

Derby Green Wedge Review

Derby City Council

Final Report

Prepared by LUC

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Key findings

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Executive Summary

Review Background

LUC was commissioned by Derby City Council (the Council) in February 2025 to undertake a review of Derby's Green Wedges as part of a wider review of their Local Plan. This 2025 Green Wedge Review replaces the existing 2012 Green Wedge Review which was prepared to inform the current (2017) Local Plan. It provides a robust evidence base to support the ongoing review and update of Derby City Council's Local Plan.

Originally defined in the 1980s, Green Wedges are a network of linked, green open spaces currently designated in the Council's Local Plan policy (policy CP18: Green Wedges). There are 13 Green Wedges allocated in the current adopted Local Plan. The outcomes of this assessment provide a robust justification for the continued inclusion, or potential removal, of each Green Wedge (GW) from the wider designation.

Methodology

A bespoke methodology for assessing the GWs was developed, adapted from Green Belt approaches. The assessment focuses on their primary function: shaping urban structure, defining neighbourhoods, protecting residential amenity, and maintaining countryside links. Secondary functions: health, well-being, community, and environment are documented but not scored, as they can be supported through other planning mechanisms. Each GW's contribution to urban structure is scored on a five-point scale. Proposed development within and adjacent to the GWs was also assessed for potential harm to the GWs, using a robust five-tier system, ranging from high to low harm.

Findings

The assessment of Derby's Green Wedges confirms that the majority remain highly effective in fulfilling their primary purpose of shaping urban structure, separating neighbourhoods, and maintaining visual and physical links with the countryside. The scores for each GW are shown in **Table 1.1**.

Table 1.1: Green Wedge Urban Structure Scores

Green Wedge	Urban Structure Score
Upper Derwent Valley	Strong Contribution
Chaddesden / Derwent Industrial area	Relatively Strong Contribution
North Oakwood	Strong Contribution
Lees Brook Valley	Weak Contribution
Spondon / Chaddesden	Strong Contribution
Lower Derwent Valley	Moderate Contribution
Boulton Moor	Relatively Strong Contribution
Allenton / Sinfin Industrial Area	Relatively Strong Contribution
Sinfin / Sinfin Industrial Area	Relatively Strong Contribution
Littleover / Sunnyhill	Strong Contribution
Littleover / Mickleover	Relatively Weak Contribution
Mickleover / Mackworth	Relatively Strong Contribution
Allestree, Mackworth and Markeaton	Strong Contribution

The majority of the GWs scored highly, with 67% (10) making a Strong or Relatively Strong Contribution to defining and enhancing the urban structure of Derby. Three GWs scored less well for the following reasons:

- Lees Brook Valley, (Weak Contribution) – due to limited contribution to urban structure and curtailed extent; already earmarked for removal.
- Lower Derwent Valley (Moderate Contribution) – functions differently as a narrow river corridor, limiting its role in separating neighbourhoods though still valuable for ecology and connectivity.

- Littleover/Mickleover (Relatively Weak Contribution) – performs weakly due to high levels of private land, structural pinch points, and restricted countryside links.

As part of the review, proposed development sites within each GW were assessed for the level of harm they would cause to the function of the GW if they were to be taken forward for development. New development sites located within neighbouring districts, but adjacent to the mouth of a Green Wedge were also assessed, due to the potential for developments in these locations to compromise the overall integrity and purpose of the individual GW (i.e have a high level of harm to the GW primary function).

The breakdown of the proportion of sites achieving each score shows that the majority of sites assessed score High harm (this includes sites on land within neighbouring authorities). Only 10% of sites were assessed to have Low harm. The breakdown of scores for all proposed development sites is as follows: 38% high harm, 15% moderate-high harm, 20% moderate harm, 17% low-moderate harm, 10% low harm. A key finding from the potential development section is that development proposals outside the city boundary may obstruct or enclose wedges, preventing them from performing their primary function. The review identified three wedges at risk of obstruction from external development: Allenton/Sinfin Industrial Area, Sinfin/Sinfin Industrial Area, and Littleover/Mickleover.

Despite these challenges, the review demonstrates that Policy CP18: Green Wedges continues to be highly relevant. Collectively, Derby's GWs deliver long-term environmental, structural, and well-being benefits that align with the objectives of the National Planning Policy Framework (NPPF).

Recommendations

The review strongly recommends that Policy CP18 be retained within the updated Local Plan. Suggested refinements would strengthen its effectiveness and ensure its continued role in protecting Derby's green infrastructure.

Boundary changes are proposed across several GWs to reflect urban development and rationalise inconsistencies. While most are minor, two major changes are significant:

- Lees Brook Valley – removal from designation, with its eastern extent incorporated into Spondon/Chaddesden GW.
- Spondon/Chaddesden – extension to the city boundary, overlapping with Green Belt land.

This review showed that many of GWs will cease to perform their full function if proposed developments are built, and that - particularly for development sites in neighbouring authorities - a different approach will be required to ensure that GWs continue to perform their primary function as far as possible.

A suggested solution is to expand the GW policy framework to include a new 'Green Gap' designation. This could safeguard former GW land which provides a range of benefits, but where meaningful links to the open countryside have been curtailed by proposed development outside of the city boundary.

Green Gaps are not substitutes for GWs, and should be considered as a 'last resort' option. They should only be considered where either a) external circumstances force the Council to take this approach or b) a GW has been identified as markedly underperforming. The only GW scenario b) could potentially apply to is Littleover / Mickleover (as the lower scoring Lees Brook Valley is already being removed from the designation). As this GW is one of the GWs which will potentially be obstructed by external development, this presents the Council with an opportunity to reconsider the exact extent and role of the Littleover / Mickleover GW.

An alternative suggestion for the protection of former GW land is to use other existing destinations including Public Open Space, Local Nature Reserves, or Local Green Space designations to safeguard undeveloped land.

Conclusion

Overall, GWs continue to deliver a range of structural, environmental and well-being benefits for Derby. The GW policy continues to add value and remains appropriate for inclusion in the emerging Local Plan. It is recommended that 'Policy CP18: Green Wedges' is carried forward into the updated Local Plan, with the recommendations outlined above and detailed in the report.

Chapter 1

Introduction

Background

1.1 Derby City Council (herein referred to as ‘the Council’) is currently undertaking a comprehensive review of its Local Plan. The existing Local Plan, adopted in 2017, is now partly out of date due to changes in how housing needs are calculated.

1.2 Historically, Derby has maintained a network of linked, green open spaces, designated as Green Wedges (GWs). First designated in the 1980s, the concept has been carried forward through successive Local Plans. The primary purpose of the GWs is to shape the city’s urban structure, enhance its character and identity, allowing open countryside to extend into the built environment, and help to prevent urban sprawl. In common with national Green Belt policy, GWs are not landscape designations - and seek principally to support urban structure through the protection of open, undeveloped land between neighbourhoods. There are currently 13 GWs allocated in the adopted Local Plan, as listed below:

- Upper Derwent Valley;
- Chaddesden / Derwent Industrial Area;
- North Oakwood;
- Lees Brook Valley;
- Spondon / Chaddesden;
- Lower Derwent Valley;
- Boulton Moor;
- Allenton / Sinfin Industrial Area;
- Sinfin / Sinfin Industrial Area;
- Littleover / Sunnyhill;
- Littleover / Micklegate;
- Micklegate / Mackworth; and
- Allestree, Mackworth and Markeaton.

1.3 A [Green Wedge Review](#) (GWR) was completed in 2012 to support the current adopted plan (2017). This document justified maintaining the network and assessed the merits of land being promoted for development. The outcome of the review helped to facilitate the release of land to accommodate circa 2,000 new homes, many of which have been built or are under construction. The review was found to be a sound basis to justify the release of land through the Local Plan, but has also been found to be a robust basis for decision making at planning appeal.

1.4 As part of the ongoing Local Plan review, it is necessary to re-examine the justification for maintaining the Green Wedge network in the context of today's policy landscape and the significant housing pressures facing the city.

Study Aims

1.5 The overall purpose of this study is to assess the performance of individual GWs and to provide a clear, evidence-based and robust justification for either their continued inclusion, or potential removal, from the wider designation. This will include a reassessment of current boundaries to determine whether they remain appropriate, as well as an exploration of whether any areas within the GWs could accommodate development without compromising the overall integrity and purpose of the wider network. These findings will contribute to a broader evaluation of whether GW policy continues to add value and remains appropriate for inclusion in the emerging Local Plan.

1.6 LUC is also completing work on the Derby City Green Belt Assessment. The two studies are separate, but this study cross-references to the LUC Green Belt Analysis, where relevant.

Chapter 2

Policy

2.1 The GWs have formed part of successive Derby City Local Plans since the 1980s. They are currently designated in the Derby City Local Plan - Part 1 Core Strategy (2017) within the Green Infrastructure (GI) section under policy CP18 (see below).

CP18 – Green Wedges:

The Council will continue to identify Green Wedges as areas of land that define and enhance the City's urban structure, maintain the identity of the different residential neighbourhoods, provide an uninterrupted link to the countryside, form part of the wider green infrastructure network and play an important role in climate change adaptation.

2.2 The policy outlines the development typologies deemed acceptable within the GW: Agriculture and forestry; green space, outdoor sport, recreation and community uses; nature conservation; cemeteries; education establishments and their ancillary structures; public utilities; and the extension or alteration of existing dwellings and the erection of ancillary buildings.

2.3 Development within and adjacent to GWs must safeguard their open and undeveloped character, as well as their GI value. Proposals will be assessed with regard to scale, siting, design, materials, and landscape treatment, and must avoid generating significant increases in traffic, noise, or activity. Only small-scale, ancillary development related to approved uses will be supported. The conversion or change of use of existing buildings may be permitted where minimal alteration is required, and the redevelopment of buildings for uses consistent with GW objectives, including replacement dwellings, will be considered acceptable.

2.4 In exceptional circumstances, the redevelopment of redundant non-residential buildings for residential use may be permitted where sites are adjacent to existing housing areas. Development should also contribute positively to the wider GI network and, where urban extensions occur, must uphold the underlying principles and function of the Green Wedge. The Council is also committed to ensuring that development near GWs respects their character and seeks to enhance their ecological and infrastructure links.

National Planning Policy Framework

2.5 Policy CP18 is a local planning policy in Derby's statutory development plan (Derby City Local Plan - Part 1 Core Strategy 2017). As stated in the National Planning Policy Framework (NPPF), planning law requires that applications for planning permission be determined in accordance with an area's development plan, unless material considerations indicate otherwise.

2.6 Policy CP18 was drafted prior to the most recent update of the NPPF in 2024. However, para 232 in the NPPF states that policies should not be treated as out of date automatically because they predate the latest version of the NPPF. Instead, due weight should be given to them based on their consistency with the NPPF. Numerous appeal decisions (for example [APP/C1055/W/15/3132386](#)) have acknowledged that the concept of GWs are consistent with the principles of the NPPF (see **Table 2.1**)

Table 2.1: Inspectorate commentary on Policy CP18: Green Wedges

Appeal Decision	Site Name	Date	Green Wedge	Support of Policy CP18 and the concept of the Green Wedges
APP/C1055/W/24/3356476	Land to the West of Royal Hill Road	April 2025	Spondon / Chaddesden	<p>Planning inspectorate reiterated the points raised in the 2016 Acorn Way appeal decision, stating the importance of the Green Wedges in supporting the key principles of the NPPF:</p> <p><i>“The 2016 Inspector identified that GWs continue to chime with important aims of the Framework. This is still the case now, whereby GWs contribute to various social and environmental aims as set out in the latest version of the Framework. For example, they enhance the natural and built environment, play a key role in protecting the character of the city, and offer opportunities for leisure and recreation so as to support strong, vibrant and healthy communities. Moreover, the principles underpinning the rationale for GWs are consistent with the Framework.”</i></p>
APP/C1055/W/15/3132386	Land at Acorn Way and Derby Road, Spondon	February 2016	Spondon / Chaddesden	<p>Planning inspectorate emphasised that the CP18: Green Wedge policy is consistent with the principles of the NPPF:</p> <p><i>“As such, I consider that ‘green wedges’ chime with important aims of the Framework (NPPF), contributing to the identity and distinctiveness of neighbourhoods within the City, maintaining and enhancing the character of the place and offering opportunities for leisure and recreation in places connected to the countryside, all as the Framework (NPPF) advises.”</i><i>Taking all those matters into account, I consider that Derby’s ‘green wedges’ serve an</i></p>

Appeal Decision	Site Name	Date	Green Wedge	Support of Policy CP18 and the concept of the Green Wedges
				<i>important planning function in maintaining the different character and identity of the suburbs and enhancing the urban form and structure of the City. They are integral to the character and distinctiveness of the place, so that their supporting policies (both long-established – in the form of ‘saved’ policy E2 – and emerging – in relation to policy CP18) are potentially consistent with elements of the ‘core principles’ and a raft of the advice set out in the Framework.”</i>
APP/C1055/W/15/3137935 APP/C1055/W/15/3141117	Land off North Avenue, Darley Abbey	June 2016	Upper Derwent Valley	<p>Planning inspectorate links the aims of the Green Wedge’s with key principles of the NPPF.</p> <p><i>“Green wedges are a long standing feature of Derby plans, but they are not designated specifically for reasons of the city, maintaining the identity of separate parts of the city, perhaps acting as buffer zones between residential and industrial areas, and having important existing or potential recreational and ecological value....“I do not find any inconsistency between these aims and the core principles of the NPPF, including recognising the intrinsic character and beauty of the countryside; contributing to conserving and enhancing the natural environment and reducing pollution; and recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production). Further, having regard to the importance of its landscape as part of the WHS, the Upper Derwent Valley Green Wedge (GW) can be said to fall into the category of ‘valued landscape’ which NPPF paragraph 109 tells us should be protected and enhanced.”</i></p>

2.7 The NPPF strongly supports the protection of existing open space. Paragraph 103 states: *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.”* It clearly states that existing open space should not be built on, unless very specific criteria are met. In addition, the NPPF advocates the protection and enhancement of public rights of way (PRoW) and general access (Para 105).

2.8 The NPPF promotes the maintenance of GI, and the GWs are a vital component of Derby’s GI network. *“Plans should... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure”* (Para 188).

2.9 The NPPF additionally places a requirement on local authorities to outline strategic policies that make sufficient provision for the *“conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”* (Para 20).

2.10 GWs play a vital role in climate change adaptation, aligning with the requirements of the NPPF, which states that: *“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures”* (Paragraph 161). The protection and enhancement of GWs contributes directly to this objective by supporting natural processes, increasing resilience, and helping to manage environmental risks.

Chapter 3

Assessment Methodology

3.1 This chapter provides an explanation of the bespoke assessment methodology. This draws from a former iteration of LUC's standardised Green Belt methodology, as there are similarities between the purpose of the GWs and that of the Green Belt. The assessment methodology details firstly the assessment of the functions of the GW, and then the assessment of potential harm to the GW (from potential development).

Assessment of functions of the Green Wedge

Green Wedge Definition

GWs are areas of land that define and enhance the City's urban structure, maintain the identity of the different residential neighbourhoods, provide an uninterrupted link to the countryside, form part of the wider GI network and play an important role in climate change adaptation.

3.2 Twelve interrelated functions of the GWs have been identified, as listed below:

- Urban structure and neighbourhood definition;
- Protecting residential amenity;
- Flood management;
- Links to countryside and landscape character;
- Sport, recreation and open space;
- Heritage;
- Supporting habitats;
- Agriculture and allotments;
- Supporting education;
- Climate change and renewable energy potential;
- Connectivity and active travel; and
- Health and well-being.

3.3 For the purposes of this assessment, individual functions have been consolidated into broader categories (**Table 3.1**). 'Urban Structure' is identified as the primary function, encompassing sub-themes of neighbourhood definition, residential amenity, and connection to the countryside, reflecting the core purpose of the GWs. 'Health, Well-being & Community' and 'Environment' are considered secondary functions.

3.4 The primary function relates to the original intent of the GWs, designated in 1989 to shape and support the city's urban structure. The GW policy has protected these areas from inappropriate development, preserving their openness. This openness has enabled various incidental benefits, which are classified as secondary functions (Health, Well-being & Community and Environment).

3.5 Whilst these secondary functions are valuable, they can be delivered and protected through other planning mechanisms (e.g. biodiversity via wildlife sites, or recreation via open space designations). As such, they are not the primary focus of this assessment.

Table 3.1: Structure of Green Wedge function themes

Overarching function	Hierarchy of function	Sub-themes assessed under this heading
Urban Structure	Primary	<ul style="list-style-type: none">■ Urban structure and neighbourhood definition;■ Protecting residential amenity; and■ Connection to the countryside.
Health, well-being & community	Secondary	<ul style="list-style-type: none">■ Local open space provision;■ Sport and recreation;■ Food growing and allotments;■ Connectivity and active travel; and

Overarching function	Hierarchy of function	Sub-themes assessed under this heading
		<ul style="list-style-type: none"> ■ Health and well-being indicators.
Environment	Secondary	<ul style="list-style-type: none"> ■ Biodiversity; ■ Agriculture; and ■ Flood management.

3.6 The central focus of this assessment is to evaluate how effectively the GWs contribute to their primary function of supporting urban structure. This contribution has been scored for each individual GW to inform future decision-making regarding this policy mechanism. The scoring enables both a collective analysis of the effectiveness of the GWs as a policy mechanism, and a comparative assessment to identify which GWs, or specific parts of them, deliver the greatest benefits. The secondary functions have been documented but not scored, to offer a complete overview of the benefits provided by the GWs without drawing focus away from their primary function.

Urban Structure (primary function)

Urban structure and neighbourhood definition

3.7 As stated above, the primary function of GWs continues to be the definition and enhancement of the urban structure of the city. The GWs are an urban containment tool, akin to Green Belt. They define the boundaries of distinct residential neighbourhoods and provide a visual and physical break in the continuity of built development. The GWs help to solidify the identity of residential neighbourhoods, many of which were historically separate settlements, by providing a sense of separation between neighbourhoods. Furthermore, the presence of interconnected, open green spaces extending toward the city centre enhances not only the character of individual neighbourhoods, but also contributes to the identity and quality of Derby as a whole.

Promoting residential amenity

3.8 The Chaddesden / Derwent Industrial Area, Upper Derwent Valley, Allenton / Sinfin Industrial Area and Sinfin / Sinfin Industrial Area GWs act as buffers between

industrial and residential areas, historically helping to safeguard residential amenity. Although traditional heavy industries (with associated noise, smells and disturbance) have declined, modern industrial uses (for example as 24-hour HGV access) is ongoing, and there is still a need to protect residential amenity.

Defining residential amenity

3.9 The NPPF does not explicitly define the term 'amenity', but generally uses the concept in a planning context relating to design, quality of life, and the impact of development on existing and future occupiers. More widely 'residential amenity' refers to residences' access to light, privacy, views and outlook, air quality, greenspace and quiet. Derby City Council's adopted Local Plan General Development Policy 5 lists the following as detracting from residential amenity:

- Loss of privacy;
- Overbearing (massing) effect;
- Loss of sunlight and daylight;
- Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit;
- Air, water, noise and light pollution;
- Hazardous substances and industrial processes; and
- Traffic generation, access and car parking.

3.10 For the purposes of this assessment we define residential amenity as: **the overall quality of living conditions in a residential area, encompassing the following factors:**

- privacy;
- views and outlook;
- natural light;
- absence of air, water, noise and light pollution; and
- visual character of the surroundings.

3.11 The GWs collectively make a positive contribution to residential amenity, and as a result, this function has been assessed for all the GWs, not just those bordering industrial areas, although this consideration will be more important for GWs bordering industrial and / or commercial areas.

Connection to the countryside

3.12 A key function of the GWs is to provide an open and uninterrupted link between the city and the countryside. This connection allows the open environment to extend into and permeate the urban area, creating a strong visual relationship with the rural surroundings and enabling residents to move seamlessly from the city into the wider countryside.

3.13 To effectively fulfil this function, the GW must provide a strong visual connection with areas of open, rural character. This connection may be created by the GW itself or facilitated through open views toward the surrounding countryside beyond its boundaries. Whilst the 'point' of the GW will naturally exhibit a more urban character, the GW should demonstrate a clear and rapid transition toward a rural, open landscape. This transition should culminate in a sense of openness and an undeveloped quality that reflects the countryside beyond the city's edge.

3.14 The GW should be visually permeable, allowing views into areas of greater openness, and it should provide legible, accessible routes into the wider countryside. A network of walking and cycling paths should span the full length of the wedge - from its urban 'point' to its rural 'mouth' - supporting both physical access and visual continuity with the surrounding landscape.

3.15 For contribution to primary function, GWs are scored on a five-point scale from ranging from weak / no contribution to strong contribution. The assessment relies on a clear criterion for scoring (see **Table 3.2**) and professional judgement. Examples are provided for the highest (strong contribution), middle (moderate contribution), and lowest (weak/no contribution) scores, while the intermediate categories (relatively strong and relatively weak contributions) lack defined examples, allowing for more flexible, spectrum-based scoring.

Table 3.2: Urban structure (primary function) scoring criteria

Contribution to function	Examples
Strong contribution	<p>The GW makes a strong contribution to the primary function by maintaining a gap between neighbourhoods. The GW plays an important role in defining neighbourhood boundaries and maintaining the sense of identity of residential areas. There are limited visual and audible connections with adjacent neighbourhoods and the GW makes a very positive contribution to visual amenity.</p> <p>The GW has a strong rural character or there is a strong visual connection with nearby rural landscapes which contributes to a sense of living close to open countryside. The GW provides well-defined access routes to the countryside via PRow and / or cycle paths.</p>
Relatively strong contribution	Intermediate score
Moderate contribution	<p>The GW makes some contribution to the primary function by playing a role in the perception of separation between neighbourhoods, and maintaining the sense of identity. The GW makes some contribution to defining the neighbourhood boundary and to visual amenity, although there may be some visual and/or audible connection with adjacent neighbourhoods.</p> <p>The GW has a moderate to weak rural character and views to the surrounding countryside are likely to be occasional or intermittent, partially screened by intervening vegetation / topography / development. Access routes to the countryside may be fragmented/varied across the GW.</p>
Relatively weak contribution	Intermediate score

Contribution to function	Examples
Weak / no contribution	<p>The GW makes little to no contribution to the primary function as it does not play a role in providing separation between neighbourhoods. The GW plays a limited role in defining neighbourhood boundaries. There are likely to be visual and / or audible connections with adjacent residential areas, which limit the sense of identity within individual neighbourhoods.</p> <p>There are a range of barriers resulting in limited or no views to the countryside and access routes are limited. The GW is likely to have a strongly urban character.</p>

Health, Well-being and Community & Environment (secondary functions)

3.16 A suite of national and locally available contextual datasets were compiled and reviewed to enable a thorough analysis of the existing baseline, organised using the headings outlined below. As noted above, secondary functionality of the GWs was not scored.

Health, Well-being and Community

- Local open space provision;
- Sport and recreation;
- Food growing and allotments;
- Connectivity and active travel; and
- Health and well-being indicators.

Environment

- Biodiversity;
- Agriculture; and
- Flood management.

3.17 A list of the datasets used to summarise secondary functionality are provided in **Appendix A**. These national datasets, while comprehensive, are not always fully up to date. Time lags in data collection, processing, and publication can result in discrepancies between reported conditions and the current state of the environment. As a result, some mapped outputs within this report may reflect earlier data rather than real-time changes on the ground. Assessment of potential harm to the Green Wedge.

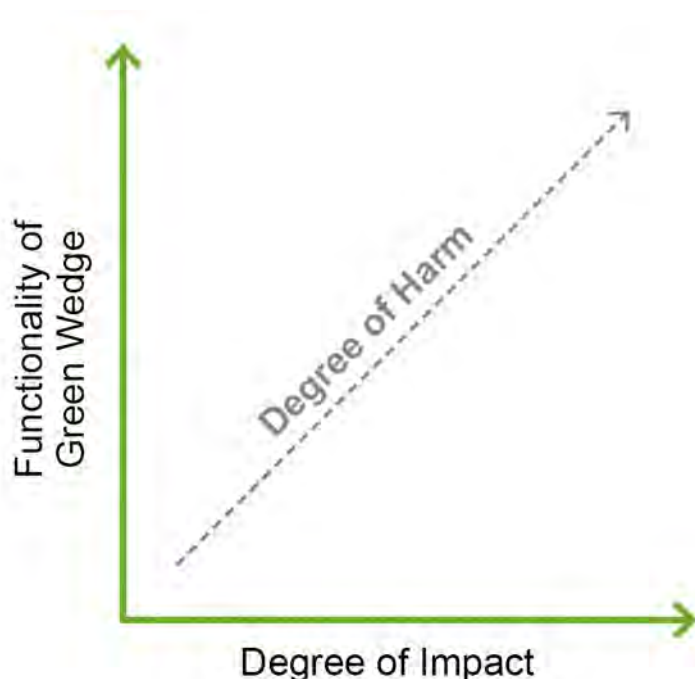
3.18 This assessment will consider the potential harm to the GW functions from:

- the development of promoted the Council's Strategic Housing Land Availability Assessment (SHLAA) sites within the GW;
- potential broad locations identified in the Council's high level capacity exercise; and
- from promoted land around the urban fringe and in neighbouring authorities.

3.19 The Council's high-level capacity exercise identified areas of GW not being promoted for development, but outside of the key primary constraints, including Flood Zones 2 and 3, Public Open Space, nature conservation areas, and schools. The principle of assessing these areas is to demonstrate a comprehensive 'no stone left unturned' approach to identifying potential sources of capacity within the administrative area of the city.

3.20 A robust five-point scoring system will be used, encompassing a scale from high harm to low harm. The accompanying justification will indicate the relative potential harm to the ongoing functionality of the GW from individual sites. Where no development is proposed within, or around the edges of the GW, this assessment will not be undertaken.

3.21 Professional judgement will be applied to integrate judgements on GW functionality with judgements on the degree of impact from the proposed development site, in order to reach a conclusion on the overall level of harm (as illustrated in **Figure 3.1**).

Figure 3.1: Determining degree of harm

3.22 In locations where the GW is functioning at a high level or is particularly important to the overall functionality of the GW (e.g. a pinch point), even a relatively low-impact development (e.g. a smaller or less intrusive site) may result in a high degree of harm due to the area's heightened sensitivity. Conversely, where the GW's functionality has already been severely compromised, a higher-impact development (e.g. a larger or more intrusive site) may lead to a lower degree of harm, since the GW's capacity to fulfil its intended role is already diminished, and further development would have a comparatively limited negative effect.

3.23 This assessment relies on the exercise of professional judgement and experience, taking into account the wide range of variables that must be considered. The weight assigned to each factor varies according to the specific characteristics of the site and its context. All judgements are made on a case-by-case basis and are guided by the principles set out in **Figure 3.1**.

