



# Derby Green Belt Assessment

## Assessment of Parcels and Sites

### Derby City Council

#### Final Report

Prepared by LUC

September 2025

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## Executive Summary

Derby's administrative boundary contains Green Belt land in the north and east, forming part of the wider Nottingham-Derby Green Belt. Derby City Council commissioned LUC to assess how this land contributes to the five nationally defined Green Belt purposes. The assessment has applied a methodology that reflects the National Planning Policy Framework (December 2024) and the Planning Practice Guidance on identifying grey belt (February 2025).

The Green Belt was divided into 15 parcels, ranging from 1.21 to 39.46 hectares, with parcel boundaries determined through an analysis of variations in the relationship between urban development and open land, in order to establish a robust basis for evaluation. The study also considered sites promoted for development within the Green Belt, alongside an evaluation of the cumulative impact of potential releases on the overall integrity of the Nottingham-Derby Green Belt. The findings will inform Derby's emerging Local Plan and guide planning decisions, including cross-boundary growth strategies.

## Summary of Key Findings

Most Green Belt land within the Plan area makes a strong contribution to national purposes, particularly preventing the sprawl of a large built-up area (Purpose A) and preventing encroachment on the countryside (Purpose C). Approximately 80% of the land performs strongly on both counts. Two parcels (DY11 and DY12) strongly support Purpose A but contribute only moderately to Purpose C.

The February 2025 PPG identifies contribution to Purpose A, Purpose B (preventing the merger of neighbouring towns) and Purpose D (preserving the setting and special character of historic towns) as being relevant to the definition of land as grey belt. Parcels DY9 and DY10, west of Spondon, perform only moderately against Purpose A and only weakly in relation to Purposes B and D, and so have been identified as grey belt. This reflects the strength of influence from the adjacent urban area and the extent to which the parcels are contained by clear boundaries, such that the contribution of Green Belt land beyond would not be significantly weakened by development. DY10 contains the promoted Stoney Lane, Spondon site. In contrast, DY11, directly south of DY10, was judged to strongly support Purpose A due to its proximity to the "West of Borrowash" site identified as a potential allocation in the Erewash Local Plan. Development here would risk significantly narrowing the gap

between Derby and Borrowash, a gap which is important in preventing Borrowash from being assimilated into the large built-up area of Derby.

Of three promoted development sites assessed, two - Stoney Lane, Spondon and Asterdale Leisure Centre - are considered to be grey belt. Stoney Lane mirrors its parcel's (DY10) classification, while Asterdale is a smaller site which was judged to be grey belt due to its urbanised character and alignment with surrounding development. The third site, Land at Locko Road, makes a strong contribution to Purpose A and is therefore not considered grey belt.

Looking forward, the Council must carefully balance Green Belt release decisions. Grey belt, particularly previously developed land (PDL), should be prioritised, although factors such as landscape value, heritage, ecology, or flood risk may restrict suitability. Not all grey belt will provide sustainable growth; where this is the case, alternatives such as non-grey belt release or collaboration with neighbouring authorities should be explored.

Further considerations include the role of Derby's Green Wedges, which define the urban structure, maintain neighbourhood identities, and enable access to the countryside. Development in parts of the Green Belt could compromise these functions. Finally, the Council must consider cumulative impacts of site allocations and ensure that any revised Green Belt boundaries are clear, defensible and permanent, in line with national policy.

# Chapter 1

## Introduction

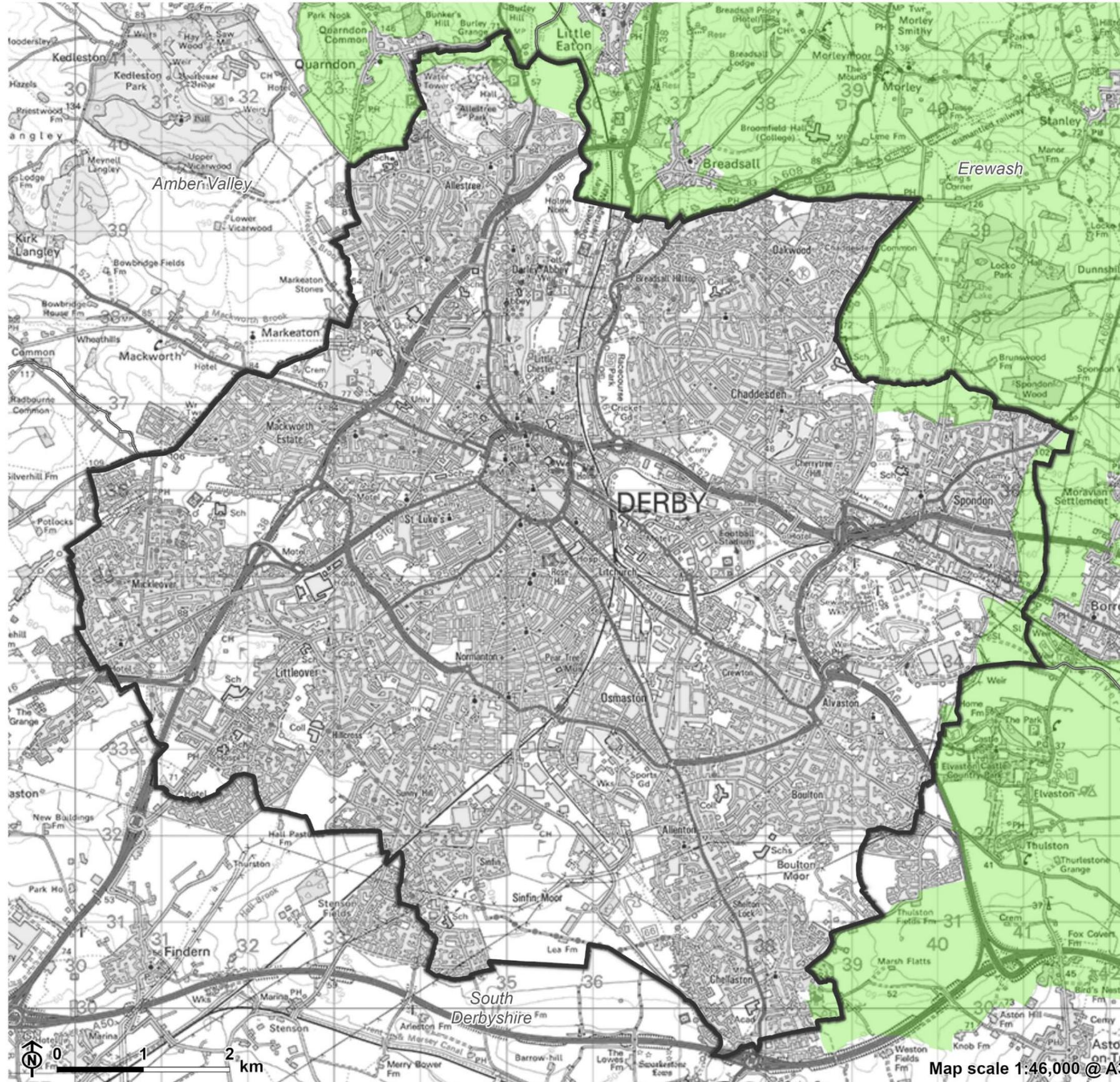
### Assessment Scope

**1.1** The administrative area of Derby includes areas of Green Belt to the north and east, as part of the Nottingham-Derby Green Belt. LUC was commissioned by Derby City Council (DCC) to undertake an analysis of the extent to which Green Belt land in the city contributes towards the five Green Belt purposes, utilising a methodology which responds to the recent changes to the National Planning Policy Framework (NPPF – December 2024) and to the Planning Practice Guidance (PPG) on identification of grey belt that was published in February 2025. The work is required to inform the development of the Council’s emerging Local Plan, but also to assist in the determination of planning applications and master planning of cross- boundary growth areas.

**1.2** It is also noted that some areas within the Green Belt have been promoted to the Council for potential development. The study will include an assessment of the impact on Green Belt purposes of the release and development of the three development sites that have been promoted to the Council in the Green Belt (one further site has been promoted to the Council, but this was considered too small to merit consideration in this assessment), and consideration of the cumulative harm of the potential release of these sites on the function of the Nottingham-Derby Green Belt.

**1.3** LUC is also completing work on an assessment of Derby City Green Wedge designations. The two studies are separate but the Green Belt analysis cross-references to the LUC Green Wedge Review when relevant and where any designations overlap.

Figure 1.1: Green Belt Context



Derby Green Belt Assessment  
Derby City Council



Figure 1.1: Green Belt Context

- City of Derby
- Neighbouring authority
- Green Belt

## Previous Green Belt Assessment

**1.4** The current Derby Local Plan – Core Strategy (adopted January 2017) was informed by the ‘Technical Assessment of the Derby Principal Urban Area Green Belt Purposes’ (September 2012). The study was conducted jointly by Amber Valley Borough, Derby City, Erewash Borough, South Derbyshire District councils, and Derbyshire County Council to inform Local Plans and Core Strategies.

**1.5** The study assessed the five Green Belt purposes of area upon five broad areas of the Nottingham – Derby Green Belt on the periphery of Derby. These broad areas include Direction A: Derby North West; Direction B: Derby North; Direction C: Derby North East; Direction D: Derby East; and Direction E: Derby South East. We note that Direction B is outside of the Derby boundary.

**1.6** LUC’s methodology does not duplicate the approach used in 2012, and the intention is that this new work will replace that earlier study. We are mindful that the 2012 study was accepted by the Local Plan Examination Inspector, but the recent changes to national planning policy and to Planning Practice Guidance in relation to Green Belt have necessitated a revised methodological approach.

## Report Structure

**1.7** The report is structured as follows:

- Chapter 2 sets out National Green Belt Policy, with particular reference to the recent changes to the NPPF and PPG in relation to Green Belt.
- Chapter 3 sets out the assessment methodology.
- Chapter 4 summarises the findings of the assessment of contribution to the Green Belt purposes. It contains a summary of the assessment of each identified Green Belt parcel and for the promoted sites within the Green Belt.
- Appendix A presents the detailed assessment findings for the individual parcels and potential site assessments.

## Chapter 2

### Planning Policy Context

#### Green Belt Planning Policy Changes

**2.1** The new Government carried out a consultation on changes to the national planning policy, including Chapter 13 of the NPPF, in August and September 2024. The Government's response to that consultation, together with a finalised version of the NPPF, were published on 12th December 2024. The key changes relevant to the assessment of performance in relation to the Green Belt purposes were:

- The requirement, where identified development need cannot be met, for local authorities to review Green Belt boundaries, in accordance with the policies in the NPPF, and propose alterations to “meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.” (Paragraph 146).
- The need to consider the allocation and development of ‘grey belt’ land in sustainable locations prior to other sustainable Green Belt locations. Grey belt is defined in Annex 2 of the NPPF (as amended) as “land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

#### National Green Belt Policy

**2.2** Government policy on the Green Belt and grey belt is set out in Chapter 13 of the NPPF ‘Protecting Green Belt Land’ [\[See reference 1\]](#).

#### Aims and purposes

**2.3** Paragraph 142 of the NPPF states 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’.

**2.4** This is elaborated in NPPF paragraph 143, which states that Green Belts serve five purposes, as set out below:

- 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.

## Exceptional circumstances

**2.5** The NPPF paragraph 145 states:

‘Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.’

**2.6** Paragraph 146 goes on to state that ‘where an authority cannot meet its identified need for homes, commercial or other development through other means...authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.’

**2.7** Paragraph 147 states that authorities must examine fully all other reasonable options for meeting its identified need for development before exceptional circumstances can be demonstrated. Notable reasonable alternatives include:

- ‘making as much use as possible of suitable brownfield sites and underutilised land;
- optimise the density of development in line with the policies in Chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and

- discuss with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.'

**2.8** Paragraph 148 states that 'Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework.'

## Grey belt

**2.9** 'Grey belt' is defined in Annex 2 of the NPPF as 'land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.'

## Green Belt boundaries

**2.10** Paragraph 149 states that when defining Green Belt boundaries, plans should:

- demonstrate consistency with Local Plan strategy, most notably achieving sustainable development;
- not include land which it is unnecessary to keep permanently open;
- safeguard enough non-Green Belt land to meet development needs beyond the plan period; and,
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

## Very special circumstances

**2.11** Paragraphs 153 and 154 state that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

## Appropriate Green Belt development

**2.12** New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in a closed list:

- 'buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
- limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt; and,
- other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
  - i. mineral extraction;
  - ii. engineering operations;
  - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
  - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
  - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

## Golden Rules

**2.13** The NPPF states that where major development involving the provision of housing is proposed within or on land released from the Green Belt the following contributions must be made:

- affordable housing – in line with specifications set out in more detail in the NPPF and PPG.
- necessary improvements to local or national infrastructure; and
- the provision of new, or improvements to existing, green spaces that are accessible to the public.

**2.14** A development which complies with the Golden Rules should be given significant weight in favour of the granting of permission.

## National Green Belt Planning Practice Guidance

**2.15** The NPPF's Green Belt policies are supplemented by Planning Practice Guidance [[See reference 2](#)] on the role of the Green Belt in the planning system.

**2.16** The PPG sets out:

- the key steps in a Green Belt assessment, including:
  - defining the location and scale of the assessment area,
  - evaluating contribution to the Green Belt purposes,
  - considering areas and assets lists in NPPF footnote 7,
  - identifying grey belt land, and
  - determining if proposals would fundamentally undermine the five Green Belt purposes (taken together) of remaining Green Belt in the plan area;
- key considerations in assessing the contribution Green Belt land makes to Green Belt purposes A, B and D when identifying grey belt land;
- what release or development of Green Belt land would fundamentally undermine the remaining Green Belt in the plan area;
- how to determine proposals on potential grey belt land;
- guidance on identifying sustainable locations in the Green Belt;
- golden rules for housing development including, how major housing development should contribute to accessible green space; and,

- how to consider the potential impact of development on the openness of the Green Belt.

**2.17** The PPG makes it clear that local planning authorities, or appropriate groups of local planning authorities should produce a Green Belt assessment during the preparation or updating of all Local Plans, and Spatial Development Strategies that set the strategic context for the release of land.

## Assessing Green Belt land to identify grey belt land

**2.18** Authorities must identify grey belt land as part of the necessary review and alteration of Green Belt boundaries in order to:

- sustainably prioritise it over other Green Belt locations through the plan-making process, and
- help determine planning applications on Green Belt land in line with paragraph 155.

**2.19** The guidance is clear that ‘where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt, or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies in the area’s adopted Plan and the NPPF’, including whether:

- development is sustainably located;
- whether it would meet the ‘Golden Rules’ contribution (where applicable); and
- whether there is a demonstrable unmet need for the type of development proposed.

## The appropriate scale of Green Belt assessments

**2.20** Authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Local circumstances may dictate, for example, the need for smaller assessment areas in areas where there is greater variation in contribution to the Green Belt purposes, or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

**2.21** Green Belt land not judged to strongly contribute to any one of Green Belt purposes A, B and D has the potential to be identified as grey belt land. The assessment of variations in contribution to Green Belt purposes A, B and D must be informed by the criteria below.

**2.22** Villages should not be defined as large built-up areas, towns or historic towns. Where there are no historic towns in or adjacent to a plan area, it may not be necessary to provide detailed assessments against Purpose D.

## Grey belt assessment criteria

**2.23** The PPG sets out illustrative criteria that should be considered when assessing the contribution of land to Green Belt Purposes A, B and D.

## Purpose A – to check the unrestricted sprawl of large built-up areas

**2.24** Green Belt land contributing **strongly** to Purpose A is likely to be:

- adjacent or near to a large built-up area;
- free of existing development;
- lack physical features in reasonable proximity that could restrict and contain development; and,
- would result in an incongruous pattern of development (such as an extended ‘finger’ of development into the Green Belt).

**2.25** Green Belt land contributing **moderately** to Purpose A is likely to be adjacent or near to a large built-up area, and include one or more features that weaken contribution, such as (but not limited to):

- having physical feature(s) in reasonable proximity that could restrict and contain development; and/or
- contain or be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development; and/or
- being subject to other urbanising influences.

**2.26** Green Belt land contributing **weakly** to Purpose A is likely to be:

- not adjacent to or near to a large built-up area; or,
- adjacent to or near to a large built-up area, but containing or being largely enclosed by significant existing development.

## Purpose B – to prevent neighbouring towns merging into one another

**2.27** Green Belt land contributing **strongly** to Purpose B is likely to be:

- free of existing development;
- a substantial part of a gap between towns; and
- would likely result in the loss of visual separation of towns.

**2.28** Green Belt land contributing **moderately** to Purpose B is likely to be located in a gap between towns, and include one or more features that weaken contribution, such as (but not limited to):

- a small part of a gap between towns; or
- would not result in the loss of visual separation between towns, for example due to the close proximity of structures, natural landscape elements or topography that preserve visual separation.

**2.29** Green Belt land contributing **weakly** to Purpose B is likely to:

- not form part of a gap between towns; or,
- form only a very small part of a gap between towns, without making a contribution to visual separation.

## Purpose D – to preserve the setting and special character of historic towns

**2.30** Green Belt land contributing **strongly** to Purpose D is likely to:

- be free of existing development;
- form part of the setting of a historic town; and
- make a considerable contribution to the special character of a historic town, for example, as a result of being within, adjacent to, or of significant visual importance to the historic aspects of a town.

**2.31** Green Belt land contributing **moderately** to Purpose D is likely to form part of the setting and/or contribute to the special character of a historic town, and include one or more features that weaken their contribution, such as (but not limited to):

- being separated to some extent from historic aspects of the town by existing development or topography;

- containing existing development; or
- not having an important visual, physical, or experiential relationship to historic aspects of a town.

**2.32** Green Belt land contributing **weakly** to Purpose D is likely to not form part of the setting of a historic town, with no visual, physical, or experiential connection to the historic aspects of a town.

## Applying NPPF footnote 7 to the definition of Grey Belt land

**2.33** Grey belt land cannot be defined on Green Belt land covered by or affecting other NPPF footnote designations that ‘would provide a strong reason for refusing and restricting development’. In such locations, it may be necessary to only ‘provisionally identify such land as grey belt in advance of more detailed specific proposals’.

## Assessing the impact of Green Belt release or development on the remaining Green Belt in the Plan area

**2.34** The PPG states that a Green Belt assessment should not be limited to the impact of release or development of grey belt land but any Green Belt land, and requires consideration of fundamental impact to all five Green Belt purposes (taken together) to all remaining Green Belt across the plan area as a whole.

**2.35** Such Green Belt locations should only be discounted for release or development where they would ‘affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.’

## Identifying sustainable locations in a Green Belt

**2.36** Whether reviewing Green Belt boundaries or determining applications for development in the Green Belt, the need to promote sustainable patterns of development should determine whether a site’s location would be appropriate for the kind of development proposed. Consequently, where grey belt land is not in a location that is or can be made sustainable, development on this land is inappropriate.

**2.37** The sustainability of specific locations should be determined in light of local context and site or development-specific considerations; however, authorities should

seek to maximise sustainable transport solutions in line with NPPF paragraphs 110 and 115.

## Golden Rules for Green Belt development

**2.38** Green Belt developments must contribute to accessible green spaces. Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.

**2.39** Contributions to accessible green space should consider delivering:

- good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.
- include safe active travel routes and infrastructure (such as footpaths and bridleways).
- nature recovery set out within the relevant Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.
- arrangements for the long-term maintenance of green spaces.

**2.40** Further guidance on Golden Rules for Green Belt development is set out in viability guidance, which states site specific viability assessment should not be undertaken or taken into account for the purpose of reducing developer contributions, including affordable housing. The government intends to review this Viability Guidance and will be considering whether there are circumstances in which site-specific viability assessment may be taken into account, for example, on large sites and Previously Developed Land (PDL).

**2.41** Prior to development plan policies for affordable housing being updated in accordance with paragraph 67 in the National Planning Policy Framework, the amount of affordable housing contributions required are subject to an overall cap of 50% or more.

## Impact of development on the openness of the Green Belt

**2.42** Where necessary, assessments of the impact of proposals on the openness of the Green Belt must be tailored to the circumstances of the case and may include consideration of a proposals:

- spatial volume, i.e. impact on spatial openness;
- visual impact, i.e. impact on visual openness;
- the duration of development, and its remendability; and,
- the degree of activity, such as traffic generation.

## Harm of not inappropriate development to the Green Belt and its openness

**2.43** If development is on previously developed land (PDL) or grey belt and is not inappropriate development, substantial weight does not need to be given to any harm to the Green Belt, including to its openness (NPPF footnote 55). This is justified by the definition of the land as PDL or grey belt, having already considered its impacts on openness or to Green Belt purposes.

## Assessment areas and ratings

**2.44** The PPG states that authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Within Derby, the Plan area encompasses only a limited extent of Green Belt land. The adjoining Green Belt, which falls within the jurisdiction of neighbouring authorities, has already been subject to separate assessments.

**2.45** Local circumstances may dictate, for example, the need for smaller assessment areas in areas where there is greater variation in contribution to the Green Belt purposes or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

**2.46** The PPG is not prescriptive in terms of the definition of rating scales but, for the purposes of identifying grey belt land, it provides illustrative examples of features which would characterise 'strong', 'moderate' and 'weak' levels of contribution to the relevant Green Belt purposes (A, B and D).

## Local Green Belt Policy

**2.47** Policy CP16 – Green Infrastructure of the Derby City Local Plan – Core Strategy (January 2017) states the Council will "... (c) retain the principle of the Nottingham /

Derby Green Belt and resist harmful and inappropriate development as defined by national policy.”

**2.48** Paragraph 5.16.6 of the supporting text for Policy CP16 also states: “The Green Belt is a long established and successful planning tool which has kept Nottingham, Derby and other, closer, communities from merging. The Council is committed, in accordance with the National Planning Policy Framework (NPPF), to the protection of Green Belt land, unless exceptional circumstances can be demonstrated.” Exceptions to this statement are provided within the Local Plan within 5.16.7 – 5.16.9.

## Chapter 3

### Assessment Methodology

**3.1** This chapter provides an explanation of the assessment methodology, which has taken into consideration recent changes to national planning policy and the February 2025 PPG relating to the identification of grey belt.

**3.2** The assessment methodology details firstly the location and scope of assessment areas for the study and secondly how the study will assess the contribution of the parcel to the Green Belt purposes.

### NPPF footnote 7 areas and assets

**3.3** The Government's definition of grey belt land 'excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.' The PPG states in such locations, it may be necessary to only 'provisionally identify such land as grey belt in advance of more detailed specific proposals' (PPG Paragraph: 006 Reference ID: 64-006-20250225).

**3.4** Footnote 7 states 'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitat sites **[See reference 3]** (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets **[See reference 4]** (and other heritage assets of archaeological interest referred to in footnote 75 **[See reference 5]**); and areas at risk of flooding or coastal change.' This is considered to cover the following, many of which may not be contained within or relevant to the assessment area:

- Sites of Community Importance;
- Special Areas of Conservation (SAC) – include possible SACs;
- Special Protection Areas (SPA) – including potential SPAs;
- RAMSAR sites – including proposed RAMSAR sites;
- Sites of Special Scientific Interest (SSSI);
- Sites identified, or required, as compensatory measures for adverse effects on habitats sites;

- Marine Conservation Zones;
- Irreplaceable habitats [\[See reference 6\]](#);
- World Heritage Sites (WHSs);
- Scheduled Monuments;
- Registered Parks and Gardens;
- Registered Battlefield;
- Conservation Areas;
- Listed Buildings;
- Local Green Space;
- National Landscape;
- National Park (or Broads);
- Heritage Coast;
- Tier 1 Archaeological Priority Areas;
- Flood risk areas – including Flood Zones 2 and 3, surface water and ground water flood risk areas; and,
- Coastal Change Management Areas.

**3.5** In light of the PPG, these areas and assets will not be excluded from assessment, but their location and extent will be mapped alongside the findings of the Green Belt contribution assessment. Green Belt land that does not contribute strongly to Green Belt purposes A, B and D and overlaps with these footnote 7 areas and assets will only be ‘provisionally’ identified as grey belt land. Further detailed work would need to be undertaken by local planning authorities (as necessary through the plan-making and development management processes) to establish the effects of more detailed specific proposals on them.

**3.6** GIS data on listed buildings (a designated heritage asset) is only available as point data. There is no consistent and accurate GIS data available marking the extent of the setting of listed buildings. In the absence of consistent and readily available area-based data sets for these assets, GIS point data will instead be mapped within the parcel assessments to draw attention to their location within assessed Green Belt locations, highlighting the need for further detailed work (as appropriate through the plan-making and development management processes) to establish the effects on these assets.

**3.7** The Derwent Valley Mills WHS was considered when assessing contribution to Purpose D. World Heritage Sites are designated for their Outstanding Universal Value (OUV). In the case of Derwent Valley Mills WHS, relates to the Cotton Mills, their relationship with the River Derwent and the (generally) small-scale industrial settlements that grew up around them. Contribution to the WHS OUV, and contribution to protecting the setting and special character of Derby as a historic town are different considerations with only partial overlap.

**3.8** Mapped areas at risk of flooding are confined to Flood Zones 2 and 3 on the basis that additional areas of surface water or groundwater flooding outside of these flood zones are not mapped to at a sufficiently granular and consistent scale across the study area to be useful to the definition of grey belt land at a strategic scale. The impact of prospective development sites on additional areas of surface water or groundwater flooding (outside of Flood Zones 2 and 3) will be considered in greater detail at a later stage through site allocation and/or development management processes.

**3.9** The assessment does not include Green Belt land in neighbouring authorities but will consider how adjacent Green Belt land within neighbouring authorities affects the Green Belt performance of land within Derby City, and how the release of Green Belt in Derby might harm adjacent Green Belt land in neighbouring authorities.

