessment identifies “Broad Areas” as part of stage 1 of the assessment. The methodology states that land around settlements (see Appendix 1) is divided into broad areas (such as north, south, east and west of the settlement) based on their similar characteristics in terms of size, structure and form. It was considered that the review should focus primarily on broad areas where strategic development can be accommodated on the edge of the main built-up urban area and key settlements.
- 5.2 As noted within the GNSP Green Belt Review, the boundaries of the Broad Areas are chosen using mapping, aerial photographs, on site assessment and professional judgment and are based on similar characteristics in terms of size, structure and form. For the purposes of this Assessment, the broad area for the land surrounding the site has been assessed.
- 5.3 The matrix allows the broad area of Green Belt to be graded when assessed against the five purposes of Green Belt in the first instance. The broad area will be split into smaller sites, using defined physical feature such as roads, railways, watercourses, tree belts, woodlands, ridgelines or field boundaries. In this instance, this will result in a more detailed assessment of the site itself. This section of the GNSP methodology allows the assessment to inform the decisions made about specific strategic sites in the Green Belt on a Borough wide scale.
- 5.4 Using the methodology, the boundary of the broad area South West of Kirk Hallam has been defined using mapping, aerial photographs, on site assessment and professional judgment. The area extends from the south western edge of Kirk Hallam to the village of Dale Abbey. The broad area’s boundaries are:
- Dale Abbey village to the west
 - The A6096 to the north west
 - Dale Road to the south
 - Built up area of Kirk Hallam and Sowbrook Lane to the north east
- 5.5 The broad area has been defined using the above geographical features as they act as a point of visual enclosure to the wider landscape. The defined broad area sits within a ‘dale’ or ‘valley’ bound by a number of high points. The eastern boundary of the broad area is also defined by the change in character of the parcel, delineated by the area of Green Belt which is occupied by Stanton Iron Works. Overall, the land within the broad area is relatively enclosed from wider views, especially from the north, but is characterised by a series of agricultural field parcels, within a ‘valley’.