Table 3.3: Assessment of harm to the GW functions - scoring criteria

Harm to function	Examples
High harm	<p>Development would result in a loss of land that makes a particularly strong contribution to the primary function.</p> <p>The GW is unlikely to sustain its functionality in the face of development and would be irreversibly compromised. For example, development may completely block the mouth of the GW or divide it into two entirely disconnected areas.</p>
Moderate-high harm	<p>Development would result in a loss of land which makes a relatively strong contribution to the primary function.</p> <p>The GW would retain some benefits, but its overall functionality would be substantially reduced. For example, the site may partially block the mouth of the GW, divide it whilst retaining limited connectivity, or cause a split near the tip of the GW - minimising the overall reduction in extent but still affecting its integrity.</p>

Harm to function	Examples
Moderate harm	<p>Development would result in a loss of land which makes a moderate contribution to the primary function.</p> <p>The GW would continue to provide many benefits, though some functions would be diminished. For example, the site may reduce the extent and openness of the GW and undermine the primary function, but to a limited degree. There may be the opportunity to mitigate against the loss of GW functionality through the layout and design of the potential development.</p>
Low-moderate harm	<p>Development would result in limited loss of land or a loss of land which makes a low-moderate contribution the primary function.</p> <p>Most GW functions would be retained, with some minor reductions. For example the site may be smaller scale and on the edge of the GW, thereby decreasing its extent, but not dividing it. There may be opportunities to maintain GW functionality through the layout and design of potential development.</p>

Harm to function	Examples
Low harm	<p>Development would result in limited loss of land or loss of land which makes a limited / negligible contribution to the primary function.</p> <p>The GW would continue to provide current functions, with negligible adverse impact from development. There may be opportunities to increase the functionality of the GW through development.</p>

Presentation of results

3.24 The assessments for each of the 13 GWs can be found in **Chapter 4**. These are structured as follows:

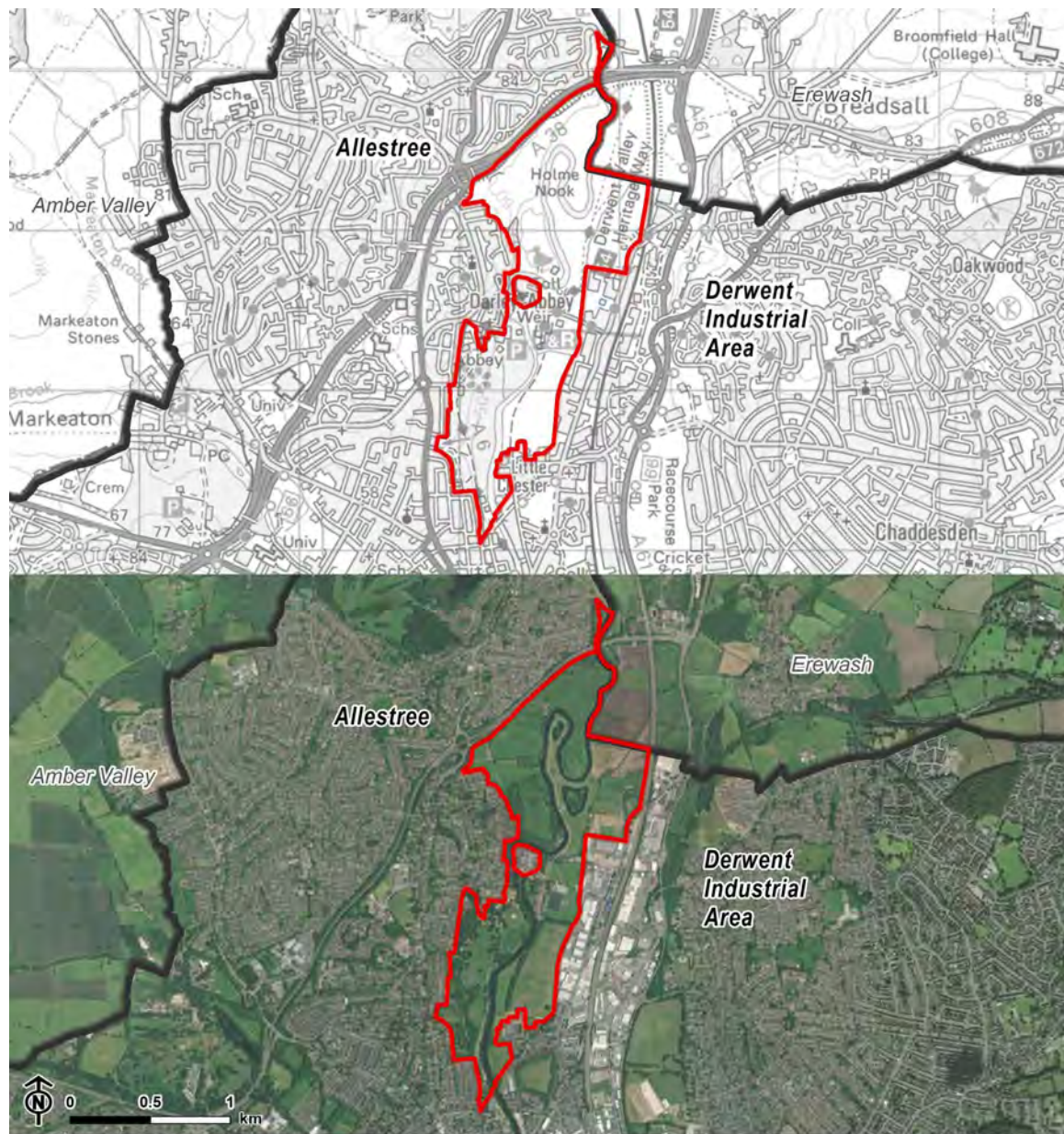
- Baseline description including location, existing land use, landscape character and planning history.
- Assessment of the primary function of 'Urban Structure' with justifying text provided under the subthemes of: urban structure and neighbourhood definition; promoting residential amenity; and connection to the countryside. The text is supported by site images and accompanying mapping. This section will conclude with an overall score for the primary function supported by a summary text box.
- Documentation of the incidental secondary functions of 'Health, well-being and community' and 'Environment', with accompanying maps and site photography.
- Assessment of potential harm to the GW from potential development sites incorporating: the development of the Council's promoted Strategic Housing Land Availability Assessment (SHLAA) sites within the GW; potential broad locations identified in the Council's high level capacity exercise; and from promoted land around the urban fringe and in neighbouring authorities.
- Recommendations for GI enhancements, informed by the biodiversity principles identified within the Pre-Publication Final Draft Local Natural Recovery Strategy (LNRS) for Derbyshire. Recommendations for GW boundary alignments and the overall future of the GW are also outlined.

Chapter 4

Green Wedge Profiles

Upper Derwent Valley

Figure 4.1: Green Wedge Index Map



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- Upper Derwent Valley Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.1 The GW is located in the north of the city and runs north to south from the city boundary to the edge of the city centre. It broadly follows the course of the River Derwent which runs through the centre of the GW. The northern half of the GW has a semi-rural character and comprises riverside meadows and agricultural land uses. This area of the GW is generally flat and forms part of the flood plain, although land on the western side rises steeply to the boundary with the A38. The area directly adjacent to the mouth of the GW is designated as Green Belt within the administrative area of Erewash Borough Council. There is a strong visual relationship between open land in the north of the GW and the Green Belt beyond.

4.2 The central part of the GW has a more urban character due to the prominence of the Darley Abbey Mills complex, development along Folly Road / Haslams Lane, and sports facilities and infrastructure associated with Derby Rugby Club. In total, the GW covers approximately 158 hectares, or 2% of the area of the city. The majority of the GW falls within the Derwent Valley Mills World Heritage Site (WHS).

Summary description of the landscape character of the Green Wedge

4.3 The northern part of the GW is located within NCA 50: Upland Fringe. The southern part is within NCA 68: Needwood and South Derbyshire Claylands. In the [Derbyshire County Landscape Character Assessment](#), the landscape is defined predominantly as 'urban'. The northern part is defined as Derbyshire Peak Fringe & Lower Derwent – Riverside Meadows LCT. Characterised as a pastoral landscape of broad floodplains with meandering rivers, scattered riverbank trees, and mature boundary trees, the GW is broadly representative of this LCT.

Summary description of the planning history of the Green Wedge

4.4 The most notable development within the GW comprises a series of flood defences including embankments and walls along the eastern periphery of the GW which have been implemented as part of the [‘Our City Our River’ project](#) and reinforce the role the GW plays in flood management.

4.5 A planning application (reference 02/14/00198) for the development of 45 dwellings on land within the GW to the north of North Avenue (Darley Abbey) was submitted in 2014 and refused due to concerns about impacts on the GW and on the WHS, and an unsatisfactory relationship with existing development. A subsequent

application for up to forty-nine dwellings (06/15/00720) was submitted in 2015 and was again refused for the same reasons. This was then taken to appeal, where it was dismissed (APP/C1055/W/15/3137935, APP/C1055/W/15/3141117).

4.6 A broad location with potential for further analysis, covering 19 hectares in the north-west of the GW (area reference GW1: Derwent Valley Edge (West)) has also been identified.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.7 The GW defines the edges of Darley Abbey, Little Chester, and Allestree. It forms part of the setting to the historic core of Darley Abbey and Little Chester neighbourhoods (both Conservation Areas) and provides separation between residential development to the west, and industrial uses to the east. It provides a setting to the Derwent Mills World Heritage Site, helping to maintain its distinctive historic character and sense of place.

Photograph 1: Darley Park provides an undeveloped setting to adjacent neighbourhoods as well as forming part of the Derwent Mills World Heritage Site



Promoting residential amenity

4.8 The GW makes a strong contribution to protection of residential amenity for the neighbourhoods of Darley Abbey, Little Chester, and to a lesser extent, Allestree. It provides separation between these residential neighbourhoods and industrial units along Alfreton Road, acting as a buffer between conflicting land uses. The GW plays an important role in providing attractive views and outlook, natural light, minimising pollution and enhancing the visual character of Darley Abbey and Little Chester, and contributes to maintaining openness. Additionally, the GW provides an attractive setting to properties within the Darley Abbey and Little Chester Conservation Areas, as well as enhancing the visual setting of the Grade I listed Darley Abbey Mills Complex.

Access to the Countryside

4.9 The GW provides a direct, uninterrupted link to the countryside via PRow which run from the city centre out to the countryside. NCN Route 54 runs from the southern end of the GW up to Haslams Lane, providing a partial traffic-free cycle route to the countryside. Due to intervening vegetation and topography, visual permeability with the wider rural landscape from the southernmost part of the GW (south of Haslams Lane) is limited. To the north of Haslams Lane, particularly from elevated land off South Road, there is a stronger visual connection with open land to the north which forms part of the Green Belt within Erewash Borough Council.

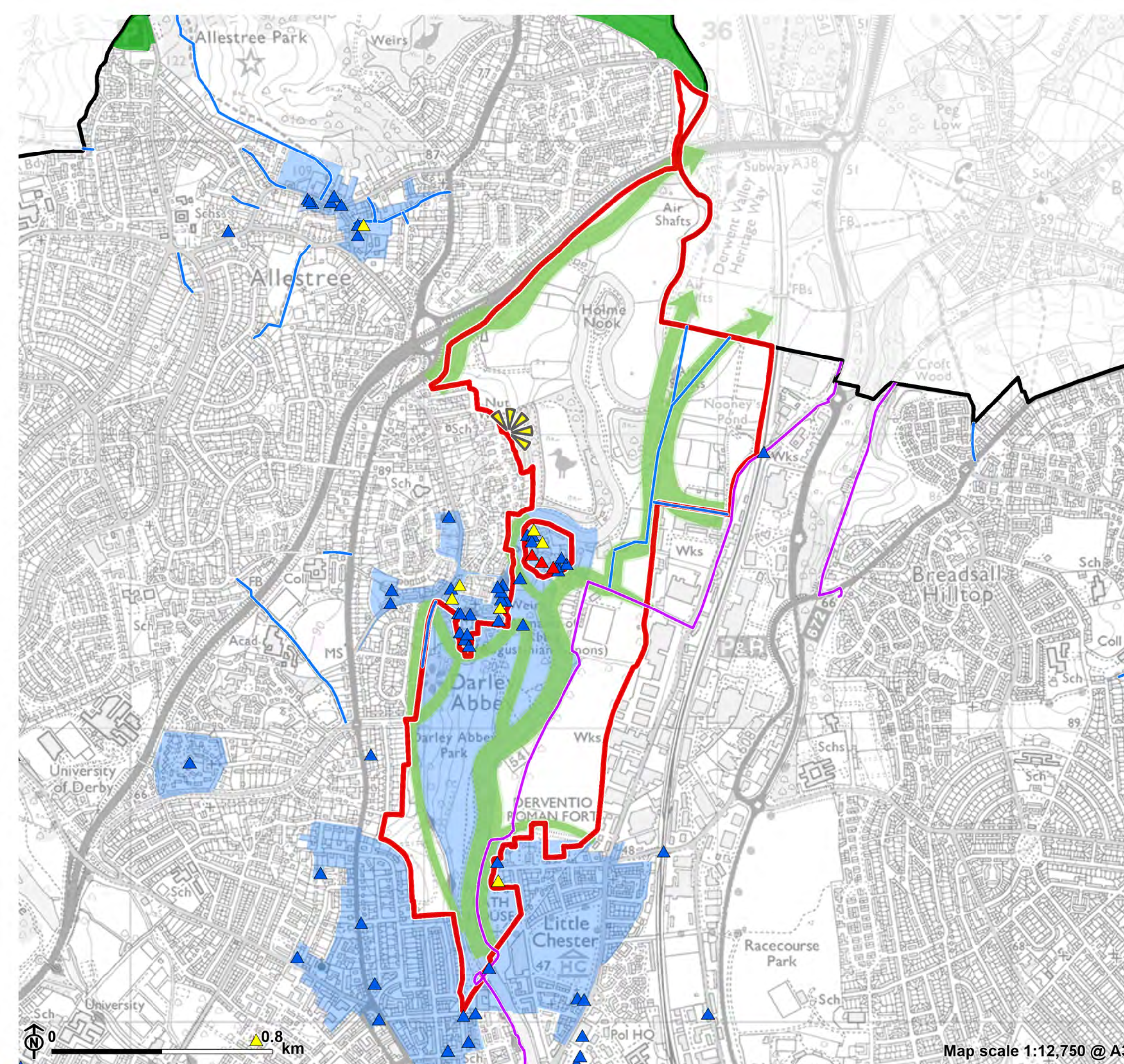
Urban Structure Score:	Strong contribution
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Urban Structure (Primary Function) Summary

The GW makes a strong contribution to the urban structure of Derby by defining the edges of Darley Abbey, Little Chester and to some extent Allestree, contributing to the visual setting of these neighbourhoods. It provides a visual and physical buffer between residential areas and adjacent industrial uses. The GW supports residential amenity by offering natural light, attractive views, reduced pollution, and a sense of openness. It also contributes to enhancing the visual setting of the Derwent Mills World Heritage Site. PRow and NCN Route 54 provide direct access to the countryside from the city centre.

Figure 4.2: Urban structure considerations (primary function): Upper Derwent Valley Green Wedge

- Upper Derwent Valley Green Wedge
 - City of Derby boundary
 - Green belt
 - Conservation area
 - National Cycle Network
 - Public right of way
 - Route to access the countryside
 - ☀ Expansive view of the wider countryside or of large areas of natural character
- Listed building**
- ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II



Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.10 Located on the rising valley sides of the River Derwent, Darley Park provides a gateway to the Derwent Valley Mills World Heritage Site. Semi-natural greenspace provision associated with Darley and Nutwood LNR also lies within the boundary of the GW. Located on the opposing valley sides, sports facilities at Darley Playing Fields, Chester Green and Parker's Piece provide further recreational opportunities. Although there are no educational establishments within the GW itself, Darley Barn Outdoor Education Centre is situated to the north of Darley Park.

Photograph 2: Sports facilities at Parker's Piece provide opportunities for recreation



Sport and recreation

4.11 A range of sports facilities are provided within the GW. Darley Fields comprises grass pitches, a bowling green, tennis courts, outdoor gym and a multi-use games area (MUGA). Further sports facilities are provided at Chester Green football pitches, with additional grass and artificial pitches at Darley Rugby Club. There is a Cricket pitch at Parker's Piece.

Food growing and allotments

4.12 Derwent Park Allotments located to the rear of properties on Bank View Road provides opportunities for community food growing.

Connectivity and active travel

4.13 The GW is served by a well-connected network of PRow and informal paths. Running north-south, the Derwent Valley Heritage Way broadly follows the course of the River Derwent along the length of the GW. A number of PRow radiate from this route, providing access from land to the east. A section of NCN Route 54 follows the River Derwent through Darley Fields from Little Chester to Haslam's Lane. Noise intrusion is lowest within pockets of Darley Park, where levels of <40 dB are recorded. Noise levels reach <65 to 70 dB at the A38 Abbey Hill.

Health and well-being indicators

4.14 The GW contributes to the mental and physical well-being of residents through the provision of a range of recreational opportunities, including amenity green space, formal sports facilities, PRow, long distance footpaths and an active travel route. IMD data for LSOAs across the north and centre of the GW indicate low levels of relative deprivation, falling within the ninth decile. LSOAs located in the south of the GW indicate higher levels of relative deprivation closer to the city centre, falling within the fourth decile and the middle of the deprivation spectrum.

Figure 4.3: Health, well-being and community considerations: Upper Derwent Valley Green Wedge

- Upper Derwent Valley Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Allotment
 - Amenity greenspace
 - Bowling green
 - Childrens play area
 - Churchyard and cemetery
 - Golf course
 - Grass pitch
 - Semi natural greenspace
 - Park
 - Play area
- Indices of Multiple Deprivation (IMD) 2019**
 - 1 - 2 (most deprived)
 - 3 - 4
 - 5 - 6
 - 7 - 8
 - 9 - 10 (least deprived)



Map scale 1:12,750 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.15 Characterised by the meandering course of the River Derwent and its adjoining habitats, the GW incorporates Darley and Nutwood LNR which is typified by good quality semi-improved grassland defined within the priority habitats inventory. The full section of the River Derwent within the boundary of the GW is locally designated as a LWS, as well as land to the south at Darley Park. Additional blue infrastructure assets at Watermeadows Ditch and Nooney's Pond lie at the north-eastern extent of the GW. These areas are characterised by floodplain grazing marsh and lowland fens.

4.16 Tree canopy cover within Darley ward where the GW is located is estimated at 18.0%. This compares favourably to the average for the city (15.0%) and to the 14.7% value for other urban areas within the East Midlands.

Photograph 3: Rural views from Darley and Nutwood Local Nature Reserve reinforce the visual connection to the countryside



Agriculture

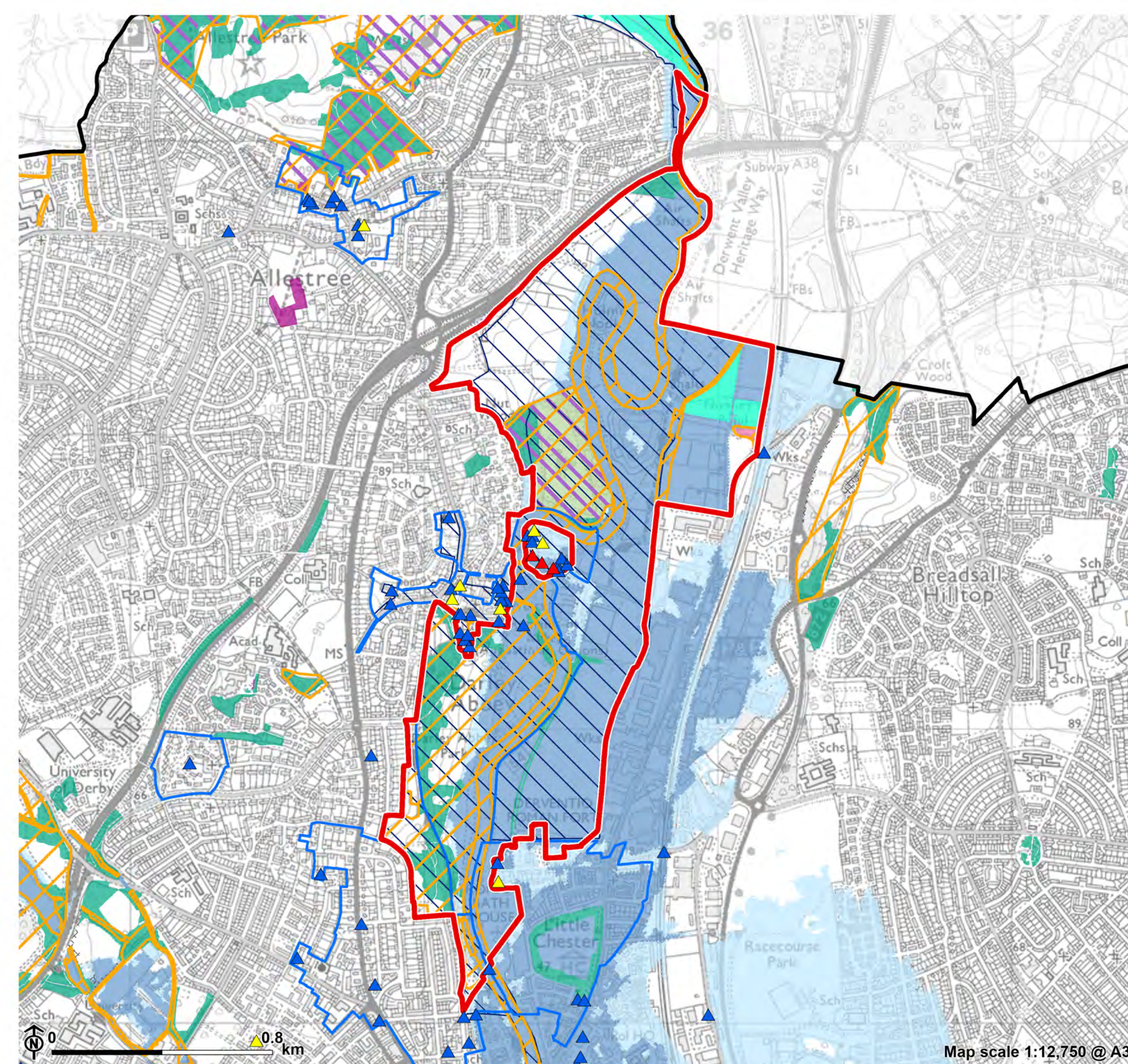
4.17 Land to the north of the GW is classified as ALC Grade 4 (poor quality). Adjoining land to the south is described by the ALC as 'urban'.

Flood management

4.18 The channel of the River Derwent runs broadly north – south through the GW, with the wider floodplain offering flood mitigation functionality. Much of the land falling within the boundary of the GW, with the exception of land at its western extent, lies within Environment Agency Flood Zones 2 or 3.

Figure 4.4: Environment considerations: Upper Derwent Valley Green Wedge

- Upper Derwent Valley Green Wedge
- City of Derby boundary
- Conservation area
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- World Heritage Site
- Priority habitat inventory**
- Lowland fens
- Good quality semi improved grassland
- Traditional orchard
- Coastal and floodplain grazing marsh
- Deciduous woodland
- No main habitat but additional habitats present
- Listed building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II



Map scale 1:12,750 @ A3

Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.19 No development sites within the GW have been promoted to the Council. However, one site has been identified by the Council as a broad location with scope for further assessment. The impact of this site on the GW's ability to maintain its primary function is considered below:

Site GW1: Derwent Valley Edge (West)

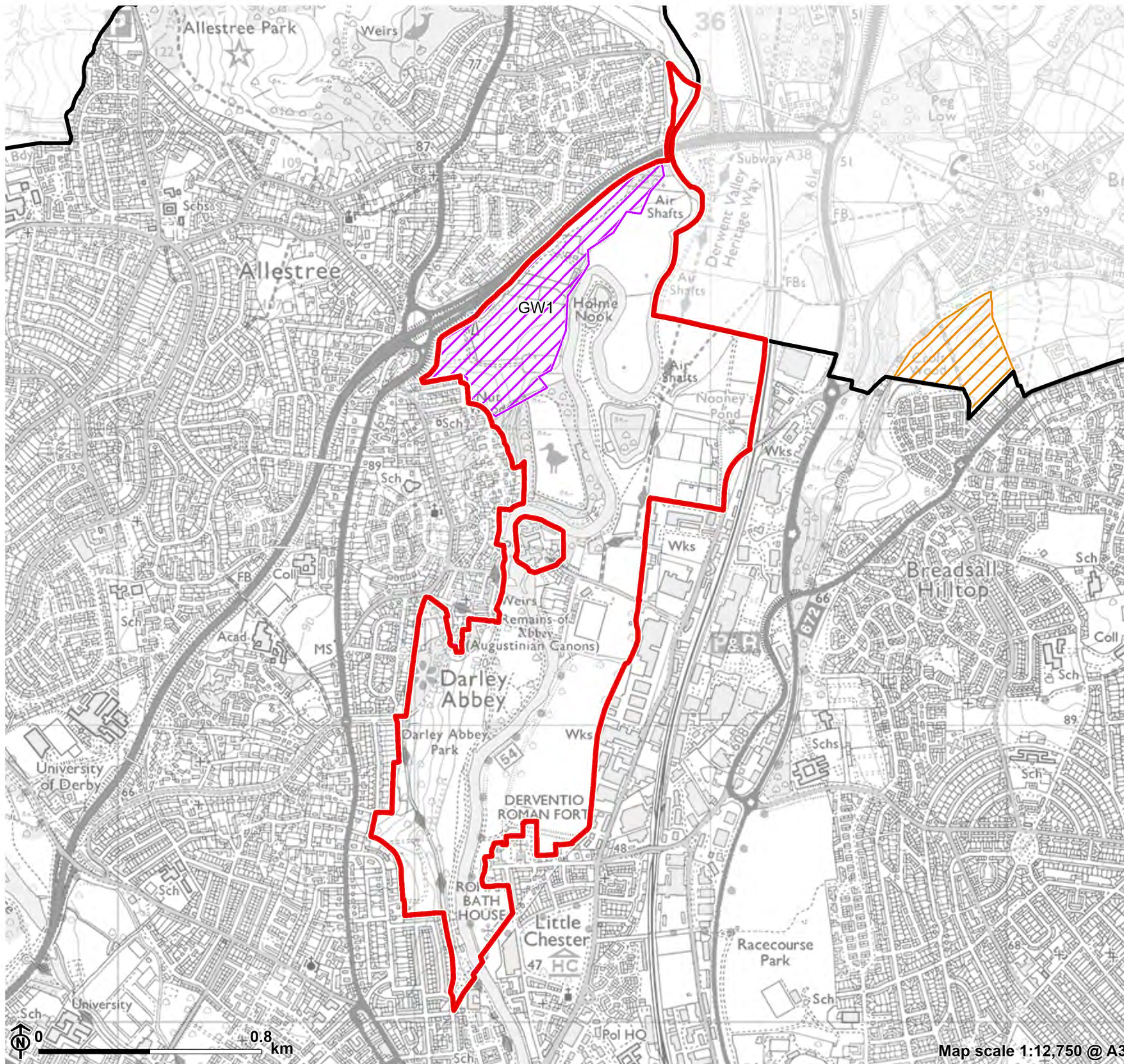
4.20 This is a 19-hectare site in the north of the GW occupying sloping land to the south of the A38, abutting Nutwood to the south. Development of this site would almost entirely block off the mouth of the GW and would significantly undermine the function of the GW as it would significantly restrict the visual connection with the countryside and obstruct the flow of rural character into the city. It would also reduce the residential amenity (including views and openness) for adjacent properties to the north and west in Allestree, and to some extent those in Darley Abbey to the south. As a result of these factors, development of this site would result in **high harm** to the primary function of the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.21 There is no promoted land around the urban fringe or in neighbouring authorities adjacent to this GW.