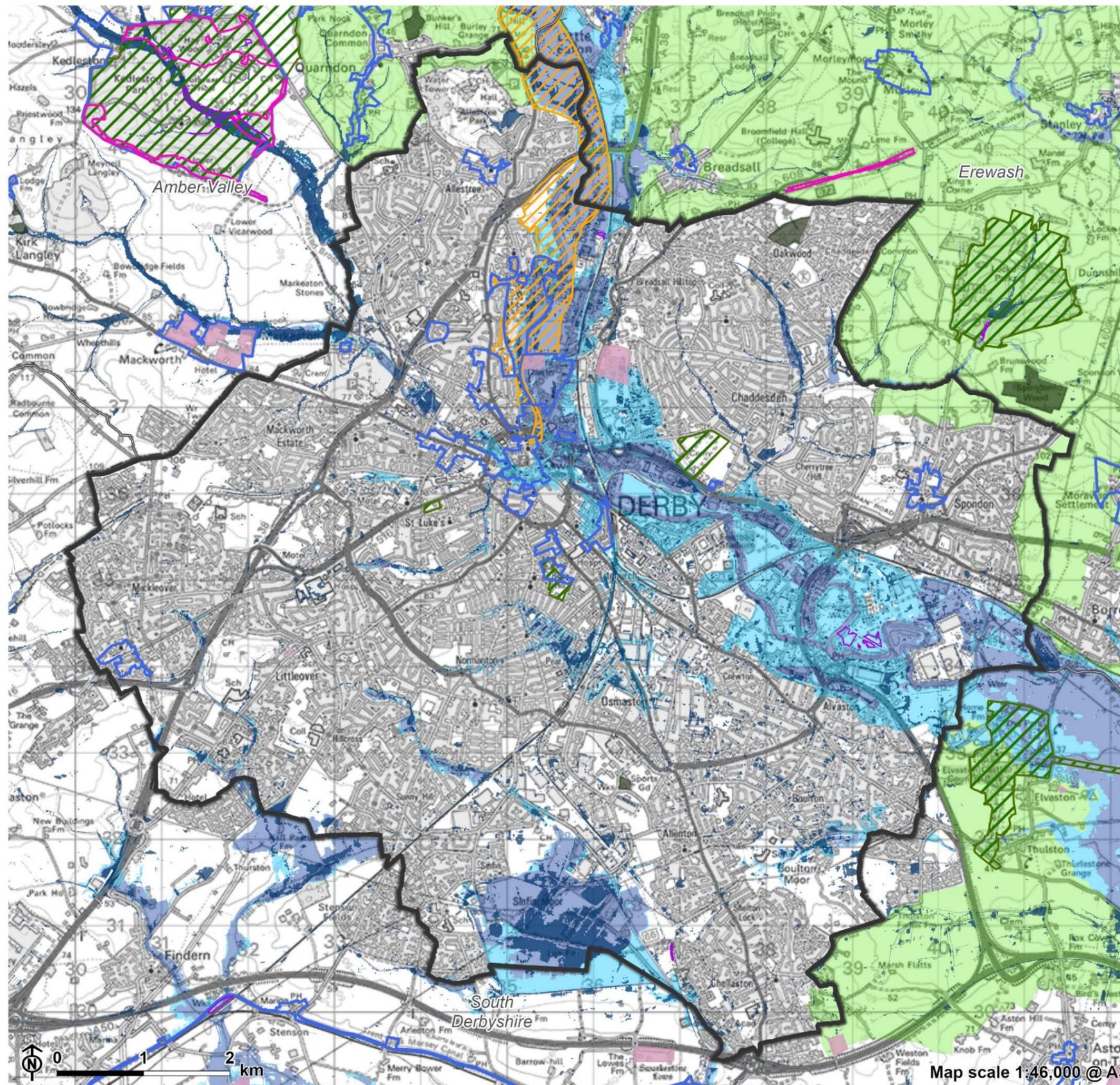
## Developed land

**3.10** Green Belt land which contains development that would be considered 'inappropriate' in terms of the provisions of NPPF paragraph 154, makes no contribution to the Green Belt purposes. Areas above the one-hectare parcel size minimum that are developed to the extent that remaining open spaces make no significant contribution to Green Belt openness have been marked on assessment maps as being already developed. This is also noted in the assessment text for the parcels in which they are located.

Figure 3.1: NPPF Footnote 7 Designations



Figure 3.1: NPPF Footnote 7 Designations



- City of Derby
- Neighbouring authority
- Green Belt
- NPPF Footnote 7 designations**
- Site of Special Scientific Interest
- Lowland fens
- Conservation area
- Registered Parks and Gardens
- World Heritage Site
- Scheduled Monument
- Ancient woodland
- Flood Zone 3
- Flood Zone 2
- High risk of surface water flooding

**NPPF Footnote 7 designations:**  
NPPF Footnote 7 designations not listed and mapped in this figure are generally not located within the City of Derby or local data sets were not readily available. Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and should therefore be reviewed separately. The locations of these assets are illustrated in parcel proforma reports.

## Assessment of Contribution

### Parcelling and ratings

**3.11** Assessment parcels were not predefined but are the end product of an analysis approach which has identified variations in contribution to the Green Belt purposes. This analysis considers different aspects of the relationship between the urban area and Green Belt land, in order to develop an understanding of how the relationship varies spatially. The factors which are considered in order to determine this variation are: boundaries, landform, perception of urban areas, urbanising influences within the land and relationship with the wider Green Belt.

**3.12** It has been assumed that any new development in the Green Belt would form an expansion of the existing urban area of Derby. Working outwards from the settlement edge, the analysis process has assessed the relationship between urban and open land. Where a distinct area is consistent across the factors noted above – for example, where two fields have the same landform, strong boundary hedgerows, similar internal urbanising influences (or absence thereof), and the same relationship with the wider Green Belt – they are designated as a single parcel. Where significant variation in these elements occur, separate parcels are identified. This approach ensures that each parcel is relatively homogenous, with minimal internal variation in the key components that underpin judgements about its contribution to the Green Belt purposes.

**3.13** It is recognised that the NPPF's definition of grey belt is broad, but assessed growth needs and the need for development to be in sustainable locations may still require consideration of the release of Green Belt land that does not meet the definition for grey belt. The assessment provides ratings against each Green Belt Purpose on a 4-point scale of 'very strong', 'strong', 'moderate' or 'weak'. The first two, where applicable to Purposes A, B or D, identify land which does not meet the definition of grey belt (given that land which performs strongly or very strongly in relation to Purpose C alone would still be deemed grey belt). The splitting of land which doesn't perform strongly into two levels – moderate and weak – is in line with the PPG guidance on grey belt and will help, alongside sustainability considerations, to inform finer judgements as to what land should be considered for release from the Green Belt.

**3.14** The implication of the categorisation is that expansion of any existing settlement into land rated 'strong' for performance in relation to any of the Green Belt purposes would be harder to justify, even more so for land rated 'very strong', but amendments to NPPF paragraph 148 make it clear that more sustainable greenfield sites on

higher-performing Green Belt land could still be preferred and allocated before all previously developed land and grey belt opportunities have to be exhausted.

**3.15** The number of parcels which have resulted from the analysis process was also influenced by setting a minimum parcel size. The higher the minimum parcel size, the greater the likelihood that smaller areas may exist within a parcel that performs more weakly in relation to one or more of the Green Belt purposes than the parcel as a whole. In order to maximise the usefulness of the study for development management purposes, and to minimise the likelihood of more localised variations in Green Belt contribution being identified at a later stage, the minimum parcel size for the assessment was defined as 1ha.

## Outputs

**3.16** A series of bullet points, under the heading 'description', sets out these findings in a consistent manner for each identified parcel:

- The first bullet point comments on boundary features between the urban area and the parcel, giving an indication of their strength. Features such as woodlands, major roads and rivers would typically be considered strong boundary features, and consistency of a distinctive boundary feature over distance also adds to its strength. Where a site does not lie directly adjacent to an urban area there may be a number of 'layers' of boundary feature to consider. Hedgerows (unless containing a strong component of mature trees), garden fence-lines or minor roads (unless combined with strong hedgerows) are considered weak boundaries.
- The second bullet point notes any changes in landform which strengthen the sense of separation from the urban area. A sharp change in slope or crossing of a ridgeline are examples of changes in landform which would significantly increase sense of separation from an urban area.
- The third bullet point summarises the degree of urbanising influence from land outside of the Green Belt, taking into consideration the above plus any other relevant factors, such as the scale of development in the settlement and the distance between the parcel and the settlement edge.
- The fourth bullet point comments on the extent of development and/or activity in the Green Belt that would increase urbanising influence. Locations above the one-hectare minimum parcel size which lack openness, and therefore make no contribution to the Green Belt purposes, are noted. These would be considered previously developed land (PDL), but there are also areas of land meeting the definition of 'previously developed' that still retain some openness and therefore

still perform a role in relation to one or more of the Green Belt purposes. The NPPF's definition of grey belt makes it clear that only PDL that does not make a strong contribution to the Green Belt purposes can be defined as grey belt land (this is supported by recent case law **[See reference 7]**).

- The final bullet point notes the relationship between the parcel and the wider Green Belt, with reference to visual connectivity and the role of natural or built features in limiting this relationship.

**3.17** The paragraphs below identify the factors relevant to the assessment of each of the Green Belt purposes and detail the assessment outputs specific to each purpose.

## Purpose A - to check the unrestricted sprawl of large built-up areas

### Grey belt PPG for Purpose A

**3.18** The following features in combination are identified as being illustrative of a 'strong' contribution:

- Proximity to a large built-up area.
- Absence of existing development.
- Lack physical features in reasonable proximity that could restrict and contain development.
- A location which, if developed, would form an incongruous pattern in relation to the large built-up area.

**3.19** The presence of one or more of the following features, in addition to being near to a large built-up area, is identified as being illustrative of a 'moderate' contribution to Purpose A:

- Presence of, or containment by, development such that any new development would not result in an incongruous pattern of development.
- Being subject to other urbanising influences.
- Having physical feature(s) in reasonable proximity that could restrict and contain development.

**3.20** Either lack of proximity to a large built-up area or the presence of, or containment by, significant existing development, is identified as being illustrative of a 'weak' contribution to Purpose A.

### **Purpose A definitions**

**3.21** The PPG uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

#### **'Large built-up area'**

**3.22** The PPG states that "villages should not be considered large built-up areas". The implication of this is that towns or cities are large built-up areas. Derby is a city and therefore the settlement in its entirety is considered to be a 'large built-up area'. Within the current Local Plan there are a number of identified centres, including the city centre, district centres and neighbourhood centres. Spondon in the east is considered to be part of Derby city due to the absence of a settlement gap.

#### **'Near to'**

**3.23** It is stated that Purpose A is relevant to land which is "adjacent or near to" a large built-up area. The extent to which land in the vicinity of a large built-up area relates to that settlement is a question of judgement rather than application of a fixed distance, or a distance proportional to the size of the large built-up area – although the latter is a useful starting point for considering what area might be deemed 'near'.

**3.24** The judgement is influenced by the nature of the land around the large built-up area, including the presence of features which create a sense of physical and/or visual separation from the settlement – such as major roads or rivers, woodlands or changes in landform – and the presence of features which weaken the sense of separation – such as major roads connecting to the settlement or the presence of urbanising development and activity within the Green Belt.

**3.25** Although villages are not large built-up areas, a village that lacks very strong separation from a large built-up area is considered a 'satellite' settlement, the land around which still has some association with the large built-up area and therefore makes some contribution to Purpose A. To the north and east of Derby, Quarndon, Little Eaton, Breadsall, Ockbrook and Borrowash would all be considered satellite settlements.

**‘Free of existing development’**

**3.26** ‘Existing development’ is not considered to include the appropriate development ‘exceptions’ listed in NPPF paragraph 154, such as agricultural buildings, which case law generally considers does not affect the openness of the Green Belt. ‘Free of’ is not considered to mean that there is no existing inappropriate development at all: the influence of existing inappropriate development is judged on the basis of a combination of an area’s visual and spatial openness, relative to the scale at which the assessment is being undertaken.

**‘Physical features in reasonable proximity...that could restrict and contain development’**

**3.27** Many features could be considered to define the edge of a developed area, including features created in association with new development, but the concept of ‘restricting’ and ‘containing’ development is considered to relate to the extent to which new development would be prevented from having a significant urbanising influence on land immediately beyond by intervening physical features. Urbanising influence is one of the factors identified in the PPG as being indicative of a ‘moderate’ contribution to Purpose A. If land which currently makes a ‘strong’ contribution to Purpose A would, as a result of increased urbanising influence, make a weaker contribution, such that it became grey belt, then development would not be deemed to ‘restrict and contain’.

**3.28** For the purposes of a strategic assessment of existing Green Belt land, this judgement is based on existing physical features in reasonable proximity to existing urban areas, without consideration of potential strengthening of boundaries that could be associated with particular development proposals. Physical features that restrict and contain development would typically be:

- Strong natural landscape elements such as woodlands or changes in topography, which limit views or create a stronger sense of separation between urban and open land; or
- Natural or manmade features that present a physical barrier to movement, and which have some visual screening role, such as tree-lined rivers or canals, motorways and railway lines with embankments, or main roads with strong boundary vegetation.

**3.29** Such features are not considered to restrict and contain development if they emanate out from a large built-up area.

**3.30** As assessment parcels have been defined to reflect variations in contribution to the Green Belt purposes, physical features that would restrict and contain development would typically be parcel boundaries and, therefore, in ‘reasonable proximity’. The question of the extent to which a physical feature that is some distance away would limit impact on undeveloped Green Belt land is more likely to arise when harm of the release of a specific site is being addressed.

### **‘Enclosed by existing development’ (‘partially’ or ‘largely’)**

**3.31** The extent to which Green Belt land can be considered to be enclosed by development is a judgement which depends on:

- the strength of the existing development’s urbanising influence on that land;
- the strength of the Green Belt land’s physical and/or visual relationship with the wider countryside;
- the physical proportion of the Green Belt area’s boundary which adjoins urban development (whether that is inset from the Green Belt or washed-over by it).

**3.32** Strong urban edge boundary features which limit urbanising influence can limit a sense of enclosure or containment by adjoining existing development, as long as there is some sense of connectivity with the wider countryside. Conversely, a lack of physical and visual connectivity with the wider countryside can increase the sense of enclosure, even if urban development around a Green Belt area is not strongly visible.

### **‘Other urbanising influences’**

**3.33** Separate to the consideration of existing development within the Green Belt, ‘other urbanising influences’ could be land use or activity in a parcel which is generally associated with urban areas, or it could be an urbanising influence from inset / non-Green Belt development.

**3.34** PPG predating the recent grey belt guidance refers to activity in the Green Belt, such as traffic, having an impact on openness. In some cases, there may be land uses which, although appropriate and not therefore affecting openness, still have an association with the urban area that constitutes a degree of urbanising influence. Sport and recreational playing fields would be an example of this.

**3.35** The strength of urbanising influence associated with the inset urban area will depend on a number of factors, including physical boundary features, the

scale/visibility of development in the urban area, landform change, distance from the existing urban edge and strength of relationship with the wider countryside.

**3.36** Where land between an assessment parcel and the urban edge is not protected by Green Belt, and has no other status that would preclude development, it is assumed that it could be developed. Any current role that physical features within such an area play in increasing sense of separation between Green Belt land and the urban area is discounted.

### **‘An incongruous pattern of development’**

**3.37** The PPG cites an extended “finger” of development into the Green Belt as an example of an incongruous pattern of development. Where parcels are defined to reflect variations in contribution to the Green Belt purposes, they are unlikely to be finger-like in form, so this scenario would more typically relate to the assessment of specific development proposals. There may, however, be smaller ‘satellite’ settlements around large built-up areas which lie close enough to them to be at risk of merger were development to reduce separation between them. Significant loss of separation in such a gap, could in effect lead to the satellite settlement becoming an extended finger of the large built-up area.

**3.38** Any breaching of a significant existing physical feature, or a significant combination of adjacent physical features, that currently serve to restrict and contain the existing large built-up area, would also form an incongruous pattern of development. Examples of this sort of step-change in settlement form would be development crossing a major retaining and containing road, railway or river, or extending out from a valley onto a hilltop into open Green Belt land that does not relate well to existing development.

### **Purpose A assessment outputs**

**3.39** The contribution of a parcel to Purpose A is determined in line with the illustrative factors listed in the PPG guidance, but with an additional ‘very strong’ level of contribution. Factors which can tip a ‘strong’ rating into the ‘very strong’ category include:

- A very strong sense of separation from the urban area, with no notable urbanising influence from it; or
- A significant impact on the separation of a satellite settlement from a large built-up area, resulting in a very incongruous impact on the settlement pattern.

**3.40** The supporting analysis of contribution to Purpose A is set out in parcel assessment outputs under four bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is adjacent or near to a large built-up area, with additional text to note if the parcel is close to a village which is near enough to the large built-up area to contribute to preventing its sprawl (termed a 'satellite' settlement).
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth bullet point notes whether there are physical features which could restrict and contain development.
- The fifth bullet point states whether development in the parcel would have an incongruous impact on the pattern of development.

**Purpose B - to prevent neighbouring towns merging into one another**

### **Grey belt PPG for Purpose B**

**3.41** The following features in combination are identified as being illustrative of a 'strong' contribution:

- Land forming a substantial part of a gap between towns.
- Absence of existing development.
- Development would result in the loss of visual separation of towns.

**3.42** The presence of one or more of the following features in a gap between towns is identified as being illustrative of a 'moderate' contribution to Purpose B:

- Land forming a small part of a gap between towns.
- Development would not result in the loss of visual separation of towns, for example due to the close proximity of structures, natural landscape elements or topography that preserve visual separation.

**3.43** Green Belt land that does not have a relationship with a gap between towns or forms only a very small part of a gap between towns, such that it makes no

contribution to visual separation, is identified as being illustrative of a 'weak' contribution to Purpose B.

## Purpose B definitions

**3.44** The PPG uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

### 'Town'

**3.45** The PPG states that "this purpose relates to the merging of towns, not villages". As all towns and cities have been treated as 'large built-up areas' for Purpose A, the same list of settlements is applicable to Purpose B. Additionally, the following settlements in adjacent districts have, as towns, been treated as large built-up areas:

- Long Eaton and Sandiacre
- Ilkeston
- Belper.

### 'A substantial part of a gap'

**3.46** Whether part of a gap can be described as substantial is a function not just of its size relative to the gap as a whole but of the physical features in it, and in the gap as a whole. Some 'separating' features, such as woodlands, landform features, major roads, railways and rivers strengthen perceived separation, particularly where they contribute to visual separation. Roads and railways can also be 'connecting' features that strengthen the link between towns, reducing the time taken to pass through a gap and weakening the role of visual separators.

**3.47** Smaller urban areas – villages and hamlets, industrial, educational and retail estates – between towns can be physically and visually connecting features. Towns may be some distance apart but, due to the presence of such smaller urban areas between them, intervening open Green Belt land may be judged more important to maintaining visual separation than distance alone might suggest.

**3.48** A parcel will contribute more to the 'substance' of a gap between towns if it contains key separating features, and the more fragile a gap, either as a result of its size and/or the presence/absence of connecting/separating features, the smaller a part of a gap might be to be considered substantial:

- A robust gap will typically be relatively wide and contain significant physical features that maintain visual separation.
- A moderate gap may be relatively wide but lack significant physical features that maintain visual separation or be relatively narrow but contain physical features that maintain visual separation.
- A fragile gap will typically be relatively narrow and lack physical features that maintain visual separation.

**3.49** Judgement is also required as to whether a parcel is playing a peripheral role in relation to a gap between towns, in which case its contribution will be diminished. If a parcel doesn't lie directly in a gap but its development would weaken land in the gap it will still make some contribution to Purpose B. Unless the gap is very fragile, land in a peripheral location will not generally be judged to be a substantial part of it. Land which does lie within a gap may also to an extent be considered peripheral if the neighbouring towns in question are already to a significant extent connected by development.

**3.50** Development expanding a town out into the core of a robust gap, removing a relatively large part of it, would clearly represent a substantial impact, but the assumptions set out earlier in this chapter regarding development form have a bearing on ratings in such cases. Where land in a gap between towns has a very strong sense of separation from urban areas, and an 'outer area' has been defined, it is assumed that there would be scope for some new development within such outer areas without significant loss of visual separation between neighbouring towns.

**3.51** Consequently, although such 'outer areas' might represent a spatially substantial part of a gap between towns, they would generally be rated as making a 'moderate' contribution to Purpose B in acknowledgement of their potential to accommodate development in smaller parts of them without significant impact on Purpose B. In this way the assessment findings help point to locations where there could be potential in Green Belt terms for new settlements in robust gaps between neighbouring towns.

#### **A 'small' or 'very small' part of a gap'**

**3.52** 'A small part of a gap' is judged to be an 'insubstantial' part of it – that is, land in a gap that does not meet the 'substantial' definition above – but one which still provides a degree of visual separation.

**3.53** A 'very small' part of gap is an area which forms an insubstantial part of it and does not contribute to visual separation. Such areas would generally correspond to areas judged to make a weak contribution to Purpose B defined above.

#### **'Loss of visual separation'**

**3.54** 'Loss' is interpreted as a 'significant reduction' in visual separation, rather than its complete removal. Typically the removal of a substantial part of a gap would equate to a significant loss of visual separation although, as noted in the last paragraph defining 'a substantial part of a gap' above, the 'outer areas' that exist within gaps between towns could accommodate some degree of new development, isolated from any town, without a significant loss of visual separation.

#### **'Free of existing development'**

**3.55** 'Free of existing development' is defined under Purpose A above. The same definition applies to Purpose B.

### **Purpose B assessment outputs**

**3.56** The contribution of a parcel to Purpose B is determined in line with the illustrative factors listed in the PPG guidance, but with an additional 'very strong' level of contribution. Factors which can tip a 'strong' rating into the 'very strong' category include:

- Development would significantly weaken what is already a fragile gap.
- Development would result in a very substantial loss of visual separation of towns.

**3.57** The supporting analysis of contribution to Purpose B is set out in parcel assessment outputs under three bullet points. These draw on information set out in the 'description' section:

- The first bullet point states whether the parcel lies in a gap between towns and, if so, gives an indication of the strength of the gap, with reference to distance, separating and connecting features and visual openness. This helps to support judgements as to whether the parcel forms a substantial part of the gap.
- The second bullet point indicates whether the parcel is free from development.

- The third bullet point states whether the parcel forms a substantial, small or very small part of the gap, with reference to separating features that would be lost were development to take place.
- The fourth bullet comments on the extent of loss of visual separation.

## Purpose C - to protect the countryside from encroachment

### Grey belt PPG for Purpose C

**3.58** Purpose C is not relevant to the identification of grey belt and is not referenced in the PPG, but it is still one of the five purposes of Green Belt set out in the NPPF. Ratings of contribution to Purpose C could still help inform judgements regarding which grey belt areas are more suitable for release than others. If the release and development of Green Belt land outside of defined grey belt areas needs to be considered, contribution ratings for Purpose C will likely be of more importance.

### Purpose C definitions

**3.59** Purpose C is assessed by determining the extent to which a location can be considered part of the countryside, the level of urbanising influence affecting it and whether development in the parcel would significantly increase urbanising influence on adjacent open land.

#### **‘Part of the countryside’**

**3.60** Most Green Belt land is perceived as part of the countryside, but physical isolation from the rest of the countryside, uses which create a strong association with an urban area, or the presence of existing urban development will reduce contribution to this purpose. This is not a judgement which considers the scenic beauty or condition of land.

#### **‘Urbanising influence’**

**3.61** This includes ‘existing development’ and ‘other urbanising influences’, as defined under Purpose A, the former relating to development within the assessment parcel and the latter to development outside of it (whether within or outside of the defined Green Belt). So, the relevant factors include physical boundary features, landform change, the scale/visibility of development in urban areas, any urban-

associated land uses and activity in the Green Belt, distance from urban areas and the strength of relationship with the wider countryside.

### Purpose C assessment outputs

**3.62** The following features in combination are identified as being illustrative of a 'very strong' contribution:

- Land is part of the countryside.
- Negligible or no urbanising influence from development within or outside of the parcel, and a strong sense of separation from urban areas.
- A lack of features to restrict and contain development, such that adjacent open Green Belt land would be subject to stronger urbanising influence than is currently the case, were development to take place.

**3.63** The following features in combination are identified as being illustrative of a 'strong' contribution:

- Land is part of the countryside.
- Either i) no significant urbanising influence from development within or outside of the parcel; or ii) some urbanising influence but a lack of features to restrict and contain development, such that adjacent open Green Belt land would be subject to stronger urbanising influence than is currently the case, were development to take place.

**3.64** The following features in combination are identified as being illustrative of a 'moderate' contribution:

- Land is part of the countryside.
- Some urbanising influence from development within and/or outside of the parcel.
- The presence of features to restrict and contain development, such that adjacent open Green Belt land would not be subject to significantly stronger urbanising influence than is currently the case, were development to take place.

**3.65** The following features in combination are identified as being illustrative of a 'weak' contribution:

- Land is wholly or largely contained from the wider countryside by development; or openness is significantly limited by existing development.

- Significant urbanising influence from development within and/or outside of the parcel.
- Adjacent/nearby open Green Belt land would not be subject to significantly stronger urbanising influence than is currently the case, were development to take place.

**3.66** The supporting analysis of contribution to Purpose C is set out in parcel assessment outputs under four bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is perceived as part of the countryside or whether urban containment or development weaken its relationship with the wider countryside.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth bullet point states whether development in the parcel would significantly increase urbanising influence on adjacent open land.

**Purpose D - to preserve the setting and special character of historic towns**

### **Grey belt PPG for Purpose D**

**3.67** The following features in combination are identified as being illustrative of a '**strong**' contribution to Purpose D:

- Absence of existing development.
- Form part of the setting of a historic town.
- Land makes a considerable contribution to a historic town's special character – being within, adjacent, or of significant visual importance to historic aspects.