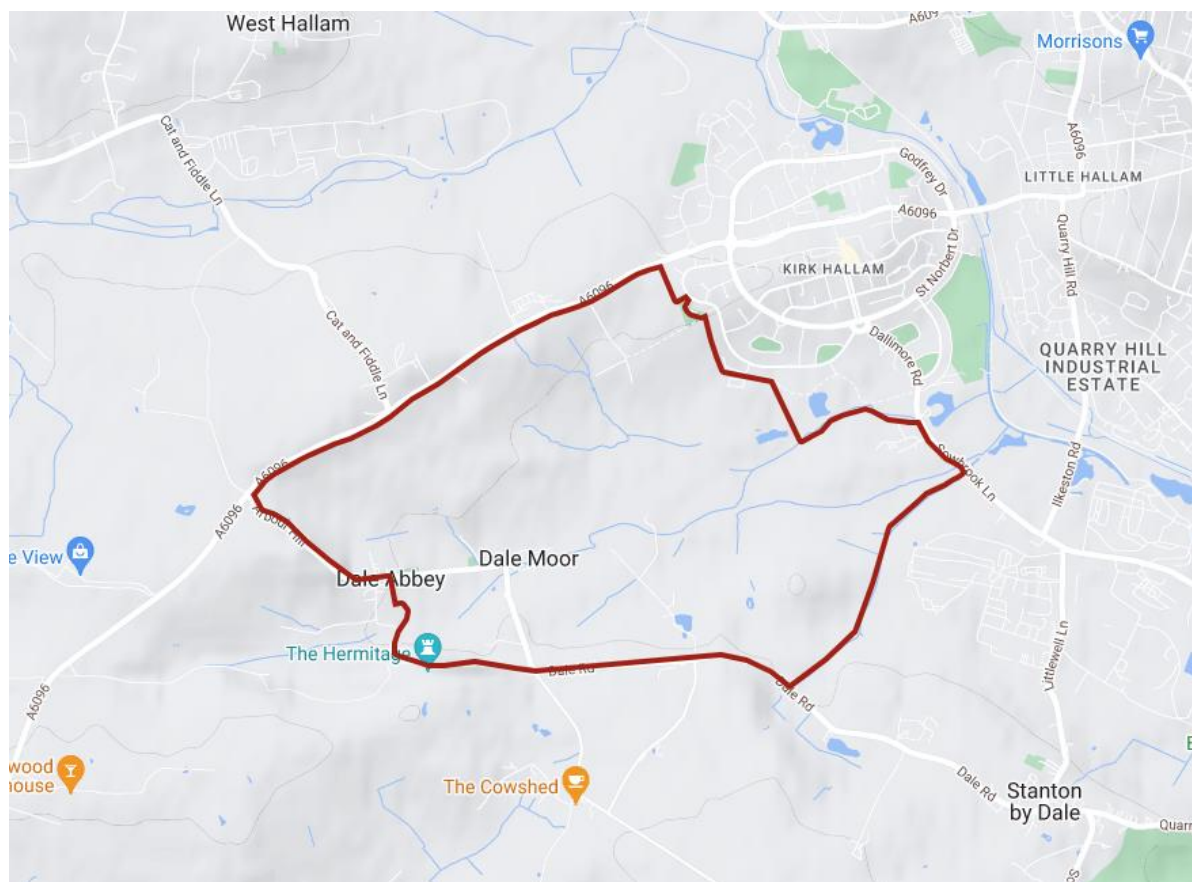


Figure 5.1 Broad Area – South West of Kirk Hallam (Source Google Maps ‘My Maps’)

6. ASSESSMENT

- 6.1 The site lies within the designated Green Belt and, consequently, is protected from development in national planning policy except in very special circumstances. Land designated as Green Belt is also protected under Erewash Borough Council's existing adopted local planning policy.
- 6.2 The NPPF, at paragraph 137, sets out the importance the Government attaches to the Green Belt. Notwithstanding this, whilst the Green Belt is afforded protection, it is recognised in practice that not all land within the Green Belt makes the same functional contribution to the five identified purposes of the designation. It is necessary then to consider the application of a broad area's contribution to these purposes.
- 6.3 The assessment set out below provides a comprehensive analysis of the broad area's contribution to the aims and defined purposes of the Green Belt. The Matrix grades each of the purposes out of five, where 5 is the most highly performing against each purpose of the Green Belt, and 1 is the most poorly performing in terms of each Green Belt purpose.

Table 6.1 Broad Area Assessment Matrix

Criteria	Score (out of 5)	Justification
Purpose 1: Check the unrestricted sprawl of settlements	2	<p>The broad area comprises a series of arable fields and small settlements. The broad area adjoins the large built up area of Kirk Hallam on one side to the north east. The north western boundary of the broad area is defined by the A6096.</p> <p>However, there is no clear defensible boundary in the direction of Dale Abbey to the south although the land does rise to the south west towards the Hermitage (Scheduled Monument).</p> <p>The presence of the A6096 to the north west and rising topography to the south west creates relative enclosure around the broad area. These topographical features limit views into the broad area from the wider landscape. Therefore development within the defined broad area would not feasibly extend over these topographical features and would not result in the unrestricted sprawl of Kirk Hallam. Therefore, the broad area performs relatively poorly against Purpose 1.</p>

Criteria	Score (out of 5)	Justification
Purpose 2: Prevent neighbouring settlements from merging into one another	4	<p>The Green Belt in this location plays a role in preventing Kirk Hallam and Derby merging. However, development to the southwest of Kirk Hallam would not have a significant impact on the reduction of the gap between Kirk Hallam and Derby and any perception of a narrowing of a gap would be very limited.</p> <p>Development in this location would also not result in a narrowing of the gap between Kirk Hallam and Ilkeston.</p> <p>However, there would be the narrowing some, if not all of the gap between Kirk Hallam and Dale Abbey in this location. Therefore, the broad area performs relatively strongly in respect of Purpose 2.</p>
Purpose 3: Assist in safeguarding the countryside from encroachment	3	<p>The broad area comprises a number of undeveloped fields and small areas of woodland, with well-defined boundary features to the north (the A6096 and Kirk Hallam itself), including the presence of urbanising features such as transport infrastructure and residential development. Given the presence of these features, the broad area's existing condition is experienced within a landscape that includes urbanising features to the north and industrial uses to the south east in the form of the Stanton Iron Works. Dale Abbey and Dale Moor are located to south west of the site but do not present as highly urbanising features. Consequently, the baseline condition of the broad area is considered to provide a moderate contribution to Purpose 3.</p>
Purpose 4: Preserve the setting and special character of historic settlements	1	<p>The village of Kirk Hallam does not have a historic core, therefore, the broad area's neighbouring development is largely characterised by 'modern' development (that of the past 75 years).</p> <p>As noted within the methodology, historic centres of 'washed over' Green Belt (such as Dale Abbey and Dale Moor) are not assessed as part of this strategic level Green Belt Assessment.</p> <p>Therefore, the broad area performs poorly against Purpose 4.</p>