Figure 4.5: Potential development sites: Upper Derwent Valley Green Wedge

- Upper Derwent Valley Green Wedge
- City of Derby boundary
- Broad capacity areas
- Promoted land in neighbouring authorities



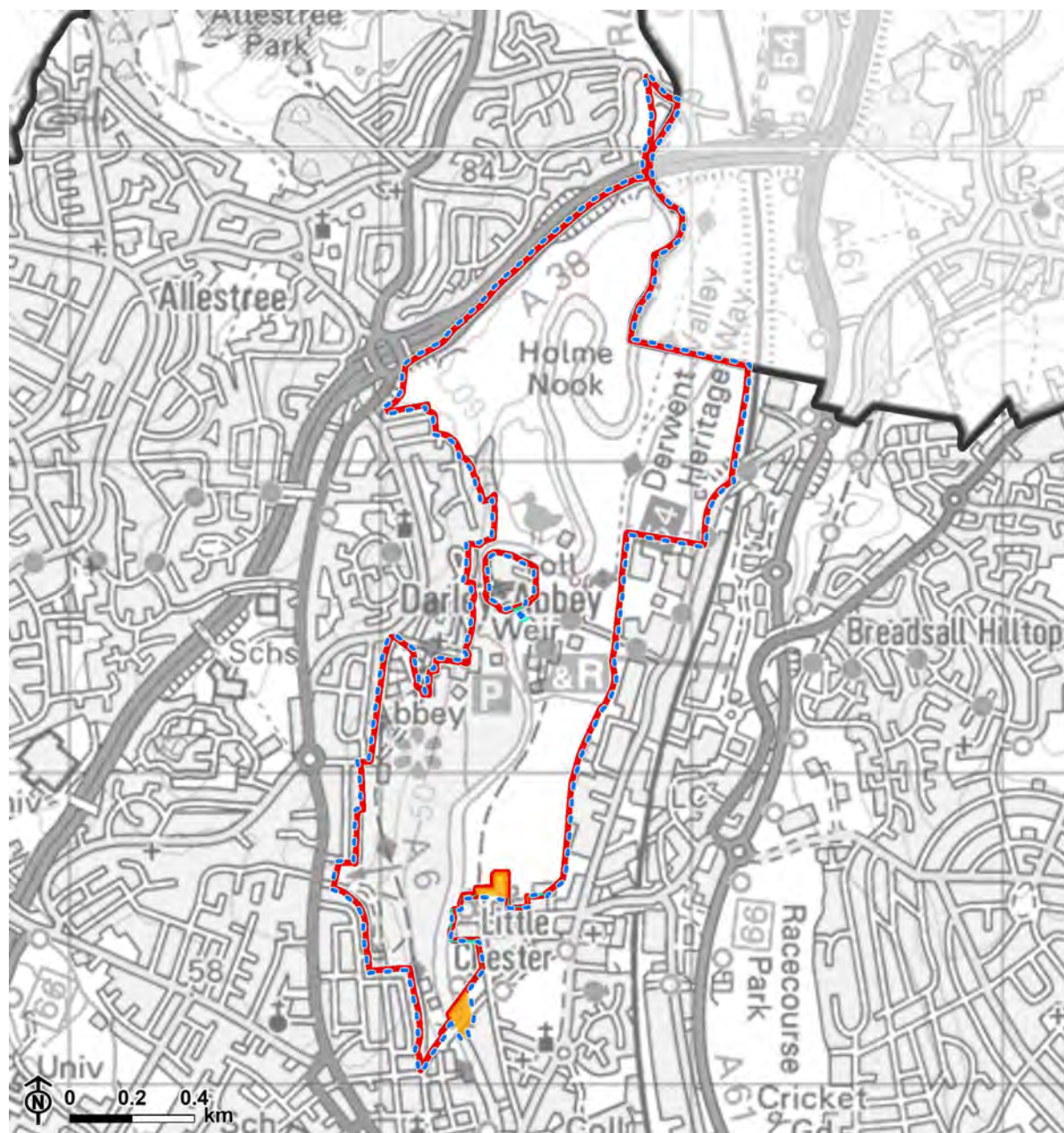
Recommendations

Boundary recommendations

4.22 The existing boundaries are generally logical and well-defined, however a few boundary amendments are recommended, as follows:

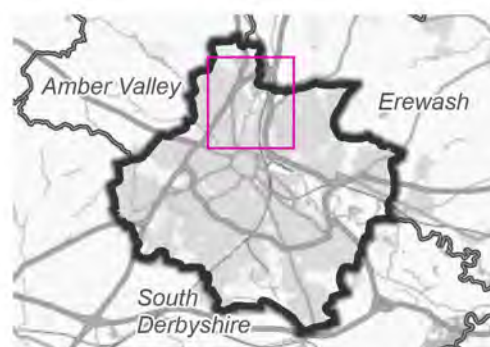
- In the south of the GW there is the potential to extend the GW to incorporate the flood defences implemented as part of the 'Our City Our River' flood defence scheme, south of Parkers Piece and west of the former Adia Bliss building.
- There is justification to extend the GW boundary south of Darley Fields to incorporate Darley Fields Multi-Use Games Area (MUGA) and outdoor gym.
- Additionally, there is potential to remove Darley Abbey Mills Car Park as it does not contribute to the primary function of the GW.

Figure 4.6: Boundary alterations



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- Upper Derwent Valley Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

- Explore the opportunity to extend NCN Route 54 northwards to Haslams Lane and upgrade the Derwent valley Heritage Way at this location to a multi-user route, providing a continuous cycleway to the countryside. Consider the potential to introduce a wider link to NCN Route 54, lying beyond the city boundary.
- The GW offers the opportunity to perform an enhanced role in localised flood alleviation due to its location as part of the floodplain of the River Derwent. Opportunities should be sought to implement additional natural flood management interventions to complement existing flood mitigation within the GW. This could include measures to restore sections of the natural floodplain to minimise flood risk. In accordance with the LNRS for Derbyshire (Pre-Publication Final Draft), large swathes of land within the GW offer the opportunity for wetland habitat enhancement (Priority WL-1 and Measure 76) and semi-natural wetland creation (Priority WL-3 and Measure 084). All interventions should complement the wider setting of the Derwent Valley Mills World Heritage Site. The potential to improve connectivity between the River Derwent and its floodplain to restore dynamic natural processes is recognised as Priority RW-2 and Measure 050.
- Seek opportunities to increase connectivity across the habitat networks within the GW, including the enhancement of links between Darley and Nutwood LNR and the network of LWS within the GW. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies large swathes of land bordering the River Derwent as having the potential to deliver positive outcomes for nature recovery. The opportunity for new woodland creation and / or improved management of existing woodland to enhance habitat connectivity at the landscape scale is highlighted on land within the north of the GW (Priority WT-3 and Measure 022). To the south, opportunities to buffer existing woodland sites and provide edge-habitats is highlighted (Priority WT-3 and Measure 020). The need to safeguard and maintain woodland in positive management to maximise its biodiversity value is also emphasised across the GW (Priority WT-1 and Measure 010).
- Increase the multi-functionality of Darley Park through the introduction of biodiversity and climate change adaptation / mitigation measures, whilst avoiding conflict with recreational uses.
- Safeguard and enhance species-rich grassland habitats on land to the east of Nut Wood and within smaller pockets of land at the GW's northeastern extent, as highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority GL-1 and Measure 036).

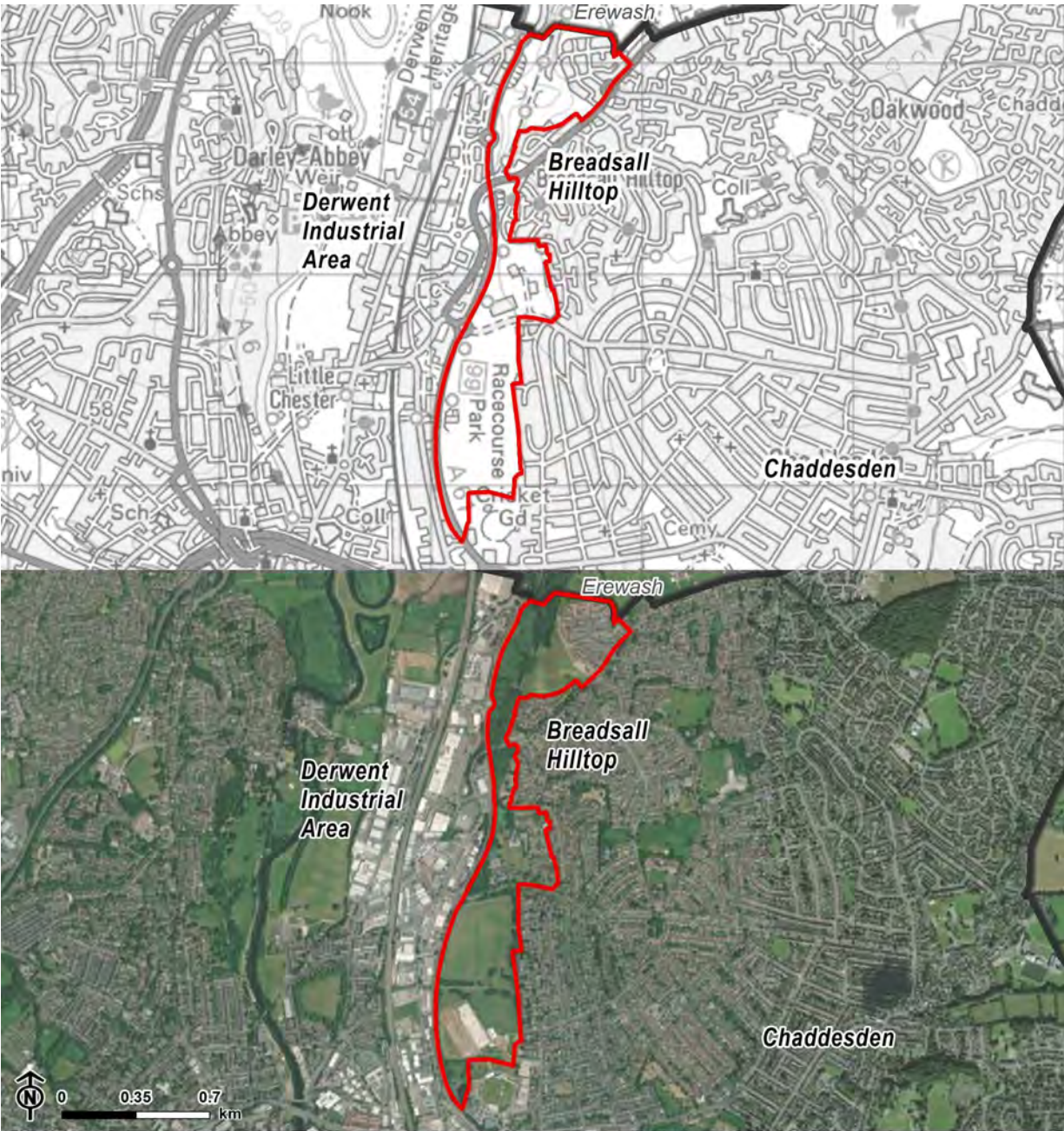
Future of the Green Wedge

4.23 The GW makes a strong contribution to separating incompatible land uses and contributes to the setting of Derwent Valley Mills WHS, as well as providing residential amenity. It also provides recreational value and associated health, well-being and community benefits. Development of the proposed Derwent Valley Edge site would significantly undermine primary function of the GW by closing off the mouth of the GW, reducing openness and eroding residential amenity for existing properties (including openness, views, and natural light).




4.24 Aside from the minor boundary amendments suggested above, it is recommended that the GW is retained in its current form.

Chaddesden / Derwent Industrial Area

Figure 4.7: Green Wedge Index Map



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-  Chaddesden / Derwent Industrial Area Green Wedge
-  City of Derby boundary
-  Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.25 The GW is located in the north of city, directly to the north of the city centre. It is linear in shape and runs from the city boundary in the north to the edge of the city centre in the south. The GW is defined to the east by the residential neighbourhoods of Breadsall Hilltop and Chaddesden, and by the commercialised A61 corridor to the west. The GW covers approximately 70 hectares, or 0.9% of the land area of the city. The northern edge directly abuts the Nottingham and Derby Green Belt within Erewash Borough.

4.26 Land use in the GW is split into three sections by the road network. The A608 Mansfield Road cuts through the GW to the south of Elmwood Drive on an embankment, separating the northern section from the rest of the GW. To the south, Hampshire Road separates the middle section of the GW from the southern section.

4.27 The northern third of the GW comprises agricultural land, informal open space and areas of scrub and woodland. The woodland follows the line of the former railway line, which is now a multi-user path and forms part of the Great Northern Greenway. The line of the route and the surrounding area also form part of a nature conservation site. A large part of this area in the north-east corner of the GW has been developed as Durose Country Park residential estate.

4.28 The middle section between Hampshire Road and Mansfield Road is the narrowest part of the GW and is predominantly made up of public open space, allotments and school playing fields. This area of the GW is more enclosed and has an urban character due to presence of the school buildings in the centre of the GW.

4.29 Racecourse Park occupies the southern part of the GW, comprising amenity grassland and formal recreation facilities; including artificial pitches with associated fencing and floodlighting, and a community building. Derbyshire County Cricket Ground is located immediately adjacent to the south of the GW and forms an extension of the recreational land uses in this part of the GW.

Summary description of the landscape character of the Green Wedge

4.30 The majority of the GW is located within NCA 69: Trent Valley Washlands. A small area in the northernmost part of the GW is located within (NCA) 50: Derbyshire Peak Fringe and Lower Derwent. In the [Derbyshire County Landscape Character Assessment](#), the majority of the GW is defined as 'urban'. The northern third of the GW is described predominantly as Wooded Slopes and Valleys LCT.

4.31 This LCT is typically characterised by undulating upland terrain, permanent pasture, scattered small woodlands, and irregular field patterns defined by dry stone walls. Whilst the northern end of the GW does exhibit a more open and rural character compared to the southern sections, it does not fully align with the defining features of this LCT. Instead, it presents more of a peri-urban landscape, dominated by urban amenity grassland and areas of industrial fringe scrubland.

Summary description of the planning history of the Green Wedge

4.32 The north eastern section of the GW adjacent to Mansfield Road has previously been released for the development of 230 new homes, permitted in the absence of a five-year supply. The development, known as Durose Country Park, is now completed.

4.33 A ‘football hub’ has been developed at the southern end of Racecourse Park, comprising a community building and artificial pitches with associated floodlighting and fencing.

4.34 Two further potential development sites within this GW have been promoted to the Council:

- [Site 315](#) is located in the north-east of the GW, between the Great Northern Greenway and Elmwood Drive. The proposed land is promoted as a southward extension of Durose Country Park, comprising up to 50 new dwellings.
- [Site 406](#) is a linear parcel located in the north-west of the Green Wedge comprising the remaining 7.2 ha of undeveloped land between the A61 and The Great Northern Greenway. The land is currently proposed for a mixed use residential and commercial site.

4.35 One broad location with potential for further analysis has been identified – GW24, a 6.1 hectare site located to the east of the A61 Sir Frank Whittle Road encompassing parts of the grounds and surrounds of Beaufort Community Primary School and St Giles Spencer Academy.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.36 The GW defines the edge of Derwent Valley, contributing to separation, reinforcing neighbourhood identity, and shaping the broader urban structure of the city. To a lesser extent, it also supports separation between the urban area of Derby and the village of Breadsall to the north - a historically distinct settlement where the core is designated as a Conservation Area.

4.37 The GW provides a visual and physical break in the urban fabric. Its value to urban structure is particularly notable due to its continuity and extent, extending approximately 2.5 kilometres from the city's edge towards the city centre. However, its width narrows considerably in places - most notably at Mansfield Road, where it is less than 100 metres wide.

4.38 Throughout its length, the GW provides a clear and consistent boundary for the residential areas of Chaddesden and Breadsall Hilltop. This helps to reinforce their identity and distinctiveness from the neighbouring commercial corridor of Sir Frank Whittle Road (A61), which is characterised by industrial and commercial land uses.

Promoting residential amenity

4.39 The GW serves as an important amenity buffer between the residential neighbourhoods of Chaddesden and Breadsall Hilltop, and the commercial corridor along Sir Frank Whittle Road (A61). This corridor was historically an industrial area and still retains elements of industrial character – exhibited in the continued presence of industrial warehouse buildings and certain land uses, such as scrap metal dealers. In recent years, however, it has evolved into a peri-urban commercial zone with a retail park character, featuring large retail units.

4.40 Both commercial and industrial land uses are detrimental to residential amenity, resulting in noise, light and air pollution, traffic generation and extensive car parking. As such, the GW plays an important role in preserving the residential amenity of the Chaddesden and Breadsall Hilltop neighbourhoods. Although the GW narrows in certain sections, a combination of its combination of topography and tree cover provides an effective buffer between the residential and commercial areas.

Photograph 4: Industrial / commercial character of the Sir Frank Whittle Road (A61) corridor**Connection to the Countryside**

4.41 Given the extent to which this GW penetrates into the urban core of the city, it is inevitable that much of its character is more urban than rural. Only the northern third of the GW is characterised as having rural character by the Derbyshire LCA, and in fact this area presents a more peri-urban than rural character, characterised by urban amenity grassland and areas of industrial fringe scrubland. It is important to note, however, that this assessment LCA predates the construction of the Durose Country Park development, which has significantly diminished the rural character locally. This development has also narrowed the 'mouth' of the GW, undermining its primary function.

4.42 In the central section of the GW, built structures such as Beaufort Community Primary School and St Giles Spencer Academy, combined with the narrowing of the GW at Mansfield Road, create a substantial visual barrier. This reduces visual permeability and weakens the south of the GW's connection to the surrounding countryside. In the north, varied topography associated with the cuttings of a disused railway line (now the Great Northern Greenway cycle route) and built form in the Durose Country Park housing development limit views into the wider countryside.

4.43 Despite these constraints, the GW plays a key role in enabling the open countryside character to extend into the urban area of the city. As a result, it provides a wide range of residents with access to the countryside. There is a limited PRoW or permissive path network, except in the southern section of the GW which comprises the Racecourse Park. However, the Great Northern Greenway cycle route (National Cycle Network (NCN) Route 672 travels almost the full extent of the GW, providing a strong link to the wider countryside to the north.

Photograph 5: Land to the east of the Great Northern Greenway, characterised by amenity grassland



Urban Structure Score:	Relatively strong contribution
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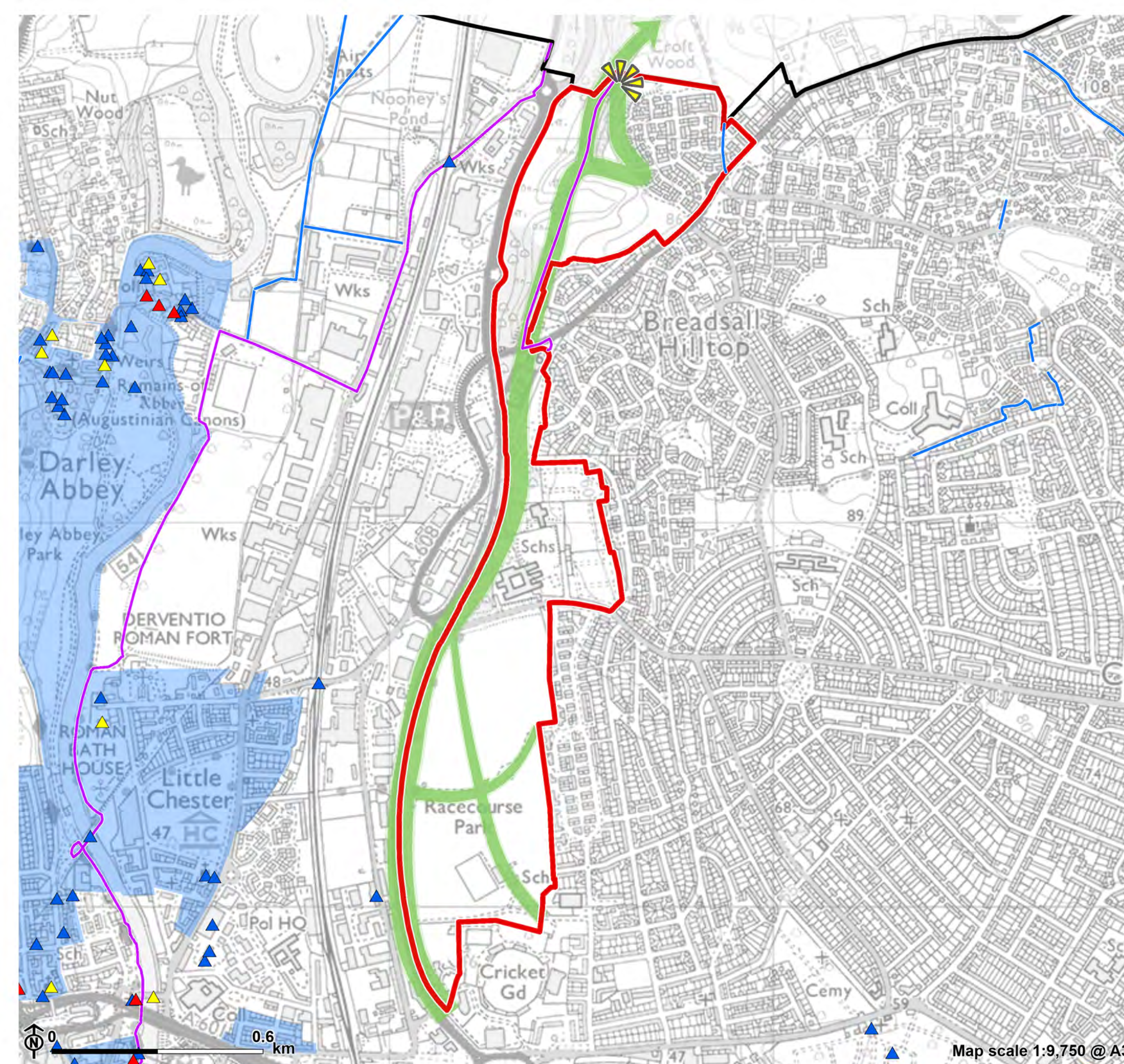
Urban Structure (Primary Function) Summary

The GW plays a key role in defining neighbourhood boundaries and protecting residential amenity by separating neighbourhoods from noise, pollution, and visual impacts associated with adjacent industrial and retail areas. Despite recent development pressures, its narrow structure and limited visual permeability, the

GW maintains value by separating incompatible land uses and through facilitating access to the wider countryside via the Great Northern Greenway.

Figure 4.8: Urban structure considerations (primary function): Chaddesden / Derwent Industrial Area Green Wedge

- Chaddesden / Derwent Industrial Area Green Wedge
 - City of Derby boundary
 - Conservation area
 - National Cycle Network
 - Public right of way
 - Route to access the countryside
 - ✶ Expansive view of the wider countryside or of large areas of natural character
- Listed building**
- ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II



Map scale 1:9,750 @ A3

Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.44 Racecourse Park and playing fields provide a large area of amenity grassland which has several marked out football pitches, as well as providing space for informal recreation. It also includes a children's play area, outdoor gym facilities and artificial football pitches. A children's play area located within the recently completed Durose Country Park residential development in the north of the GW contributes further recreational facilities. Public Open Spaces at Old Mansfield Road, Hampshire Road, Skipton Green and Whitby Avenue offer additional open space provision within the GW.

Photograph 6: Amenity grassland and playing pitches at Racecourse Park



Sport and recreation

4.45 Sports facilities within Racecourse Park include Derby Racecourse Football Hub with three artificial grass football pitches as well as a café and associated facilities. Amenity grassland at Racecourse Playing Fields provides further opportunities for informal recreation. Additional sports facilities within the GW include tennis courts and playing fields associated with Beaufort Community Primary School and St Giles Spencer Academy. However, these sites are not publicly accessible.

Food growing and allotments

4.46 Little Chester Allotments in the east of the GW provide opportunity for food production by the local community.

Connectivity and active travel

4.47 The Great Northern Greenway multi-user path provides a traffic-free route through the length of the GW, running broadly north to south. A public footpath running from Hill Top (A608) offers further pedestrian access to the countryside from the northern section of the GW (although this passes through Durose Country Park development). Surfaced paths within Racecourse Park afford active travel links with adjoining neighbourhoods. Noise levels within the GW ranges from 40-55 dB along the eastern edge, increasing with proximity to the A61 corridor, where noise intrusion is a higher (55-70 dB).

Health and well-being indicators

4.48 The GW contributes to the physical and mental well-being of residents through the provision of recreational opportunities, access to public open space, provision of allotment gardens, and waymarked, multi-user routes which provide links to the wider countryside. The IMD data for LSOAs located within the GW indicate high levels of relative deprivation in the south around Racecourse Park (10% most deprived nationally). LSOAs across the majority of the GW indicate moderate levels of relative deprivation, falling within the fifth decile.

Figure 4.9: Health, well-being and community considerations: Chaddesden / Derwent Industrial Area Green Wedge



0 0.6 km

Map scale 1:9,750 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.49 Priority habitats in the GW comprise deciduous woodland, including a designated site at Breadsall Railway Cutting LWS. Wooded belts bordering the A61 road corridor contribute to wider ecological networks.

4.50 Average tree canopy cover within the wards where the GW is located exhibit a degree of variation. This ranges from 2.7% within Chaddesden North and Chaddesden West wards where the majority of the GW is located, to Oakwood ward where average tree canopy cover sits at 15.4%.

Agriculture

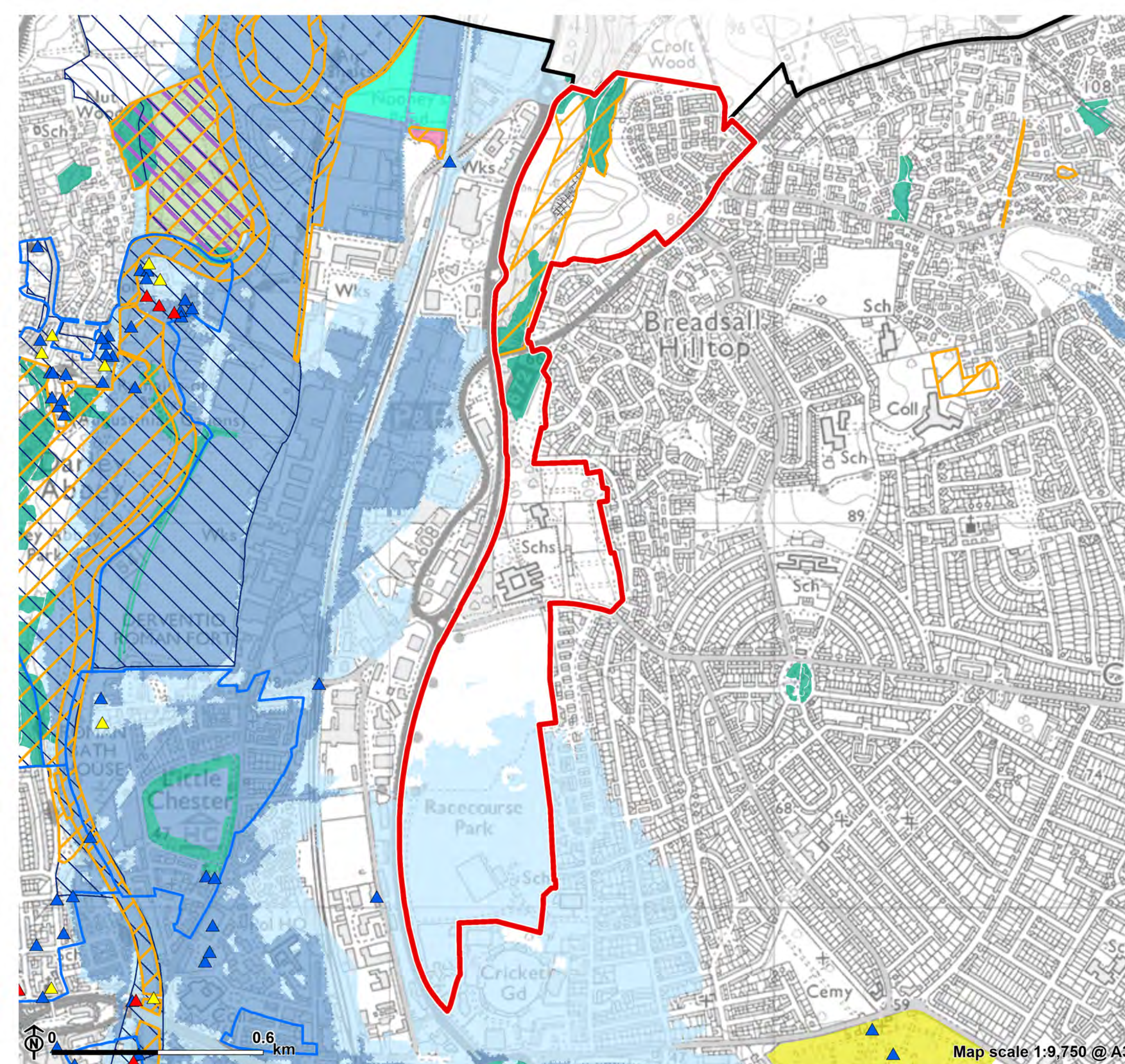
4.51 In general, land lying to the south of the carriageway of the A608 Mansfield Road is identified by the ALC as 'urban'. Remaining land in the GW is classified as either ALC Grade 3 (good to moderate quality) or ALC Grade 4 (poor quality).