**3.68** The presence of one or more of the following features, in addition to being part of the setting and/or contributing to the special character of a historic town, is identified as being illustrative of a '**moderate**' contribution to Purpose D:

- Containing existing development.

- Separated from historic aspects of the town by existing development or topography.
- No important visual, physical, or experiential relationship to historic aspects of a town.

**3.69** Land that does not form part of the setting of a historic town, with no visual, physical, or experiential connection to the historic aspects of a town is illustrative of a **'weak/no'** contribution to Purpose D.

## Purpose D definitions

**3.70** The PPG uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

### 'Historic town'

**3.71** The PPG is clear that this purpose relates to historic towns, not villages. An extract from Hansard in 1988 clarified which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge [See [reference 8](#)]. Durham has since been added to this list.

**3.72** It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive. This means that the settlements referenced under the definitions of 'large built-up area' and 'town' (see section titled Purpose A definitions) all have the potential to be defined as 'historic towns'; however, as the scope of this study limits the parcelling of Green Belt land to the DCC area it is only Derby which has been considered in the assessment of Purpose D.

### 'Setting'

**3.73** The setting of a historic town is the area that shares a relationship with that town. This is typically thought of in visual terms but can also apply to land which, although physically connected to the town, is visually screened from it. It can also apply to land which has some experiential connection with the town – for example a sense of arrival or departure – which could apply to a wider area.

**‘Special character’ and ‘historic aspects’**

**3.74** The extent to which the Green Belt within the setting of a historic town contributes to that town’s special character is related to the visual, physical and/or experiential relationship between Green Belt land and historic aspects of the town. These are matters of professional judgement that cannot be defined in general terms but are unique to each historic town’s character, townscape and connections to the wider landscape.

**3.75** Many towns have historic aspects which, whilst they might contribute to special character, have little to no relationship with the town’s setting – for example, historic buildings and spaces that have no visual relationship with the surrounding Green Belt countryside, or just occasional views which are incidental rather than a significant aspect of the town’s special character. Where this is the case, contribution to Purpose D can often be ruled out, noting that this does not mean such places do not have special and unique characteristics worthy of preservation, just that these characteristics are not directly relevant to an assessment of Green Belt Purpose D.

**3.76** The parcel analysis process has considered Derby’s historic character and setting in the context of each parcel to determine whether there is any significant contribution to Purpose D.

**‘Visual, physical, or experiential relationship’**

**3.77** The connection between a historic town’s historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement.

**3.78** Features in countryside that have association with the historic town, creating a sense of approach regardless of physical and visual connections, are considered to create an experiential relationship.

**‘Free of existing development’**

**3.79** ‘Free of existing development’ is defined under Purpose A. The same definition applies to Purposes B and D.

## Purpose D outputs

**3.80** The contribution of a parcel to Purpose D is determined in line with the illustrative factors listed in the PPG guidance, denoting strong, moderate and weak/no contributions, but with an additional ‘very strong’ level of contribution.

**3.81** Factors that characterise a ‘**very strong**’ rating as opposed to a ‘strong’ rating include land judged to form an essential part of the setting of a historic town, integral to its special character.

**3.82** The supporting analysis of contribution to Purpose D is set out in parcel assessment outputs under three bullet points. These in part draw on information set out in the ‘description’ section:

- The first bullet point states whether the parcel forms part of the setting of a historic town.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel makes a considerable contribution to special character, some contribution or little/no contribution, with supporting text to justify this judgement.

## Purpose E – to assist in urban regeneration by encouraging the recycling of derelict and other urban land

**3.83** Purpose E is not relevant to the identification of grey belt and is not referenced in the PPG, but it is one of the five purposes of Green Belt set out in the NPPF.

**3.84** Most Green Belt studies do not assess individual Green Belt land parcels against Purpose E, and either do not rate them or rate them all equally, on the grounds that outside the definition of PDL, it is difficult to justify why the release and/or development of one area of Green Belt land has a greater impact on encouraging re-use of urban land than another. This is supported by planning inspector’s judgements on the matter, such as the inspector’s report re: the London Borough of Redbridge’s Local Plan (January 2018), which noted that with regards to Purpose E ‘this purpose applies to most land’ but that ‘it does not form a particularly useful means of evaluating sites’ **[See reference 9]**.

**3.85** More generally regarding plan-making, paragraph 147 of the NPPF states 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 [including] a) makes as much use as possible of suitable brownfield sites and underutilised land and b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport'. In other words, Purpose E must have already been followed before options in the Green Belt are considered further.

**3.86** Using evidence to inform meaningful judgements on the collective contribution Green Belt land makes to Purpose E is also difficult. In the absence of any clear guidance on what percentage of recorded brownfield land enables a Green Belt to play a stronger or more limited role in encouraging urban regeneration, a uniform 'equal' level of contribution to Purpose E is applied to all areas of Green Belt in the study area.

## Assessment of impact on Green Belt Purposes of the release and development of promoted sites

### Assessment of impact of potential development sites

**3.87** The study has also assessed the impact on the Green Belt purposes of the release and development of the three development sites that have been promoted to the Council in the Green Belt, and which are considered large enough to merit consideration in this assessment.

**3.88** The contribution of potential development sites to the Green Belt purposes will reflect the findings of the parcel assessment, other than potentially where sites are less than the defined 1 hectare minimum parcel size. The parcel assessments are designed to provide a clear indication of the degree to which the parcel contributes to Green Belt purposes, thereby providing a clear steer on the degree of potential harm as a result of development within them. For example, if the contribution to a purpose is Strong or Very Strong, development within the parcel will result in higher harm to the function of the Green Belt.

**3.89** The site assessments seek to comment on any additional information associated with promoted sites. For example, where the promoted development design is sufficiently resolved to include proposed mitigation measures, the potential for these to reduce impact on Green Belt purposes are noted.

**3.90** Potential development sites are noted and commented on within the relevant parcel assessments. Where a potential development site crosses over two parcels (Land at Locko Road) the potential development land falling within each parcel is

assessed separately, then rated as a whole in the Chapter 4 summary of findings. The site assessments are presented with indicative site masterplans, where available. It should be noted that these masterplans are indicative indications of the development footprint, based on previously promoted material.

### PPG for assessing fundamental impact

**3.91** NPPF paragraph 146 requires consideration as to whether any alterations to Green Belt boundaries would ‘fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan’. The PPG states that this judgement should focus on evaluating the effect of release or development on ‘the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way’.

**3.92** This can most clearly be judged when the Council has identified a set of preferred development options, and the cumulative impact of their release can be considered, but any potential for development in a particular location to ‘fundamentally undermine the purposes’ can also be flagged at this earlier stage in the process.

**3.93** What is fundamental and meaningful could vary significantly based on the scale and nature of the plan area and the range, significance and extent of contribution Green Belt land makes to the Green Belt purposes within it.

#### **‘Purposes (taken together)’**

**3.94** Most Green Belt land does not contribute to all Green Belt purposes to the same degree, with large areas of Green Belt land not contributing or contributing weakly to multiple purposes. Consequently, what constitutes a fundamental and meaningful impact will vary from authority to authority depending on which purposes are important in each. Release or development that fundamentally and meaningfully impacts Green Belt land contributing to one Green Belt purpose would in effect affect its ability to serve the purposes (taken together) in a meaningful way.

#### **‘Fundamental’ and ‘meaningful’**

**3.95** Some proposals may only fundamentally undermine the ability of the remaining Green Belt land in a plan area to serve a single important purpose to have a meaningful impact. Other proposals may undermine multiple purposes to a degree that in combination their impact is meaningful.

**3.96** For the Green Belt in Derby, a fundamental and meaningful impact on Purpose A (to check the unrestricted sprawl of large built-up areas) may include, but is not limited to, locations where release or development of land would result in the physical or perceived merging of a large built-up area with an adjacent satellite settlement such that the adjacent settlement would be perceived to be part of a larger 'sprawling' large built-up area. How fundamental and meaningful the loss of a such a gap would be is dependent on its current contribution to Purpose A.

**3.97** A fundamental and meaningful impact on Purpose B (to prevent neighbouring towns from merging into one another) may include, but is not limited to, release or development that would result in the physical or perceived merging of two currently distinctly separate neighbouring towns, or where release or development would result in the loss of the most substantial part of a gap separating neighbouring towns such that it no longer played a meaningful role in relation to Purpose B.

**3.98** A fundamental and meaningful impact on Purpose C (to assist in safeguarding the countryside from encroachment) may include, but is not limited to, locations where release or development would sever and isolate an area of Green Belt land contributing strongly to Green Belt Purpose C from the wider designation. The vast majority of Green Belt land has at least some countryside function.

**3.99** A fundamental and meaningful impact on Purpose D (to preserve the setting and special character of historic towns) could include the release or development of a very important part of the setting of Derby, integral to its special character.

**3.100** A fundamental and meaningful impact on Purpose E (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land) is not considered likely given that other Green Belt policy prioritise the use of non-Green Belt locations first followed by previous developed land in the Green Belt. It is unlikely that Green Belt release or development could be justified having not already demonstrated that this purpose has not been fundamentally and meaningfully undermined.

## Chapter 4

# Parcel and Site Assessments – Summary of findings

**4.1** This chapter summarises the findings of the assessment of each identified parcel's contribution to the Green Belt purposes, as well as the potential impact on Green Belt purposes resulting from the release and development of promoted sites.

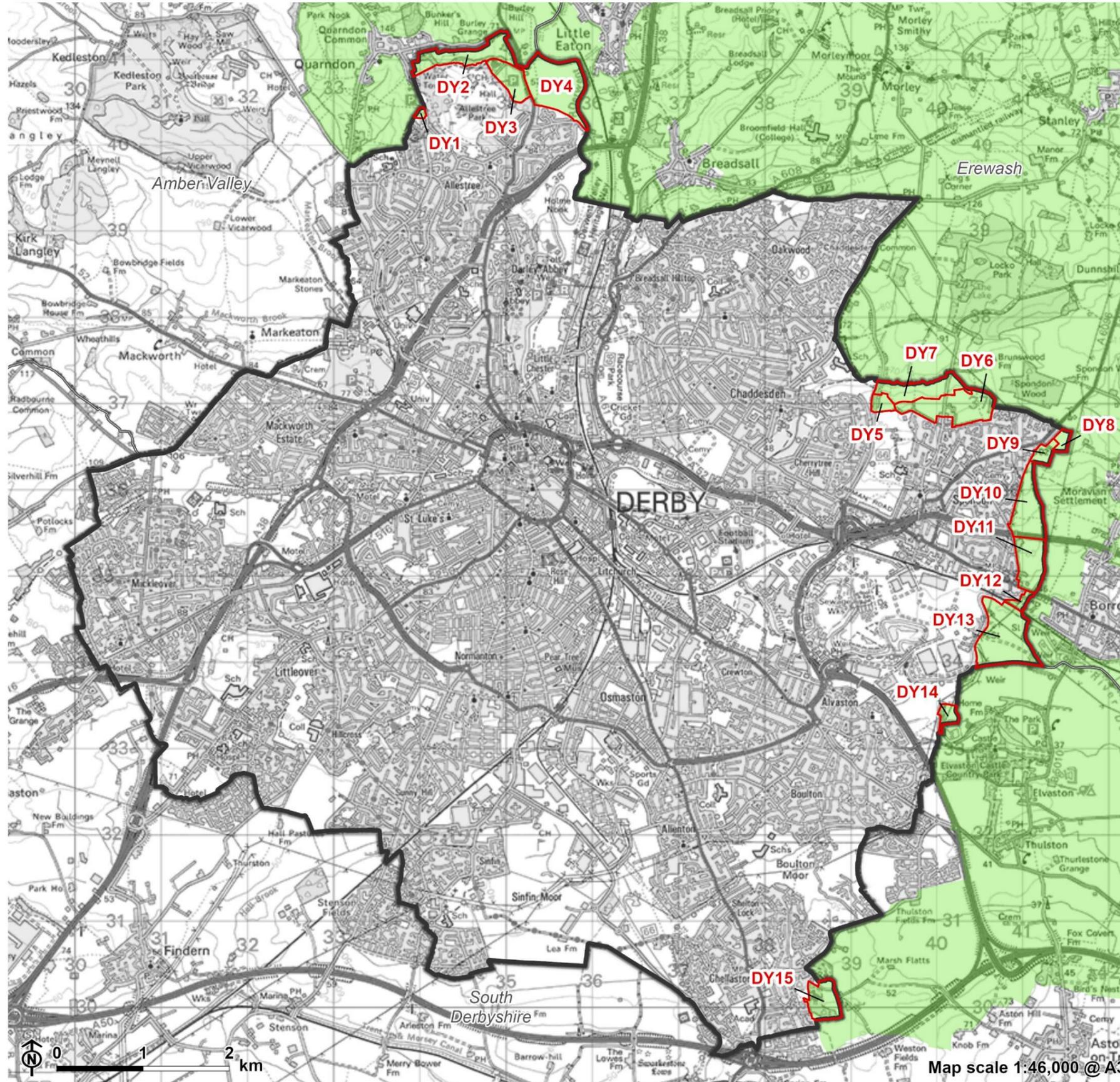
## Summary of Parcel Assessments

**4.2** **Figure 4.1** shows the parcels which the study area has been divided into, and their references. **Figure 4.2** shows the highest rating for contribution of Green Belt purposes across the Green Belt purposes. The number in brackets below the parcel reference indicates if there has been multiple high rating for this parcel (e.g. 2S indicates that the parcel has rated 'Strong' for contribution to two of the Green Belt purposes).

**4.3** **Figures 4.3 – 4.6** map the individual purposes (purpose A, B, C and D) ratings for each individual parcel. **Figure 4.7** highlights areas which are suitable for definition as grey belt. **Table 4.1** summarises parcel ratings for each Green Belt purpose and states if the parcel could be categorised as grey belt.

**4.4** The detailed findings of the assessment of each parcel's contribution to the Green Belt purposes are included in Appendix A.

Figure 4.1: Green Belt Parcels



Derby Green Belt Assessment  
Derby City Council



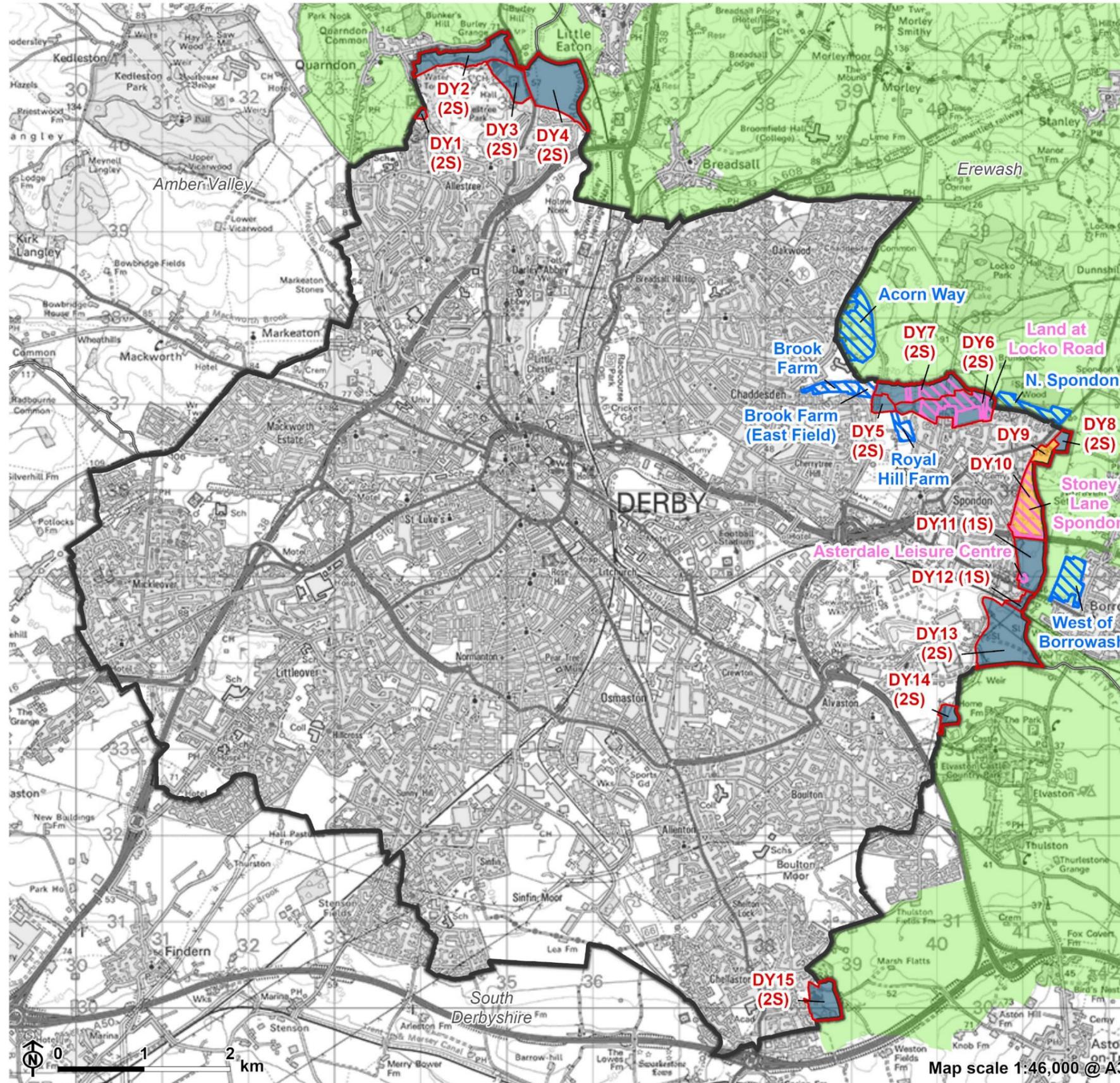
Figure 4.1: Green Belt Parcels

- City of Derby
- Neighbouring authority
- Green Belt
- Parcel

Figure 4.2: Areas of strongest contribution



Figure 4.2: Highest Contribution to NPPF purposes A, B, C and D



- City of Derby
  - Neighbouring authority
  - Green Belt
  - Parcel
  - Commitments and emerging allocation sites\*
  - Potential development site
- Highest Rating:**
- Very Strong
  - Strong
  - Moderate
  - Weak/No

\*The 'West of Borrowash' site is an Erewash Borough Council draft allocation.

**Note:**  
The number of 'Strong' and/or 'Very Strong' contribution ratings in a parcel are included in brackets '(') below each relevant parcel reference to illustrate where parcels perform strongly to multiple purposes.

Figure 4.3: Contribution to Purpose A - Check the unrestricted sprawl of large built-up areas

Derby Green Belt Assessment  
Derby City Council



Figure 4.3: Contribution to Purpose A – Check the unrestricted sprawl of large built-up areas

- City of Derby
  - Neighbouring authority
  - Green Belt
  - Parcel
  - Commitments and emerging allocation sites\*
  - Potential development site
- Purpose Contribution Rating:**
- Very Strong
  - Strong
  - Moderate
  - Weak/No

\*The 'West of Borrowash' site is an Erewash Borough Council draft allocation.

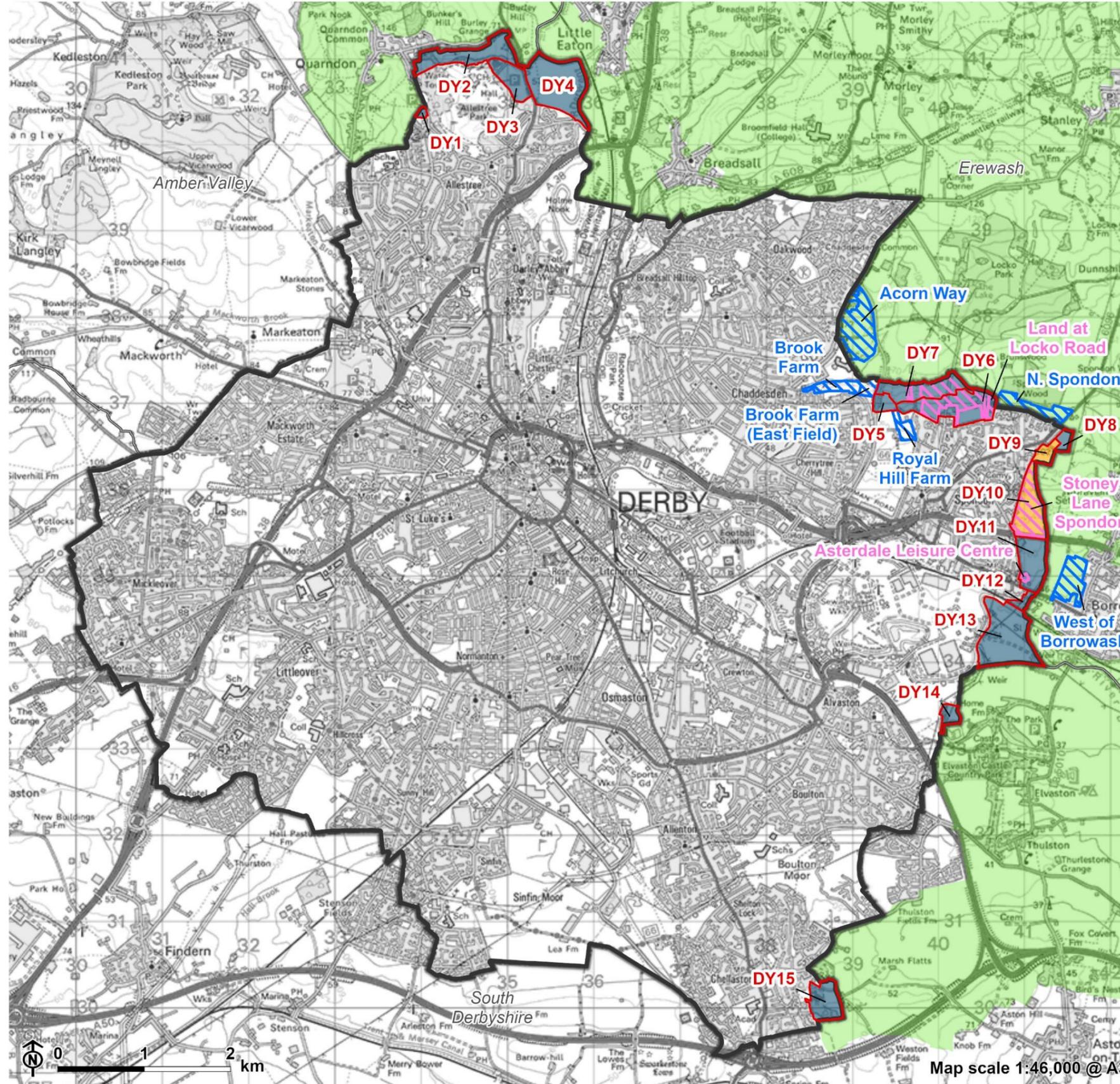
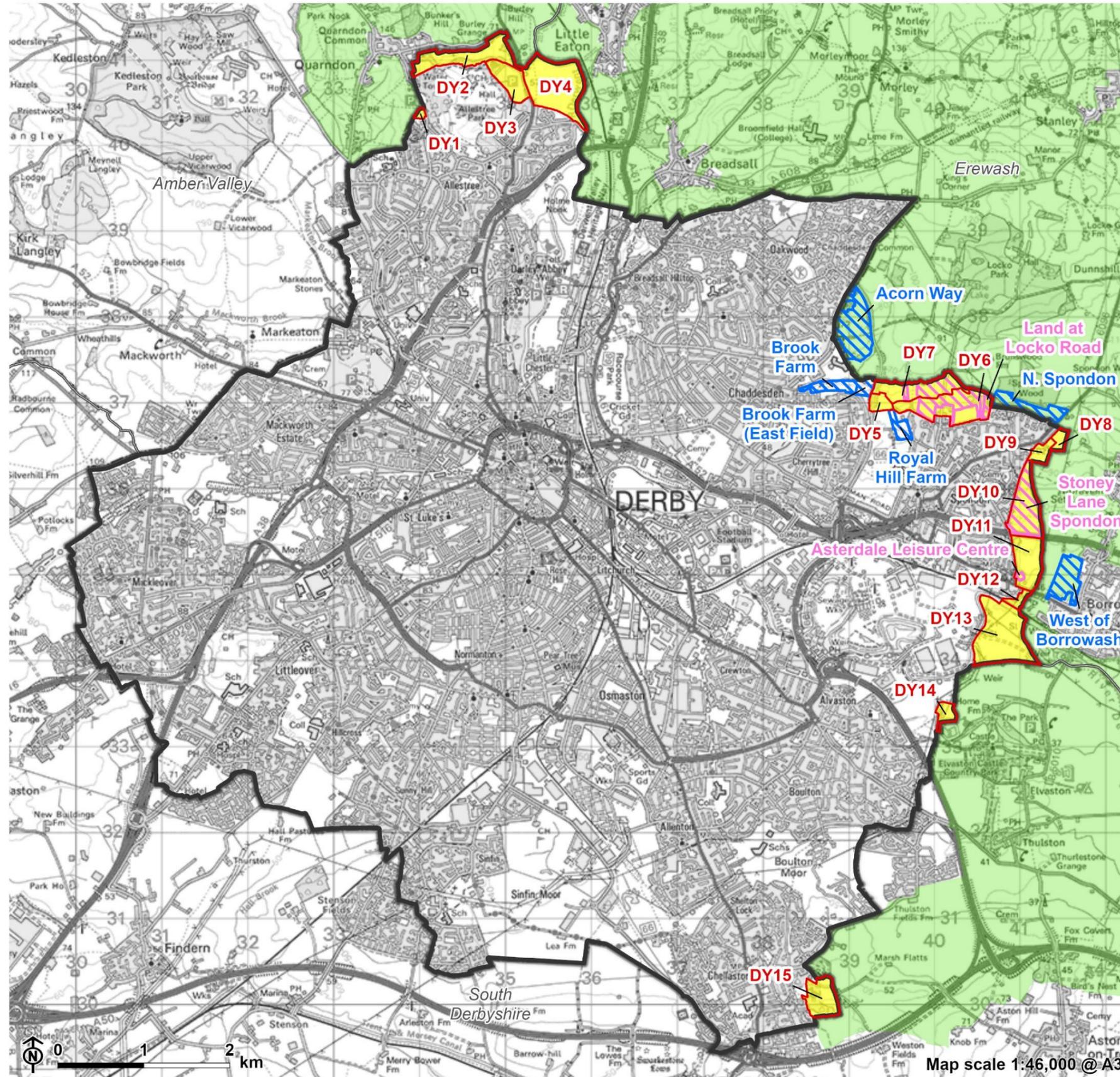


Figure 4.4: Contribution to Purpose B - Prevent neighbouring towns merging into one another



Derby Green Belt Assessment  
Derby City Council



Figure 4.4: Contribution to Purpose B – Prevent neighbouring towns merging into one another

- City of Derby
  - Neighbouring authority
  - Green Belt
  - Parcel
  - Commitments and emerging allocation sites\*
  - Potential development site
- Purpose Contribution Rating:**
- Very Strong
  - Strong
  - Moderate
  - Weak/No

\*The 'West of Borrowash' site is an Erewash Borough Council draft allocation.