Criteria	Score (out of 5)	Justification
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	N/A	The methodology does not apply this purpose as it is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various locations. In the context of Erewash, all Green Belt release would consist of greenfield land and therefore would not recycle brownfield land and this purpose is not applicable for the wider assessment..
Total	10/20	

6.4 As noted earlier in the GBA, the assessment will inform the decisions made about specific strategic sites in the Green Belt through the preparation of the Erewash Core Strategy Review. Therefore, a site-specific assessment of the wider strategic allocation has been undertaken. This uses the same methodology as the 'broad area' assessment, given the strategic scale of development.

Table 6.2 Site Specific Assessment

Criteria	Score (out of 5)	Justification
Purpose 1: Check the unrestricted sprawl of settlements	2	<p>The site comprises a number of undeveloped arable fields which adjoin the large built up area of Kirk Hallam to the north east. The north western site boundary is defined by the A6096. These features are highly urbanising influences that form the backdrop and setting to the site. The southern boundaries of the site are characterised by hedgerow and trees.</p> <p>Development of the site would represent a logical expansion to Kirk Hallam, with the proposed relief road, new local centre, associated open space, sustainable drainage and structural planting creating a clear and distinct vegetated boundary, all of which have the ability to restrict sprawl. Therefore, the site performs relatively poorly against Purpose 1.</p>
Purpose 2: Prevent neighbouring settlements from merging into one another	2	<p>The Green Belt in this location plays a role in preventing the built up areas of Ilkeston and Kirk Hallam merging with Derby. However, development to the southwest of Kirk Hallam would not have a significant impact on the reduction of the gap between Kirk Hallam and Derby. There would also be very limited <i>perception</i> of the narrowing of a gap between Kirk Hallam and Derby in this location due to the significant size of the remaining open countryside between Ilkeston/Kirk Hallam and Derby City.</p> <p>Furthermore, there would be a narrowing of the gap somewhat between Kirk Hallam and Dale Abbey. However, a substantial gap consisting of a number of undeveloped arable fields would also remain to prevent settlements merging. Therefore, on balance, the site performs relatively poorly against Purpose 2,</p>
Purpose 3: Assist in safeguarding the countryside from encroachment	2	<p>The site comprises undeveloped fields and small areas of woodland, with well-defined boundary features to the north, including the presence of urbanising features such as transport infrastructure and residential development. As with the Broad Area Assessment, given the presence of these features, the site's existing condition is experienced within a landscape that includes urbanising features to the north and industrial uses to the south east in the form of the Stanton Iron Works. Consequently, the baseline condition of the site is considered to provide a low to moderate contribution to Purpose 3.</p>

Criteria	Score (out of 5)	Justification
Purpose 4: Preserve the setting and special character of historic settlements	1	<p>Kirk Hallam does not have a historic core, therefore, the site's neighbouring development is largely characterised by 'modern' development (that of the past 75 years).</p> <p>As noted within the methodology, historic centres of 'washed over' Green Belt (such as Dale Abbey and Dale Moor) are not assessed as part of this strategic level Green Belt Assessment.</p> <p>The proposed development of the site would therefore have no impact upon the historic setting of the settlement and as a result it does not perform well when assessed against Purpose 4.</p>
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	N/A	<p>The methodology does not apply this purpose as it is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various locations. In the context of Erewash, all Green Belt release consists of greenfield land and therefore would not recycle brownfield land and this purpose is not applicable for the wider assessment.</p>
Total	7/20	