Flood management

4.52 Large sections of Racecourse Park, located within the southern section of the GW, lie within land defined as either Environment Agency Flood Zones 2 or 3, although this is likely to be reduced by Our City Our River (OCOR) package II works. This land provides both flood storage and mitigation functionality. Land lying to the west of the GW is dominated by the floodplain of the River Derwent.

**Figure 4.10: Environment considerations:
Chaddesden / Derwent Industrial Area Green
Wedge**

- Chaddesden / Derwent Industrial Area Green Wedge
- City of Derby boundary
- Conservation area
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- World Heritage Site
- Registered Parks and Gardens
- Priority habitat inventory**
- Lowland fens
- Good quality semi improved grassland
- Coastal and floodplain grazing marsh
- Deciduous woodland
- No main habitat but additional habitats present
- Listed building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II



Map scale 1:9,750 @ A3

Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.53 The following potential development sites within the GW have either been promoted for development (SHLAA/SHELAA sites) or identified as broad development locations. The impact of the development of these individual sites on the GW's ability to maintain its primary function is considered below:

Site 0315: Breadsall Hill Top South

4.54 This constitutes land promoted for residential development in the north-east of the GW between the Great Northern Greenway and Elmwood Drive. The development of this site would fill open greenspace and connect the recently completed Durose Country Park development with development on Elmwood Drive to the south, thereby increasing urban sprawl. This development would further narrow the 'mouth', which has already been reduced by the Durose Country Park development, albeit the additional narrowing would be marginal.

4.55 The development of this site would not impede connection to the countryside, and due to the development of Durose Country Park the site does not separate distinct neighbourhoods. Part of the buffer between the residential and the commercial corridor along Sir Frank Whittle Road (A61) would be lost, but the steep slopes in conjunction with tree cover would maintain residential amenity in this area. This site has an open quality to it, but does not benefit from, or facilitate, good visual and physical connections to the countryside. As a result of these factors, if this site was developed there would be **moderate harm** to the GW's primary function.

Photograph 7: Site 0315 Breadsall Hill Top South**Site 0406: East of Frank Whittle**

4.56 This site consists of a linear parcel in the north-west of the GW between Sir Frank Whittle Road (A61) and the Great Northern Greenway, currently proposed as a mixed use residential and commercial site. This development would form part of the commercial corridor along Sir Frank Whittle Road (A61). It would substantially narrow the GW, essentially 'closing up' the 'mouth' of the GW as development would then flank the Great Northern Greenway on either side. By expanding the commercial corridor, the GW's contribution to maintaining residential amenity would be reduced, particularly in the south of the site, although the benefit of steep topography in maintaining a distinction between the two areas would be retained.

4.57 The development of this site would result in **moderate-high harm** to the functionality of the GW, however this would increase to **high harm**, if this site was developed in conjunction with Site 0315, as this would completely cut off the GW's connection to the countryside.

Capacity Site GW24

4.58 The southern part of this site is located between Beaufort Primary School / St Giles School and Sir Frank Whittle Road (A61), whilst the north consists of a wooded area located between Old Mansfield Road and the A61. The site is used as semi-natural open space and has a number of permissive footpaths running through it providing links other open spaces to the north and south. The land is central within the GW and is located at the narrowest point. In the north the site spans the full width of the GW, therefore development would cut the south of the GW off from the north, severing the wider GW's links to the countryside. Development within this area would clearly undermine the separation and amenity buffer provided by this GW and would fundamentally undermine the functionality of the GW. As a result, the development of this site is considered to result in **high harm**.

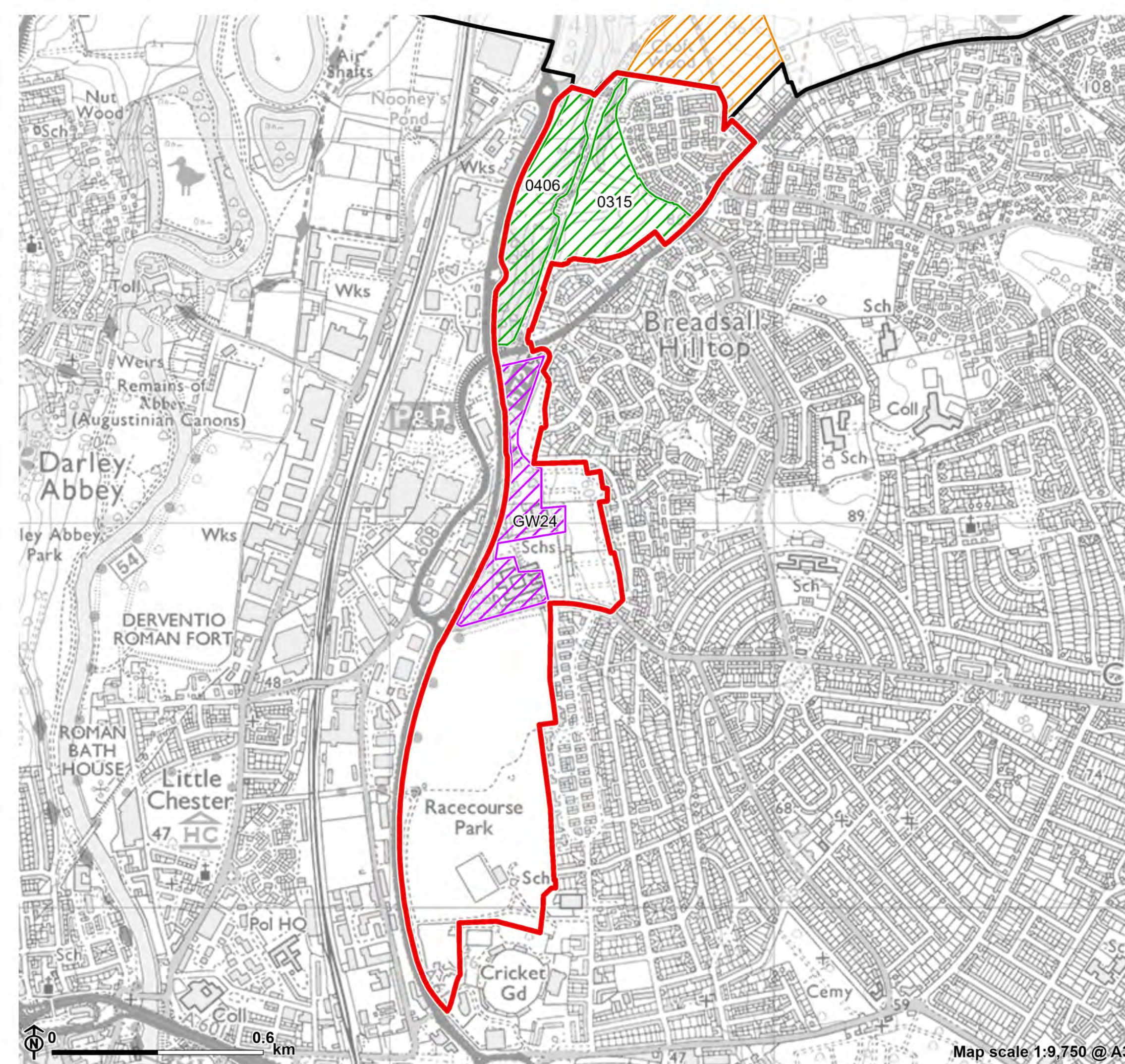
Promoted land around the urban fringe and in neighbouring authorities

4.59 One site is proposed to be allocated by the neighbouring authority, Erewash Borough Council, at the mouth of the GW. Located immediately north of the Durose Country Park development, the site - referred to as the 'North of Breadsall Hilltop Housing Allocation' - would extend the existing urban footprint northward to the Great Northern Greenway. This would effectively fill the remaining gap between the urban edge of Derby and the village of Breadsall to the north.

4.60 Development of this site would have a limited structural impact on the GW, as the Durose Country Park development has already narrowed the GW corridor in this location. However, the proposed allocation would further erode the GW's connection to the wider countryside by reducing the area of open land immediately adjacent to Derby's city boundary. This would shift the character of the surrounding area from predominantly rural to predominantly urban. This impact is intensified by the proximity of Breadsall village, as the development would result in the coalescence of the two settlements. If this site were to be developed, the impact could be mitigated if the built extent of the proposed area was contained to the east as far as possible, so as to avoid intruding westwards beyond the footprint of Durose Country Park. Although the site would not impact the structure of the GW, it would reduce its connection with the wider countryside, and so is considered to result in **moderate harm** to the functionality of the GW.

**Figure 4.11: Potential development sites:
Chaddesden / Derwent Industrial Area Green
Wedge**

- Chaddesden / Derwent Industrial Area Green Wedge
- City of Derby boundary
- Development Sites within the Green Wedge
- Broad capacity areas
- Promoted land in neighbouring authorities



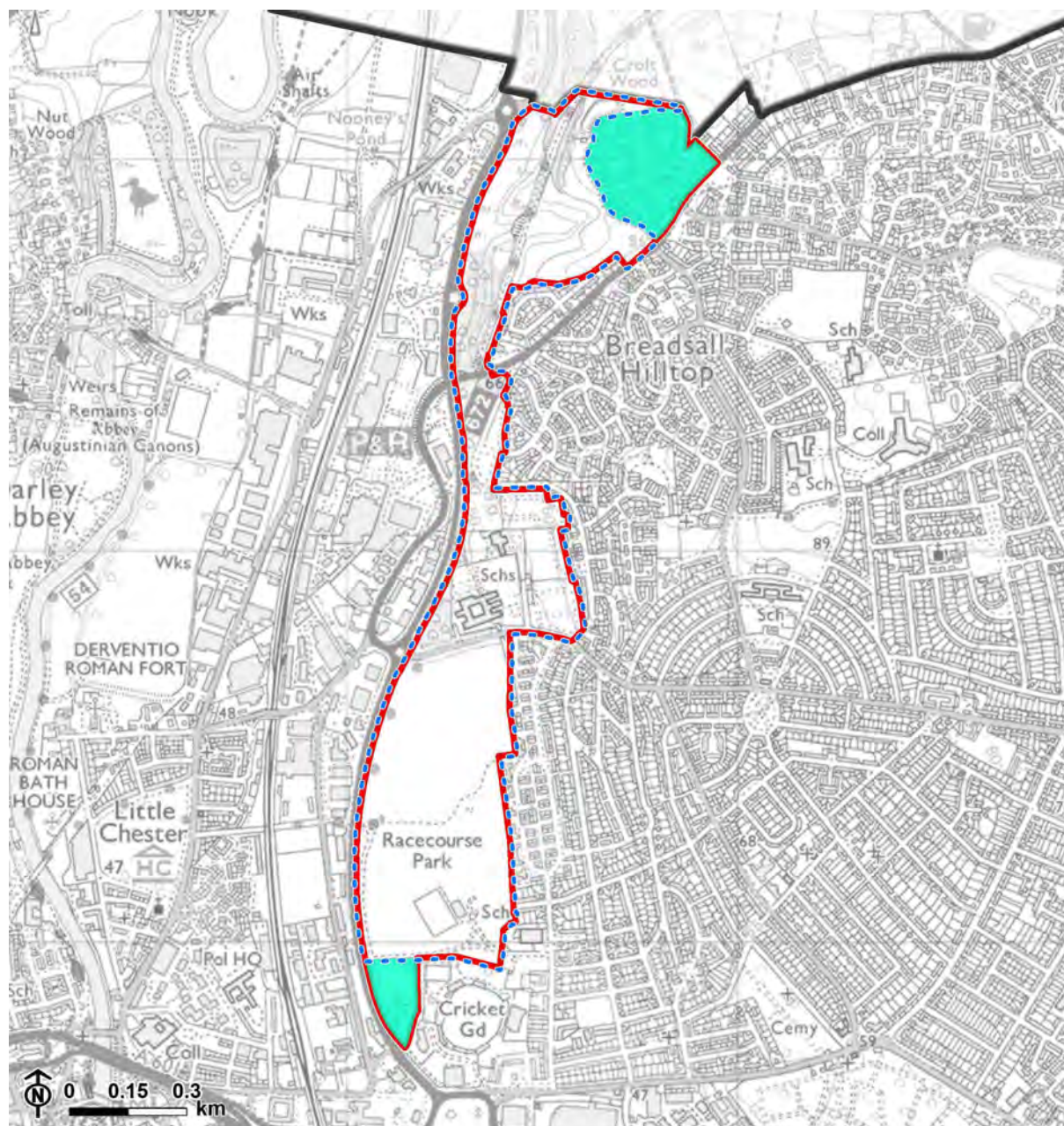
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Recommendations

Boundary recommendations

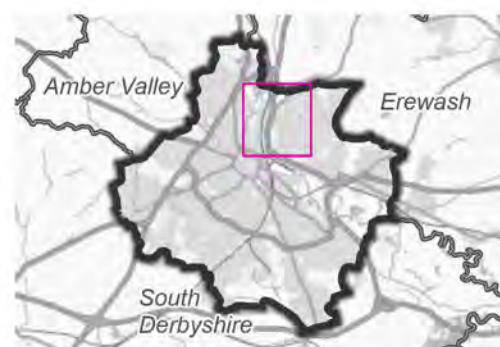
4.61 The principal amendment to the GW boundary should be to exclude the recently completed Durose Country Park development in the north east of the GW. In addition, it is recommended that the south west extension of the GW, which includes 'The Hive' (a facility associated with the Giles Spencer Academy) is removed from the designated boundary. Whilst education is a permitted land use, this particular site lies on the GW periphery and is positioned between two developed areas. As a result, it does not contribute meaningfully to the function of the GW. Its removal would support a more logical, clearly defined, and coherent designation boundary.

Figure 4.12: Boundary alterations



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- Chaddesden / Derwent Industrial Area Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Removal from the Green Wedge



GI recommendations

- Explore the opportunity to enhance the woodland network bordering the A61 and A608 road networks to provide an increased vegetated buffer between the GW and retail / commercial land use to the west.
- Expand the network of tree planting along the Great Northern Greenway (NCN Route 672) to promote future climate resilience. Ensure that planting is well-designed and does not obstruct access or sight lines.
- Enhance the active travel connections to the Great Northern Greenway (NCN Route 672) from the settlement edge at Breadsall Hilltop. Access improvements and the introduction of clearly defined interpretation signage should also be considered to encourage increased usage.
- Increase the multi-functionality of Racecourse Park through the introduction of biodiversity and GI enhancements, whilst avoiding conflict with recreational uses. SuDS enhancements should be considered as climate change adaptation and mitigation measures, due to the partial inclusion of the park in Environment Agency Flood Zones 2 and 3. The LNRS for Derbyshire (Pre-Publication Final Draft) also identifies land at the north western extent of the GW as offering the potential to contribute to the wider wetland resource through the creation of new semi-natural wetlands and the enhancement of other complimentary habitats (Priority WL-3 and Measure 083).
- Safeguard and enhance species-rich grassland habitats on land to the north of the GW, as highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority GL-1 and Measure 036). The potential to target species-rich grassland creation adjacent to these existing high quality grassland sites is also emphasised (Priority GL-3 and Measure 042).

Future of the Green Wedge

4.62 The GW defines neighbourhood boundaries, provides separation between Derby and Breadsall, and protects residential areas from the impacts of nearby industrial and commercial activities. Despite its narrow form, it remains valuable in separating incompatible land uses and providing access to the countryside, especially via the Great Northern Greenway. However, due to its limited width, any development within the GW could significantly compromise its functionality.

4.63 The northern part of the GW has already been partially compromised by the recent Durose Country Park development. In the event of a critical need for additional development land, this area could be considered for future development, and the remaining GW could be reclassified as a 'Green Gap' (see **Chapter 5** for further detail). However, this would result in a substantial loss of benefits, principally in

separating incompatible land uses, and therefore such an approach is not currently recommended.

4.64 The development of North of Breadsall Hilltop Housing Allocation in Erewash Borough would have an adverse impact on the GW but would not fundamentally undermine its functionality. Adverse impact could be at least partially mitigated against through careful design and layout, by limiting development at the westward extent of the site so that it does not extend beyond the footprint of the recent Durose Country Park development.




4.65 The GW is at a tipping point - further development, whether inside or outside Derby's boundaries, could erode its effectiveness to the extent that it no longer fulfils its primary function. Its future must therefore be approached with careful consideration. A clear and consistent strategy is needed: either a firm commitment to its long-term preservation or a deliberate, planned approach to its declassification. This will help avoid the gradual, piecemeal and unintended loss of the important benefits the GW provides.

North Oakwood

Figure 4.13: Green Wedge Index Map



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-  North Oakwood Green Wedge
-  City of Derby boundary
-  Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.66 The GW is located in the north east of the city within the neighbourhood of Oakwood, a relatively modern suburban estate predominantly built in the 1980s and 90s. The GW is surrounded by the built extent of Oakwood to the east, west and south, and by open countryside within Erewash District to the north. The northern extent of the GW is defined by the A608 / Hill Top, and Lime Lane. The GW is bisected north east to south west through the centre by Springwood Drive.

4.67 The GW covers approximately 31 hectares and is the smallest of the GWs in terms of land area, accounting for 0.4% of the total land area of the city. This is a reduction of around 9 hectares since the 2012 GWR, following release of land for residential development through the Derby City Local Plan.

4.68 Land to the north east of Springwood Drive comprises arable land abutting the edge of the Derwent Valley, as well as an attenuation pond associated with the adjacent Lime Tree Court residential development. Chaddesden Wood LNR and LWS occupies approximately 9 hectares (30%) of the GW and comprises ancient deciduous woodland (the only ancient oak woodland within the administrative boundary of Derby). The woodland contains a network of multi-user paths and has high amenity value for the surrounding neighbourhoods. To the south east of Springwood Drive, land is predominantly occupied by Oakwood Park, a district-level park comprising amenity grassland, recreational facilities, and Springwood Leisure Centre. Parkview Primary School playing fields occupy a small area of land adjacent to Springwood Drive in the centre of the GW.

Summary description of the landscape character of the Green Wedge

4.69 The GW is located within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. In the [Derbyshire County Landscape Character Assessment](#), the southern part of the GW is defined as 'urban' and the northern part of the GW is described as Plateau Estate Farmlands LCT. Characterised by a gently undulating plateau of mixed farmland with scattered hedgerow trees, small plantations, relict parkland and former commons (now enclosed and farmed), the northern section of the GW reflects some of these characteristics (gently undulating farmland with hedgerow trees).

Summary description of the planning history of the Green Wedge

4.70 The 2012 GWR informed the identification of allocation AC26 in the [Derby City Local Plan](#), allowing for the development of up to 200 new homes in the area largely inset behind Foxglove Drive, to the south of the A608 (Hill Top). Following on from the

identification of the site in the Draft Plan, an outline planning application for up to 250 new homes was submitted to the Council and approved in 2016, in the context of the absence of a five-year supply. A reserved matters application for 250 homes was approved in 2017. The site is now complete and is known as 'Lime Tree Court'. The allocation removed 9 hectares of land from the GW designation, significantly narrowing the mouth of the GW and increasing the importance of the retained open land to the east.

4.71 A further potential development site has been promoted to the Council, comprising the majority of the remaining open land at the mouth of the GW. The 8.2 hectare site covers the open fields north of Chaddesden Wood and to the west of Oakdale Gardens / Limesdale Avenue. The 2012 GWR concluded that development of the full extent of the promoted area would lead to unacceptable narrowing of the GW, resulting in the coalescence of different parts of Oakwood and undermining GW principles. An outline planning application for up to 150 dwellings on the site was submitted in January 2023 (application reference 23/00008/OUT), however the application was withdrawn in August 2023. A subsequent planning application was submitted in July 2024 (24/01023/OUT). It was refused in July 2025 due to the impact it would have on the functionality of North Oakwood GW (particularly the 'connection to the open countryside to the north', as well as the loss of ancient woodland at Chaddesden Wood.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.72 This GW does not specifically separate distinct neighbourhoods, but it plays an important role in breaking up a large, continuous area of homogenous late 20th century housing estates. This function is especially significant here, given the lack of public open space within the densely populated areas of Derwent, Chaddesden, and Oakwood. Chaddesden Wood provides a visual and experiential break in the built form, preventing intervisibility between residential areas to the east and west of the wood. Similarly, in the southern part of the GW, Oakwood Park helps to maintain a physical and perceptual separation between residential areas to the east and west. Structurally, the GW is weakest at its mid-point, where Springwood Drive bisects it. At this location the GW is reduced to less than 100 metres in width.

4.73 This is the smallest of the GWs and extends the shortest distance into the urban area. Its contribution to enhancing urban structure is constrained to a degree by its scale, its narrow mid-point and because the adjoining residential areas lack distinct historical identities or strong individual character. However, this GW remains highly important in defining urban structure and neighbourhood definition, due to the very high local need for open space and physical separation.

Promoting residential amenity

The GW does not serve to separate residential and industrial areas, but it makes a valuable contribution to residential amenity. It offers attractive views, a vegetated outlook, and increased access to natural light for the residences that border it - particularly those in the Lime Tree Court development in the north west. More broadly, it enhances the visual character of the surrounding neighbourhoods, a role that is especially important given the limited availability of natural greenspace in the wider area. Chaddesden Wood, in particular, plays a key role in reducing the impact of light and noise pollution between housing to the east and west, helping to preserve a sense of separation.

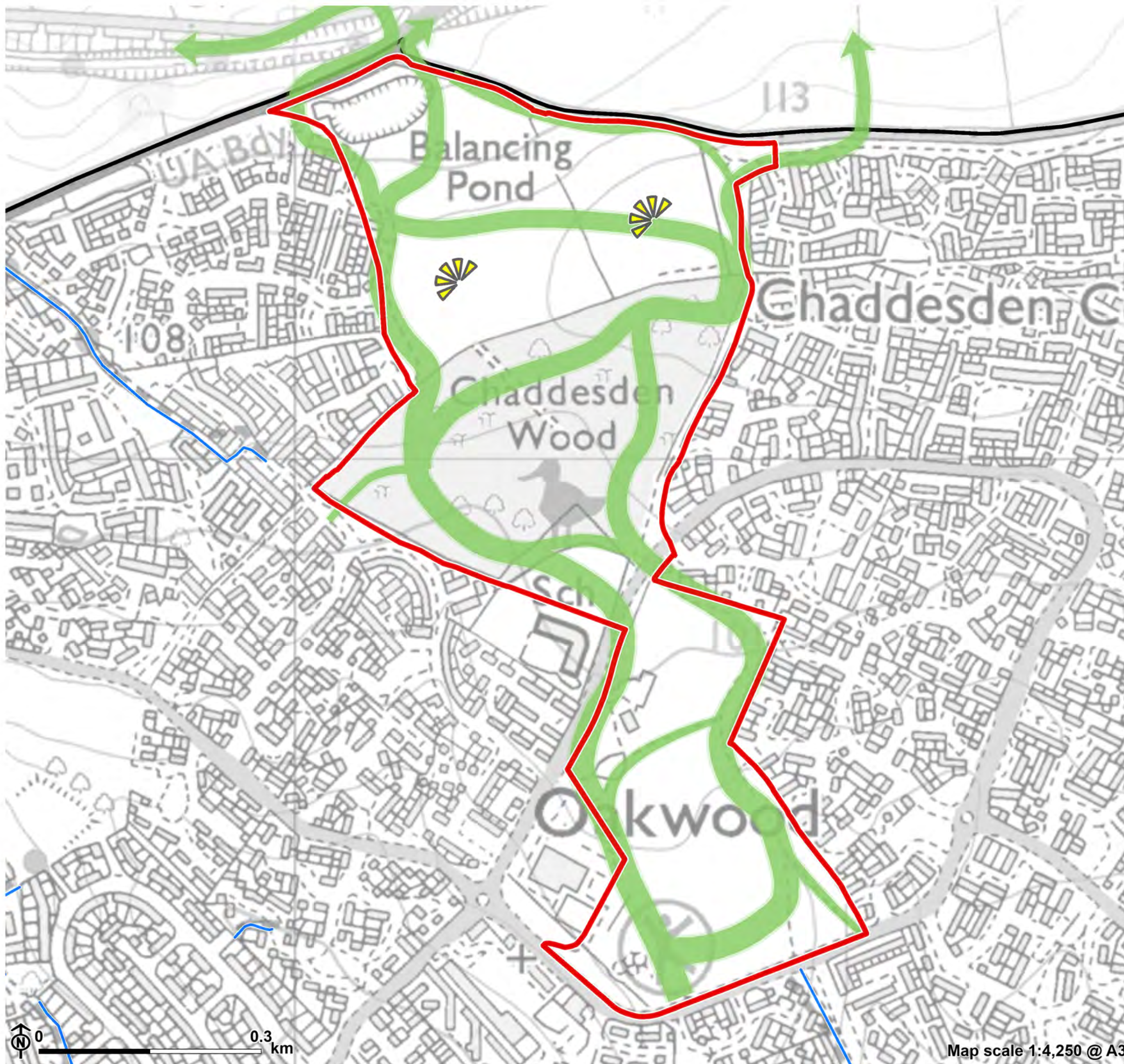
Connection to the Countryside

4.74 North Oakwood provides a good example of a natural transition from urban to rural character within a GW. Oakwood Park has an open character, but is still clearly an urban park within the urban context. This is reflected in the Derbyshire LCA, which classifies the park as urban in character. Although the park is well contained, from its northern edge there are direct views northward of the edge of Chaddesden Wood, which is identified in the LCA as having a rural character and forms part of the Plateau Estate Farmlands LCT. Beyond Chaddesden Wood, open fields at the 'mouth' of the GW further reinforce this rural identity. North of Chaddesden Wood, from the elevated woodland edge, there are expansive views of the surrounding countryside, giving the northern part of the GW a distinctly open, undeveloped character with a strong visually connection to the wider rural landscape beyond the city's extent. The land immediately adjacent to the north of the GW forms part of the Green Belt within Erewash Borough.

4.75 Although there are no PRoW traversing the GW, a network of permissive paths ensure that it is open, accessible and easy to navigate. Additionally, the Great Northern Greenway cycle route (National Cycle Network (NCN) Route 672) is located just north of the city boundary and is easily accessible from the GW, offering further connectivity to the wider countryside to the north east.

Figure 4.14: Urban structure considerations
(primary function): North Oakwood Green Wedge

- ▬ North Oakwood Green Wedge
- ▬ City of Derby boundary
- ▬ Public right of way
- ➔ Route to access the countryside
- ☼ Expansive view of the wider countryside or of large areas of natural character



Photograph 8: View north from open fields at the GW 'mouth', illustrating the strong visual connection with the wider countryside



Urban Structure Score:	Strong contribution
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Urban Structure (Primary Function) Summary

Although not critical to preserving neighbourhood character, the GW plays a vital role in breaking up dense residential development by providing visual and physical separation - most notably through Chaddesden Wood. Despite its limited extent and a significant pinch-point (Springwood Drive) that weakens its effectiveness, it offers strong connectivity to the surrounding countryside and makes a very positive contribution to the urban structure of the wider city.

Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.76 Oakwood Park occupies the majority of the southern part of the GW, comprising amenity grassland and playing fields, enclosed by linear groups of mature trees. A children's playground (Oakwood Park Play Area) provides an additional recreational resource. Chaddesden Wood offers semi-natural greenspace provision to the north of Oakwood Park. Amenity greenspace at Charingworth / Springwood extends along the south western edge of the GW adjacent to Bishop's Drive, characterised by a belt of trees and amenity grassland.

Photograph 9: Public open space at Oakwood Park



Sport and recreation

4.77 Oakwood Park offers a range of publicly accessible sports facilities including a LEAP, grass pitches (including football pitches and a cricket pitch), an outdoor gym, and a sports wall / basketball hoop which provide recreational assets to the local community. The playing fields at Parkview Primary School are partially encompassed within the boundary of the GW.