Figure 4.5: Contribution to Purpose C - Assist in safeguarding the countryside from encroachment

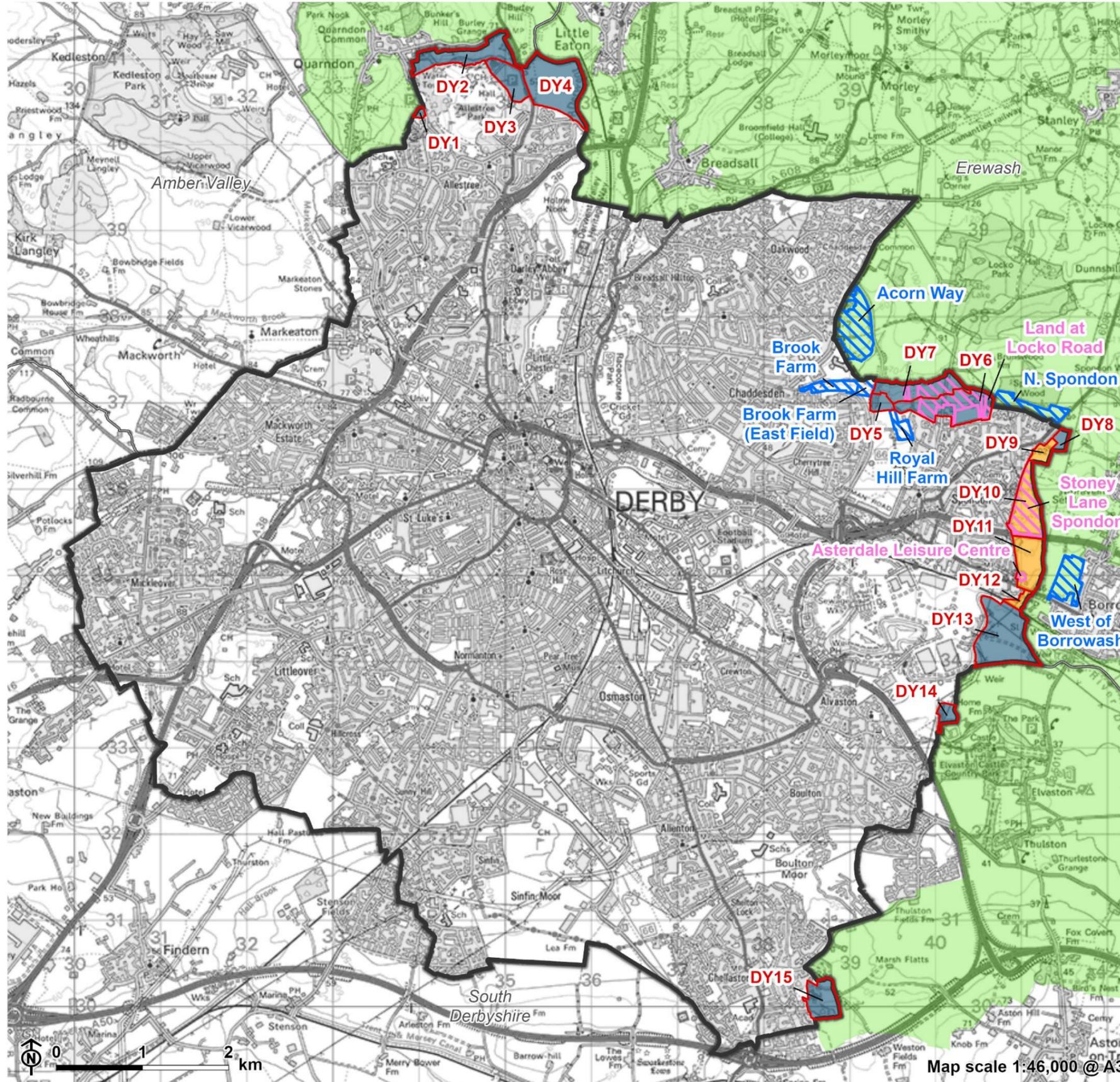
Derby Green Belt Assessment  
Derby City Council



Figure 4.5: Contribution to Purpose C – Assist in safeguarding the countryside from encroachment

- City of Derby
  - Neighbouring authority
  - Green Belt
  - Parcel
  - Commitments and emerging allocation sites\*
  - Potential development site
- Purpose Contribution Rating:**
- Very Strong
  - Strong
  - Moderate
  - Weak/No

\*The 'West of Borrowash' site is an Erewash Borough Council draft allocation.



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13310\_001\_Derby\_Green\_Wedge\_Main\_Report/  
005\_13310\_Derby\_r8\_Contribution\_to\_Purpose 11/09/2025

Figure 4.6: Contribution to Purpose D - Preserve the setting and special character of historic towns

Derby Green Belt Assessment  
Derby City Council



Figure 4.6: Contribution to Purpose D – Preserve the setting and special character of historic towns

- City of Derby
  - Neighbouring authority
  - Green Belt
  - Parcel
  - Commitments and emerging allocation sites\*
  - Potential development site
- Purpose Contribution Rating:**
- Very Strong
  - Strong
  - Moderate
  - Weak/No

\*The 'West of Borrowwash' site is an Erewash Borough Council draft allocation.

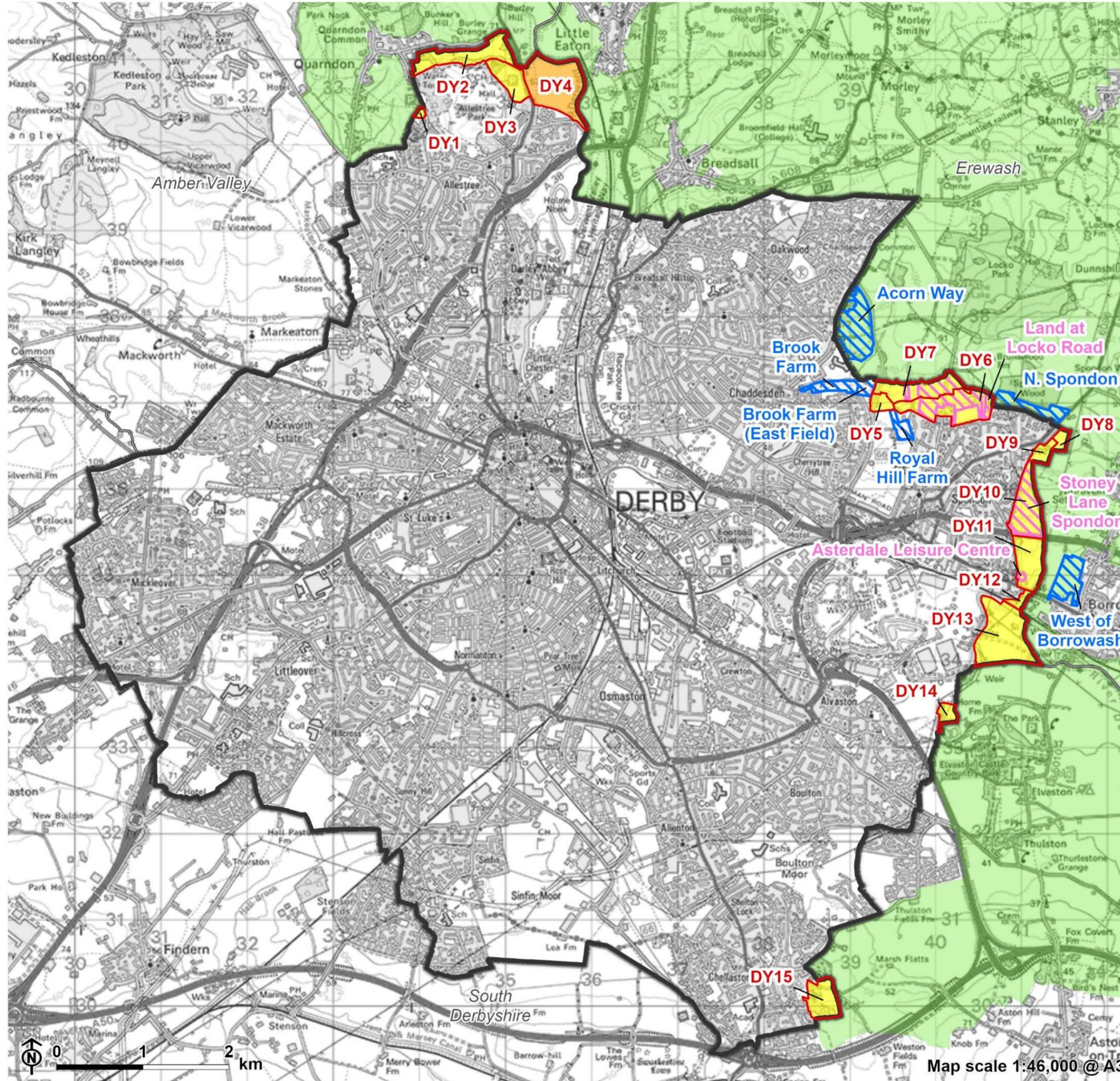


Figure 4.7: Areas potentially suitable for definition as grey belt

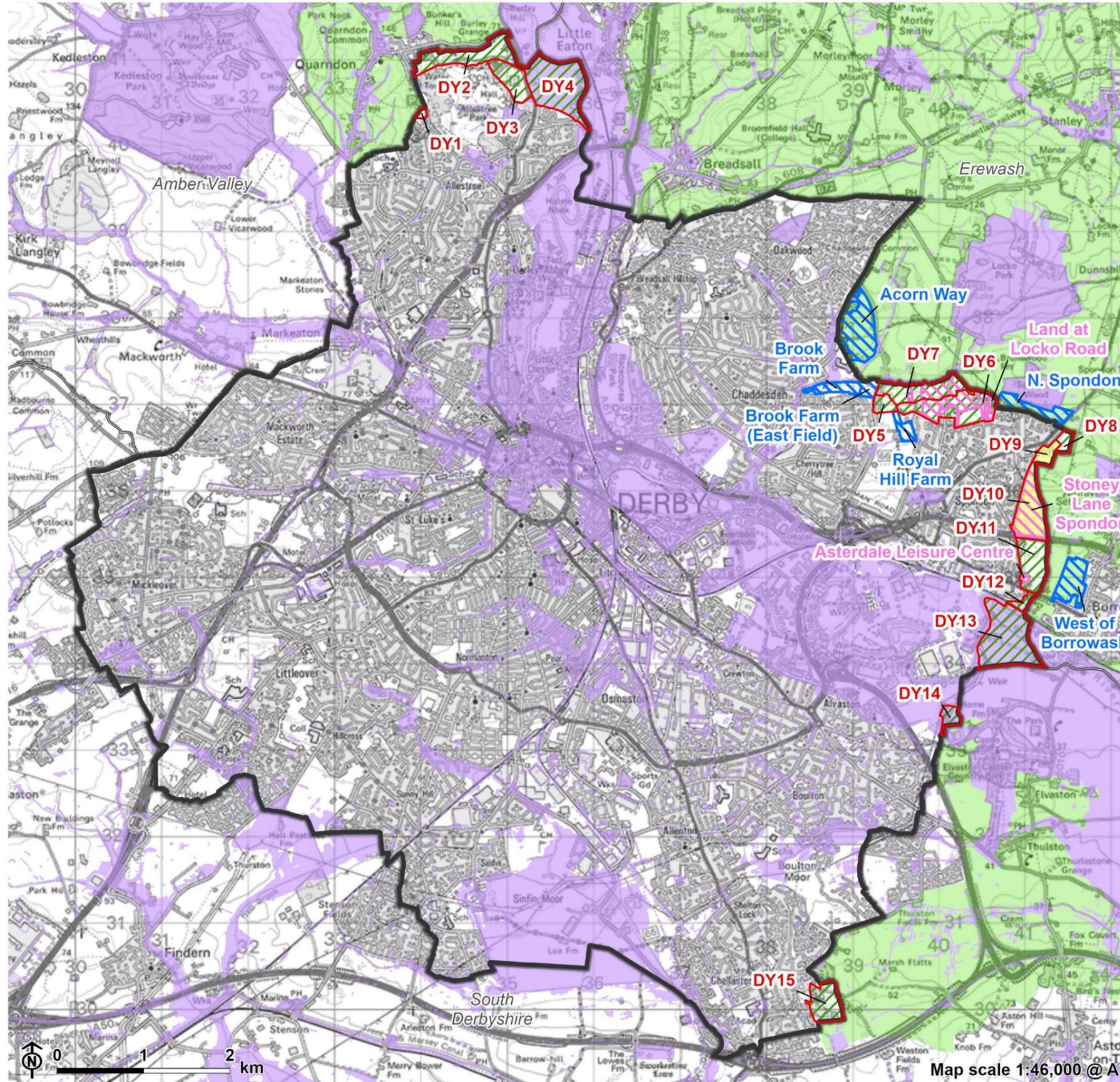


Figure 4.7: Areas suitable for definition as grey belt

- City of Derby
- Neighbouring authority
- Green Belt land outside the City of Derby
- Parcel
- Commitments and emerging allocation sites\*
- Potential development site
- Green Belt land potentially not suitable for definition as grey belt land in the City of Derby
- Potentially suitable for definition as grey belt land in the City of Derby
- Provisional grey belt land overlapping with footnote 7 designations
- Footnote 7 designations outside of grey belt locations

\*The 'West of Borrowwash' site is an Erewash Borough Council draft allocation.

**Note:**  
Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and therefore should be reviewed separately. The locations of these assets are illustrated in parcel proforma reports. Each NPPF footnote 7 designation is individually mapped on Figure 3.1.



Map scale 1:46,000 @ A3

Table 4.1: Summary of parcel ratings

Parcel reference	Total Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt?
DY1	1.21	Strong	Weak/No	Strong	Weak/No	Equal	N
DY2	25.02	Strong	Weak/No	Strong	Weak/No	Equal	N
DY3	13.29	Strong	Weak/No	Strong	Weak/No	Equal	N
DY4	38.92	Strong	Weak/No	Strong	Moderate	Equal	N
DY5	4.81	Strong	Weak/No	Strong	Weak/No	Equal	N
DY6	29.88	Strong	Weak/No	Strong	Weak/No	Equal	N
DY7	21.07	Strong	Weak/No	Strong	Weak/No	Equal	N
DY8	3.61	Strong	Weak/No	Strong	Weak/No	Equal	N
DY9	5.16	Moderate	Weak/No	Moderate	Weak/No	Equal	Y
DY10	23.24	Moderate	Weak/No	Moderate	Weak/No	Equal	Y
DY11*	18.96	Strong	Weak/no	Moderate	Weak/No	Equal	N

Parcel reference	Total Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt?
DY12	3.46	Strong	Weak/no	Moderate	Weak/No	Equal	N
DY13	39.46	Strong	Weak/No	Strong	Weak/No	Equal	N
DY14	5.04	Strong	Weak/No	Strong	Weak/No	Equal	N
DY15	15.27	Strong	Weak/No	Strong	Weak/No	Equal	N

\*The assessment of DY11 is based on the assumption that the Erewash Borough Council site 'West of Borrowash' is allocated, and will need reviewing if this allocation does not go ahead.

## Summary of Site Assessments

**4.5** There are three potential development sites located within the Green Belt: Land at Locko Road; Stoney Lane Spondon; and Asterdale Leisure Centre. The location of potential development sites are shown on **Figures 4.2- 4.7**.

**4.6 Table 4.2** summarises the contribution of the site to Green Belt purposes, whether it constitutes grey belt and whether the release and development of the site would 'fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan'.

**Table 4.2: Summary of site contribution ratings**

Site Ref	Site Name	Assessment parcel	Total Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt?	Potential Fundamental Impact?
345	Land at Locko Road	DY6 & DY7	28.55	<b>Strong</b>	<b>Weak/No</b>	<b>Strong</b>	<b>Weak/No</b>	<b>Equal</b>	<b>N</b>	<b>N</b>
368	Stoney Lane Spondon	DY10	9.06	<b>Moderate</b>	<b>Weak/No</b>	<b>Moderate</b>	<b>Weak/No</b>	<b>Equal</b>	<b>Y</b>	<b>N</b>
408	Asterdale Leisure Centre	DY11	0.6	<b>Moderate</b>	<b>Weak/No</b>	<b>Moderate</b>	<b>Weak/No</b>	<b>Equal</b>	<b>Y</b>	<b>N</b>

## Potential for fundamental impact on the Green Belt Purposes

**4.7** The potential development of the three identified sites within Derby City Council's administrative area would not fundamentally or meaningfully undermine the purposes of the Green Belt, either individually or collectively

**4.8** Purpose A (to check the unrestricted sprawl of large built-up areas) would be maintained. Most sprawl of the large built-up area will not fundamentally undermine the ability of remaining Green Belt land in Derby and in adjoining districts to continue to fulfil this function.

**4.9** Purpose B (to prevent neighbouring towns from merging into one another) would not be fundamentally impacted by the proposed development. In the case of Derby, the neighbouring towns of Long Eaton and Sandiacre, Ilkeston and Belper are sufficiently distant there is no potential for proposed development to result in a merger.

**4.10** There would be no fundamental and meaningful impact on Purpose C (to assist in safeguarding the countryside from encroachment). The release or development of the vast majority of Green Belt land is unlikely to fundamentally and meaningfully influence the function of adjacent Green Belt land such that it would cease to be considered countryside.

**4.11** There is limited potential for development within the Green Belt to fundamentally impact on Purpose D (to preserve the setting and special character of historic towns), as Derby - though a historic town - has a historic core that is enclosed by modern development and does not have a direct relationship with the Green Belt. Part of the Green Belt overlaps with the Derwent Valley Mills World Heritage Site (WHS), and the openness of this area contributes to its Outstanding Universal Value, but the sites assessed in this study are not in that vicinity

**4.12** In addition to the points above, two of the sites (Asterdale Leisure Centre and Stoney Lane Spondon) are identified as grey belt, indicating a lower contribution to Green Belt Purposes. The remaining site (Land at Locko Road) makes a strong contribution to Purpose A and Purpose C, but has weak/no contribution to Purpose B. The merger of towns would be the most likely impact to fundamentally undermine the collective purposes of Derby's Green Belt as a whole. While these three sites represent a notable proportion of the limited Green Belt within Derby, they constitute only a very small fraction of the wider Nottingham–Derby Green Belt as a whole.

**4.13** The potential development sites are sufficiently disparate from each other that they would not have a cumulative effect on the Green Belt purposes. Although Stoney Lane Spondon and Asterdale Leisure Centre are located on the same axis, forming part of a gap between the partially agglomerated villages of Ockbrook and Borrowash, in addition to being distant from each other, a strong boundary in the form of the A52 separates them. Furthermore, the Asterdale site is small in scale and closely associated with existing built development. As such, the cumulative impact of their development would not exceed the sum of their individual impact.

# Chapter 5

## Key Findings and Next Steps

### Key Findings

#### Assessment Parcels

**5.1** The majority of the Green Belt land within the Plan area was found to make a strong contribution to some of the purposes of the Green Belt. No part of the Green Belt makes a significant contribution to either Purpose B or Purpose D. However, 11 parcels (accounting for 80% of the Plan area's Green Belt land) were found to make a 'strong' contribution to both Purpose A and Purpose C. Two parcels, DY11 and DY12 (accounting for 9% of the Plan area's Green Belt land), were found to make a strong contribution to Purpose A, but only a 'moderate' contribution to Purpose C. As Purpose C is not factored into the grey belt assessment criteria, DY11 and DY12 are not identified as grey belt.

**5.2** Located to the west of Spondon, the remaining parcels DY9 and DY10 (accounting for 11% of the Plan area's Green Belt land) were found to make only a 'moderate' contribution to Purposes A and C, and as a result are identified as grey belt. DY10 coincides with a potential promoted area (Stoney Lane Spondon).

**5.3** These parcels scored lower for Purpose A because they lack significant boundary features separating them from Spondon, but do have physical features on their eastern external periphery which would serve to restrict and contain development. Additionally, they are sufficiently distant from the village of Ockbrook to the east, that their development would not threaten the gap between Derby and Ockbrook and therefore would not contribute to unrestricted sprawl.

**5.4** DY11, immediately south of DY10, currently has a similar spatial relationship with the village of Borrowwash to the east, as DY10 has with Ockbrook. However, unlike DY10, DY11 was assessed as making a 'strong' contribution to Purpose A. This distinction arises due to the 'West of Borrowwash' allocation site east of DY11, which would significantly narrow the gap between Derby and the village of Borrowwash. Due to this potential allocation, development in DY11 would weaken the integrity of Borrowwash as a settlement distinct from Derby. For this reason, DY11 is considered to make a 'strong' contribution to Purpose A, and therefore is not grey belt.

## Site Assessments

**5.5** Of the three potential development sites considered as part of this assessment, two - Stoney Lane Spondon and Asterdale Leisure Centre - are considered to constitute grey belt.

**5.6** Stoney Lane, Spondon aligns directly with the boundaries of the parcel in which it sits and reflects the parcel's overall ratings. It is considered grey belt due to the absence of significant boundary features separating it from Spondon, while physical features along its external periphery would serve to restrict and contain development.

**5.7** Asterdale Leisure Centre is a small site of approximately 0.6 hectares, comprising the building footprint and its immediate curtilage. It lies within parcel DY11, which is not identified as grey belt, principally because of the proximity of an allocation site that would significantly narrow the gap between Derby and the village of Borrowash.

**5.8** The site is smaller than the minimum parcel size used in this assessment (1 hectare), and its appraisal has identified a localised variation in Green Belt contribution, differing from the wider parcel judgement. Given the extent of existing development on the site, together with its role as an urbanising influence and its alignment with further urbanising features to the south, the site (when considered individually) is judged to constitute grey belt.

**5.9** Finally, Land at Locko Road, reflects the ratings of the parcel in which it is located and is assessed as making a 'strong' contribution to both Purpose A and Purpose C. It is therefore not considered to be grey belt. The development of this site would undermine the function of the site's sloping landform in providing separation from the urban area and would intensify the urban influence on the elevated slopes north of Lees Brook.

## Next Steps

**5.10** In considering the potential release of Green Belt land, whether identified as grey belt or otherwise, the Council will need to weigh a number of interrelated factors to ensure decisions are both robust and consistent with national policy.

**5.11** The first step will be to prioritise land identified as grey belt, with a particular initial focus on previously developed land (PDL). Such land, by definition, makes a more limited contribution to the purposes of the Green Belt and is generally regarded as being more suitable for development, subject to detailed considerations. Where

PDL is not available or insufficient to meet identified needs, attention may then shift to other areas of grey belt.

**5.12** When considering the potential release of Green Belt land, the Council must assess the significance of any NPPF footnote 7 designations present in individual parcels. These may include landscape designations, heritage assets, designated ecological sites or areas subject to flood risk (for example the WHS in Parcel DY4 or Flood Zone 2 and 3 in DY13). Such factors may materially limit or preclude the development potential of otherwise suitable sites.

**5.13** It is important to recognise that not all grey belt locations will, in practice, enable the Council to meet its development needs in a sustainable way. Where land is not in a location that is, or can reasonably be made, sustainable, its release for development would be inappropriate. The question of sustainability should be judged in relation to local context and the characteristics of the site or proposed development, though authorities are expected to maximise opportunities for sustainable transport in line with NPPF paragraphs 110 and 115.

**5.14** In circumstances where grey belt land cannot be developed sustainably, the Council will need to consider alternative options, including the potential release of non-grey belt land. In parallel, opportunities for neighbouring authorities to help accommodate a proportion of Derby's needs should also be explored, in the interests of achieving sustainable patterns of growth and consistent with the duty to cooperate and paragraph 147 of the NPPF.

**5.15** An aspect of sustainability is the potential impact of Green Belt release on integrity of Derby's Green Wedges. These locally designated areas protect open space within the city and serve several functions: defining and enhancing the urban structure, maintaining the identity of residential neighbourhoods, providing uninterrupted links to the countryside, forming part of the wider green infrastructure network, and supporting climate change adaptation. Parcels DY5, DY6, DY7 and DY14 are located at the 'mouth' of Green Wedges, and development within them could compromise the functionality of this designation. This consideration should be factored into decisions on Green Belt release.

**5.16** Another critical consideration is the cumulative effect of any proposed allocations. While the incremental release of individual sites may appear limited, the combined impact has the potential to fundamentally undermine the Green Belt purposes. The Council should, therefore, take a broader, more strategic perspective when identifying potential allocations.

**5.17** Finally, should the Council conclude that Green Belt release is necessary, close attention must be given to the redefinition of Green Belt boundaries. Paragraph 149

of the NPPF makes clear that new boundaries must be defined clearly, using physical features that are readily recognisable and likely to be permanent. Establishing clear and defensible boundaries is central to ensuring the long-term integrity of the Green Belt.