7. SUMMARY & CONCLUSION

- 7.1 This Green Belt Assessment ('GBA') has assessed the performance of the identified broad area and the site 'land South West of Kirk Hallam'. Using the Greater Nottingham Planning Partnership Green Belt Assessment Methodology, September 2024 the GBA/The Assessment has undertaken a two-stage approach, which has sought to ascertain the extent to which the site contributes to Green Belt purposes (as defined within the NPPF).
- 7.2 The Assessment has found that the broad area performs moderately to well with regard to Purposes 2 and 3, and minimally to Purposes 1 and 4 of the Green Belt. The broad area does not contribute to Purpose 5. Whilst the broad area is well related to existing residential development to the north east, the broad area represents an area of separation between Kirk Hallam and Dale Abbey.
- 7.3 On a site-specific scale, the site contributes minimally to the purposes of the Green Belt, with the exception of Purpose 5, which it does not contribute to. Overall, the assessment has identified that the existing condition of the site is relatively well contained both spatially and visually. The site is relatively enclosed and its relationship with the wider landscape is limited to the immediate area bounded by existing built-up areas on two sides (in the form of the built-up area of Kirk Hallam and the A6096). Wider landscape views are also limited to the south west due to the undulating topography creating a level of enclosure. Therefore, the site's contribution to Purpose 1 is low to moderate.
- 7.4 The removal of the site from the Green Belt would represent a logical expansion to Kirk Hallam and would form part of the 'settlement edge'. However, the site plays a role in preventing settlements merging in this location, but it is considered that the extent to the proposed Green Belt release would only result in a minimal perception of the narrowing of a gap between Kirk Hallam and Dale Abbey. The site's proposed relief road, new local centre, associated open space, sustainable drainage and structural planting will create a clear and distinct vegetated boundary, which has the ability to restrict sprawl into the wider broad area identified and the villages of Dale Abbey and Dale Moor. Therefore, the site's contribution to Purpose 2 is low to moderate.
- 7.5 As previously noted, the site is located with a backdrop of highly urbanising features. Therefore, the site's existing condition is experienced within a landscape that includes urbanising features to the north and industrial uses to the south east in the form of the Stanton Iron Works. Consequently, the baseline condition of the site is considered to provide a low to moderate contribution to Purpose 3.
- 7.6 With regard to Purpose 4, the methodology confirms that historic centres of 'washed over' Green Belt (such as Dale Abbey and Dale Moor) are not assessed as part of the strategic level Green Belt Assessment. Considering this, the proposed development of the site would therefore have no impact upon the historic setting of the settlement and as a result it does not perform well when assessed against Purpose 4.

- 7.7 Overall, it is considered that the site does not contribute strongly to the five purposes of the Green Belt. It is considered that releasing land from the Green Belt in this location would not cause significant harm to the strategic function of the wider Green Belt.