Food growing and allotments

4.78 The GW does not include any community food growing areas or allotment provision.

Connectivity and active travel

4.79 The GW is devoid of PRowWs. However, an informal footpath running along the eastern edge of Oakwood Park provides a through-route connecting Bishop's Drive in the south to Springwood Drive in the north. Additional informal footpaths provide access to the park from surrounding residential areas to the east and west. A network of access routes exist within Chaddesden Wood, including a circular route within the woodland which provides further opportunities for recreation and access to nature. Additional footpaths along the eastern edge of Chaddesden Wood and to the north abutting Allport Heights (along the north-western edge of the GW) provide connectivity to the wider landscape. These routes also provide a link to the Great Northern Greenway (NCN Route 672) beyond the GW, an all-weather, multi-user trail along the route of the former Great Northern Railway line.

4.80 Noise levels across the GW are relatively low (typically between 40-55 dB), although higher levels are recorded immediately adjacent to road corridors at the A608 / Lime Lane and Springwood Drive (55-65 dB).

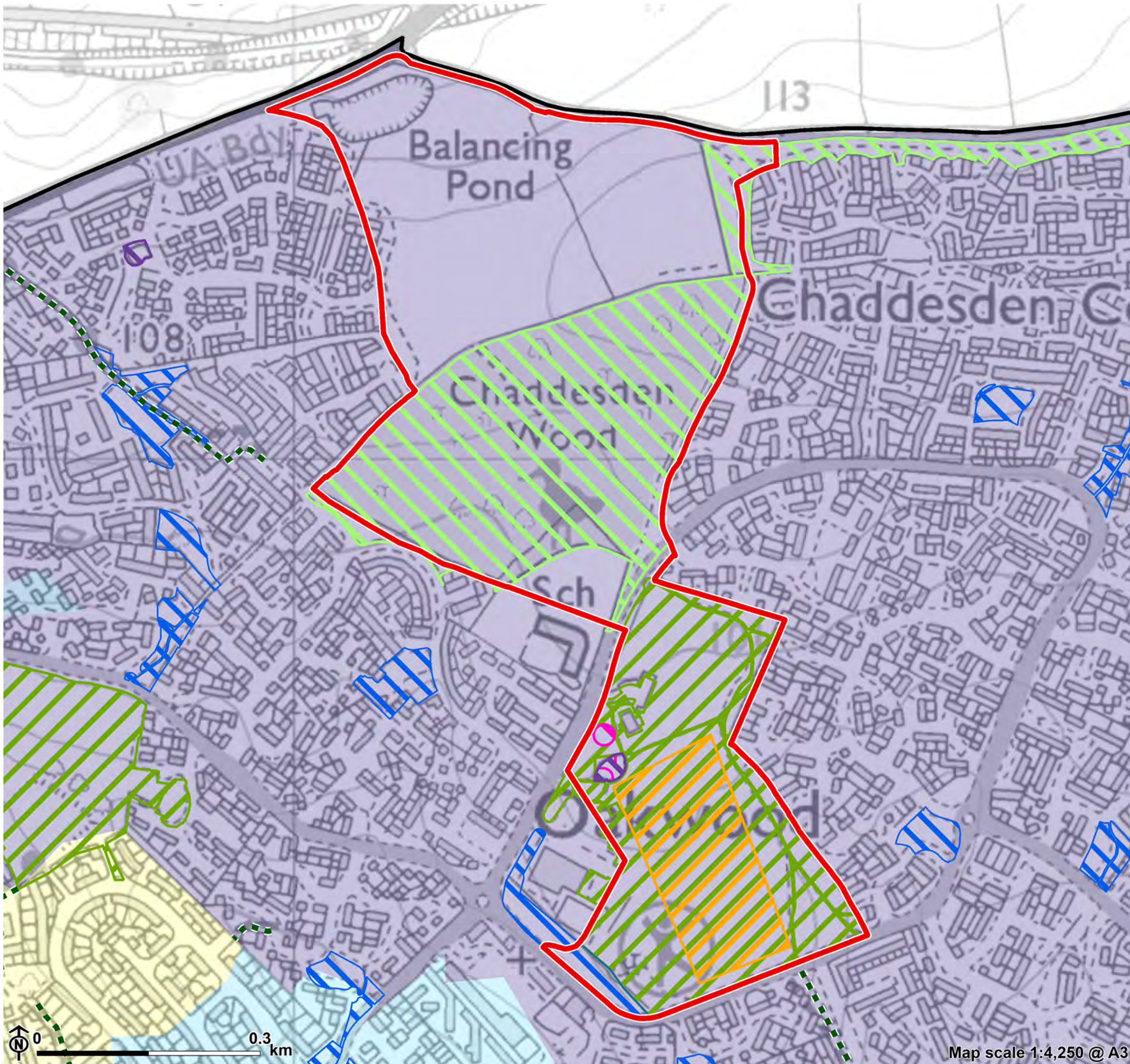
Health and well-being indicators

4.81 The GW contributes to the mental and physical well-being of the local community through the provision of recreational facilities; including sports pitches, play area and open space for informal recreation. Accessible semi-natural woodland at Chaddesden Wood provides further well-being benefits by providing access to nature adjacent to the residential suburb of Oakwood. Informal paths within and around the GW offer connections to additional recreational facilities such as the Great Northern Greenway route (beyond the GW), which itself facilitates access to the wider countryside.

4.82 IMD data for LSOAs located within the GW indicate low levels of relative deprivation. The north and north eastern part of the GW is within the 10% least deprived areas nationally, whilst land lying within the south and south western area of the GW is in the 9th decile.

Figure 4.15: Health, well-being and community considerations: North Oakwood Green Wedge

- North Oakwood Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Amenity greenspace
 - Childrens play area
 - Grass pitch
 - Semi natural greenspace
 - Park
 - Play area
- Indices of Multiple Deprivation (IMD) 2019**
 - 1 - 2 (most deprived)
 - 3 - 4
 - 5 - 6
 - 7 - 8
 - 9 - 10 (least deprived)



Map scale 1:4,250 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.83 Designated locally as both an LNR and LWS, woodland cover at Chaddesden Wood is defined as ancient and forms an area of irreplaceable habitat within the GW. This deciduous woodland habitat is also included within the priority habitats inventory.

4.84 Tree canopy cover within Oakwood ward where the GW is located is estimated at 15.4%. This equates broadly to the average for the city (15.0%).

Photograph 10: Chaddesden Wood



Agriculture

4.85 The GW is wholly encompassed within land classified as ALC Grade 3 (good to moderate quality).

Flood management

4.86 A balancing pond associated with Lime Tree Court development in the north of the GW provides flood storage. A small area of land the south eastern extent of the GW lies within Environment Agency Flood Zone 2.

Figure 4.16: Environment considerations: North Oakwood Green Wedge

- North Oakwood Green Wedge
 - City of Derby boundary
 - Local Wildlife Site
 - Ancient woodland
 - Local Nature Reserve
 - Flood zone 2
 - Flood zone 3
- Priority habitat inventory**
- Lowland meadows
 - Deciduous woodland



Map scale 1:4,250 @ A3

Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.87 One development site within the GW has been promoted to the Council, located on the open fields in the north of the GW (see **Figure 4.12**). The impact of development of this site on the GW's ability to maintain its primary function is considered below:

Site 0209: South of Lime Lane

4.88 As previously identified in the published Planning Control Committee Report, development of this site would significantly compromise the function of the GW. The site has a strong visual relationship with Chaddesden Wood LNR to the south, and with the open countryside to the north, which is largely Green Belt. The proposed development would sever the undeveloped link with the open countryside, disrupting important ongoing access routes to the Great Northern Greenway.

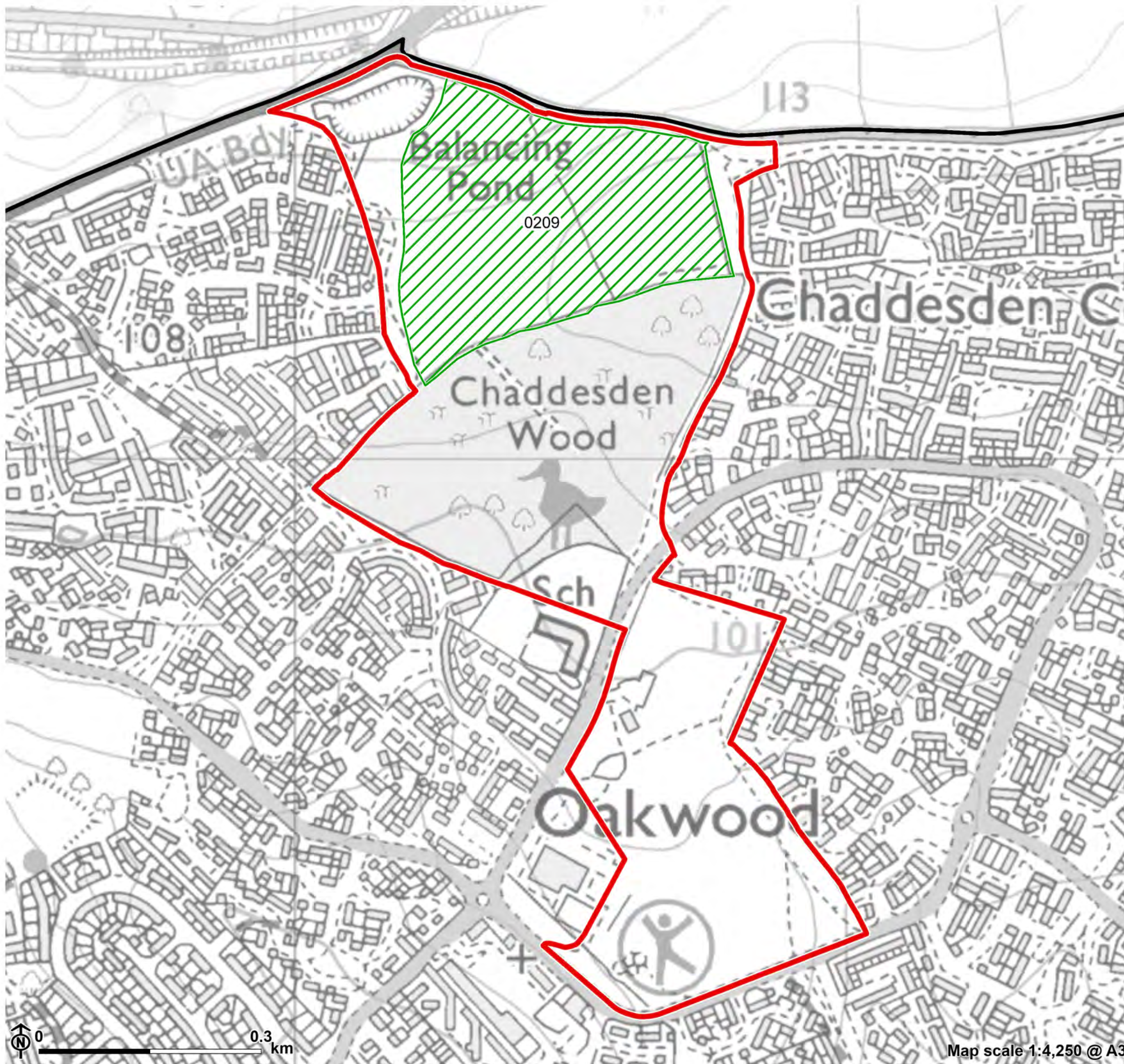
4.89 The proposed development would span the full width of the GW, fully enclosing open green space to the south (Chaddesden Wood and Oakwood Park). This would alter its character from a 'wedge' - with clear physical and visual connections to the countryside - to a 'green gap' entirely surrounded by urban development and absorbed into the city's built environment. Such development would compromise the GW's essential role in breaking up a densely developed area, weakening its effectiveness as a visual and spatial buffer. Given these impacts, development of this site would cause **high harm** to the primary function of the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.90 There is no promoted land adjacent to the GW around the urban fringe or within neighbouring authorities.

Figure 4.17: Potential development sites: North Oakwood Green Wedge

- North Oakwood Green Wedge
- City of Derby boundary
- Development Sites within the Green Wedge
- Promoted land in neighbouring authorities



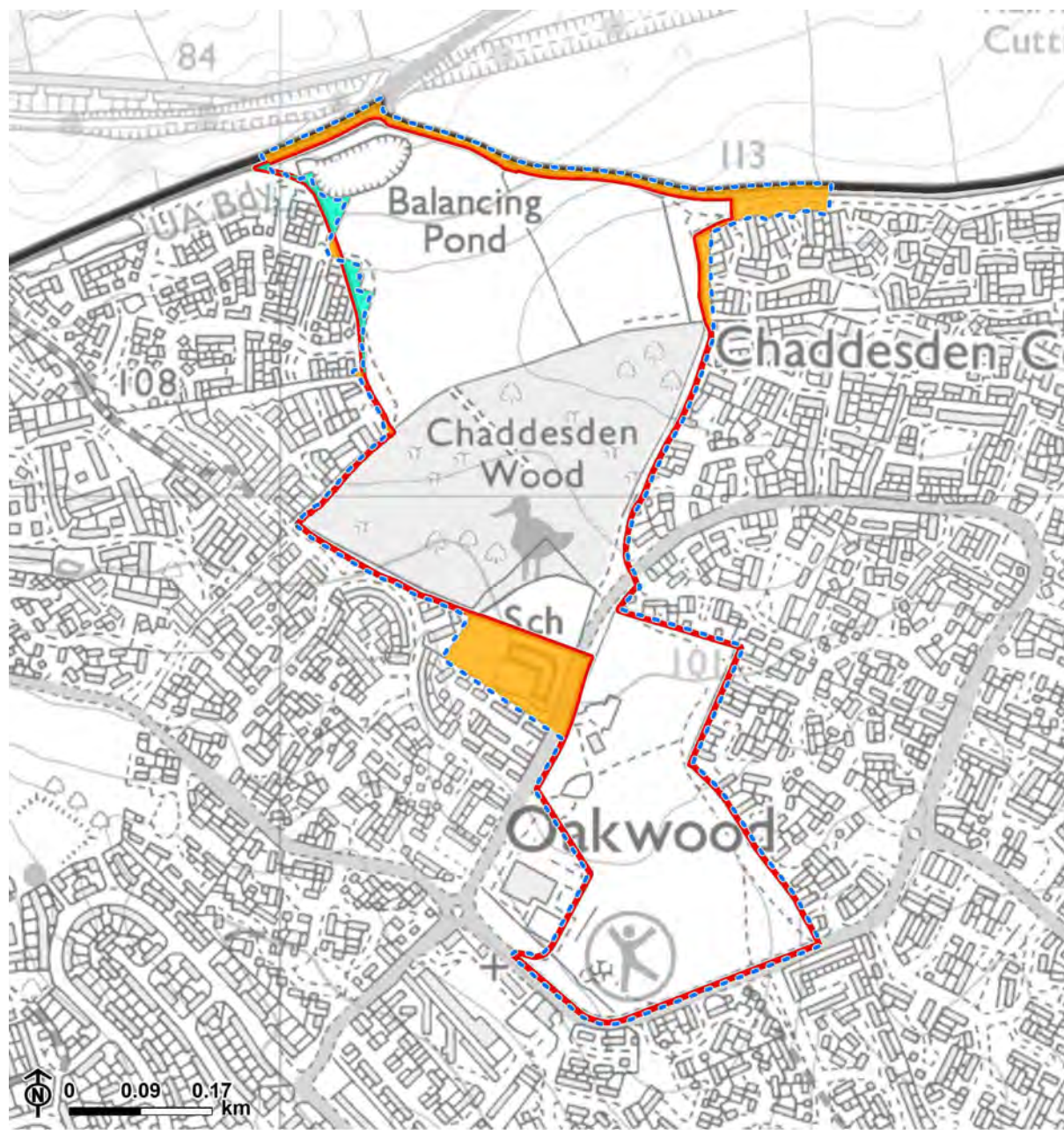
Recommendations

Boundary recommendations

4.91 In the north west, it is recommended that the GW boundary more accurately follow the boundary of development on Alport Heights Drive, Hare Edge Drive and Bolehill Close.

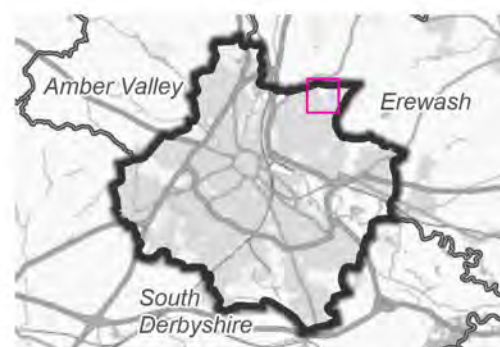
4.92 A consistent approach should be taken to the inclusion of schools and school grounds across all the GWs. In this GW, Parkview Primary School on the GW boundary is partially excluded from the designation, whilst in the Mickleover / Littleover and Littleover / Sunnyhill GWs Littleover Community School, Ivy House School and Derby Moor Spencer Academy in similar positions are included. In this location, it is recommended that the GW boundary includes the entire school grounds, in order to rationalise the boundary by following a physical boundary feature.

Figure 4.18: Boundary alterations



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- North Oakwood Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

- Introduce a coherent interpretation strategy and formalise existing access tracks through Chaddesden Wood to reduce the potential trampling of ancient woodland ground flora.
- Ensure existing ancient woodland at Chaddesden Wood is safeguarded and maintained in positive management to maximise its biodiversity value, as outlined within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority WT-1 and Measure 010). Opportunities for new woodland creation to enhance habitat connectivity (Priority WT-3 and Measure 022) should also be explored.
- Enhance and encourage wider connections to Great Northern Greenway (NCN Route 672) from the settlement edge through the introduction of clearly defined wayfinding and interpretation signage.
- Explore the opportunity to introduce biodiversity enhancements within Oakwood Park, ensuring proposals avoid conflict with existing recreational uses. For instance, consideration should be given to additional specimen tree planting, the creation of wildflower meadows and / or the introduction of a relaxed mowing regime at the fringes of the park or existing playing pitches.
- Explore whether local demand exists for the establishment of community food growing / orchards within Oakwood Park.
- Introduce a tree succession programme as a mechanism to replace Ash trees with other species that are more resilient to pests, diseases, and climate change.
- Supplement gaps in the fragmented hedgerow network to the north of Chaddesden Wood to improve local landscape character and provide enhanced habitat connectivity. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies the potential of this area of the GW to contribute to the future wetland resource through the creation of new semi-natural wetlands and other complementary habitats (Priority WL-3 and Measure 083). The opportunity to target species-rich grassland creation to enhance connectivity within the grassland network on land to the north of Chaddesden Wood is also highlighted (Priority GL-3 and Measure 043).

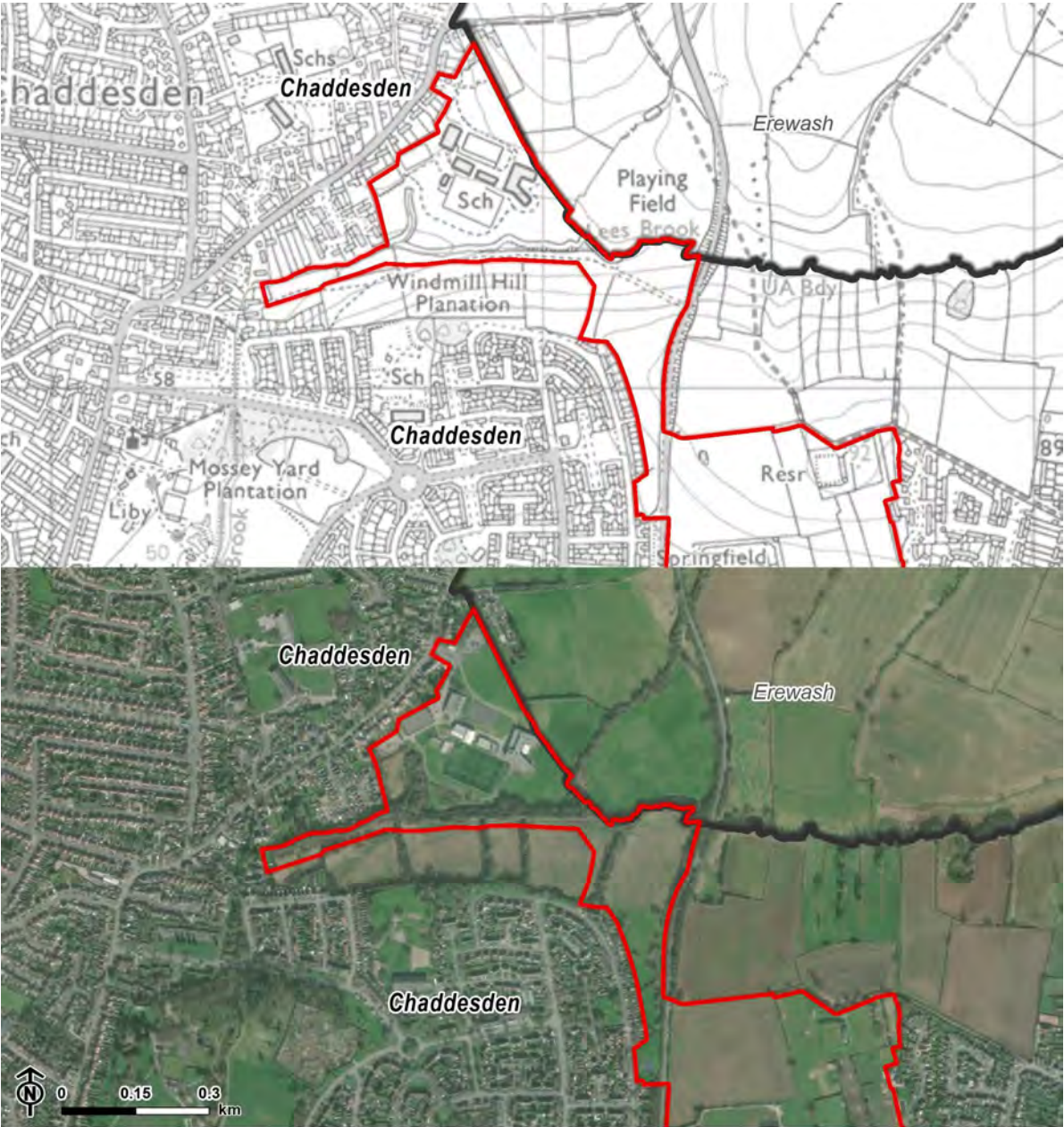
Future of the GW

4.93 This GW is making a highly positive contribution to urban structure, scoring highly in terms of the GWs primary function. In addition, it provides a range of environmental, health, well-being and community benefits. Development of the singular site promoted within the GW would be very detrimental to the functionality of the GW.

4.94 Aside from minor boundary adjustments and potential GI enhancements, this GW should be retained in its current form to preserve its strong overall performance.

Lees Brook Valley

Figure 4.19: Green Wedge Index Map



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- Lees Brook Valley Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.95 The GW is located in the north east of the city, between two areas of Chaddesden. The northern edge abuts the Oakwood neighbourhood, whilst the southern edge is defined by land at Windmill Hill Plantation. A small area in the south east adjoins the adjacent Spondon Chaddesden GW. The eastern edge of the GW abuts a small part of the Derby– Nottingham Green Belt, however there is limited visual connection due to intervening vegetation. In total, the GW covers approximately 18 hectares, or 0.2% of the area of the city.

4.96 Lees Brook Academy and its associated playing fields cover the north western part of the GW. To the south east (adjacent to Acorn Way) are number of fields which are either uncultivated or comprise amenity grassland. Lees Brook runs east to west through the GW.

Summary description of the landscape character of the Green Wedge

4.97 The GW is located predominantly within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. The [Derbyshire Landscape Character Assessment](#) identifies the whole area of the GW as Trent Valley Washlands - Lowland Village Farmlands LCT. Characterised by open, gently rolling lowland farmland in medium to large regular fields defined by hedgerows, the GW is broadly characteristic of this LCT.

Summary description of the planning history of the Green Wedge

4.98 There has been ongoing expansion of the Lees Brook Academy, including an additional school building, a single storey extension to the sports hall, sports courts, a new canopy and the demolition of some existing school buildings (05/13/00500, 03/16/0032, 22/01559/FUL). This constitutes 'essential buildings and activities ancillary to existing education establishments' this is deemed acceptable development within the GW.

4.99 Land at Brook Farm (Site 0016) in the north west of the GW was considered through the 2012 GWR. It was concluded that whilst development of the promoted area reduced the penetrating effect of the GW, the area makes very little contribution to the function of separating different areas of the city, due to the narrowness of the western end of the area. Informed by these findings, the Brook Farm site was allocated in the Derby City Local Plan (DCLP1) for 275 new homes. This area has been removed from the GW.

4.100 Prior to the adoption of the DCLP1, outline planning permission (11/13/01284) was granted at appeal (DER/11/13/01284/PRI) in 2014 for a residential scheme on the

Brook Farm site comprising 215 dwellings and 60 Extra Care units. The scheme included access from Oregon Way and was permitted in the context of the Council not being able to demonstrate a five-year supply. This application has now lapsed. An alternative outline application (09/14/01216) was submitted in 2014, relating to the same site, but instead proposing 275 dwellings and access from Acorn Way as opposed to Oregon Way. This application was approved in 2016, but has also lapsed. At the time of writing, the site is being marketed and therefore new applications may be submitted in the near future.

4.101 Two potential development sites within the north western section of the GW have been promoted to the Council. One is land to the west of Acorn Way (Site 263), to the east of the Brook Farm site. There is a long-standing assumption that this land would be used to accommodate open space serving the adjacent Brook Farm allocation.

4.102 In addition, a 1.8-hectare broad location (ref GW22) is identified to the west of Acorn Way, and a potential extension of the Brook Farm site immediately to its east. (ref GW21).

Photograph 11: Site 0016 Brook Farm. Brook Plantation vegetation is visible on the periphery of the field



Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.103 This GW separates two residential areas forming part of the wider neighbourhood of Chaddesden. The areas do not differ in character, both consisting of 20th century housing estates and they are not spatially disparate, due to the narrowness of the 'point' of the GW.

4.104 Scale of the GW, which was never extensive, has been cut down by the removal of several fields in the south (comprising the Brook Farm site). The majority of the remaining GW is now dominated by Lees Brook Academy. Although education is an accepted land use in the GWs, the academy does not substantially contribute to a sense of openness, and therefore makes a limited contribution to maintaining a break in the continuity of built form.

4.105 The reduction in the GW extent, in combination with its original structure and limited extent has undermined its primary function. The dominance of the school grounds and the remaining section of GW to the west of Acorn Way do little to contribute to urban structure and neighbourhood definition as a coherent whole. Brook Plantation, which comprises a dense strip of riparian vegetation flanking the Lees Brook, acts as a visual barrier between areas of built form, thereby performing a role in breaking up continuity of development. However, this feature would continue to provide this function in the absence of the GW designation and is protected by its status as an LWS. The limited value of the remaining extent of this GW has been recognised by the Council. The supporting text to the Brook Farm allocation (AC25) acknowledges that the allocation will necessitate the removal of the GW designation for Lees Brook Valley.

Promoting residential amenity

4.106 The GW does not separate areas of incompatible land uses, but makes some localised contributions to residential amenity. The field located between Acorn Way and Oregon Way and play park to the south of it provides a buffer between residential dwellings and the busy Acorn Way with its associated noise and air pollution. Additionally, the narrow strip of GW extending west-ward, incorporating Brook Plantation, provides a degree of privacy for the rear of a small number of properties on either side. Otherwise, the limited extent of remaining open land means the GW plays only a minor role in enhancing residential amenity.

Photograph 12: Field between Acorn Way and Oregon Way**Access to the Countryside**

4.107 Lees Brook Academy school grounds which dominate the GW do not have a sense of rural character and do not permit rural character to permeate into the urban area. Outside of the school grounds, only two sections of the GW remain: a narrow vegetated buffer flanking the Lees Brook in the west, and a field and play park immediately west of Acorn Way.