# Appendix A

## Individual Parcel and Site Assessments

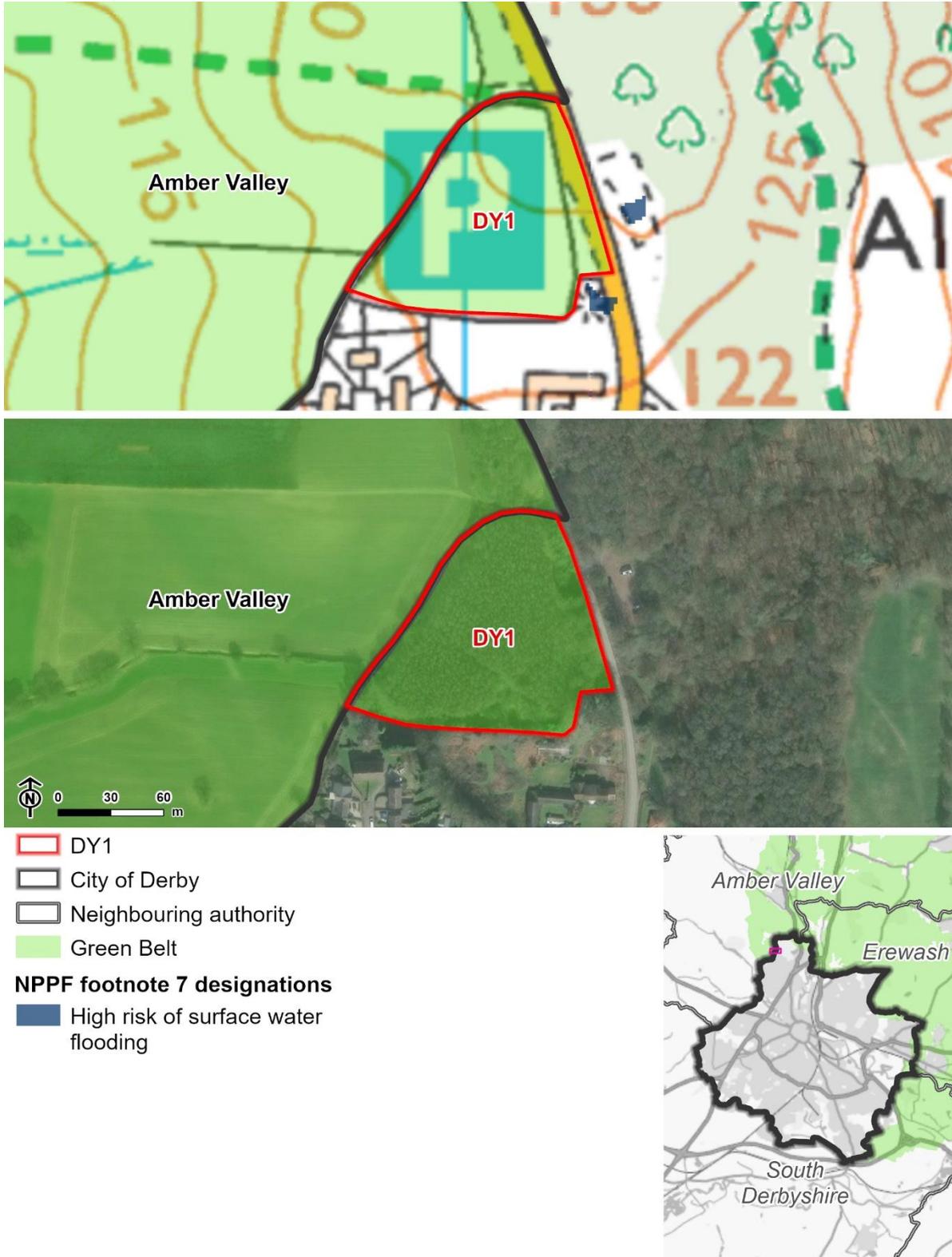
### Derby Green Belt Parcels

#### A.1 Map copyright information

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## Contribution of land in Parcel DY1

Figure A.1: Parcel and site extent



## Description

- Land is on the northern edge of Derby, to the north of the suburb of Allestree. Parcel size: 1.21 hectares.
- As an area of young woodland the whole parcel can be considered part of the strong boundary feature formed by Big Wood in Allestree Park, with which it is contiguous.
- There is some change in landform which creates a sense of separation between Allestree and the parcel. The land slopes down from the north.
- There is a weak perception of urban development outside of the parcel. Woodland limits perception of the urban area.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Woodland limits perception of the wider countryside.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. Derby is a city and so is defined as a large built-up area.
- There is no significant urbanising development in the parcel.
- There is limited urbanising influence associated with development outside of the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the role of the woodland in Big Wood which currently gives the parcel a strong sense of separation from urbanising influences.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The woodland between the parcel and the Allestree urban edge

mean that the parcel has a strong sense of separation from Derby so development here would be incongruous with the urban pattern.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town, Belper, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel lies adjacent to modern development and has no relationship with historic parts of the city or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

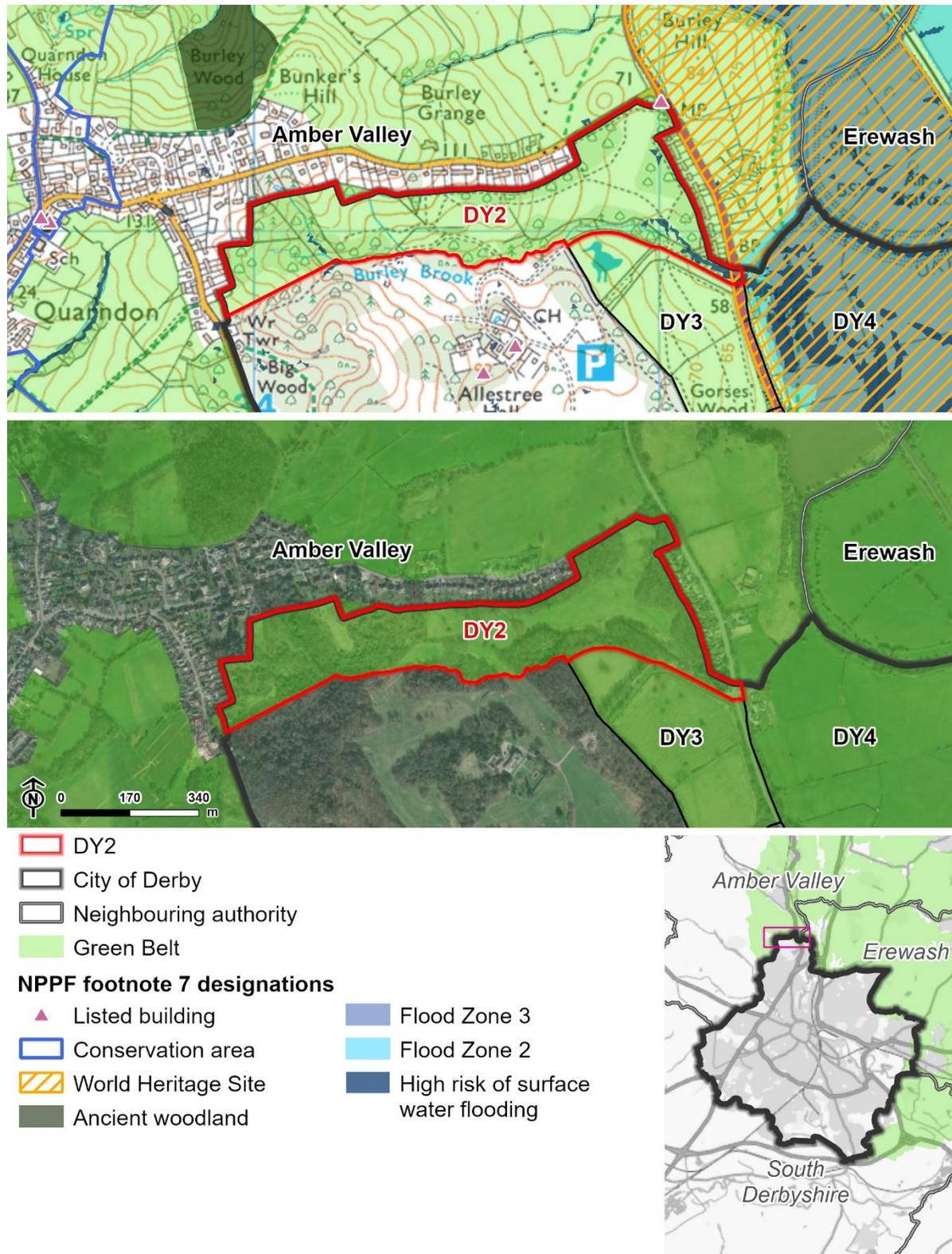
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY2

Figure A.2: Parcel and site extent



## Description

- Land on the southern edge of Quarndon and west of Burley Hill, both of which lie within Amber Valley Borough. The majority of the parcel forms part of Allestree Park which is Derby’s largest Public Open Space. Parcel size: 25.02 hectares.
- There are strong boundary features between settlements and the parcel. Wooded areas mark the southern extent of Quarndon and the western edge of Burley Hill, and Burley Brook forms a boundary between the parcel and the wider extent of Allestree Park to the south.
- There is some change in landform which creates a sense of separation between the settlements and the parcel. The landform is gently undulating and slopes down from west to east into the valley of Burley Brook.
- There is a weak perception of urban development outside of the parcel. Woodland limits perception of urban areas and of the undeveloped land in Allestree Park.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Woodland limits perception of the wider countryside.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. The larger extent of Allestree Park currently provides a buffer between the parcel and the large built-up area of Derby, but does not any sizeable areas of footnote 7 constraint.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside of the parcel.

- Any development in this parcel associated with a northward expansion of Derby through Allestree Park would represent a breach of strong wooded boundaries which currently restrict and contain the city. The development of land in this parcel as an expansion of Quarndon would weaken the narrow Green Belt gap between Quarndon and Derby.
- Development in this well-wooded area would be incongruous with the current urban pattern. The loss of separation between Quarndon and Derby, such that the latter would be perceived as a suburb of the former, would also be an incongruous impact.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town, Belper, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodlands form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. It forms part of a defined buffer zone to the Derwent Valley Mills World Heritage Site but in this location isolated from the edge of Derby is not considered to contribute to the setting or historic character of the city itself.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

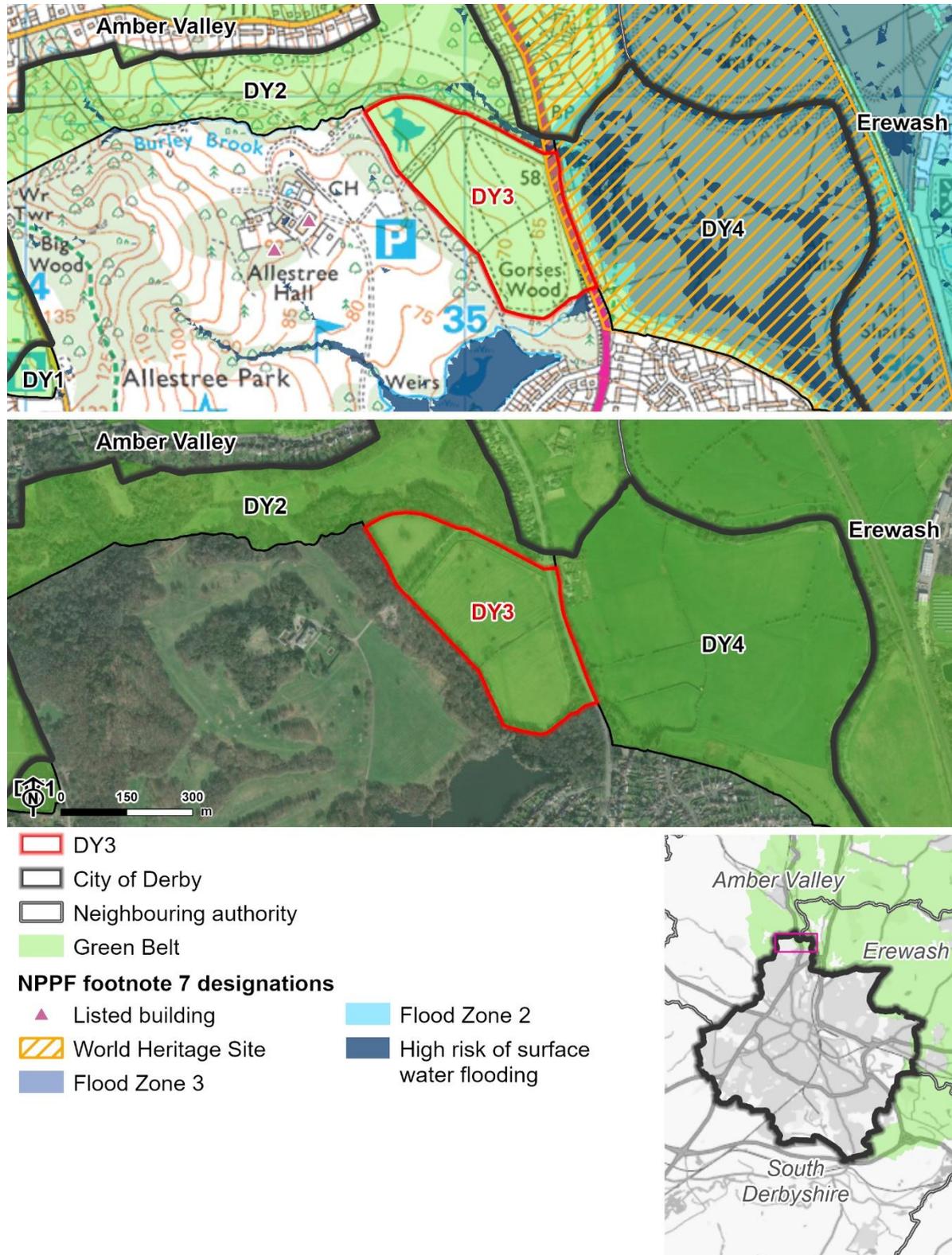
- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY3

Figure A.3: Parcel and site extent



## Description

- Land to the north of the Derby suburb of Allestree and south of the small linear settlement of Burley Hill (located within the Green Belt in Amber Valley ) forming part of Allestree Park which is Derby’s largest Public Open Space. Parcel size: 13.29 hectares.
- There is a consistent strong boundary feature between Derby and the parcel. Gorses’ Wood lies between the parcel and the northern edge of Derby and woodlands form a boundary along most of the northern edge of the city at Allestree.
- There is no significant change in landform to create a sense of separation between Derby and the parcel.
- There is a weak perception of urban development outside of the parcel. Woodland limits perception of the urban area.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Woodland limits perception of the wider countryside.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- Derby is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Derby for development here to be associated with it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside of the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the role of Gorses’ Wood in giving the parcel a strong sense of separation from urbanising influences.

- Development of land in the parcel, breaching the wooded urban boundary, would have an incongruous impact on the urban pattern. A reduction in separation between Derby and houses at Burley Hill, which in turn would reduce separation from Quarndon, would also weaken the urban pattern.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town, Belper, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. It forms part of a defined buffer zone to the Derwent Valley Mills World Heritage Site but in this contained location is not considered to contribute to the setting or historic character of the city itself.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

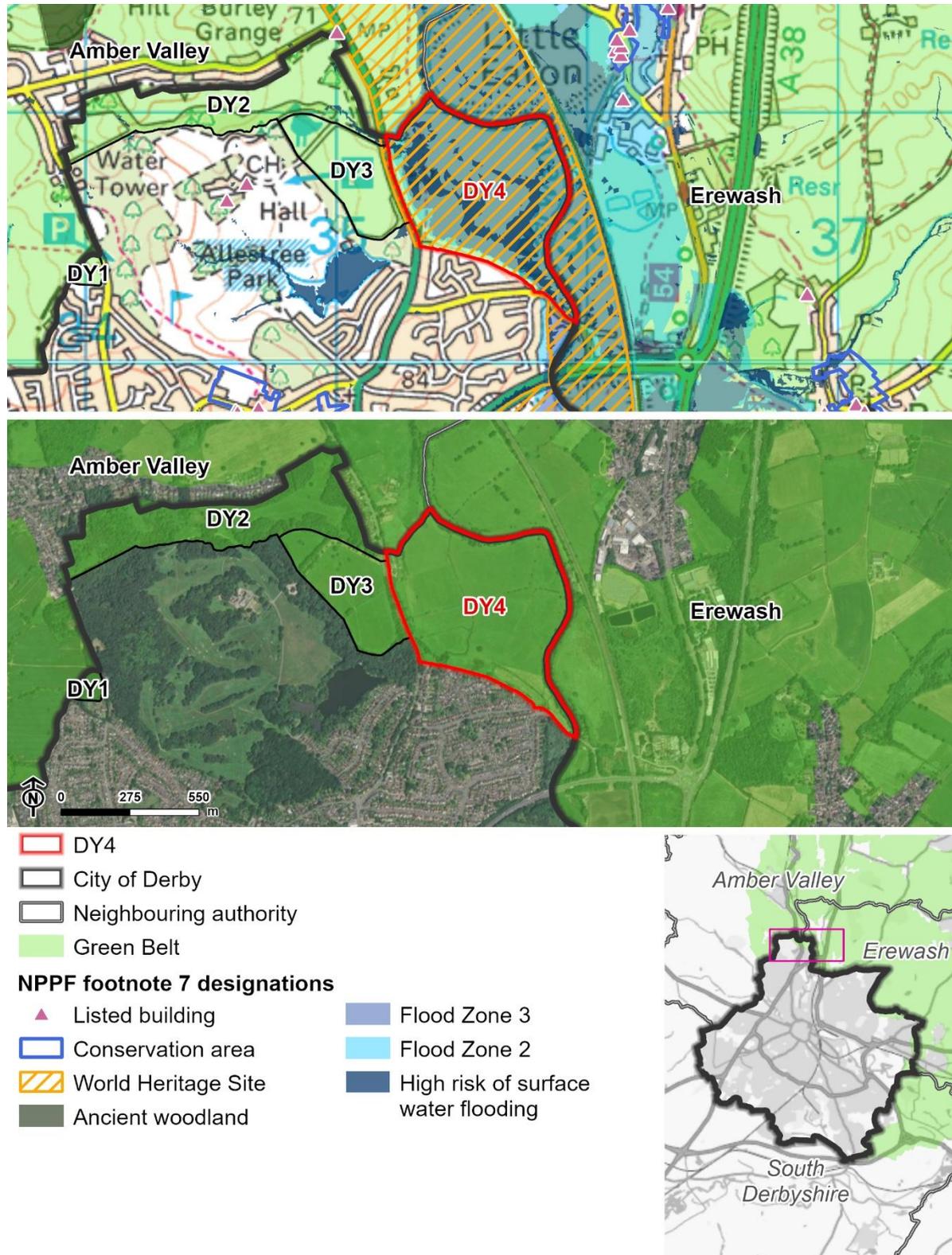
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY4

Figure A.4: Parcel and site extent



## Description

- Land is on the northern edge of Derby, to the north of the suburb of Allestree. The village of Little Eaton, within Amber Valley, lies just to the east of the parcel beyond the railway line. Parcel size: 38.92 hectares.
- There are no significant boundary features to separate the parcel from the settlement. The boundary consists of residential garden hedges and occasional trees.
- There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a slope down from Allestree onto the floodplain of the River Derwent.
- There is some perception of urban development outside of the parcel. Weak residential and hedgerow boundaries allow visibility of Allestree settlement edge.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel. Houses at Burley Hill are not a strong influence.
- There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Moderate	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. Allestree is a suburb of Derby and so is defined as part of a large built-up area.
- There is no significant urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the role of the sloping

landform down to the floodplain of the River Derwent which currently gives the parcel a strong sense of separation from urbanising influences.

- Development of land in the parcel would have an incongruous impact on the urban pattern. In addition to encroaching on the lower-lying riverside area the loss of separation between Derby and either Little Eaton and Burley Hill, causing either to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town, Belper, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has clear outer boundaries and land to the north and east is already subject to some urbanising influence from development at Little Eaton and, to a lesser extent, Burley Hill.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel forms part of the setting of a historic town.
- There is no urbanising development in the parcel.
- The parcel makes some contribution to the special character of a historic town. It forms part of the Derwent Valley Mills WHS, and the Derwent valley provides a physical link between the historic centre of Derby and a series of similar mill-based settlements to the north, set within a rural context. However, the parcel contains a low density of the attributes and elements identified as contributing to

the Outstanding Universal Value (OUV) of the WHS [See reference 10]. The only notable physical 'elements' present are flood bunds and pastoral farmland with a traditional 18th–19th century field pattern. In addition, the parcel fronts onto a modern edge of Derby

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

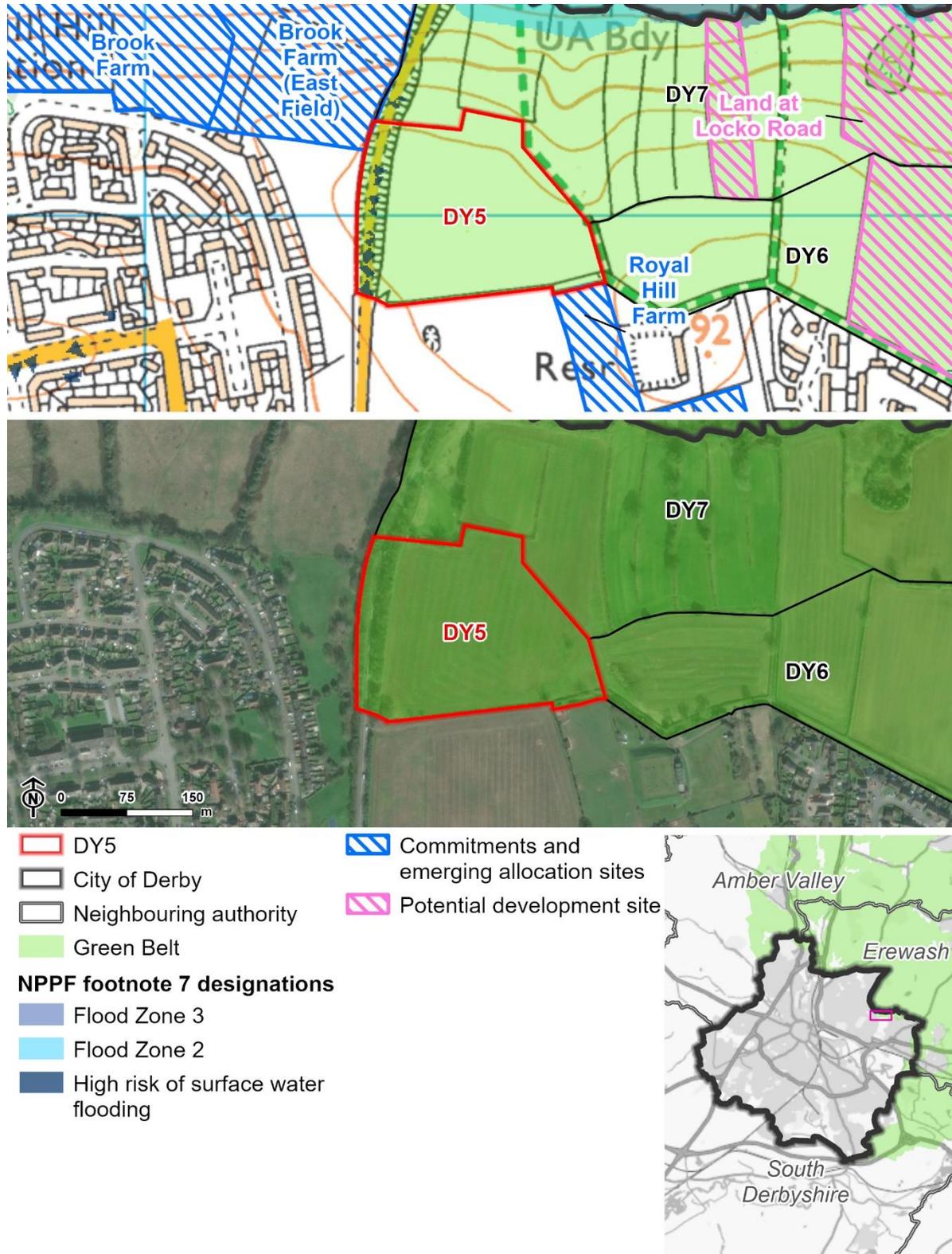
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY5

Figure A.5: Parcel and site extent



## Description

- Land lying at the northern end of a green wedge separating the Derby suburbs of Chaddesden (to the west) and Spondon (to the east). Parcel size: 4.81 hectares.
- A combination of features forms a boundary of moderate strength between the settlement and the parcel. Several hedged fields and trees alongside Longley Lane create some separation from Spondon. Acorn Way, a road line on both sides by tree cover, forms a clear and consistent boundary between the parcel (and the green wedge as a whole) and the suburb of Chaddesden.
- There is no significant change in landform to create a sense of separation between Derby and the parcel.
- There is a weak perception of urban development outside of the parcel. There are some views of Spondon but distance and the filtering influence of field boundary vegetation limits perception of the urban area. To the east, tree cover limits visibility of Chaddesden.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. To the north land slopes down into the valley of Lees Brook, allowing strong views over farmland, and there are also views south into farmland within the green wedge.
- There are several promoted, permitted and allocated sites situated adjacent or near to the parcel; Acorn Way, land north of Spondon, Royal Hill Farm (permission), Brook Farm (east field) and Brook Farm (allocation). These are not considered to significantly affect Green Belt purposes for this parcel.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### **Purpose A – Checking the unrestricted sprawl of large built-up areas**