APPENDIX 1. GREATER NOTTINGHAM PLANNING PARTNERSHIP GREEN BELT ASSESSMENT MATRIX, SEPTEMBER 2024

APPENDIX A – ASSESSMENT CRITERIA AND ASSESSMENT MATRIX

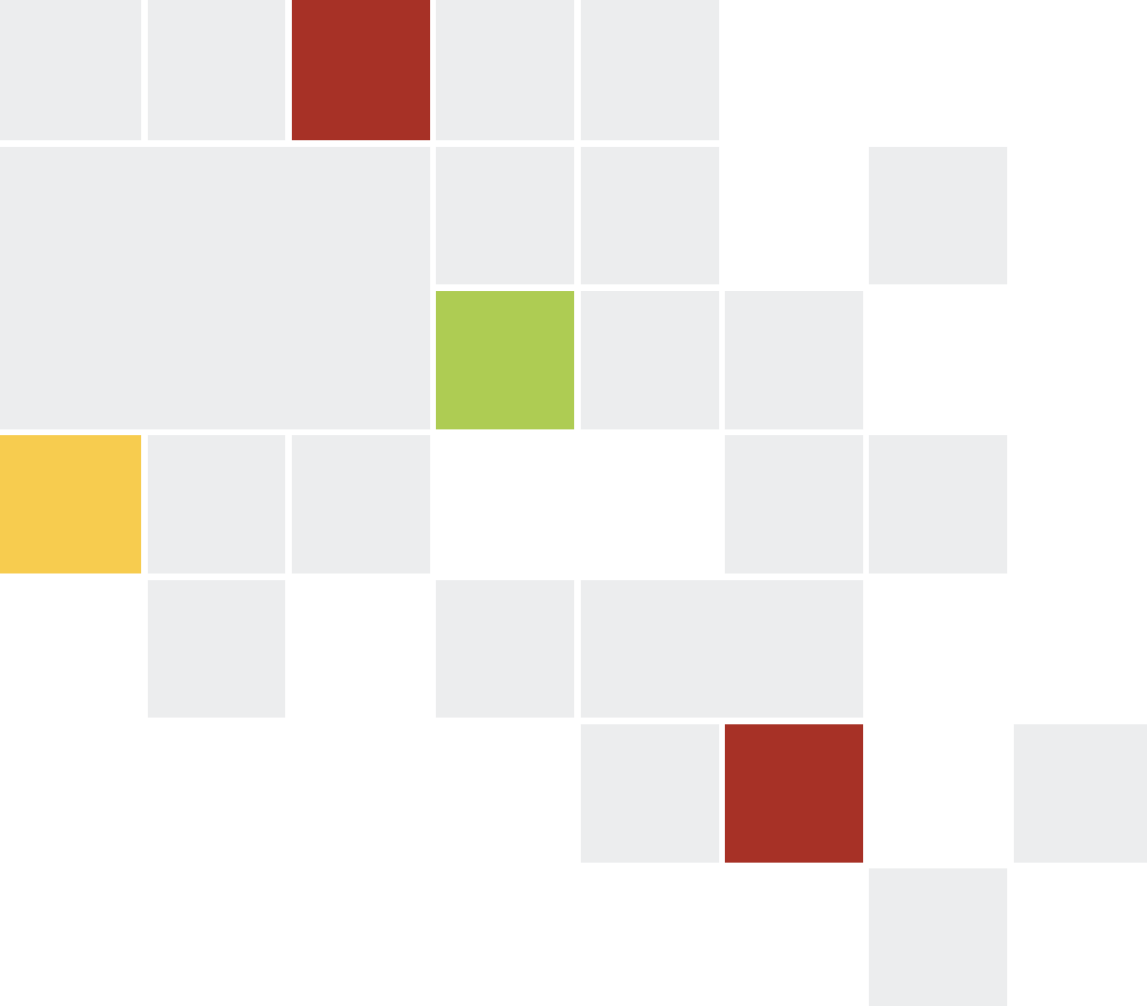
NPPF Purpose of the Green Belt	Assessment Criteria
To check the unrestricted sprawl of large built-up areas ¹	<ul style="list-style-type: none"> • The extent to which the Broad Area is contained by existing built-up areas, and therefore the extent to which development would 'round off' these areas. • The extent to which the Broad Area is contained by physical features which can act as defensible boundaries, e.g. motorways, roads, railways, watercourses, tree belts, woodlands and field boundaries. • The extent to which the Broad Area appears to be visually connected with existing built-up areas, taking into account topographical features.
To prevent neighbouring towns ¹ merging into one another	<ul style="list-style-type: none"> • The extent to which development would reduce the size of the gap between settlements. ▲ The extent to which development would result in the perception of reducing the gap between settlements.
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> • The extent to which the Broad Area contains inappropriate development. • The extent to which the character of the area is 'urban fringe' as opposed to 'open countryside'.
To preserve the setting and special character of historic towns ¹	<ul style="list-style-type: none"> • The degree of harm that may be caused to the setting or special character of the settlement, taking into account designated and non-designated heritage assets such as Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or important heritage features.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	<ul style="list-style-type: none"> • It is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various Broad Areas.

¹ Note: Because of the nature and locations of the built-up areas in Greater Nottingham, the Councils consider that these purposes should relate to all settlements (rather than only to 'large built-up areas' and 'towns/historic towns'), as listed in the [Growth Options Study \(Aecom\), 2020 p79](#). Settlements will be considered on the basis of their built form and not on the basis of town or parish boundaries.