4.108 The densely vegetated buffer, which includes Brook Plantation (designated as Lees Brook LWS), is now a narrow strip increasingly surrounded by development which will be fully enclosed if and when Site 0016 is developed. Whilst it once contributed to a sense of rural character when experienced alongside the open fields to the south (Site 0016), in isolation and flanked by built form, it would no longer do so. Although some permissive paths and informal desire lines run along the edge of Brook Plantation, these lack connection to the urban area north of the GW and provide no continuous links to the wider countryside.

4.109 The field west of Acorn Way retains an open character, bounded by dense hedgerows and containing scattered clumps of trees. Though more reminiscent of amenity land than traditional farmland, it helps form a gentle transition between urban

and rural landscapes. Permissive paths extend from the playground to the south, offering local residents access toward the wider countryside. However, this connection is cut short by the physical barrier of Acorn Way and the lack of continuous routes beyond the GW boundary. Elevated ground at the northern field boundary permits scenic views toward open countryside to the north, which is Green Belt land within the jurisdiction of Erewash Borough Council. However, the edge of the residential area of Chaddesden Common is also visible in these views.

Photograph 13: View from elevated ground at the northern field boundary between Acorn Way and Oregon Way







Urban Structure Score:	Weak contribution
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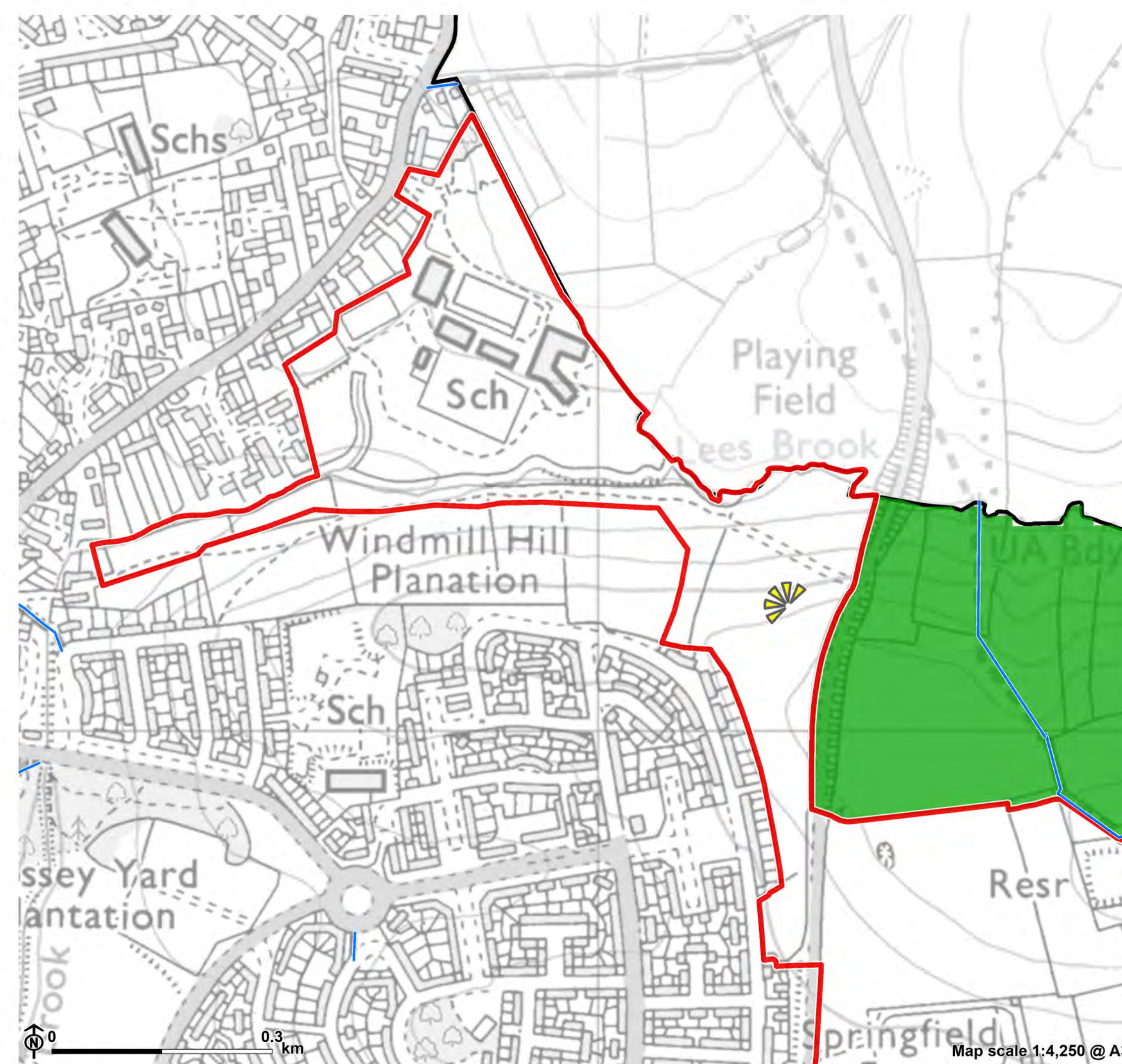
Urban Structure (Primary Function) Summary

The Less Brook Valley GW is now heavily fragmented, with most of its extent dominated by Lees Brook Academy. It makes a limited contribution to urban structure or residential amenity. Whilst some permissive paths and open space remain, access to the wider countryside is constrained by a lack of access routes and the barrier of Acorn Way. The key area which contributes to the primary

function is the field and play park west of Acorn Way, and there is the opportunity to incorporate this into the Spondon-Chaddesden GW to the east.

Figure 4.20: Urban structure considerations (primary function): Lees Brook Valley Green Wedge

-  City of Derby boundary
-  Green belt
-  Public right of way
-  Expansive view of the wider countryside or of large areas of natural character



Map scale 1:4,250 @ A3

Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.110 Land to the south of Lees Brook is dominated by an area of semi-natural greenspace, offering access to nature for the local community. Oregon Way Play Area provides an additional recreational resource.

Photograph 14: Oregon Way Play Area



Sport and recreation

4.111 To the north of Lees Brook, playing fields associated with Lees Brook Academy provide sports facilities within the GW. However, these are not publicly accessible.

Food growing and allotments

4.112 The GW does not include any community food growing areas or allotment provision.

Connectivity and active travel

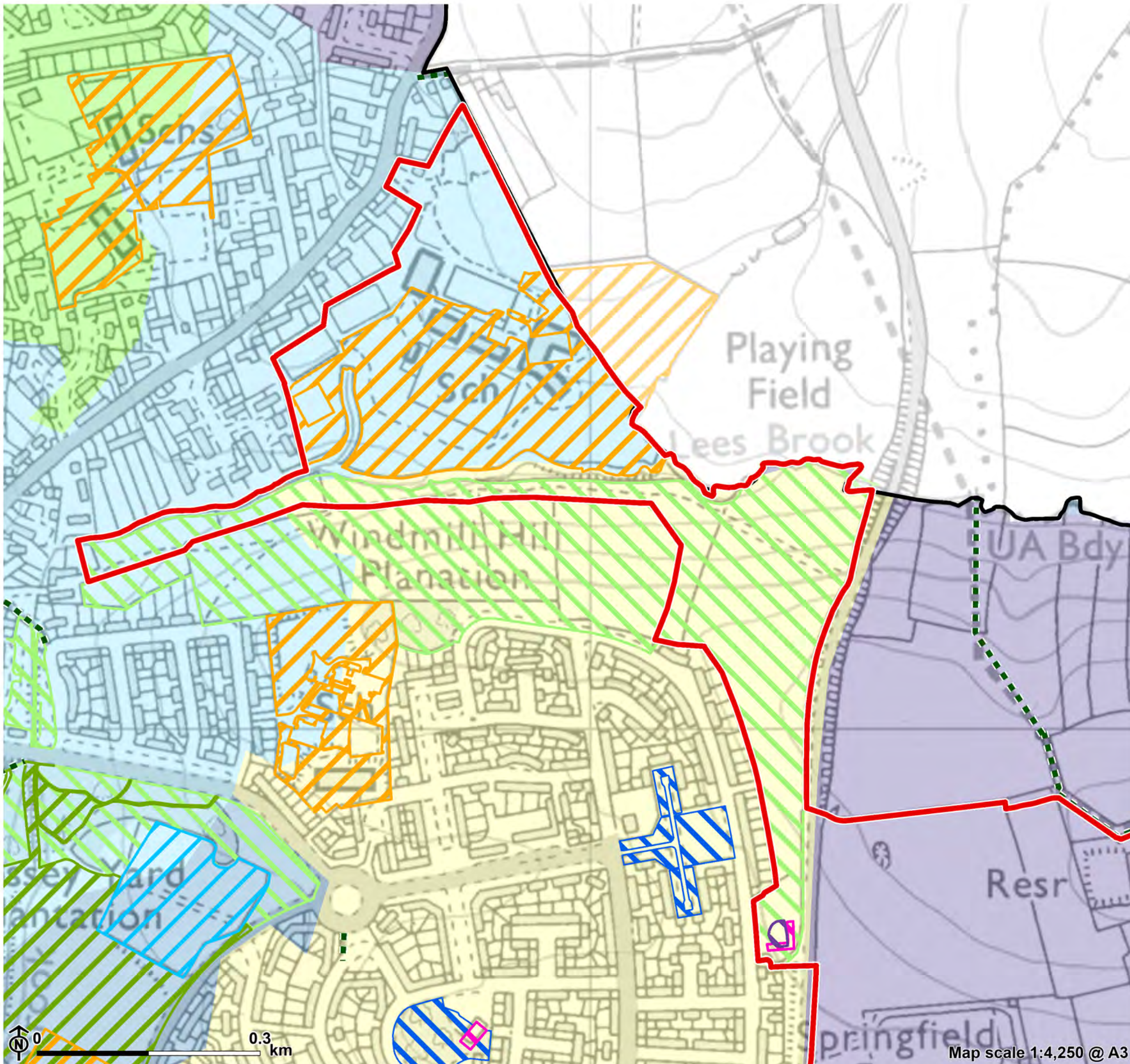
4.113 The GW is devoid of PRoW. However, a number of informal paths cross through the area of semi-natural greenspace adjacent to Acorn Way.

Health and well-being indicators

4.114 The GW makes some contribution to the mental and physical well-being of residents through the provision of semi-natural greenspace and sports provision. IMD data for LSOAs located within the GW indicate a range of levels of relative deprivation. The northern part of the GW falls within the sixth decile, whilst the southern part (accommodating land to the west of Acorn Way) falls within the 20% most deprived areas nationally. Noise levels across the north of the GW are generally low (<35 dB), albeit slightly higher along Acorn Way where readings of 35-45 dB are recorded.

Figure 4.21: Health, well-being and community considerations: Lees Brook Valley Green Wedge

- Lees Brook Valley Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Allotment
 - Amenity greenspace
 - Childrens play area
 - Grass pitch
 - Semi natural greenspace
 - Park
 - Play area
- Indices of Multiple Deprivation (IMD) 2019**
 - 1 - 2 (most deprived)
 - 3 - 4
 - 5 - 6
 - 7 - 8
 - 9 - 10 (least deprived)



Map scale 1:4,250 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.115 Running broadly east – west within the GW, Lees Brook forms an LWS. The watercourse is bordered by associated vegetation. The GW is devoid of areas incorporated within the Priority Habitats Inventory.

4.116 The GW straddles the boundary between Oakwood and Chaddesden East wards. Average tree canopy cover within both Oakwood (15.4%) and Chaddesden East (2.7%) wards varies considerably. The average value for Oakwood ward compares favourably to the average for the city (15.0%).

Agriculture

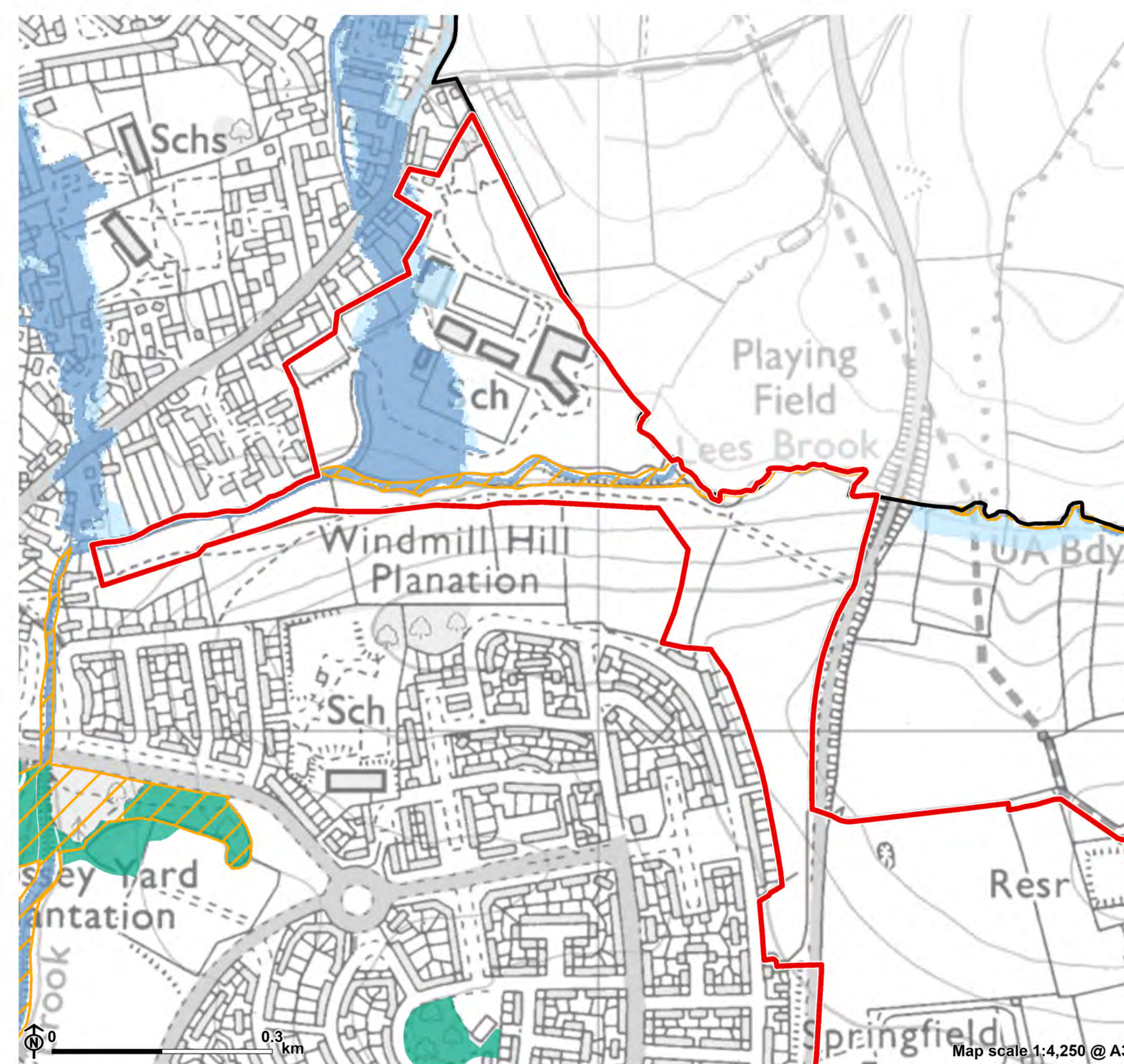
4.117 In general, the eastern half of the GW is characterised by land classified as ALC Grade 3 (good to moderate quality). However, land forming the western extent of the GW is identified by the ALC as 'urban'.

Flood management

4.118 Significant areas of land within the GW are defined as Environment Agency Flood Zones 2 and 3, associated with Lees Brook as well as the unnamed watercourse running north-south adjacent to Lees Brook Academy. This area functions as flood mitigation and storage.

Figure 4.22: Environment considerations: Lees Brook Valley Green Wedge

- Lees Brook Valley Green Wedge
- City of Derby boundary
- Local Wildlife Site
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Deciduous woodland



Map scale 1:4,250 @ A3



Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.119 The following potential development sites within the GW have either been promoted for development (SHLAA/SHELAA sites) or identified as broad development locations. The impact of the development of these individual sites on the GW's ability to maintain its primary function is considered below:

Site 0263: Brook Farm (East Field)

4.120 Brook Farm allocation site, located west of Site 0263: Brook Farm, remains undeveloped due to viability challenges and complex topography. Site 0263 could serve as an extension to this allocation, providing an opportunity to accommodate Public Open Space and Biodiversity Net Gain making this allocation more developable.

4.121 Although the GW with its reduced extent scores poorly for contribution to the primary function, there is a strong justification for keeping the easternmost field adjacent to Acorn Way (making up the majority of site 0263) open. This field plays an important role in softening the edge of the Brook Farm allocation and maintaining a strong topographic relationship with the wider landscape to the north which forms part of the Green Belt. If the site was utilised for construction access, then restored as an open field or converted into open space, then there would be **low harm** to the functionality of the GW. If the site was developed as a residential area, then there would only be **moderate harm** to the functionality of the GW, as the GW's functionality has already been significantly compromised.

GW21: East of Brook Farm Allocation

4.122 The Brook Farm allocation omitted the eastern boundary of the eastern field from the allocation in order to provide a more robust buffer with the remaining GW land. The 'rounding off' of the allocated area has caused practical issues, as it does not follow natural boundaries, leaving a small part of land within the GW west of a hedgerow. Whilst the original intent was sound, this has affected the deliverability of a viable scheme. It may be more practical to permit development up to the hedgerow, as long as the adjoining field remains undeveloped to serve as a buffer to the Green

Belt beyond. The impact of allocating this additional strip of land would result in **low harm** to the GW primary function.

Capacity Site GW22: West of Acorn Way





4.123 This site is situated between Acorn Way to the east and Oregon Way to the west and comprises a narrow field and play park. The development of this site would undermine the GW's function in protecting residential amenity, as it currently acts as a buffer between the residential properties on Oregon Way and the busy road of Acorn Way. Expansive views over the wider countryside can be experienced from the north of the site, although there is no physical access to the wider countryside from this location. Due to the topography of the site, its southern extent has no visual relationship with the wider countryside. The site itself is remnant of the previously more extensive GW, and as a fragment with poor connections it makes a limited contribution to GW functionality. There would be **low-moderate harm** to the functionality of the GW if it was developed.

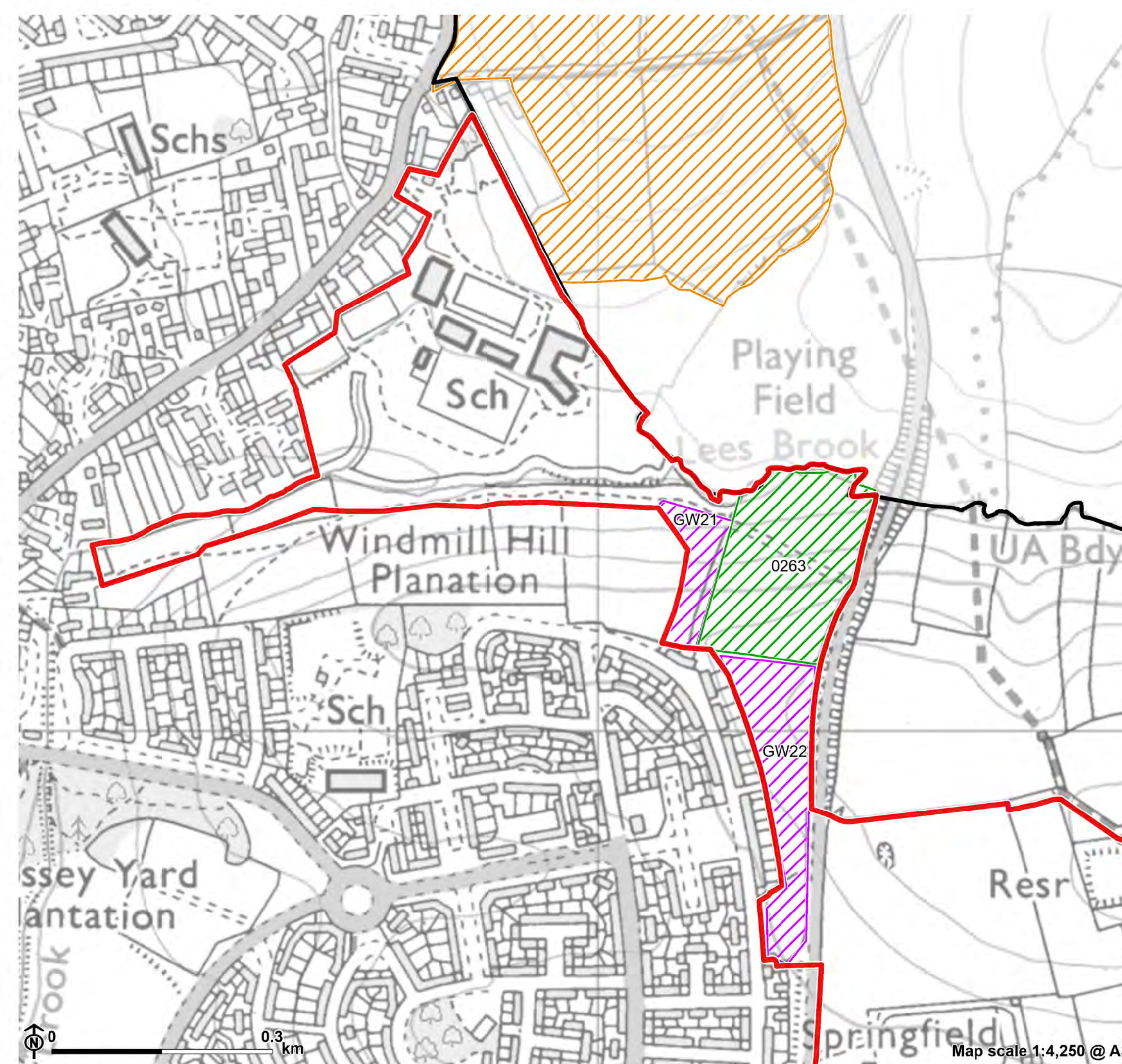
Promoted land around the urban fringe and in neighbouring authorities

Acorn Way

4.124 This site lies within the jurisdiction of Erewash Borough Council and is proposed to accommodate approximately 600 new dwellings, located to the north-east of Lees Brook Academy. The site is located north-east of Lees Brook Academy, which although as an educational establishment is an accepted land use within the GW, but due to built form within it, makes a very limited contribution to the primary function. There is already some intervening development between the site and the GW in the form of residencies on Morley Road. The promoted land would detract from wider views of the countryside experienced from the fields to the west of Acorn Road, although there are already some urban elements in these views. Given the limited functionality of the existing GW - particularly in the north-west, where it is dominated by the school - the level of harm to the GW's primary function resulting from this development is assessed as **low-moderate harm**.

Figure 4.23: Potential development sites: Lees Brook Valley Green Wedge

-  City of Derby boundary
-  Development Sites within the Green Wedge
-  Broad capacity areas
-  Promoted land in neighbouring authorities



Map scale 1:4,250 @ A3

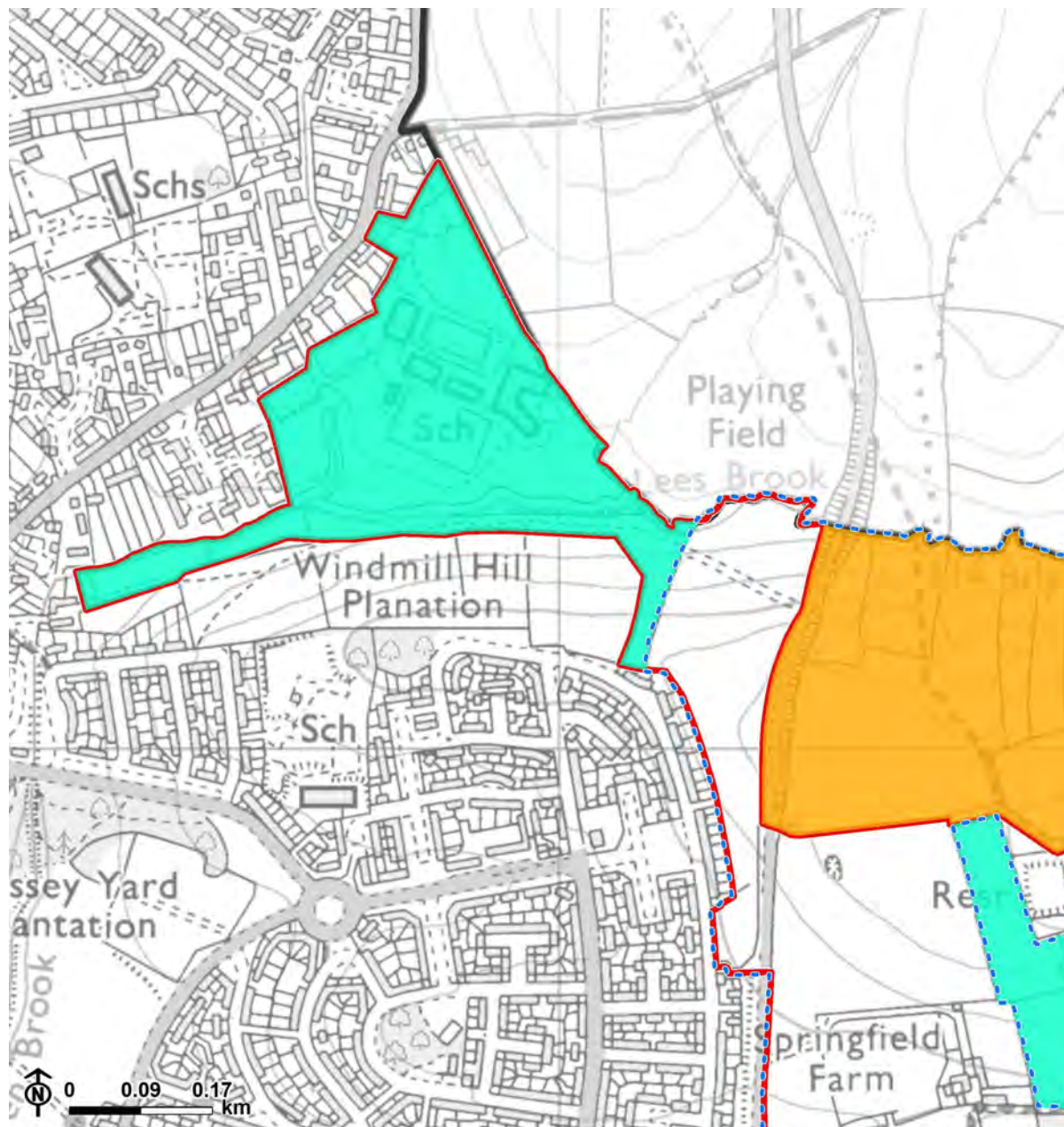
Recommendations

Boundary recommendations

4.125 Due to their orientation and limited contribution to the overall functionality of the GW, it is recommended that Lees Brook Community School and Brook Plantation are removed from the GW designation. In order to define a coherent boundary, it is also recommended that the small strip of land adjacent to the Brook Farm site within the same field boundary is subsumed into this site and no longer forms a part of the GW designation.

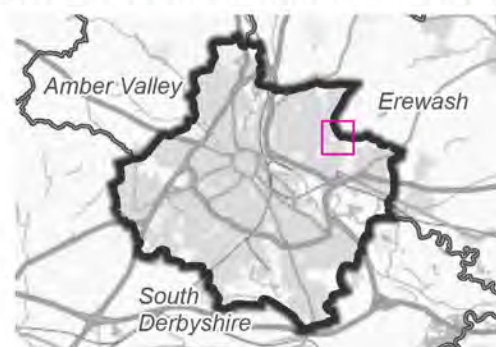
4.126 Given the close proximity of the Spondon-Chaddesden GW to the east, the remaining section of the GW, comprising the fields and play park immediately west of Acorn Way, could be incorporated into the Spondon-Chaddesden GW. This would create a broader entrance to the Spondon-Chaddesden GW and ensure that the benefits of the fields and play park are preserved within the wider designation.