- The parcel is adjacent to a large built-up area. Derby is a city and so is defined as a large built-up area.
- The parcel is free from urbanising development.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the consistent boundary role of the tree-lined Acorn Way and adjacent Green Wedge in providing a green link out from the city into the countryside. Any development in the parcel would also in turn increase urbanising influence on fields to the north.
- Development of land in the parcel would have an incongruous impact on the urban pattern. A weakening of the green wedge and encroachment towards the valley of Lees Brook would constitute a significant change in urban form.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town, Ilkeston, is over 6km away and separated from the parcel by intervening higher ground and woodland blocks.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The parcel is free from urbanising development.
- There is some urbanising influence associated with development outside of the parcel to the south-east.
- Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the north and, through increased urban containment, would weaken the extent to which the green wedge to the south is perceived as part of the countryside.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town this parcel lies adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

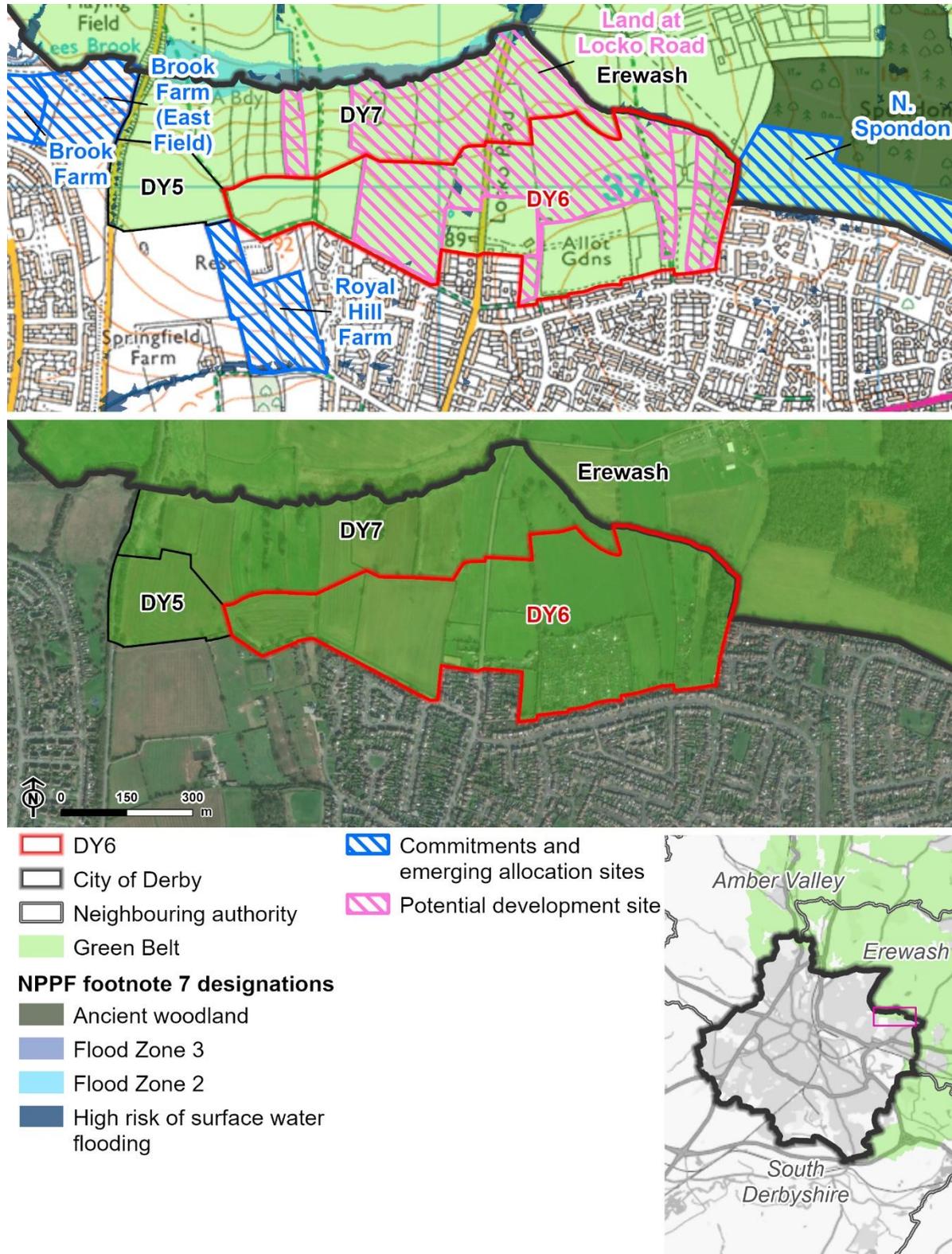
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY6

Figure A.6: Parcel and site extent



**Description**

- Land on the northern edge of Derby, to the north of the suburb of Spondon  
Parcel size: 29.88 hectares.
- There are no significant boundary features to separate the parcel from Spondon. Garden boundaries form a weak boundary to the eastern half of the parcel. In combination with Longley Lane the boundary is slightly stronger to the western part of the parcel.
- There is no significant change in landform to create a sense of separation between Spondon and the parcel.
- There is some perception of urban development outside of the parcel. The absence of significant boundary features means that there are strong views of Spondon settlement edge.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel. Allotments and a cricket club create some association with the urban area but are largely open in character.
- There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. To the north land slopes down into the valley of Lees Brook, allowing strong views over farmland.
- There are several promoted, permitted and allocated sites situated adjacent or near to the parcel; Acorn Way, land north of Spondon, Royal Hill Farm (permission), Brook Farm (east field) and Brook Farm (allocation). These are not considered to significantly affect Green Belt purposes for this parcel.

**Contribution to the Green Belt purposes**

<b>Purpose A</b>	<b>Purpose B</b>	<b>Purpose C</b>	<b>Purpose D</b>	<b>Purpose E</b>
Strong	Weak/no	Strong	Weak/no	Equal

**Purpose A – Checking the unrestricted sprawl of large built-up areas**

- The parcel is adjacent to a large built-up area. Derby is a city and so is defined as a large built-up area. The parcel is predominantly free from urbanising development.

- There is some urbanising influence associated with development outside of the parcel.
- There are no physical features strong enough to restrict and contain development. The parcel has only weak hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel lies in a robust gap between towns. The nearest town, Ilkeston, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.
- The parcel is predominantly free from urbanising development.
- The parcel does not form a substantial part of the gap. It forms a very small part of the gap and does not contain any significant separating features.
- Development of land in the parcel would likely have a negligible impact on visual separation between towns.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The parcel is predominantly free from urbanising development.
- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel lies adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Impact of proposed site development in parcel DY6

Figure A.7: Parcel and site extent

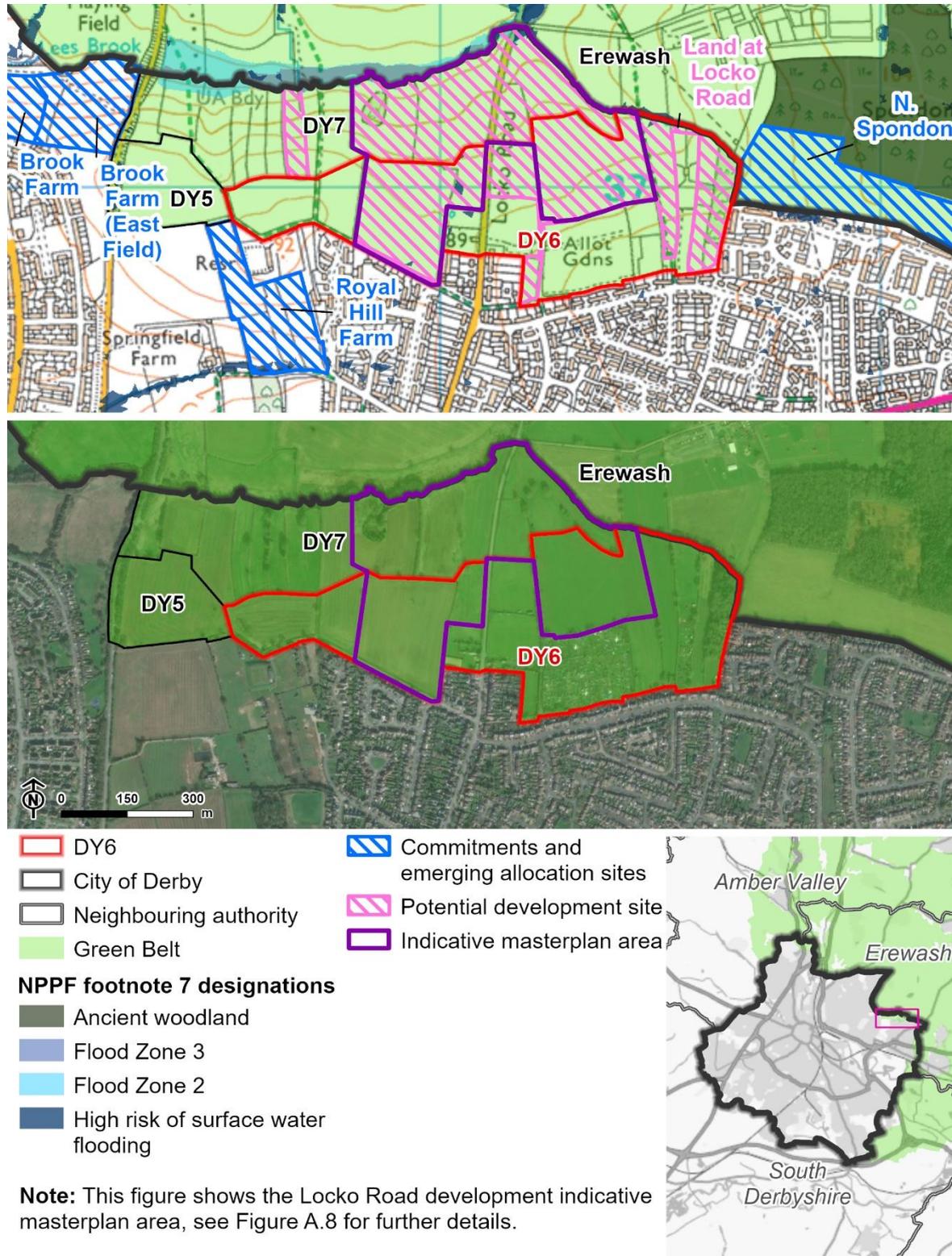


Figure A.8: Locko Road Development Indicative Masterplan\*



\*Layout submitted as part of the SHLAA submission. Reproduced with the permission of the Council.

### Description of proposed site

- The site, Land at Locko Road, is 28.55 hectares to the north of Spondon, Derby, 16.95 ha of which falls within parcel DY6, extending in places from its southern to northern boundary. The extent of land ownership shown in **Figure A.6** would not be fully developed, and **Figure A.7** should be referred to indicate the extent of potential development, as shown on the indicative masterplan.
- The site is visually and physically separated into two main development areas by Locko Road, which bisects it north to south.
- The southern boundary of the development is situated at the residential edge of Spondon, Spondon Cricket Club, and Spondon Horticultural Gardens (allotments).

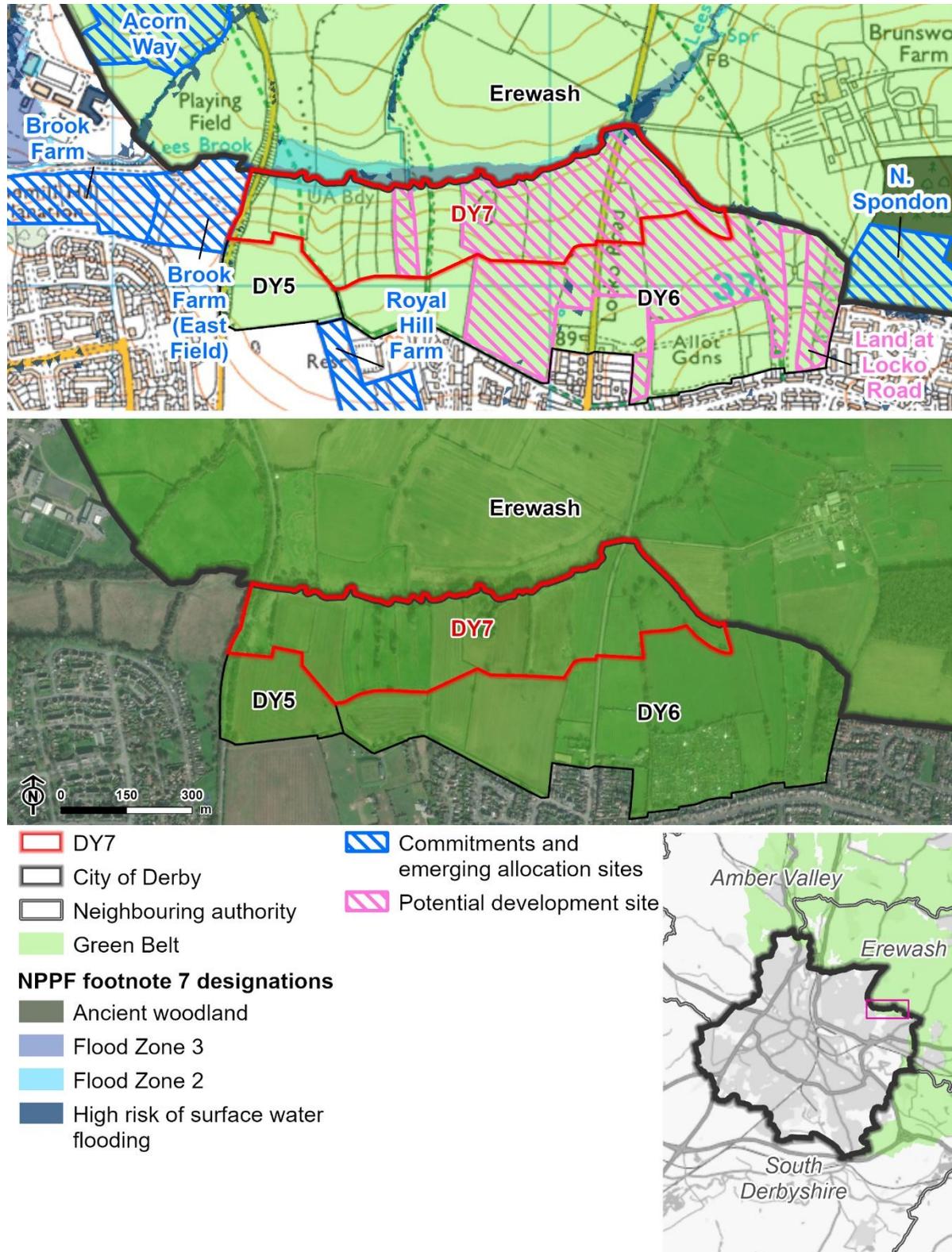
- The extent of proposed development extends to the north into parcel DY7, where Lees Brook and existing riparian vegetation form the northern proposed development boundary.
- Public Rights of Way border the site to the south and indicative footpaths running through the site connect to them to the wider countryside to the north.
- The land slopes northwest from approximately 90m AOD in the southeast towards the Lees Brook (80m at its lowest point in DY6). There is a steep rise along its western boundary to just under 90m AOD in its southwest corner.
- The proposal is set out to deliver 9.32 ha. of residential development, approximately 25% of which falls in DY6, alongside green infrastructure / public amenity space, infrastructure roads and 'SuDS-based' drainage features.
- The proposals seek to retain and enhance all existing vegetation and propose new vegetation planting, and propose the delivery of two landscape feature spaces and one focal spaces and play area (within DY6).

### **Impact of development on the Green Belt purposes**

- The expansion of the urban area as proposed would encroach on land which makes a strong contribution to Green Belt Purpose A, preventing the sprawl of a large built-up area, and Green Belt Purpose C, safeguarding the countryside from encroachment. None of the land affected is identified as grey belt.
- The proposed planting throughout the site, retention of existing trees and hedgerows and the preservation of green space along the northern edge of the site in particular will over time help to limit urbanising influence on open land beyond. In the north Lees Brook would form an alternative Green Belt boundary, however the eastern section of Lees Brook is a weaker boundary feature than the western section (in parcel DY7). Development within this site would harm the Green Belt purposes as a result of urban expansion into this valley landform.
- The remaining area of open land between the new development and the existing urban edge – the allotments, cricket ground and small field, would be entirely contained by development and separated from the wider Green Belt as a result. As such it would make only a weak contribution to the Green Belt purposes.

## Contribution of land in Parcel DY7

Figure A.9: Parcel and site extent



## Description

- Land lying to the north of the suburb of Spondon and north-east of the suburb of Chaddesden. Parcel size: 21.07 hectares.
- There are no significant boundary features to separate the parcel from Derby. Only fields with weak hedgerow boundaries lie between the parcel and the urban edge
- There is some change in landform which creates a sense of separation between Derby and the parcel. The landscape slopes down northwards into the valley of Lees Brook.
- There is a weak perception of urban development outside of the parcel. The settlement edge at Spondon is relatively close but the falling landform limits views.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. To the north land slopes down into the valley of Lees Brook, allowing strong views over farmland, and from the western end of the parcel there are also views south into farmland within the green wedge that separates Spondon from Chaddesden.
- There are number of allocated sites situated adjacent or near to the parcel; Acorn Way, N.Spondon, Royal Hill Farm, Brook Farm (east field), Brook Farm. These are not considered to significantly affect Green Belt purposes for this parcel.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is near to a large built-up area. Derby is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Derby for development here to be associated with it.
- The parcel is free from urbanising development.

- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the role of the sloping landform which currently give the parcel a strong sense of separation from urbanising influences. Development within it would also increase urbanising impact on the rising slopes to the north of Lees Brook.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The sloping landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel lies in a robust gap between towns. The nearest town, Ilkeston, is over 5km away and separated from the parcel by intervening higher ground and woodland blocks.
- The parcel is predominantly free from urbanising development.
- The parcel does not form a substantial part of the gap. It forms a very small part of the gap and does not contain any significant separating features.
- Development of land in the parcel would likely have a negligible impact on visual separation between towns.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The parcel is free from urbanising development.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would significantly increase the urbanising influence on adjacent open land. It would increase urbanising impact on the rising slopes to the north of Lees Brook.

**Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel lies close to modern development and has no relationship with historic parts of Derby or approaches to it.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Impact of proposed site development in parcel DY7

Figure A.10: Parcel and site extent

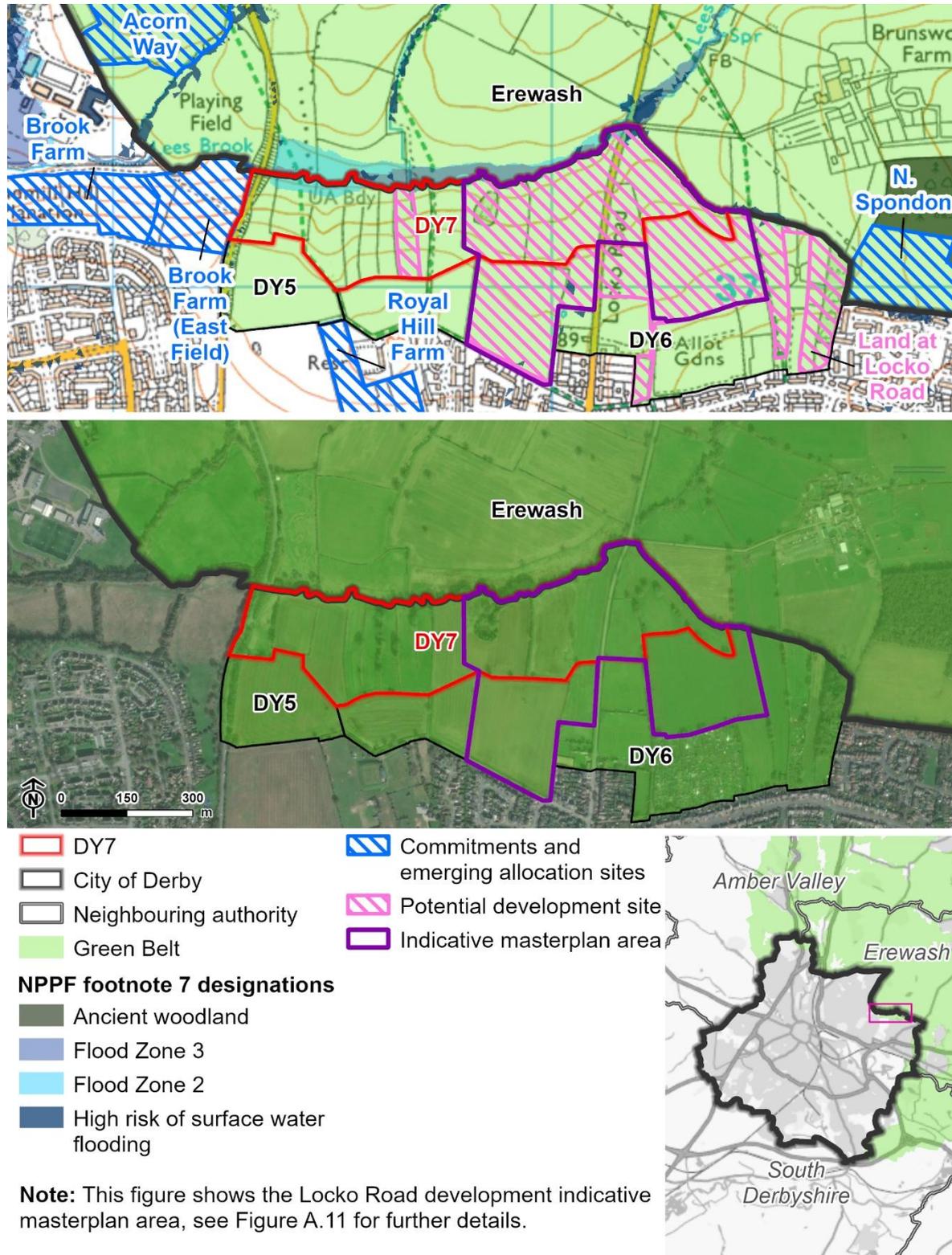


Figure A.11: Locko Road Development Indicative Masterplan\*



\*Layout submitted as part of the SHLAA submission. Reproduced with the permission of the Council.

### Description of proposed site

- The site, Land at Locko Road, is 28.55 hectares to the north of Spaldon, Derby. 11.47ha of which falls within falls within the east of parcel DY7. The extent of land ownership shown in **Figure A.9** would not be fully developed, and **Figure A.10** should be referred to indicate the extent of potential development, as shown in the indicative masterplan.
- The site is visually and physically separated into two main development areas by Locko Road, which bisects it north to south, with the majority of the developed area to the west of Locko Road.
- Lees Brook and existing riparian vegetation form the northern boundary. To the south (in DY6) the southern boundary of the development is situated at the residential edge of Spaldon, Spaldon Cricket Club, and Spaldon Horticultural Gardens (allotments).

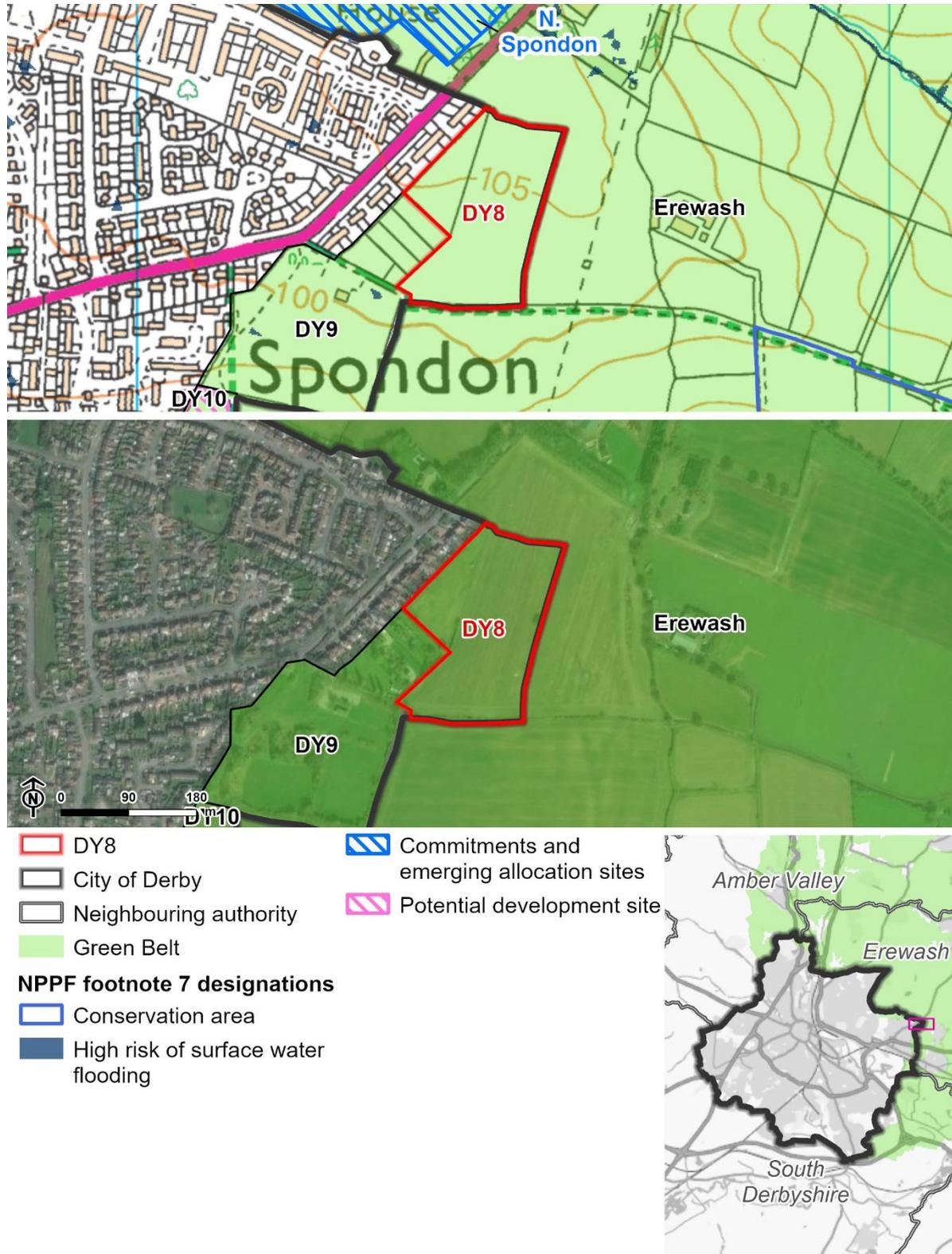
- The land slopes down from approximately 80m AOD in the east to around 68m AOD northwest corner, adjacent to Lees Brook.
- A small pocket of existing woodland in the northwest of the site.
- The proposal is set out to deliver 9.32 ha. of residential development approximately 75% of which falls in DY6, alongside green infrastructure / public amenity space, infrastructure roads and 'SuDS-based' drainage features.
- The proposals seek to retain and enhance all existing vegetation and propose new vegetation planting, and propose the delivery of two landscape feature spaces and one focal spaces and play area (within DY7).