Green Belt Assessment Matrix

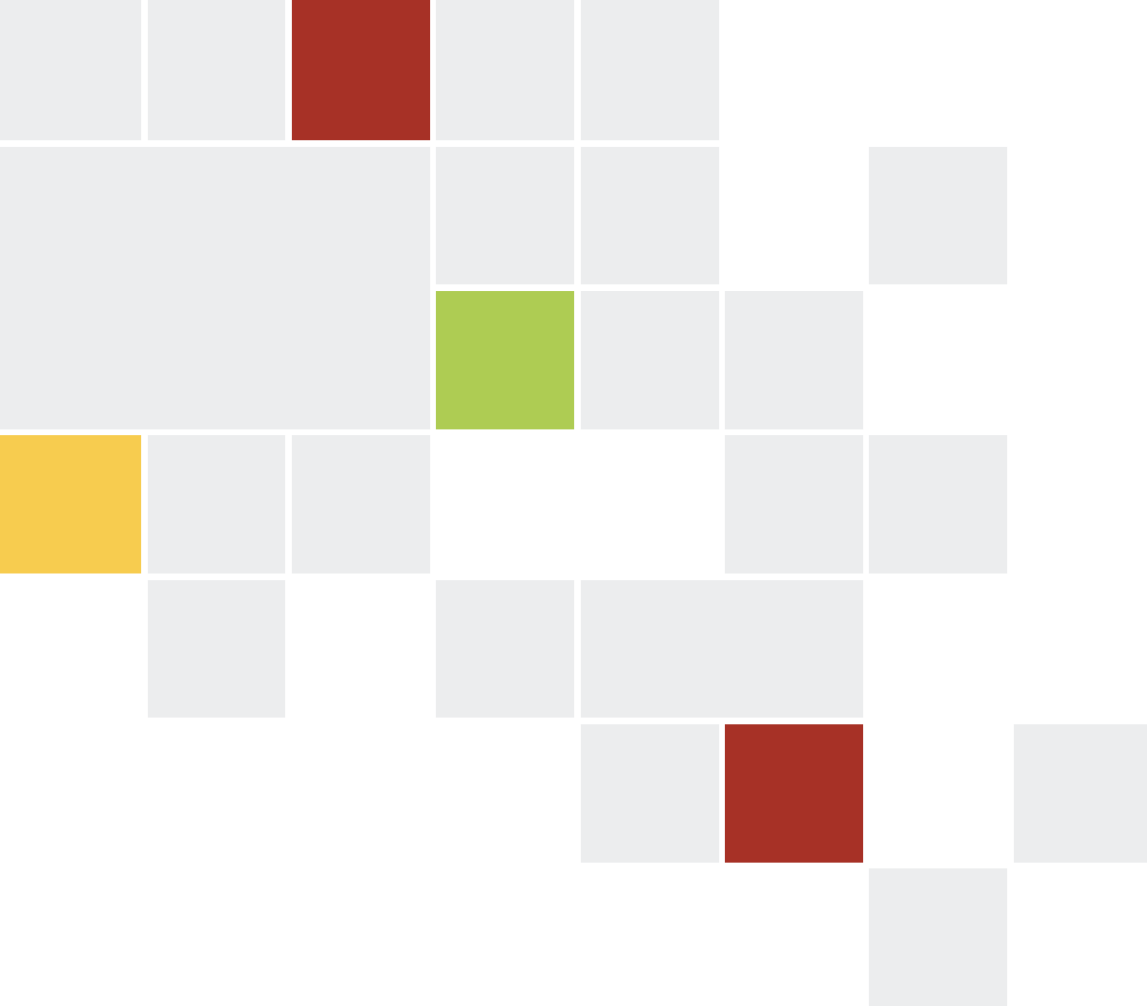
Higher scores reflect Broad Areas generally contributing most to the purpose of the Green Belt.

Purpose	<div>1 ←————→ 5</div>		
Check the unrestricted sprawl of settlements	The Broad Area has two or more boundaries adjoining a settlement or rounds off an existing settlement. The area is well contained by strong physical features which can act as defensible boundaries and does not extend over topographical features.	The Broad Area has two or more boundaries adjoining a settlement but is not well contained and there are weak or no features to act as defensible boundaries.	The Broad Area does not adjoin a settlement, or has only one boundary with a settlement, or forms a long limb into open countryside. There are weak or no features to act as defensible boundaries. The area is visually disconnected from any settlement.
Prevent neighbouring settlements from merging into one another	Development would not reduce the size of the gap between settlements, or would result in only very limited reduction.	Development would result in a moderate reduction in the size of a gap between settlements.	Development would result in a complete or virtually complete merging of settlements.
Assist in safeguarding the countryside from encroachment	The Broad Area includes a large amount of existing inappropriate developments which have caused a significant degree of encroachment.	The Broad Area includes some existing inappropriate developments which have caused some encroachment.	The Broad Area does not have any inappropriate developments and therefore no encroachment.
Preserve the setting and special character of historic settlements	The Broad Area will have no adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.	The Broad Area will have a moderate adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.	The Broad Area will have a significant adverse impact on one or more conservation areas or designated or non-designated heritage assets associated with settlements.
Assist in urban regeneration	It is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no criteria are proposed to distinguish between the values of various locations.		



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