Figure 4.24: Boundary alterations



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- Lees Brook Valley Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

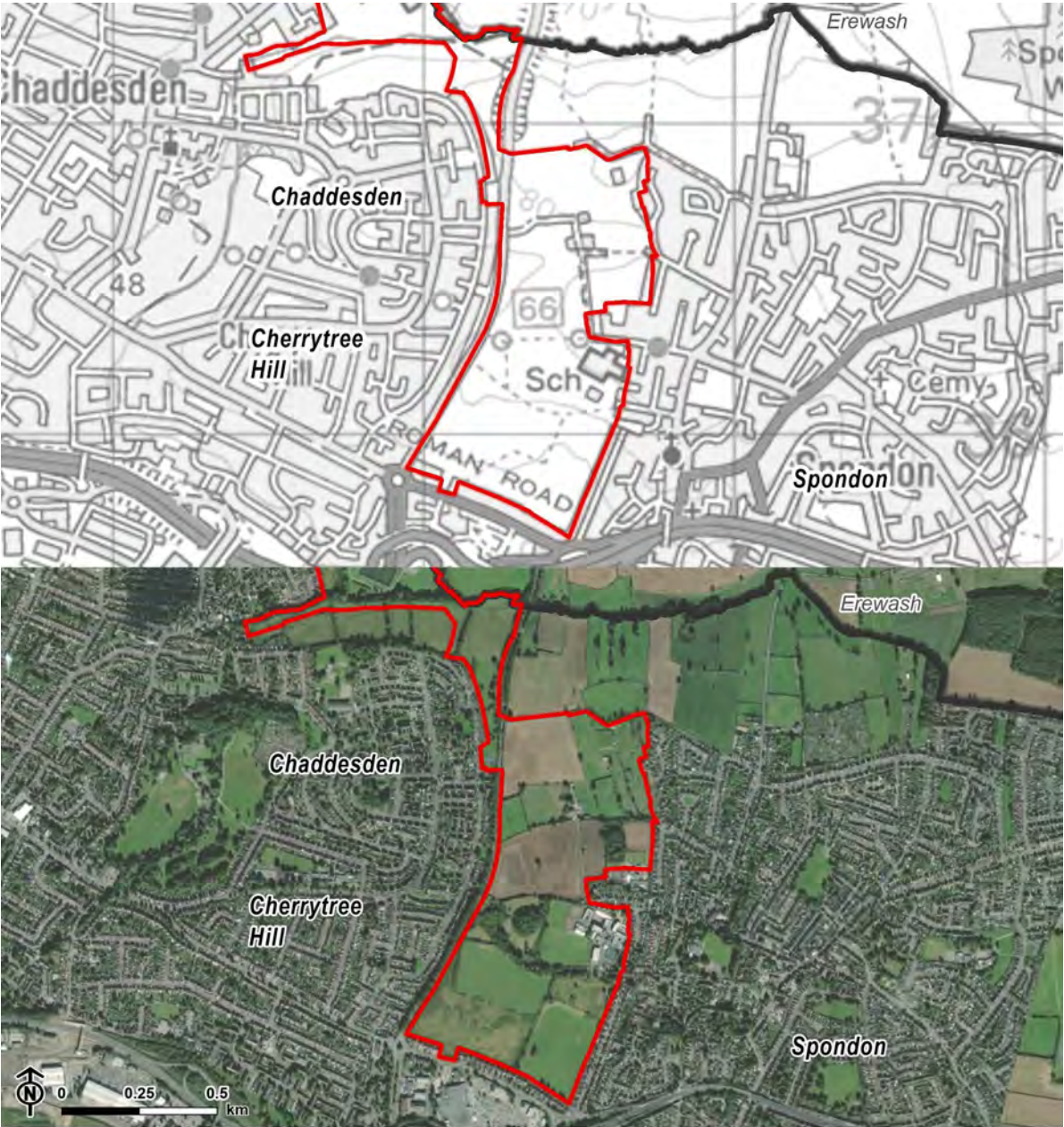
- Introduce GI enhancements to compensate / mitigate against the loss of the GW in this location. The existing belt of vegetation bordering the Lees Brook should be retained and enhanced for habitat connectivity and to break up the continuity of built form. Consideration should also be given to extending the LWS covering this stretch of watercourse further to the west to connect with Chaddesden Brook and Mossey Yard Plantation LWS.
- Restore the natural floodplain or implement SuDS interventions along the course of the Lees Brook to improve flood mitigation and storage. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies the opportunity to restore dynamic natural processes and reduce flood risk along this section of the Lees Brook within the GW. Natural re-vegetation of buffer zones adjacent to the watercourse should be promoted (Priority RW-2 and Measure 050).
- Integrate a belt of vegetation at the eastern boundary of the Brook Farm allocation as part of future landscape proposals to provide a visual buffer between the site and adjoining GW.
- As noted within the recommendation for the Spondon / Chaddesden GW, consider the introduction of a formalised multi-user route and crossing-point to improve access across Acorn Way for pedestrians and cyclists. This intervention should aim to improve access to the countryside for residents in Chaddesden.

Future of the Green Wedge

4.127 Due to its limited extent and poor overall performance, it is recommended that the Lees Brook Valley GW is removed from the GW designation, as acknowledged by the Council in the supporting text to the Brook Farm allocation (AC25). The most functional remaining part of this GW - specifically, the fields and play park to the west of Acorn Way - should instead be incorporated into the Spondon–Chaddesden GW to the east. Whilst Acorn Way currently serves as a clear and consistent boundary for the Spondon–Chaddesden GW, extending the designation westward would create a stronger ‘wedge’ structure for the GW. This adjustment would allow the wedge to broaden as it approaches the city boundary, and improve access to the countryside for residents to the west, including future residents of the planned Brook Farm development. A key enhancement that would enable this is the provision of a safe crossing point on Acorn Way, just south of the Derby city boundary.

Spondon / Chaddesden

Figure 4.25: Green Wedge Index Map



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- Spondon / Chaddesden Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.128 The GW is located in the north east of the city, between the residential areas of Chaddesden, including Cherrytree Hill, to the west and Spondon to the east. The southern edge is defined by the rear gardens of properties on Derby Road. The northern edge of the GW abuts the Nottingham and Derby Green Belt. There is a strong visual relationship between open land to the north and east of the GW and the Green Belt beyond. In total, the GW covers approximately 55 hectares, or 0.7% of the area of the city.

4.129 Land use within the GW predominantly comprises agricultural land. West Park Meadows Local Nature Reserve located in the south of the GW comprises woodland, grassland and a pond, and can be accessed from West Road. There are two schools with associated playing fields; Lees Brook Academy in the north west, and West Park School in the south east. Other land uses include playing fields, amenity grassland, and a small area of horse grazing paddocks.

Summary description of the landscape character of the Green Wedge

4.130 The GW is located predominantly within NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. The southern part of the GW (between West Park School and Derby Road) falls within NCA 69: Trent Valley Washlands. The [Derbyshire County Landscape Character Assessment](#) (LCA) identifies the whole area of the GW as Lowland Village Farmlands LCT. Characterised by open, gently rolling lowland farmland with a pattern of mixed farming in medium to large regular fields defined by hedgerows, the GW is characteristic of this LCT and across its full extent.

Summary description of the planning history of the Green Wedge

4.131 There has been ongoing expansion to West Park School, including a two storey extension, an additional teaching block and a staff car park (04/18/00542, 05/13/00535, 20/00257/FUL). This constitutes 'essential buildings and activities ancillary to existing education establishments' this is deemed acceptable development within the GW.

4.132 One potential development site was promoted to the Council at land at Royal Hill Farm (Site 213) (23/01631/OUT). The 4.52-hectare site comprises open farmland immediately to the west of Spondon, off Royal Hill Road. Originally promoted for approximately 120 homes, an updated application for 90 homes was refused by the Council in 2023, but this was overturned at appeal and planning permission granted in May 2025 (APP/C1055/W/24/3356476).

4.133 A broad location is identified east of Acorn Way and north of Derby Road. This 6.32-hectare site was considered in the 2012 GWR, when the site was being actively promoted. The 2012 review concluded that development of the site would erode the open character of the area and cause significant narrowing, reducing the level of separation between Chaddesden and Spondon resulting in the gradual coalescence of the two distinct neighbourhoods.

4.134 Two separate planning applications in 2013 (08/13/00995) and 2014 (10/14/01417) were refused due to concerns about impacts on the GW and relationship to existing housing. The subsequent planning application was then dismissed at appeal (APP/C1055/W/15/3132386). An application for infill development (6 semi-detached dwellings) between 164 and 176 Derby Road was also submitted in 2016 and subsequently refused in 2017 and was dismissed at appeal.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.135 The Spondon / Chaddesden GW forms a broad and consistent gap between the neighbourhoods of Spondon, Cherrytree Hill, and the wider area of Chaddesden. This separation helps establish clear boundaries that reinforce the individual identities of these communities. Spondon, originally a distinct village recorded in the Domesday Book, was later absorbed into the expanding city of Derby. Its historic core lies immediately east of the GW and includes a number of listed buildings, a scheduled monument, and is covered by a Conservation Area. The GW's separation of Spondon from the modern suburban development of Cherrytree Hill has helped preserve the Spondon's distinct historic character.

4.136 This GW currently maintains a width of approximately 500 metres to its southern extent, only narrowed by built development related to West Park School and residencies on West Road. The development of the Site 213: Royal Hill Farm in the north-west of the GW will further narrow the northern section to approximately 300m. Collectively these existing and future developments will undermine the otherwise extensive openness of the GW. The east of the GW has a more convoluted edge, whilst the west is clearly defined by Acorn Way. Including the Green Belt land to the north, the GW penetrates approximately 1500 metres from the city boundary into the urban area. Structurally therefore, it makes a sizable contribution to enhancing the urban structure of the city by breaking up the continuity of built development. In doing so it contributes to the identity and quality of Derby as a whole.

Photograph 15: Horse paddocks forming part of Site 213: Royal Hill Farm**Promoting residential amenity**

4.137 The GW does not provide distinction between incompatible land uses, and therefore does not contribute to a large degree to the protection of residential amenity. Whilst the GW does not serve to separate conflicting land uses and is therefore not critical to safeguarding residential amenity, it nonetheless contributes positively to the living environment. It enhances the visual setting of adjacent neighbourhoods of Spondon, Cherrytree Hill and Chaddesden by providing pleasant views, access to natural light, and helping to reduce light and noise pollution, thereby improving the overall character of the area. It provides a positive setting for the educational establishments of West Park School and Springfield Primary School.

Connection to the Countryside

4.138 The [Derbyshire County Landscape Character Assessment](#) refers to the entire extent of the Spondon–Chaddesden GW as exhibiting a rural character, falling within the Lowland Village Farmlands LCT. It is the only GW in Derby assessed as entirely rural in character. This broad assessment is largely accurate; although the southern section, particularly around and south of West Park School, does experience some

urban influences. Despite this, this GW remains exceptional in how it draws rural character deep into the urban area. There is a rapid transition from urban character (on the A6005) to open land with an undeveloped quality, that reflects the wider countryside beyond the city's edge. From locations in the centre of the GW, there is a true sense of being in the countryside, despite the proximity of urban areas to the east and west.










4.139 Built development related to West Park School and West Road forms a visual barrier, limiting far ranging views from the southern section of the GW out to the wider countryside, although in the absence of this development, the underlying topography and vegetation would also foreshorten views. Further north from the high point on Longley Lane at the northern edge of the GW, there are expansive, long-distance views of the adjacent Green Belt, and out into the open countryside to the north.

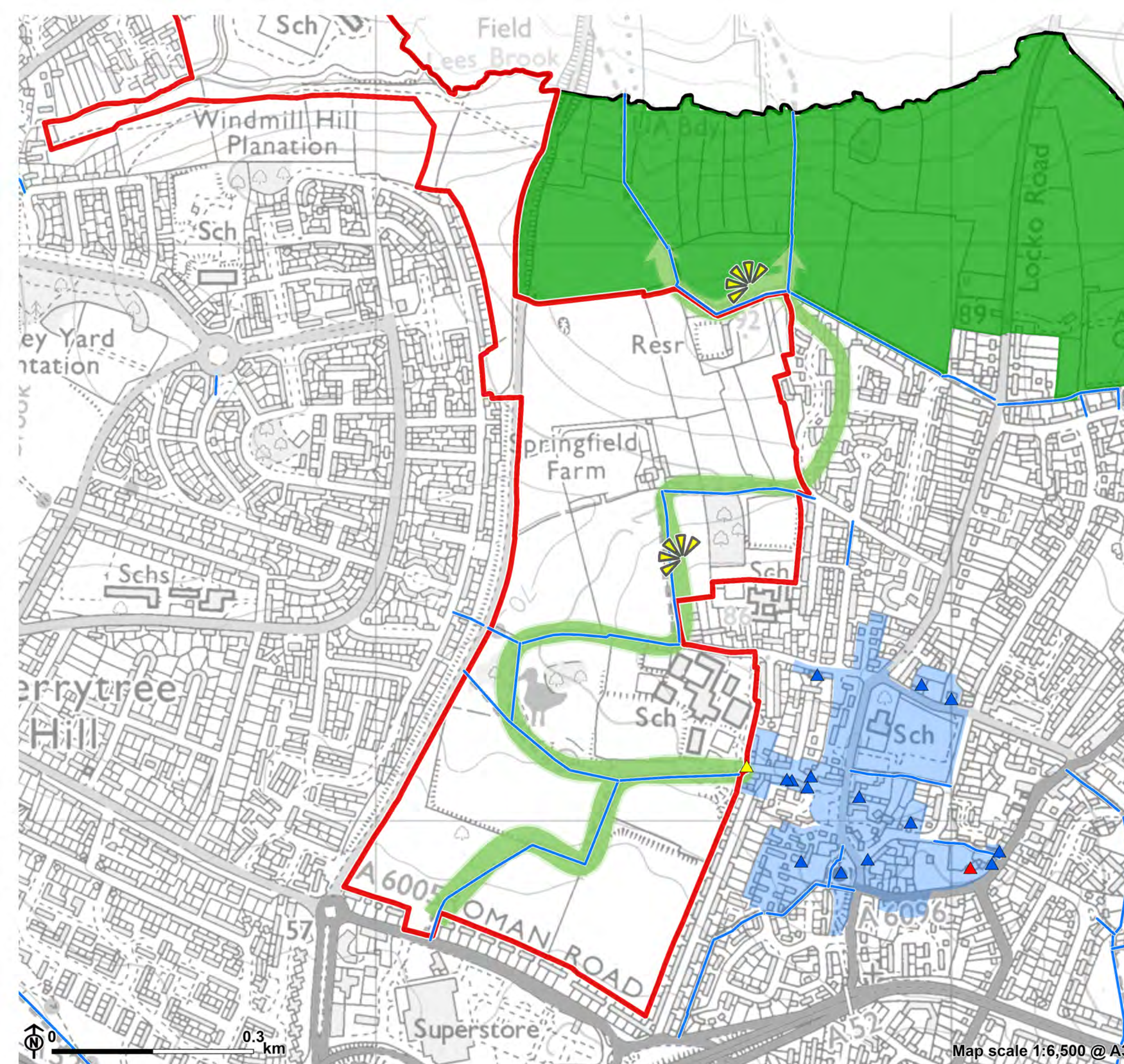
4.140 The southern part of the GW benefits from a well-connected network of PRow and permissive routes, including a cycle path along West Lane. Whilst the northern section has a less developed access network, it remains adequate for enabling local residents to reach and enjoy the surrounding countryside.

Photograph 16: Views north from PRow showing Springfield Farm surrounded by agricultural fields



Figure 4.26: Urban structure considerations (primary function): Spondon / Chaddesden Green Wedge

-  City of Derby boundary
 -  Green belt
 -  Conservation area
 -  Public right of way
 -  Route to access the countryside
 -  Expansive view of the wider countryside or of large areas of natural character
- Listed building**
-  Grade I
 -  Grade II*
 -  Grade II



Map scale 1:6,500 @ A3

Urban Structure Score:	Strong contribution
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Urban Structure (Primary Function) Summary

The Spondon-Chaddesden GW forms a broad, largely continuous gap that reinforces the distinct identities of surrounding neighbourhoods and preserves the historic village character of Spondon. Structurally, it breaks up urban development and extends 1.5 km into the city, although development on West Road and future development at Royal Hill Farm forms a barrier limiting visual permeability. It brings rural character deep into the urban context and provides good access to the countryside.

Photograph 17: Green space immediately north of Derby Road with strong rural character



Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.141 Spondon Park provides opportunities for informal recreation and is crossed by a network of informal paths. Semi-natural greenspace at Derby Road and Marina Drive offers access to nature.

Sport and recreation

4.142 Derby Road Playing Fields in the south of the GW provide football pitches, as well as open amenity grassland for informal recreation. Playing fields associated with schools within the GW (Springfield Primary School and West Park School) provide further private sports facilities. These sites are not publicly accessible.

Food growing and allotments

4.143 The GW does not include any community food growing areas or allotment provision. However, the GW does encompass land at the former Springfield Allotments, now a semi-natural greenspace.

Connectivity and active travel

4.144 A number of PRow cross the GW between Spondon and Chaddesden, providing east-west connectivity between the two neighbourhoods. A traffic-free cycle route runs through the centre of the GW to the north of West Park School, linking Acorn Way in the west with West Road in the east.

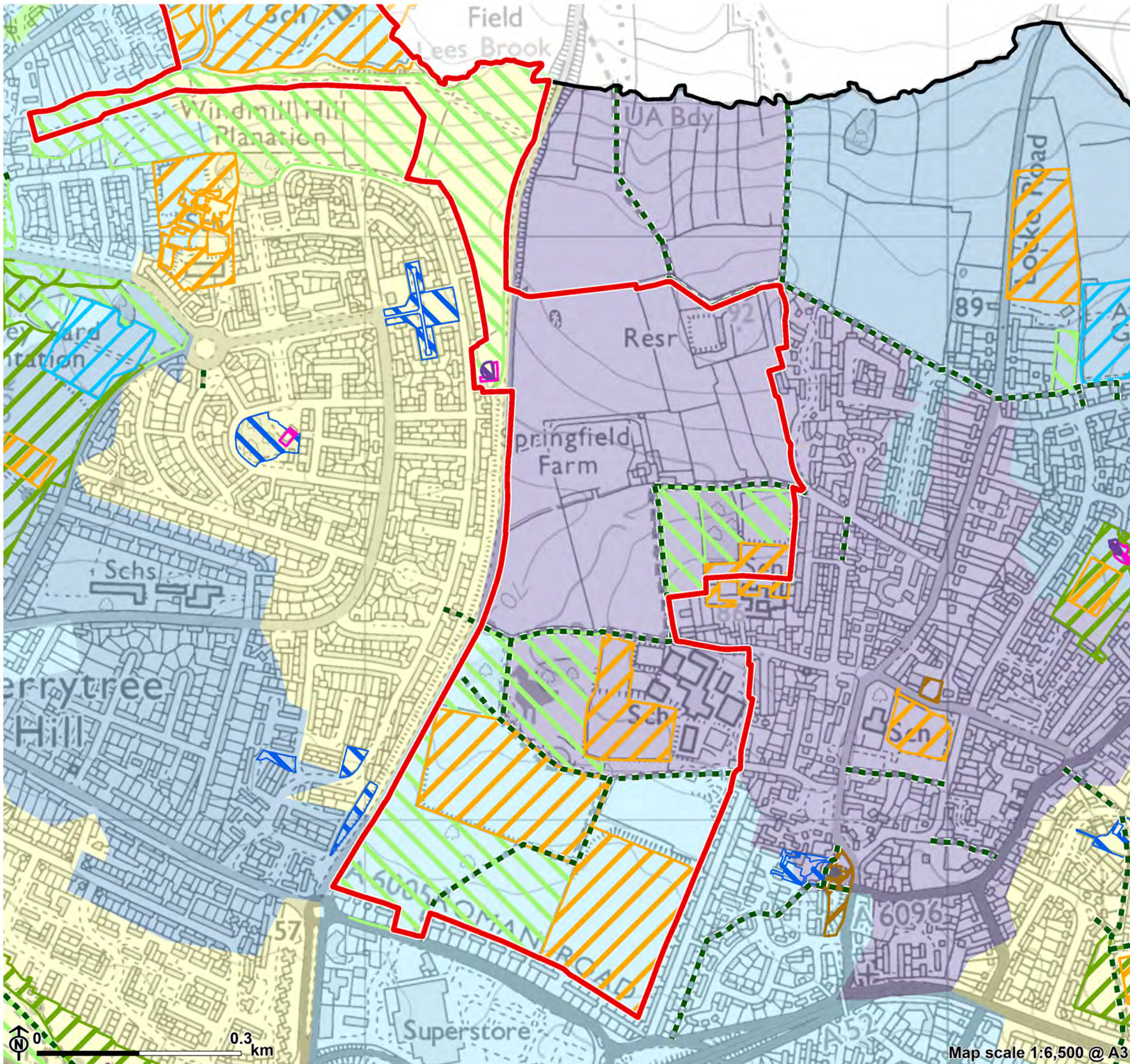
4.145 Noise levels across the north of the GW are generally low (<35 dB), increasing further south with greater proximity to Acorn Way and Derby Road (35-45 dB).

Health and well-being indicators

4.146 The GW contributes to the health and well-being of residents through provision of public open space, sports provision and access to semi-natural greenspace. PRow, cycle paths, and informal paths provide connectivity LSOAs located within the GW indicate a range of levels of relative deprivation. A large proportion of the GW falls within the ninth decile, indicating low levels of relative deprivation. However, the LSOA covering land to the south of West Park School falls within the fifth decile.

Figure 4.27: Health, well-being and community considerations: Spondon / Chaddesden Green Wedge

- Spondon / Chaddesden Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Allotment
 - Amenity greenspace
 - Childrens play area
 - Churchyard and cemetery
 - Grass pitch
 - Semi natural greenspace
 - Park
 - Play area
- Indices of Multiple Deprivation (IMD) 2019**
 - 1 - 2 (most deprived)
 - 3 - 4
 - 5 - 6
 - 7 - 8
 - 9 - 10 (least deprived)



Environment - secondary function of the Green Wedge

Biodiversity

4.147 Located within the boundary of the GW, West Park Meadows borders the Acorn Way and is locally designated as both a LNR and LWS. This site includes pockets of deciduous woodland included within the Priority Habitats Inventory. The GW also incorporates a LWS at Royal Hill Road Hedge.

4.148 Tree canopy cover within Spondon ward where the vast majority of the GW is located is estimated at 17.0%, which lies above the average for the city (15.0%). A small area to the north west of the GW lies within Chaddesden East ward where average % tree canopy cover stands at only 2.7%.

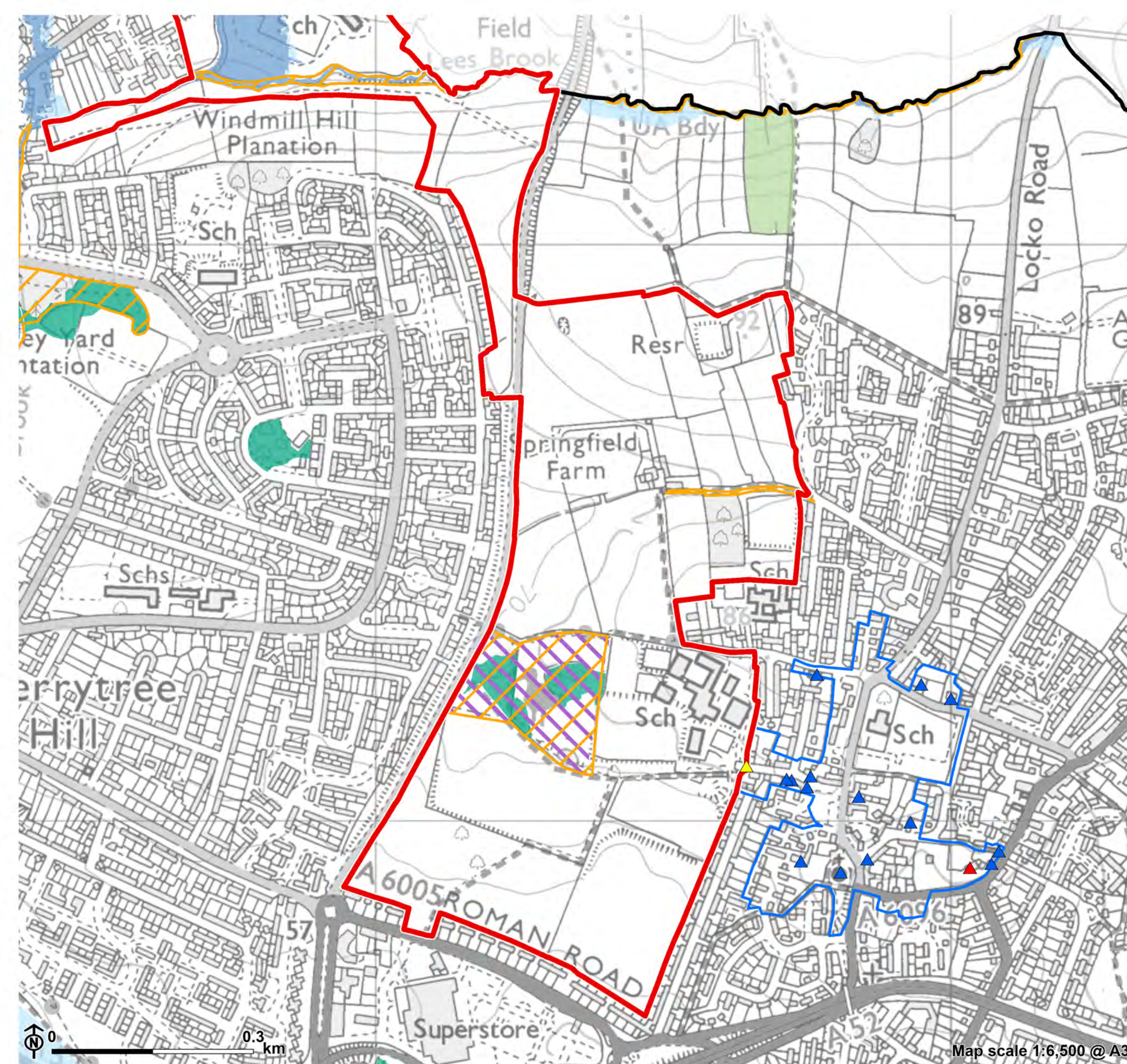
Agriculture

4.149 The GW is characterised by land classified as ALC Grade 3 (good to moderate quality). However, land lying within the south east of the GW is identified by the ALC as 'urban'.

Flood management

4.150 Land bordering the unnamed watercourse immediately south of Springfield Farm lies within land defined as Environment Agency Flood Zones 2 and 3. This area functions as flood mitigation and storage.

Figure 4.28: Environment considerations:
Spondon / Chaddesden Green Wedge



- Spondon / Chaddesden Green Wedge
- City of Derby boundary
- Conservation area
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Good quality semi improved grassland
- Deciduous woodland
- Listed building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II



Map scale 1:6,500 @ A3

Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.151 The following potential development sites within the GW have either been promoted for development (SHLAA/SHELAA sites), or identified as broad development locations. The impact of the development of these individual sites on the GW's ability to maintain its primary function is considered below. Site 213 in the north-east of the GW has received planning consent through the appeal process, as so the impact of potential sites will be considered as though development on Site 213 had been completed.

Capacity Site GW19: East of Acorn Way

4.152 This site has been the subject of multiple applications, with appeals dismissed due to concerns that development would intrude into a cohesive area of open land between Chaddesden and Spondon, weakening their separation and, critically, the overall functionality of the GW. Inspectors have consistently highlighted this GW's role in shaping the city's urban form and distinctiveness, in line with the NPPF, and indicated that this development would significantly undermine this.