### **Impact of development on the Green Belt purposes**

- The expansion of the urban area as proposed would encroach on land which makes a strong contribution to Green Belt Purpose A, preventing the sprawl of a large built-up area, and Green Belt Purpose C, safeguarding the countryside from encroachment. Development would undermine the function of the sites sloping landform in providing separation from the urban area and would intensify the urban influence on the elevated slopes north of Lees Brook. None of the land affected is identified as grey belt.
- The proposed planting throughout the site, retention of existing trees and hedgerows and the preservation of green space along the northern edge of the site in particular will over time help to limit urbanising influence on open land beyond. Lees Brook would form a clearly defined alternative Green Belt boundary to the west of Locko Road, but this does not negate the harm to the Green Belt purposes resulting from urban expansion into this valley landform.

## Contribution of land in Parcel DY8

Figure A.12: Parcel and site extent



## Description

- Land on the eastern edge of Derby, between the suburb of Spondon and the village of Ockbrook. Parcel size: 3.61 hectares.
- There are no significant boundary features to separate the parcel from Spondon. Back garden boundary features form a weak edge.
- There is no significant change in landform to create a sense of separation between Spondon and the parcel. Both the parcel and the adjacent urban area slope downhill from north to south.
- There is some perception of urban development outside of the parcel.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- There is a strong perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of a wider belt of farmland with no intervening boundary vegetation (the district boundary runs through the centre of a field).

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. Derby is a city and so is defined as a large built-up area.
- The parcel is free from urbanising development.
- There is some urbanising influence associated with development outside of the parcel.
- There are no physical features strong enough to restrict and contain development. The outer edge of the parcel follows the city boundary, which runs through a field, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. There is a hedgerow

with some mature trees further to the east but neither this nor the hedgerow along the southern boundary are strong features.

- Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel lies in a robust gap between towns. The nearest town, Ilkeston, is just under 5km away and separated from the parcel by intervening higher ground and woodland blocks.
- The parcel is predominantly free from urbanising development.
- The parcel does not form a substantial part of the gap. It forms a very small part of the gap and does not contain any significant separating features.
- Development of land in the parcel would likely have a negligible impact on visual separation between towns.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is some urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak field boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

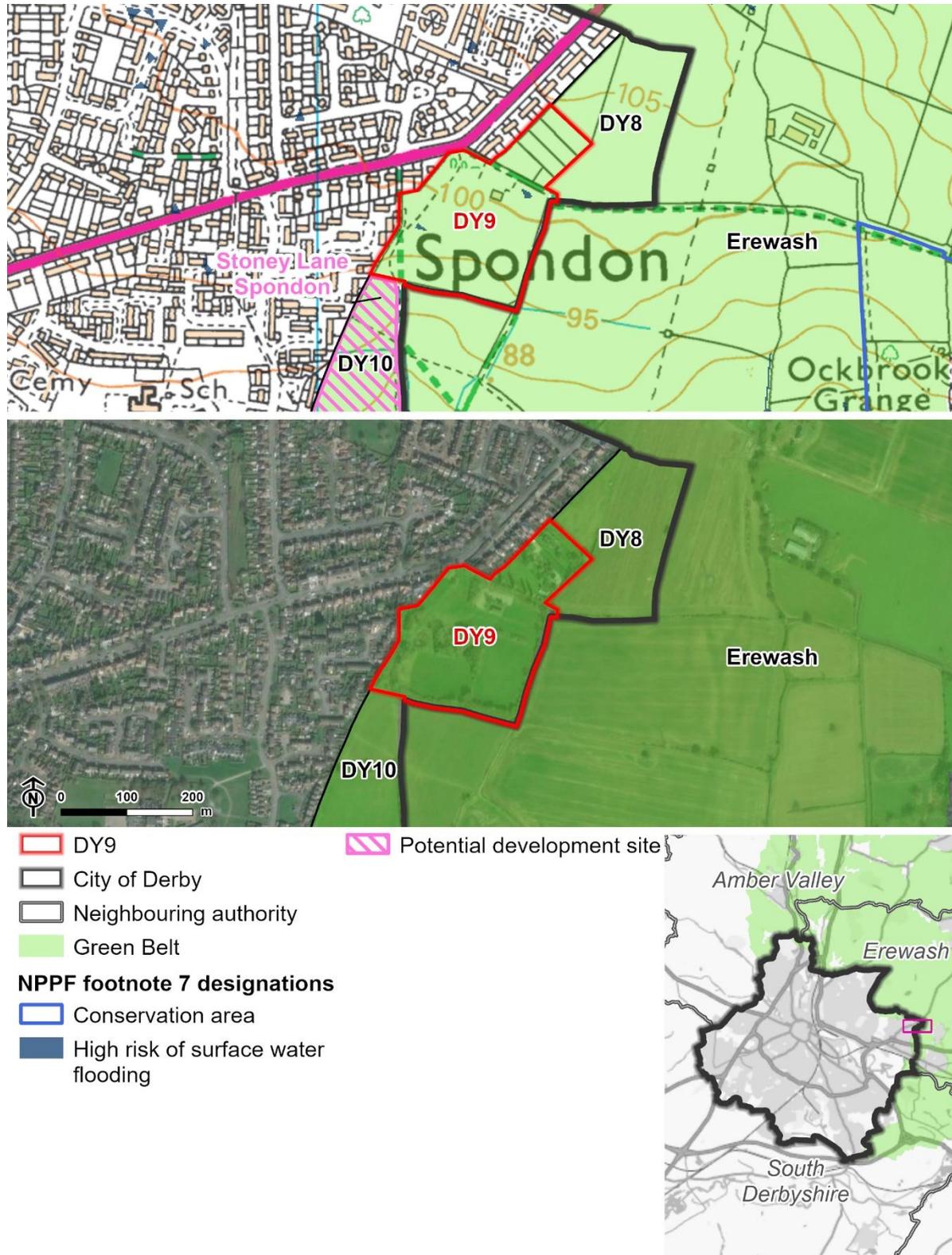
- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY9

Figure A.13: Parcel and site extent



## Description

- Land on the eastern edge of Derby, between the suburb of Spondon and the village of Ockbrook. Parcel size: 5.16 hectares.
- There are no significant boundary features to separate the parcel from Spondon. Parts of the urban edge boundary are formed by mature tree cover but most of it has only back garden boundaries.
- There is no significant change in landform to create a sense of separation between Spondon and the parcel. Both the parcel and the adjacent urban area slope downhill from north to south.
- There is some perception of urban development outside of the parcel. Spondon settlement edge is visible and close to all of the parcel, but short sections of dense hedgerow planting and mature trees provide a degree of localised screening.
- Land use creates some association with the urban area but there is little urbanising activity in the parcel. Most of the parcel is occupied by Dale Road Park, which has sports pitches, a clubhouse building and car parking, and the remainder lies within the extended curtilages of houses on the A6096 Dale Road.
- There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Residential garden boundaries in the northern and treelines on the southern and eastern perimeter form clear boundaries but there are views in places.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Moderate	Weak/no	Moderate	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. As a city, Derby is considered to form a large built-up area.
- There is some urbanising development in the parcel.

- There is some urbanising influence associated with development outside of the parcel.
- There are physical features that could restrict and contain development. Dale Road Park edge and residential gardens clearly mark the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
- Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along the A6005 between Derby and Long Eaton / Sandiacre the scale of intervening development means that in this area they are not considered ‘neighbouring towns’.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel has uses associated with the urban area which limits the extent to which it is perceived as being part of the countryside.
- There is some urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

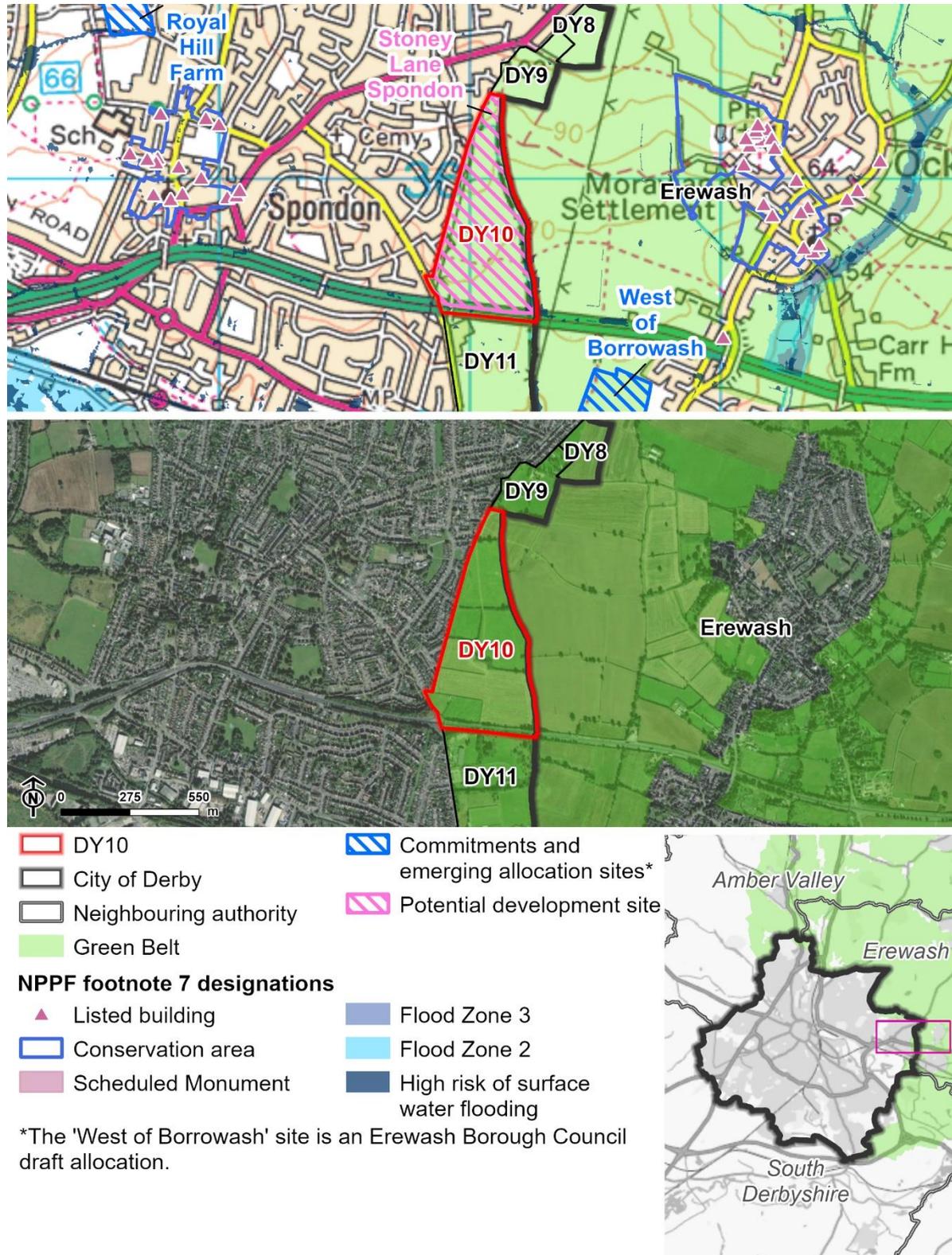
- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel does not make a strong contribution to Green Belt Purposes A, B or D and therefore is defined as grey belt land.

## Contribution of land in Parcel DY10

Figure A.14: Parcel and site extent



**Description**

- Land on the eastern edge of Derby, between the suburb of Spondon and the village of Ockbrook. Parcel size: 23.24 hectares.
- There are no significant boundary features to separate the parcel from the Spondon. The parcel edge follows residential gardens and there is only intermittent stronger hedgerow cover.
- There is no significant change in landform to create a sense of separation between the Spondon and the parcel. Land slopes eastward down into a shallow valley but only gently, so the sense of change is not strong.
- There is some perception of urban development outside of the parcel.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- There is some perception of the wider countryside. Well-treed hedgerows create a degree of containment. The gently sloping landform allows for some longer views although these include urban development in Ockbrook and Borrowash as well as open countryside.

**Contribution to the Green Belt purposes**

<b>Purpose A</b>	<b>Purpose B</b>	<b>Purpose C</b>	<b>Purpose D</b>	<b>Purpose E</b>
Moderate	Weak/no	Moderate	Weak/no	Equal

**Purpose A – Checking the unrestricted sprawl of large built-up areas**

- The parcel is adjacent to a large built-up area. As a city, Derby is considered to form a large built-up area.
- There is no urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- There are physical features that could restrict and contain development. The outer edge of the parcel follows a well-treed hedgerow and stream (marking the city boundary) which would limit the urbanising impact of development on

adjacent open land. To the south the parcel is contained by the A52 and adjacent hedgerows.

- Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along the A6005 between Derby and Long Eaton / Sandiacre the scale of intervening development means that in this area they are not considered ‘neighbouring towns’.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A52 and well-treed hedgerow and shallow valley landform clearly mark the parcel boundaries to the south and east respectively. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel does not make a strong contribution to Green Belt Purposes A, B or D and therefore is defined as grey belt land.

# Impact of proposed site development in parcel DY10

**Figure A.15: Stoney Lane Spondon Development Indicative Masterplan\***



\*Layout submitted as part of the SHLAA submission. Reproduced with the permission of the Council.

## Description of proposed site (Stoney Lane Spondon)

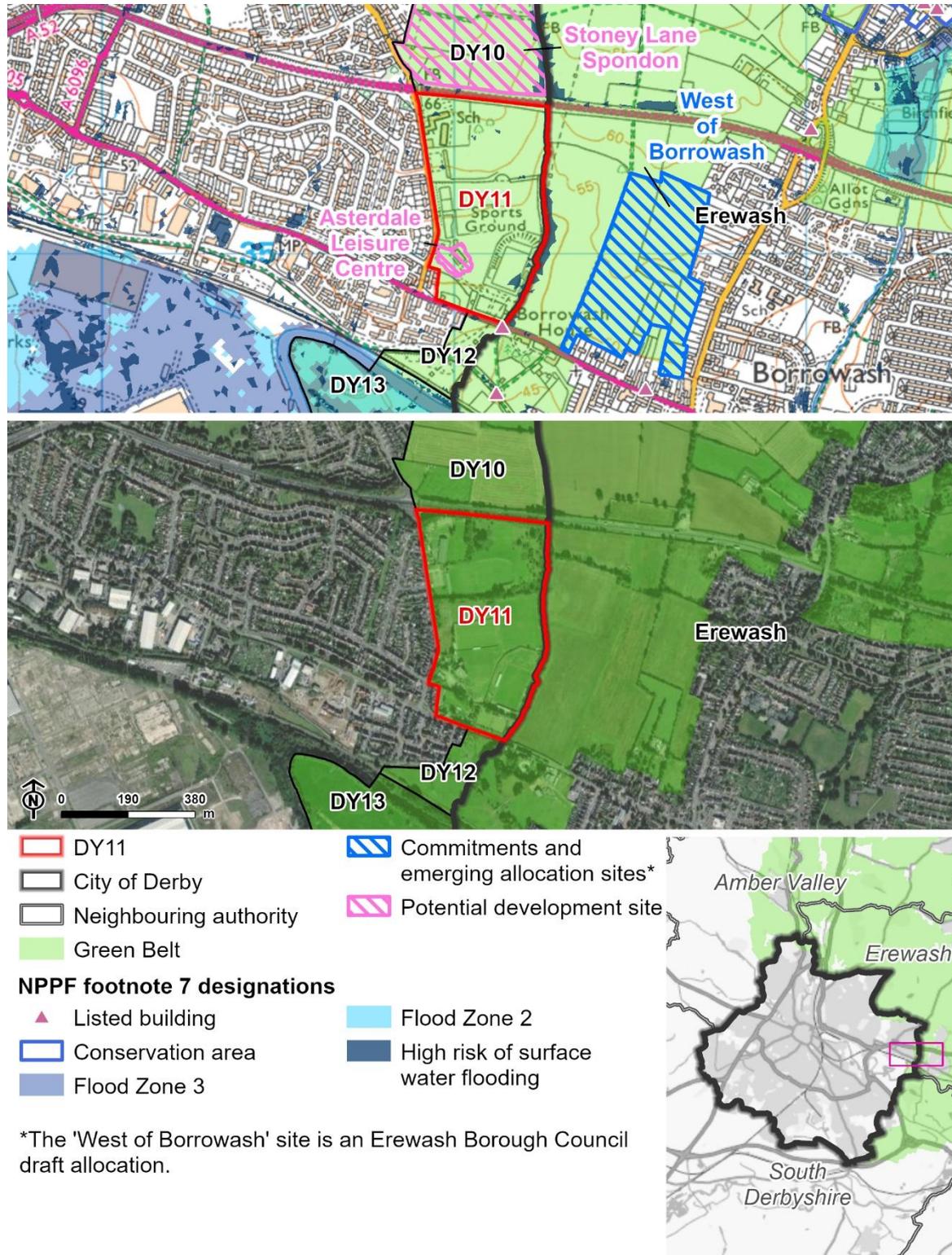
- The site comprises of 21.29 hectares of land on the eastern edge of Spondon, Derby. There is 12.22 hectares of gross developable area and 9.06 hectares of open space.
- Existing vegetation and tree lines form the northern and eastern boundary. The A52, lined with trees forms the southern boundary.
- Planting is proposed along the residential western boundary and to reinforce the existing boundary vegetation.
- The site is structured by a network of indicative streets and development cells, arranged around a central green corridor and multiple focal public open spaces.
- There are two proposed play areas in the north and south.
- A network of proposed pedestrian/cycle links connects residential areas and public open spaces and connects with existing Public Rights of Way.
- Existing pylons with a 15m offset are situated through the west of the parcel
- An indicative surface water attenuation basin is proposed in the south-east corner of the site (SuDS).

## Impact on Green Belt purposes

- Development would introduce significant built form into an area currently free from buildings and characterised by open farmland and hedgerows. However, the site is already subject to some urbanising influence and has physical containment from the A52 to the south, and mature hedgerows and tree belts to the east and north. The site makes an overall moderate contribution to Purpose A and only a weak contribution to purposes B and C, and so has been identified as grey belt.
- The development proposals suggest that the parcel's boundaries would be reinforced by new planting. This would, over time, further limit the perceived extent of urban sprawl and encroachment into the countryside by increased screening of urbanising influences from adjacent open land.

## Contribution of land in Parcel DY11

Figure A.16: Parcel and site extent



## Description

- Land on the eastern edge of Derby, between the suburb of Spondon and the village of Borrowwash. Parcel size: 18.96 hectares.
- There are no significant boundary features to separate the parcel from Spondon. Built form within the parcel creates a blurred settlement edge along Borrowwash Road and there is only intermittent stronger hedgerow/tree cover.
- There is no significant change in landform to create a sense of separation between the Spondon and the parcel.
- There is some perception of urban development outside of the Green Belt. The settlement edge is visible and close to all of the parcel, but short sections of dense hedgerow planting provide a degree of localised screening.
- Existing development in the Green Belt has some urbanising influence, in addition to the land use creating some association with the urban area. Most of the parcel is open, consisting of sports pitches and playing fields, but Asterdale Primary School on Borrowwash Road and built form off the A6005, including the old Asterdale centre, are urbanising influences within the Green Belt.
- Natural features limit perception of the wide countryside. Dense and continuous hedgerow and riparian vegetation on the eastern perimeter of the parcel limit perceptions of the wider countryside.
- To the east of the parcel there is a site proposed by Erewash Borough Council as a potential housing allocation, 'West of Borrowwash' located to the east of the field which borders the parcel. The development of this site would narrow the gap between Derby and Borrowwash.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Moderate	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. As a city, Derby is considered to form a large built-up area.

- There is some urbanising development in the parcel. Asterdale Primary School on Borrowash Road, houses at the southern end of Borrowash Road and built form on A6005, including Asterdale sports centre, are urbanising influences within the Green Belt. The rest of the parcel is open land, but its land use creates some association with the urban area.
- There is some urbanising influence associated with development outside of the parcel to the west, within the urban area.
- There are no physical features strong enough to restrict and contain development. The parcel has a clear boundary but the narrowness of the gap between Derby and the village of Borrowash, taking into account the loss of openness that would result from development of the 'West of Borrowash' draft allocation, means that development here would still weaken the integrity of Borrowash as a settlement distinct from Derby.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Derby and Borrowash, causing Borrowash to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring (it should be noted that Borrowash is a village, not a town). Although there is limited open Green Belt land along connecting routes between Derby and Long Eaton / Sandiacre via the villages of Borrowash, Draycott and Breaston, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Derby and Borrowash in preventing coalescence is addressed through Purpose A.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel has uses associated with the urban area which limits the extent to which it is perceived as being part of the countryside.
- There is some urbanising development in the parcel, consisting of Asterdale Primary School on Borrowash Road and built form off the A6005, including the old Asterdale centre.

- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Containment by main roads to the north and south (the A52 and A6005 respectively) and by tree cover to the east are limiting factors.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

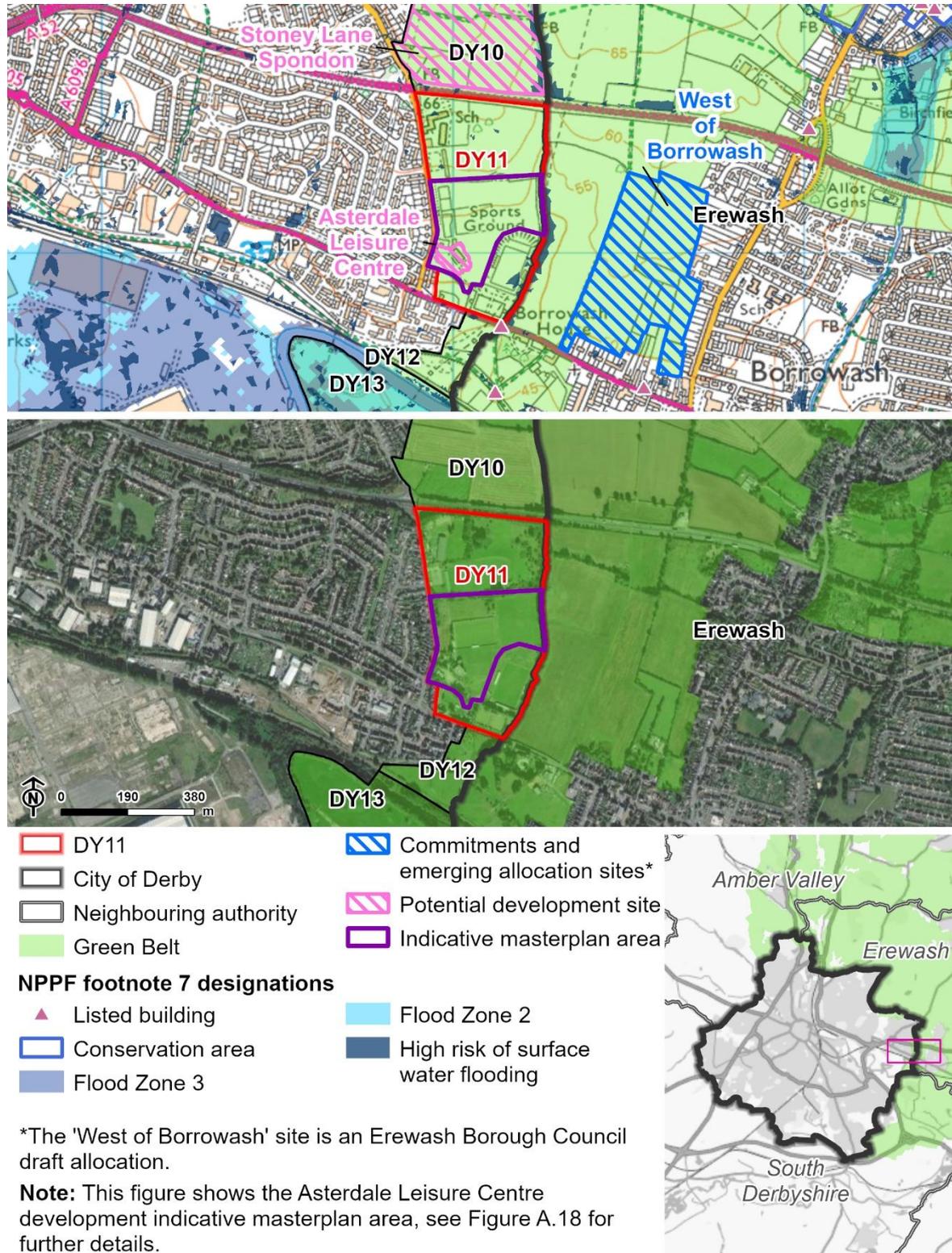
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land [Note: The minimum size of a parcel in this assessment is 1ha (see Assessment areas and ratings in the Assessment Methodology). The proposed development site in DY11 is smaller than this threshold, and its assessment has resulted in the identification of a localised variation in Green Belt contribution, which differs from the overall judgement applied to the wider parcel (see - Impact of proposed site development in parcel DY11).
- The assessment of DY11 is based on the assumption that the Erewash Borough Council site 'West of Borrowash' is allocated, and will need reviewing if this allocation does not go ahead.

# Impact of proposed site development in parcel DY11

Figure A.17: Site and parcel extent



**Figure A.18: Asterdale Leisure Centre Development Indicative Masterplan\*\***

\*redline on figure differs from promoted site extent



\*\*Layout submitted as part of the SHLAA submission. Reproduced with the permission of the Council.

**Description of proposed site**

- The site comprises of approximately 0.6 hectares of land encompassing the built footprint of the Asterdale Leisure Centre and its immediate curtilage.

- The indicative masterplan (**Figure A.18**) shows residential development in the western and southern portions of the parcel, with increased car parking, retained open green space and playing pitches to the east. However, this indicative masterplan shows development beyond the boundary of the promoted development site (see **Figure A.17**). This assessment focusses on the 0.6 ha promoted development site as shown in **Figure A.17**, but comments on the additional impact of this more extensive development shown in the indicative masterplan.
- The site is visually enclosed by residential housing to the west and south and a treeline in the east.

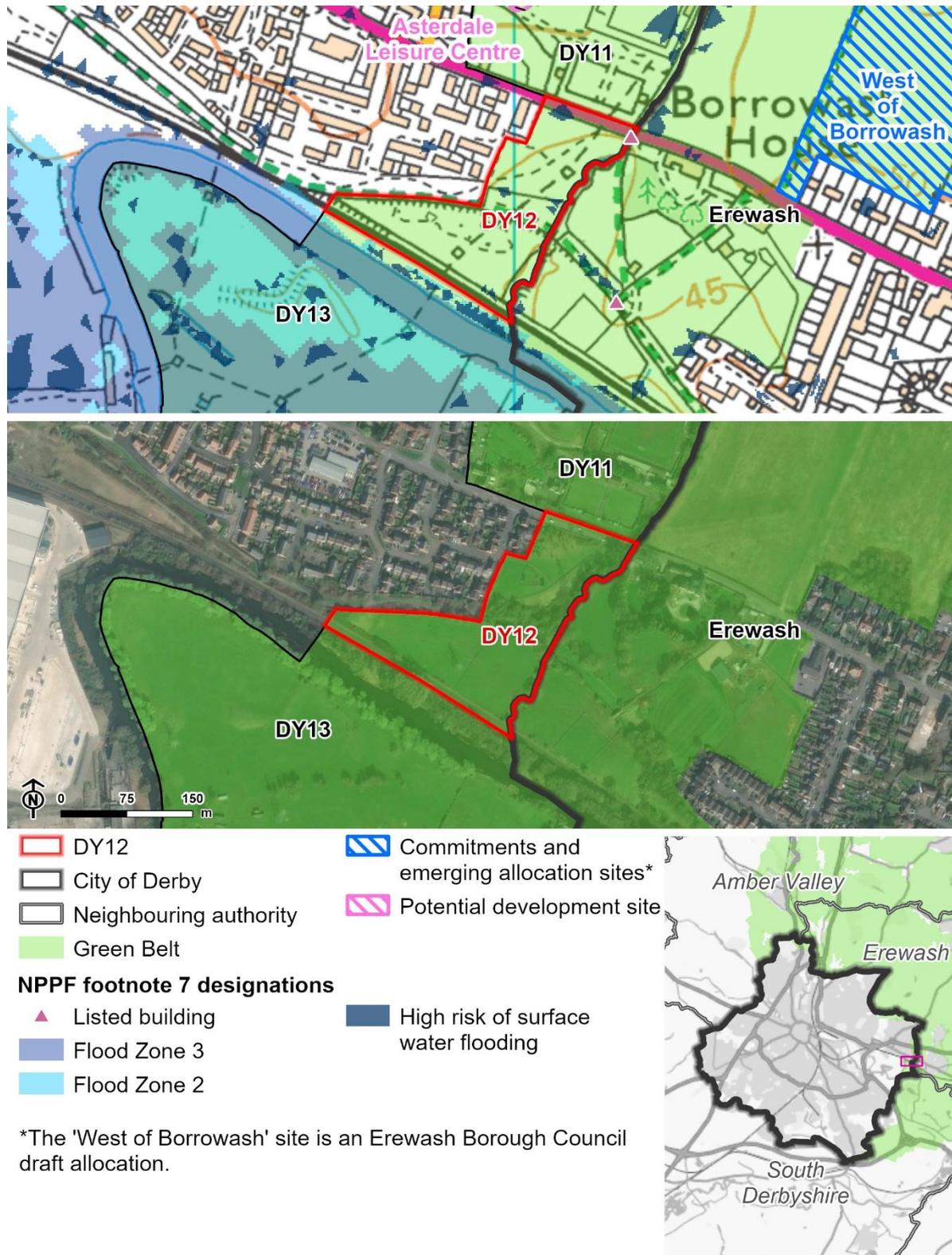
### Impact on Green belt purposes

- The expansion of the urban area as proposed would encroach within a parcel which makes a strong contribution to Green Belt Purpose A, preventing the sprawl of a large built-up area, and a moderate contribution to Green Belt Purpose C, safeguarding the countryside from encroachment. Applying a 1 hectare minimum parcel size, none of the land affected is identified as grey belt.
- However, the extent to which the site is already developed and forms an existing urbanising influence within the Green Belt limits the additional impact of this potential development. This reduces the extent to which it would be perceived as sprawl that would undermine the separate character of Borrowash. The site also aligns with further urbanising features to the south (residential properties off the A6005). The contribution of just the 0.6 ha site (comprising the built footprint of the existing building and its immediate curtilage), as opposed to the full parcel, to Purpose A is considered to be reduced to 'moderate' and as a result, the localised area of the existing building footprint and curtilage can be considered grey belt.
- As there is no indicative masterplan for just the promoted site, there are no proposed mitigation measures relevant to Green Belt impact. Planting could, however over time, limit urbanising impact on adjacent open land within the parcel.
- Any significant expansion of development in this parcel - beyond the extent of the promoted site - would have a greater impact on Purpose A. It would weaken the contribution of remaining open land in the parcel by further weakening the boundary currently formed by Borrowash Rd. The indicative development indicated in **Figure A.17** would have this effect, by resulting in the development of currently open land on Borrowash Road.

- The assessment of this site is based on the assumption that the Erewash Borough Council site 'West of Borrowash' is allocated, and will need reviewing if this allocation does not go ahead.

## Contribution of land in Parcel DY12

Figure A.19: Parcel and site extent



## Description

- Land on the eastern edge of Derby, between the suburb of Spondon and the village of Borrowash. Parcel size: 3.46 hectares.
- There are no significant boundary features to separate the parcel from the settlement. There is a weak residential boundary and only intermittent stronger hedgerow/tree cover.
- There is no significant change in landform to create a sense of separation between the settlement and the parcel.
- There is a strong perception of urban development outside of the parcel. The settlement edge is visible and close to all of the parcel, but short sections of dense hedgerow planting and mature trees provide a degree of localised screening.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Natural features limit perception of the wider countryside. The parcel is largely contained by boundaries with mature tree cover.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Moderate	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. As a city, Derby is considered to form a large built-up area.
- There is no urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- There are no physical features that could restrict and contain development. The parcel has a strong treeline boundary at the eastern perimeter but the narrowness of the gap between Derby and Borrowash means that development

here would still weaken the integrity of Borrowash as a settlement distinct from Derby.

- Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Derby and Borrowash, causing Borrowash to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Derby and Long Eaton / Sandiacre via the villages of Borrowash, Draycott and Breaston, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Derby and Borrowash in preventing coalescence is addressed through Purpose A.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel has uses associated with the urban area which limits the extent to which it is perceived as being part of the countryside.
- There is no urbanising development in the parcel.
- There is some urbanising influence associated with development outside of the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Containment by the A6005 and associated hedgerows to the north, by the tree-lined River Derwent to the south and by tree cover to the east is a limiting factor.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

**Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

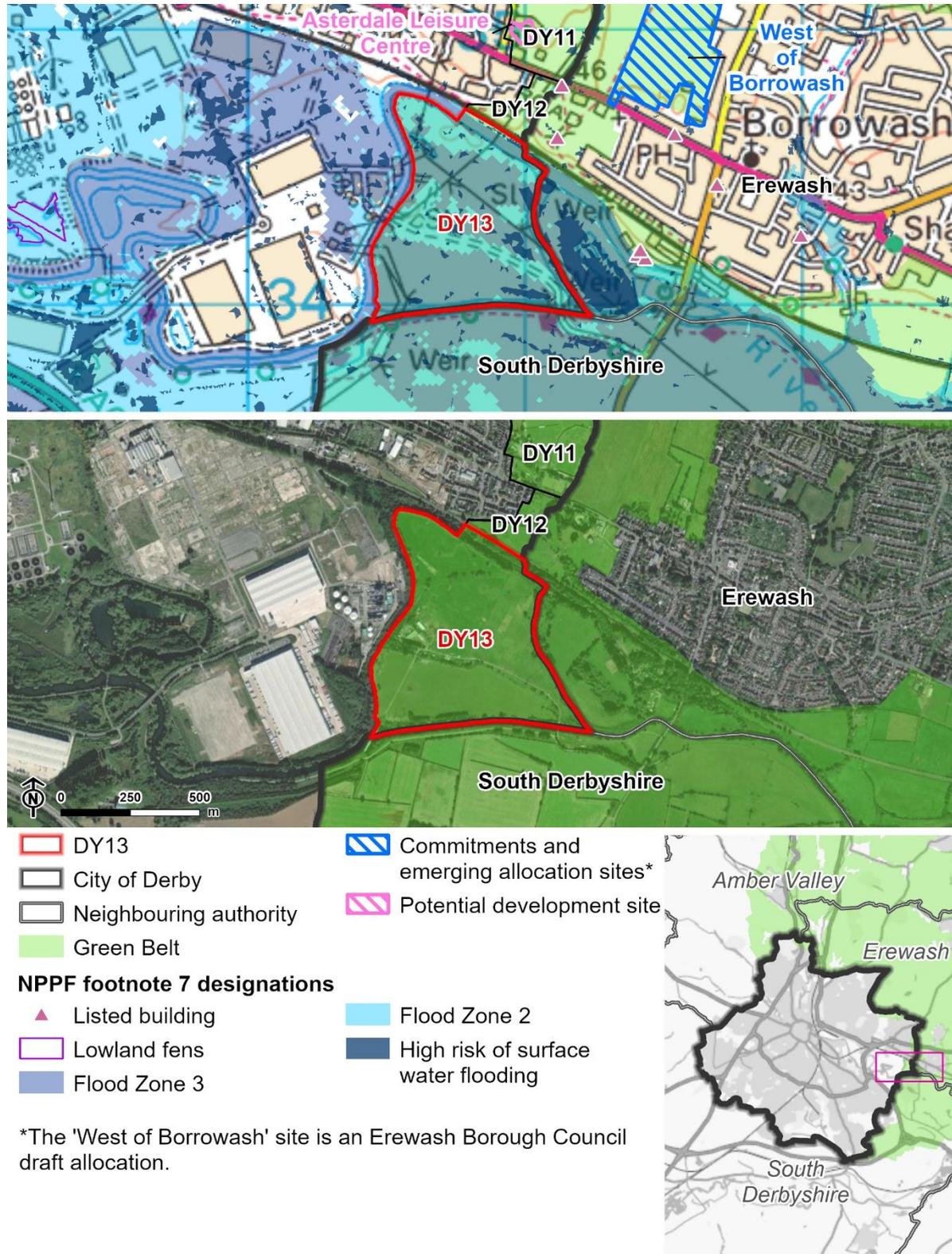
- All Green Belt land plays an equal role in relation to this purpose.

**Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY13

Figure A.20: Parcel and site extent



## Description

- Land on the eastern edge of Derby, to the east of the suburb of Spondon and west of the nearby village of Borrowash. Parcel size: 39.46 hectares.
- There is a consistent strong boundary feature between the settlement and the parcel. The River Derwent and riparian vegetation defines the edge of Derby to the east of the former Derwent Power Station site and south of residential development.
- There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a drop in landform from the north down to the river but land within the urban boundary to the west is on a similar level.
- There is some perception of urban development outside of the parcel. The flat, open landform and areas with weaker tree cover allow some perception of large buildings to the west, but stronger tree cover generally limits this.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are some temporary storage uses but these are not considered to significantly affect Green Belt openness.
- There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some views to wooded higher ground to the south, but tree cover largely contains the parcel.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. As a city, Derby is considered to form a large built-up area.
- The parcel is free from urbanising development.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.

- Development in the parcel would negate the role of the River Derwent and associated riparian vegetation which currently give the parcel a relatively strong sense of separation from urbanising influences.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The River Derwent and riparian vegetation between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. Additionally, there would be a weakening of separation between Derby and Borrowwash; such that the latter would be perceived as less of a separate settlement. This would be an incongruous impact on the settlement form.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Derby and Long Eaton / Sandiacre via the villages of Borrowwash, Draycott and Breaston, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Derby and Borrowwash in preventing coalescence is addressed through Purpose A.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- There is no urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. A second branch of the River Derwent and associated riparian vegetation forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land to the south.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

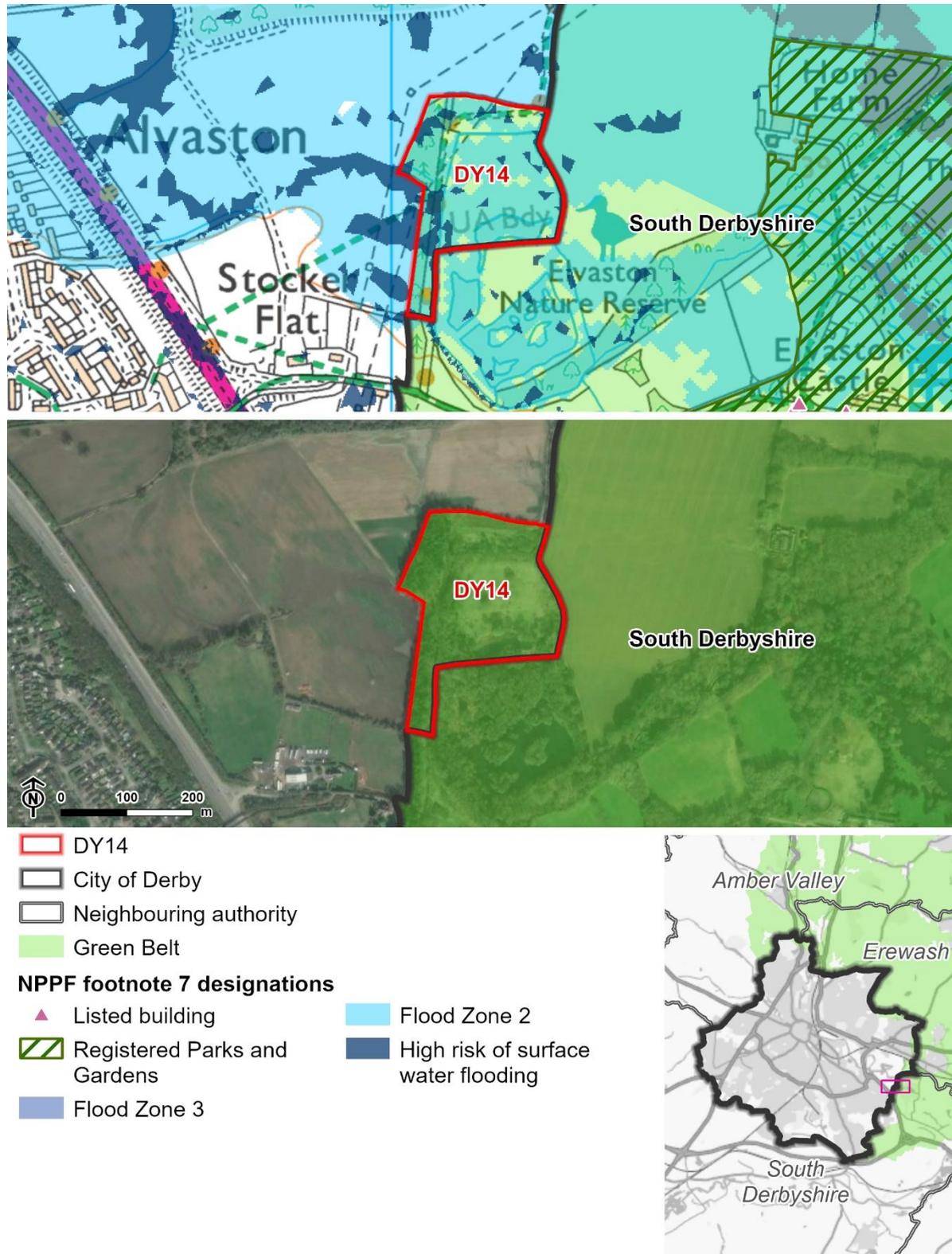
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY14

Figure A.21: Parcel and site extent



## Description

- Land is known as Gretricks Field, a part of Elvaston Local Nature Reserve and Elvaston Castle Country Park. It is located in the ‘mouth’ of the Lower Derwent Green Wedge, a local policy which protects open land between distinct neighbourhoods. It lies adjacent to an as yet undeveloped area of land outside of the Green Belt, located between the A6 to the south and west and the River Derwent to the north. The suburb of Alvaston lies to the west. Parcel size: 5.04 hectares.
- There is a strong boundary feature between the settlement and the parcel. Woodland within Elvaston Local Nature Reserve forms the parcel’s boundary with the inset area to the west
- There is no significant change in landform to create a sense of separation between the settlement and the parcel.
- There is a weak perception of urban development outside of the parcel. Tree cover around the parcel largely screens views of the urban area from most of the parcel.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Woodland limits perception of the wider countryside.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- Spondon and Alvaston are suburbs of Derby and so are defined as part of a large built-up area. The parcel lies adjacent to inset but as yet undeveloped land close to the existing urban edge.
- There is no significant urbanising development in the parcel.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.

- Development in the parcel would negate the role of the woodland in Elvaston Nature Reserve which currently give the parcel a strong sense of separation from urbanising influences.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The woodland edge of the country park and nature reserve gives the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel lies in a robust gap between towns. The nearest town east of Derby, Long Eaton / Sandiacre, is over 6km away. Intervening urban development in the villages of Breaston and Draycott weakens separation but the River Derwent is a strong separating features running across the centre of the gap and, closer to the parcel, the woodland at Elvaston Castle Country Park also strengthens separation.
- The parcel is predominantly free from urbanising development.
- The parcel does not form a substantial part of the gap. It forms a very small part of the gap and does not contain any significant separating features.
- Development of land in the parcel would likely have a negligible impact on visual separation between towns.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The parcel is free from urbanising development.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is close to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

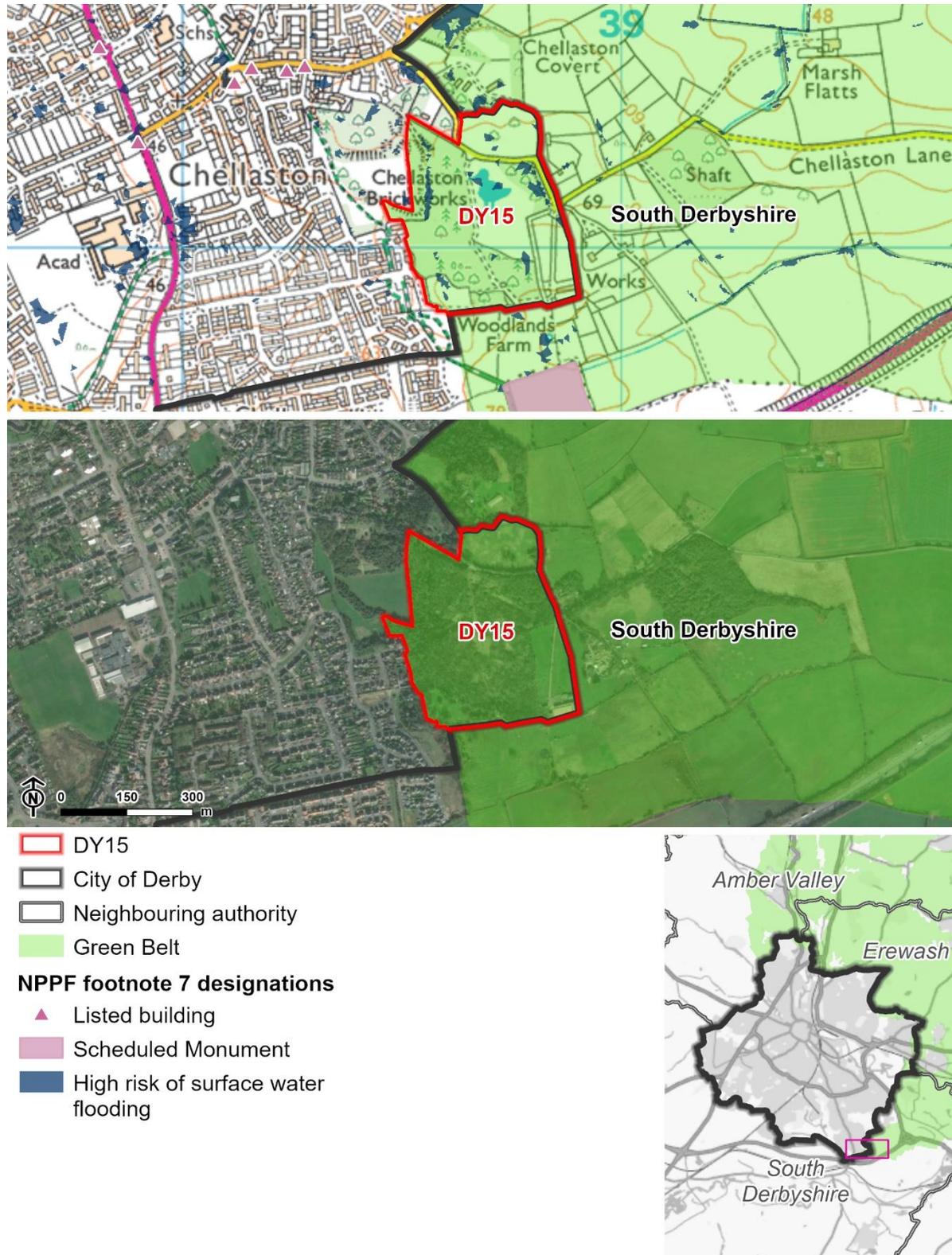
- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## Contribution of land in Parcel DY15

Figure A.22: Parcel and site extent



## Description

- Land on the eastern edge of Derby, adjacent to the suburb of Chellaston. Parcel size: 15.27 hectares.
- There is a strong boundary feature between the settlement and the parcel. Woodland within Chellaston Brickworks Local Nature Reserve marks the eastern extent of the suburb in this area.
- There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises eastwards from the urban edge.
- There is a weak perception of urban development outside of the parcel. Woodland limits the perception of the urban area.
- There is no significant urbanising development or activity in the Green Belt affecting this parcel.
- Woodland limits perception of the wider countryside.

## Contribution to the Green Belt purposes

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E
Strong	Weak/no	Strong	Weak/no	Equal

### Purpose A – Checking the unrestricted sprawl of large built-up areas

- The parcel is adjacent to a large built-up area. Chellaston is a suburb of Derby and so is defined as part of a large built-up area.
- The parcel is free from urbanising development
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- There are no physical features strong enough to restrict and contain development. Development in the parcel would negate the role of the woodland in local nature reserve which currently gives the parcel a strong sense of separation from urbanising influences.
- Development of land in the parcel would have an incongruous impact on the urban pattern. The woodland and rising landform give the parcel a strong sense

of separation from the urban area, so development here would be incongruous with the urban pattern.

### **Purpose B – Preventing Neighbouring towns from merging**

- The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The nearest town east of Derby, Long Eaton / Sandiacre, is over 8km away in the vicinity of this parcel.

### **Purpose C – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The parcel is free from urbanising development.
- The parcel is predominantly free from urbanising influences associated with development outside the parcel.
- Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

### **Purpose D – Preserving the setting and special character of historic towns**

- The parcel does not form part of the setting of a historic town. Although Derby is a historic town, this parcel is adjacent to modern development and has no relationship with historic parts of Derby or approaches to it.

### **Purpose E – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

- All Green Belt land plays an equal role in relation to this purpose.

### **Grey belt conclusion**

- The parcel makes a strong contribution to Green Belt Purpose A and therefore is not defined as grey belt land.

## References

- 1 Ministry of Housing, Communities and Local Government published a revised version of the National Planning Policy Framework (December 2024.) Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 2 Ministry of Housing, Communities and Local Government (2025) Planning Practice Guidance (PPG), Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>.
- 3 NPPF definition of ‘Habitat Site’: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- 4 NPPF definition of ‘Heritage Asset’: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 5 NPPF Footnote 75: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- 6 Some Irreplaceable Habitat data sets are more up-to-date than others. Consequently, their extent mapped in this study may require refinement following detailed site-specific work through the typical development management process.
- 7 Robin Buchanan, January 2025 with regards to Suite 1, The Stables, Cannons Mill Lane, Bishop’s Stortford CM23 2BN (Appeal Ref: APP/J1915/W/24/3339916).
- 8 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.
- 9 Planning Inspectorate, David Smith, Report to the Council of the London Borough of Redbridge regarding the Examination of the Redbridge Local Plan 2015-2030 (January, 2018). Available at:

## References

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<https://www.redbridge.gov.uk/media/4732/redbridge-local-plan-inspectors-report.pdf>

- 10** Derwent Valley Mills World Heritage Site Management Plan 2020-2025  
Available at: <https://www.derwentvalleymills.org/wp-content/uploads/2020/07/Man-Plan-2020-with-cover-for-website.pdf>

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