4.153 This area is considered to make a strong contribution to its primary function, partly due to the way the countryside character extends into the urban area. Development on this site would significantly reduce that contribution and also compromise access to the GW. The western edge of this GW in particular has an unimpeded open and rural character and is clearly defined by Acorn Way. In contrast, the eastern boundary is more fragmented due to surrounding development including West Park School, the covered reservoir, farm buildings, Springfield Primary School and (ultimately) granted Site 213: Royal Hill Farm. Therefore, if any narrowing of the GW is considered necessary, it would be preferable to first consider land on the eastern side, in order to preserve the openness and clearly defined character of the western section. As a result of these considerations, the development of this site is considered to result in **high harm**.

Capacity Site GW20: West of Royal Hill Farm

4.154 This site consists of a substantial area of land, approximately 20 hectares in size, situated at the core of the GW. In some parts, it spans the full width of the GW,

and in conjunction with granted Site 213, would entirely cut off the 'mouth' of the GW. This would leave an island of open space to the south, but one with no connection to the wider countryside. This would entirely prevent the GW from performing its primary function, and render the designation obsolete in this location. As a result, the development of this site is considered to result in **high harm**.

4.155 It is worth noting however that, due to the reduced GW boundary distinction in the east and eventually development of Site 213, the north east of this site (incorporating the covered reservoir, Springfield Primary School playing fields and woodland block to the north-west of Springfield Primary School) would have a less detrimental impact on GW functionality if developed.





Site 345: Land at Locko Road

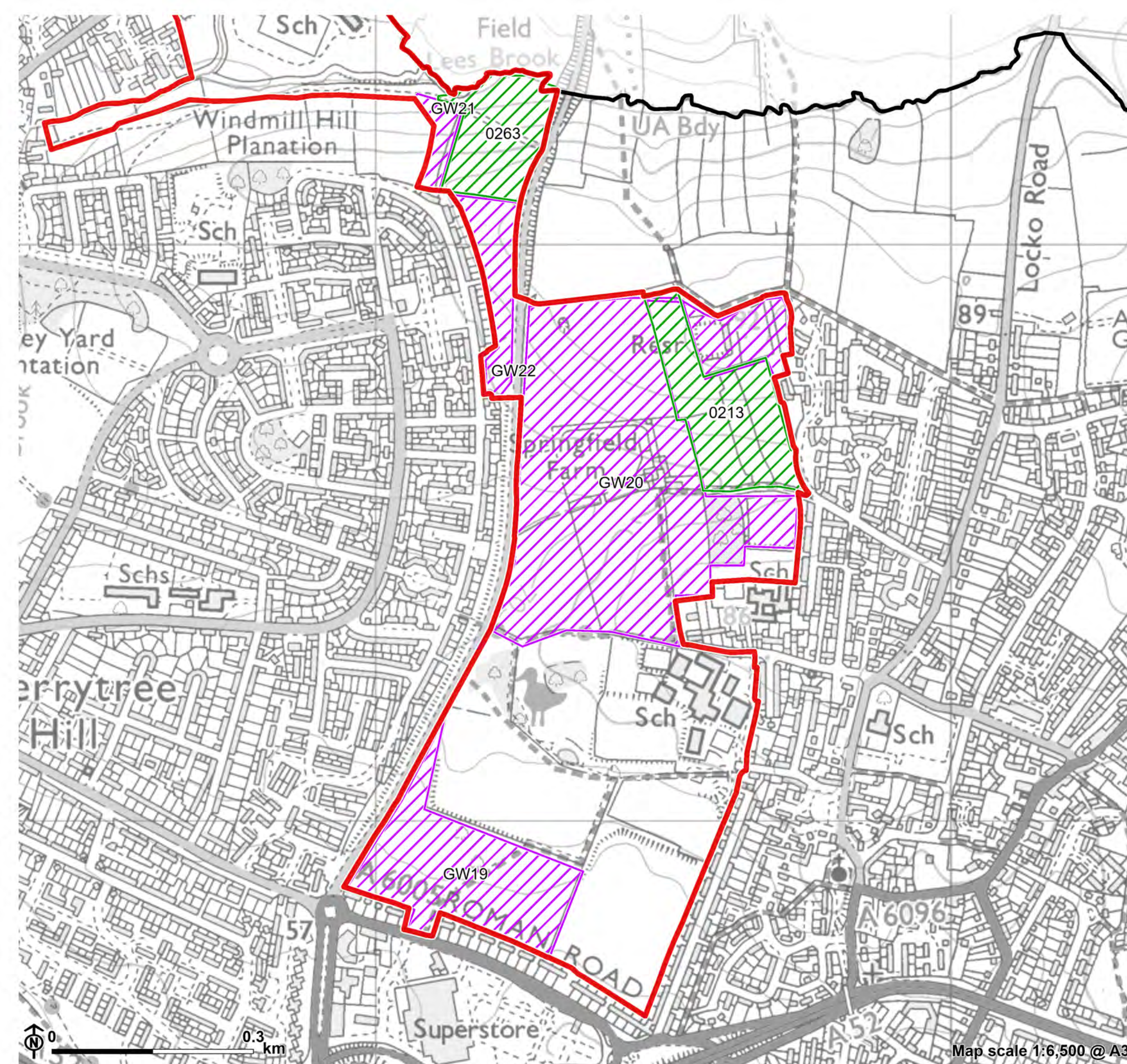
4.156 Although currently situated outside of the GW, this assessment recommends that the GW designation is extended to the city boundary, incorporating existing Green Belt land. As a result, an isolated part of Site 345 would fall within the new boundaries defined for the GW. Based on the current indicative masterplans, this part of the site would not be developed and as a result would not impede the functionality of the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.157 There is no promoted land in neighbouring authorities immediately adjacent to the GW.

Figure 4.29: Potential development sites:
Spondon / Chaddesden Green Wedge

-  City of Derby boundary
-  Development Sites within the Green Wedge
-  Broad capacity areas
-  Promoted land in neighbouring authorities



Map scale 1:6,500 @ A3

Recommendations

Boundary recommendations

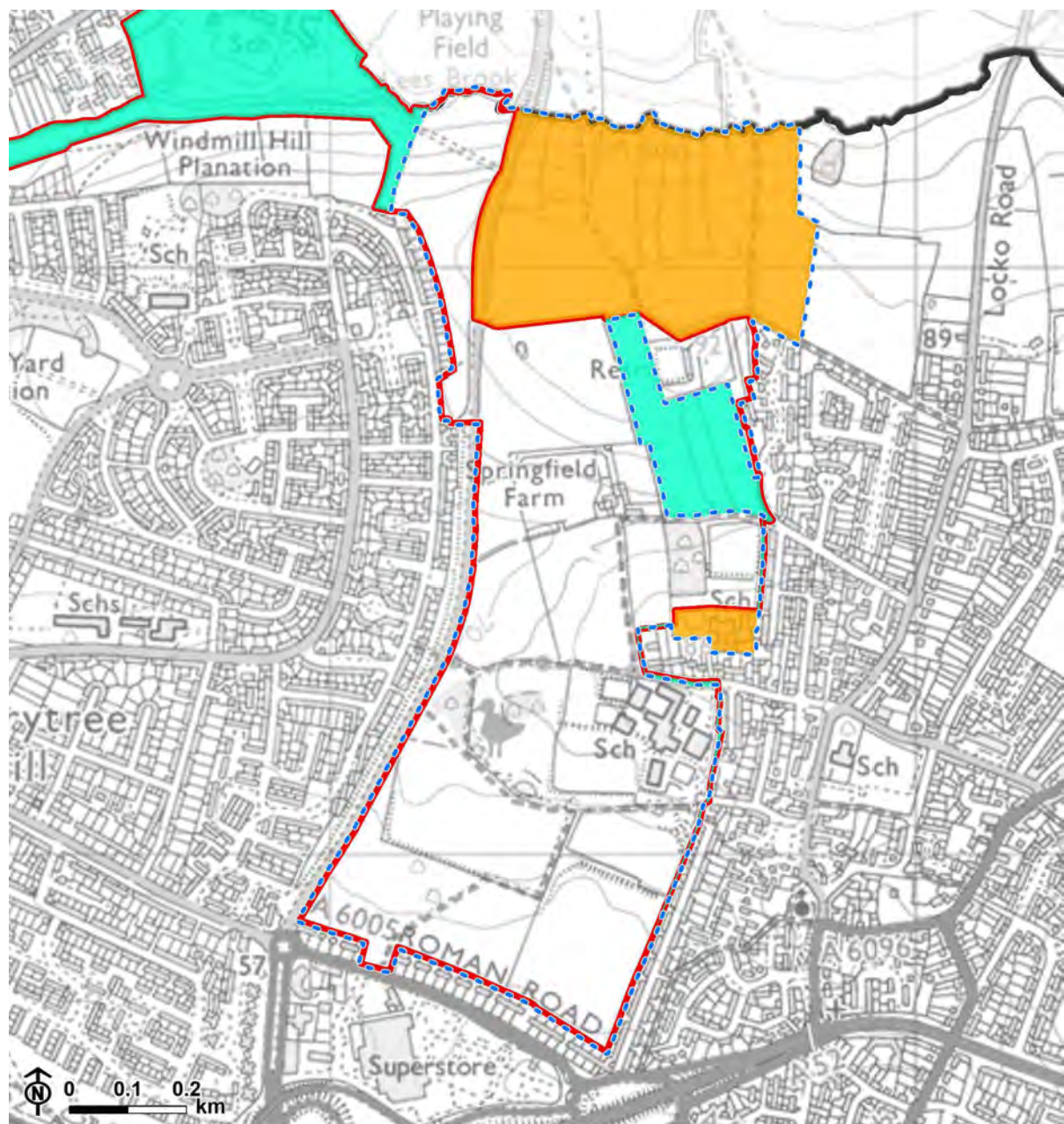
4.158 A consistent approach should be adopted regarding the inclusion or exclusion of schools and their grounds across all the GWs. In this case, part of Springfield Primary School grounds are included in the GW, but parts are not. The current boundary cuts through the school grounds without following any clear physical features. It is therefore recommended that the entire school grounds be either wholly included in or excluded from the GW.

4.159 The GW boundary will have to respond to the exact development extent for Royal Hill Farm site when development is completed. However, it is likely that north west extent of the site will be retained as open land, so the development will not significantly alter the mouth of the GW, and no areas except the development will be removed from the GW.

4.160 Currently, the GW boundary terminates approximately 300m short of the Derby City boundary, at the edge of the Derby-Nottingham Green Belt. This layout was originally intended to prevent overlap between the two designations. However, not extending the GW boundary to the full extent of the Council's jurisdiction may lead to complexities in decision-making for both designated areas. It is therefore recommended that the GW designation be extended to the city boundary, allowing it to 'wash over' the Green Belt. This would also provide an opportunity to widen the GW mouth.

4.161 Due to its fragmentation and limited functionality it is recommended that the Lees Brook Valley GW is removed from the GW designation. There is therefore the opportunity to incorporate the eastern fields of the Lees Brook Valley GW into the Spondon Chaddesden GW, thereby further widening the GW mouth and giving it a stronger 'wedge' structure.

Figure 4.30: Boundary alterations



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- Spondon / Chaddesden Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

- Consider the introduction of a formalised multi-user route and crossing-point to improve access across Acorn Way for pedestrians and cyclists. This intervention should aim to improve access to the countryside for residents in Chaddesden.
- Ensure that the landscape proposals associated with the consented development at Site 213 provides a belt of planting along the western edge for landscape integration and to help filter views of the new development. This vegetation should seek to retain the existing strong sense of rural character in the north of the GW.
- Introduce SuDS and biodiversity enhancements on land bordering Lees Brook to the north and on land adjacent the unnamed watercourse to the south of Springfield Farm. The interventions should aim to minimise the risk of flooding on existing PRoW which afford public access within the GW.
- Supplement gaps in the continuity of hedgerows within agricultural land in the GW to enhance habitat connectivity and improve landscape character.
- Explore the opportunity to introduce biodiversity enhancements within Spondon Park, promoting wider habitat connectivity with West Park Meadows LNR / LWS.
- Explore whether local demand exists for the re-establishment of community food growing facilities within the GW.

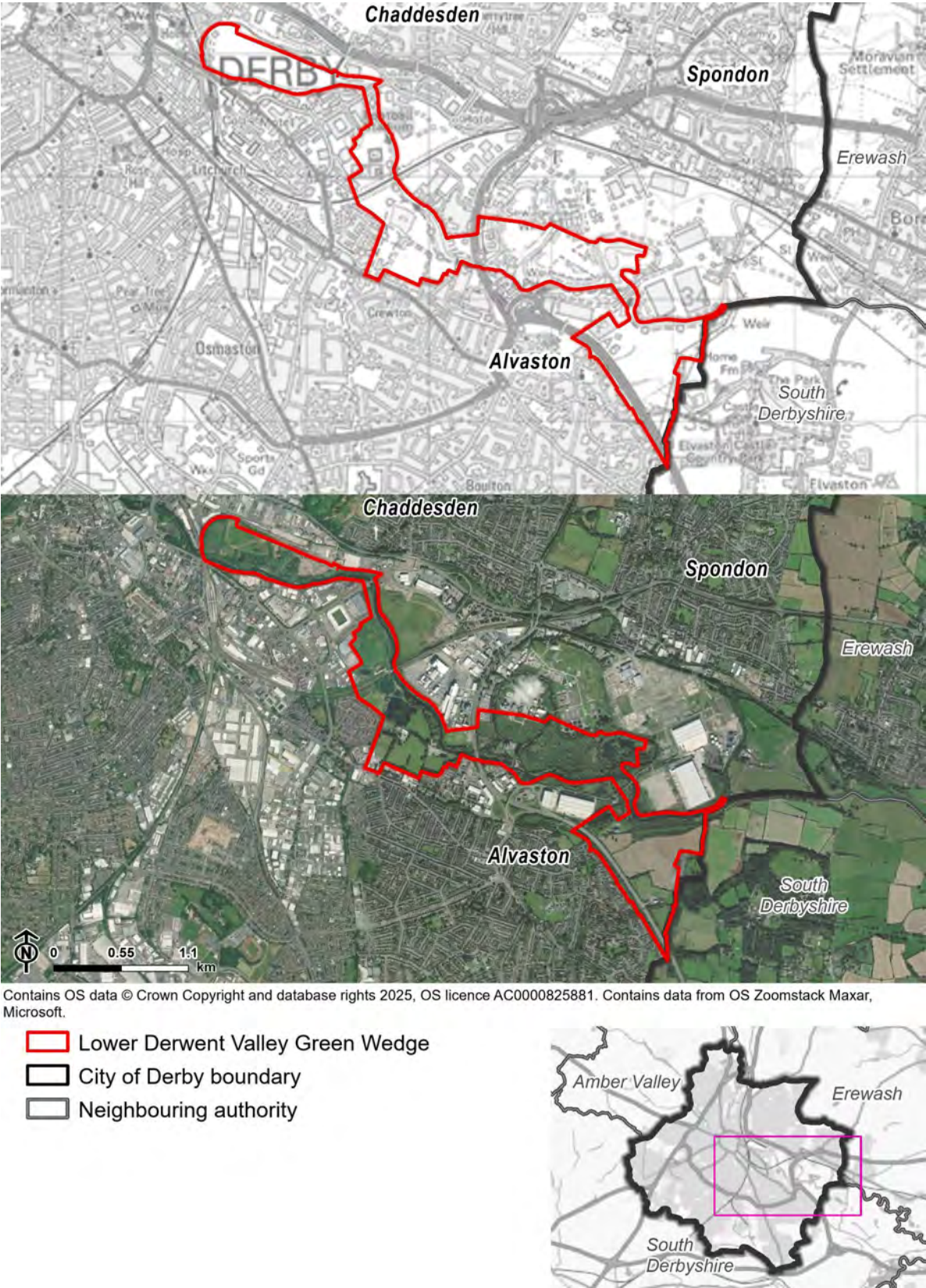
Future of the Green Wedge

4.162 This GW is exceptional in the degree to which it brings the rural character into the city, whilst also maintaining clear neighbourhood boundaries and protecting the historic character of Spondon. It serves a wide range of secondary functions, including support for biodiversity through the presence of LNRs and LWSs, as well as providing a well-connected access network.

4.163 Although the wedge will be narrowed by the development of consented Site 213: Royal Hill Farm, it remains a strong example of the continued value of the GW designation and should be retained to secure ongoing benefits. The potential development sites assessed would irreversibly compromise its primary function. Enhancing the GW by incorporating part of the Lees Brook GW and extending its mouth to the east would further strengthen its structure and improve connectivity to the wider countryside.

Lower Derwent Valley

Figure 4.31: Green Wedge Index Map



Baseline description of the Green Wedge

Location and existing land use

4.164 The GW runs along the Derwent River corridor from the eastern edge of the city centre to the city boundary, where it meets Elvaston Castle Country Park. It is located to the south of Spondon and Chaddesden neighbourhoods and to the north of Alvaston. The GW is bordered by several areas of existing and proposed employment uses to the north including the Smart Parc site (former Celanese), Severn Trent water treatment works, Rolls-Royce Submarines, St Modwen Park and the Chequers Road industrial area. To the south, the GW is bordered by Pride Park, The Sanctuary Bird Reserve LWS, Derby Commercial Park, and residential neighbourhoods of Wilmorton and Crewton. Raynesway runs from north to south through the GW.

4.165 The GW is generally linear but irregular in shape, varying in width from 1km to less than 100 metres in places. It is generally flat, lying at around 40m AOD on the floodplain of the River Derwent. In total the GW covers approximately 221 hectares, or 2.8% of the area of the city, making it the largest GW in terms of area. The mouth of the GW directly abuts Green Belt land in South Derbyshire.

Summary description of the landscape character of the Green Wedge

4.166 The GW is located within NCA 69: Trent Valley Washlands. The [Derbyshire LCA](#) classifies the majority of the GW as 'urban'. A small area at the mouth of the GW is defined as Riverside Meadows LCT. Characterised by broad, flat floodplains containing meandering rivers with scattered riverside trees flanked by hedgerow-bound pasture fields, this section of the GW is broadly representative of the LCT, although it contains some industrial land uses which detract from the rural character.

Summary description of the planning history of the Green Wedge

4.167 Whilst there have been limited changes within the GW itself, there have been significant changes in areas surrounding the GW, predominantly relating to commercial development including construction of warehouses, completion of Derby Arena, and construction of warehouse units and offices at Derby Commercial Park to the south.

4.168 A flood conveyance corridor on the Indurent Park site has been completed as part of the ongoing development of this site as part of the ['Our City Our River' flood mitigation programme](#).

4.169 Buildings associated with football training facilities at the former Ram Arena site (located to the east of Raynesway) have been demolished.

4.170 Three potential development sites within this GW have been promoted to the Council, both for employment / commercial uses. SH279 is a 10.8-hectare site located to the south of Chequers Road. It is promoted for employment and other commercial development by the landowners Network Rail through the Derby City Local Plan 1 (DLCP1) process. SH289 is an 8.2-hectare site promoted for employment uses on the former Ram Arena site to the east of Raynesway. A third site is located to the west of Raynesway on the former Rolls Royce Marine Power Operations site. Pressure on this site has been identified outside of the SHLAA process through discussions with Rolls Royce relating to their existing facilities.

4.171 One broad location with potential for further analysis is identified within the GW, comprising an 8.8-hectare site the east of the A6 spur road.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.172 The GW helps to maintain a narrow but generally open corridor along the River Derwent; providing flood capacity and contributing to the city's urban structure. It provides a distinction between residential and industrial areas to some extent, defining the built edges of Alvaston, Chaddesden and Spondon. Due to the irregular linear shape of the GW, it plays a limited role in separating adjacent neighbourhoods, however it does provide a visual and physical break between residential and commercial development to the south of the river, and industrial uses north of the river, helping to reduce the sense of urban sprawl.

4.173 Land at the mouth of the GW provides a rural setting to the neighbourhood of Alvaston, albeit the A6 / Raynesway (in cutting) forms a physical and visual barrier between the two areas. This area also contributes to the wider rural setting of Alvaston Castle Registered Park and Gardens, located just beyond the city boundary to the east. The central section of the GW comprising Alvaston Park provides an open area between the neighbourhoods of Wilmorton and Crewton, as well as providing a buffer between the industrial area north of the river.

Promoting residential amenity

4.174 The GW plays a role in providing a buffer between industrial land uses to the north / north east of the GW, and the residential neighbourhoods to the south. It plays a role in minimising pollution for residential areas to the south. Views of the GW from adjacent neighbourhoods are limited, although Alvaston Park provides a naturalistic setting to properties in its immediate vicinity e.g. on Charles Road and Magellan Way. The presence of major roads crossing the GW, including Raynesway, mean that residential properties in Alvaston do not benefit to the same extent from the factors

contributing to residential amenity (including openness and the absence of air, noise and light pollution) provided by the GW.

Photograph 18: The GW provides an open setting to residential properties on the edge of Wilmorton



Access to the Countryside

4.175 The GW plays a significant role in providing a direct link to the countryside from the city centre. Access is primarily provided by a multi-user, off-road path (part of NCN Route 6) which follows the length of the River Derwent and provides an uninterrupted link out to the countryside. Additional PRowS and cycle routes connect to this route at various points along its length from neighbourhoods to the south of the river including Wilmorton, Crewton, and Alvaston. The sinuous shape of the GW, coupled with dense vegetation along the riverbanks, limits visual permeability to the wider rural landscape. This results in a strong sense of enclosure, with views frequently channelled along the river corridor. Toward the eastern end, the corridor broadens and becomes more visually open, offering limited visual connectivity with the surrounding countryside - though views remain partially screened by trees. Here, several PRowS provide access into and across the GW from the adjacent neighbourhood of Alvaston. These routes also facilitate onward connections into the wider countryside, including direct links to Elvaston Country Park, thereby reinforcing the GW's role as a key element of the local GI network.

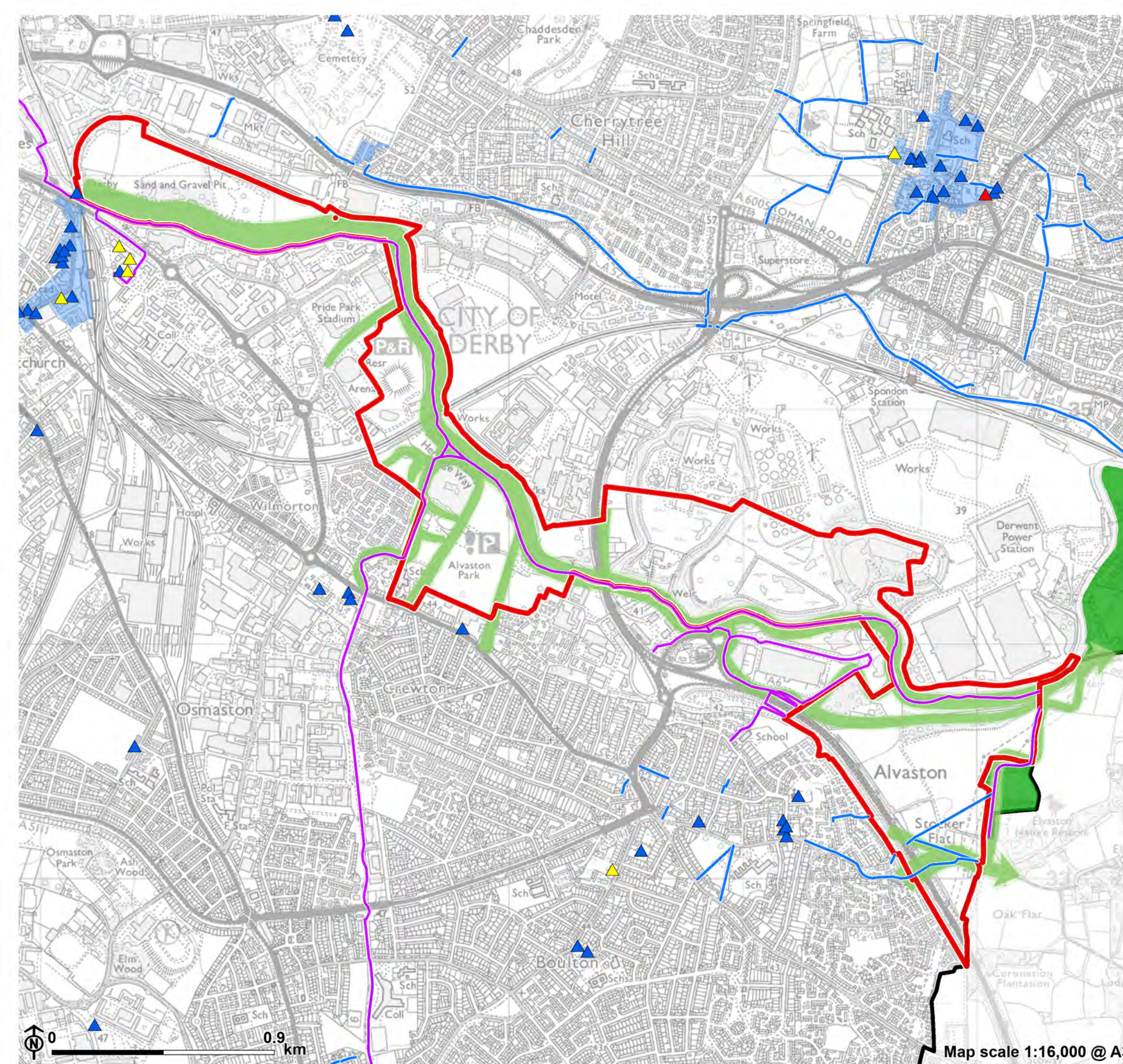
Urban Structure Score:	Moderate contribution
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Urban Structure (Primary Function) Summary

The Lower Derwent Valley GW makes a moderate contribution to the overall urban structure of Derby by providing separation between industrial areas to the north the River Derwent, and residential areas to the south of the river. It also contributes to maintaining the separate identities of the Crewton and Wilmorton neighbourhoods. It also plays a key role in enhancing the setting of the River Derwent, one of Derby’s most important natural assets. The Lower Derwent GW plays a key role in providing a direct, uninterrupted link to the countryside via a traffic-free route, whilst Alvaston Park and City Point Park help to maintain openness within the urban landscape, as well as providing recreational opportunities for residents.

Figure 4.32: Urban structure considerations (primary function): Lower Derwent Valley Green Wedge

- Lower Derwent Valley Green Wedge
- City of Derby boundary
- Green belt
- Conservation area
- National Cycle Network
- Public right of way
- Route to access the countryside
- Listed building**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II



Map scale 1:16,000 @ A3

Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.176 Alvaston Park comprises a range of facilities, including a number of playing pitches, a café, car park and children's playground. It also offers semi-natural greenspace and provides access to nature close to the city centre. Amenity grassland and a children's play area at City Point Park provides further recreational amenities. Lakeside Primary Academy playing fields fall within the GW adjacent to Alvaston Park and provide additional open space.

Photograph 19: Alvaston Park provides semi-natural green space within the urban landscape



Sport and recreation

4.177 Sports facilities are concentrated within Alvaston Park and include marked grass football pitches, cricket ground, as well as a Multi-Use Games Area (MUGA), tennis courts, BMX track and skate park. Outdoor gym equipment provides further recreational opportunities. The lake in Alvaston Park offers facilities for angling and model boating. The grounds of Alvaston and Boulton Cricket Club are located within the GW and provide additional sports facilities.

Food growing and allotments

4.178 There are no allotments or provision for food growing within the GW.

Connectivity and active travel

4.179 The Derwent Valley Heritage Way follows the course of the River Derwent along the length of the GW. This is a traffic-free footpath and cycle route and provides access to the wider countryside from the urban centre of Derby. The route also forms part of NCN Route 6. Additional traffic-free cycle routes pass through the GW from adjacent residential areas and provide links from the city to the surrounding countryside. PRow in the south of the GW connect the residential area of Alvaston Village to the adjacent countryside by providing routes across the A6 corridor. Road traffic noise levels within the GW are generally low (35-45 dB), despite the proximity of the A6 dual carriageway.

Photograph 20: The all-weather, multi-user path along the River Derwent provides a direct link to the countryside from the city centre

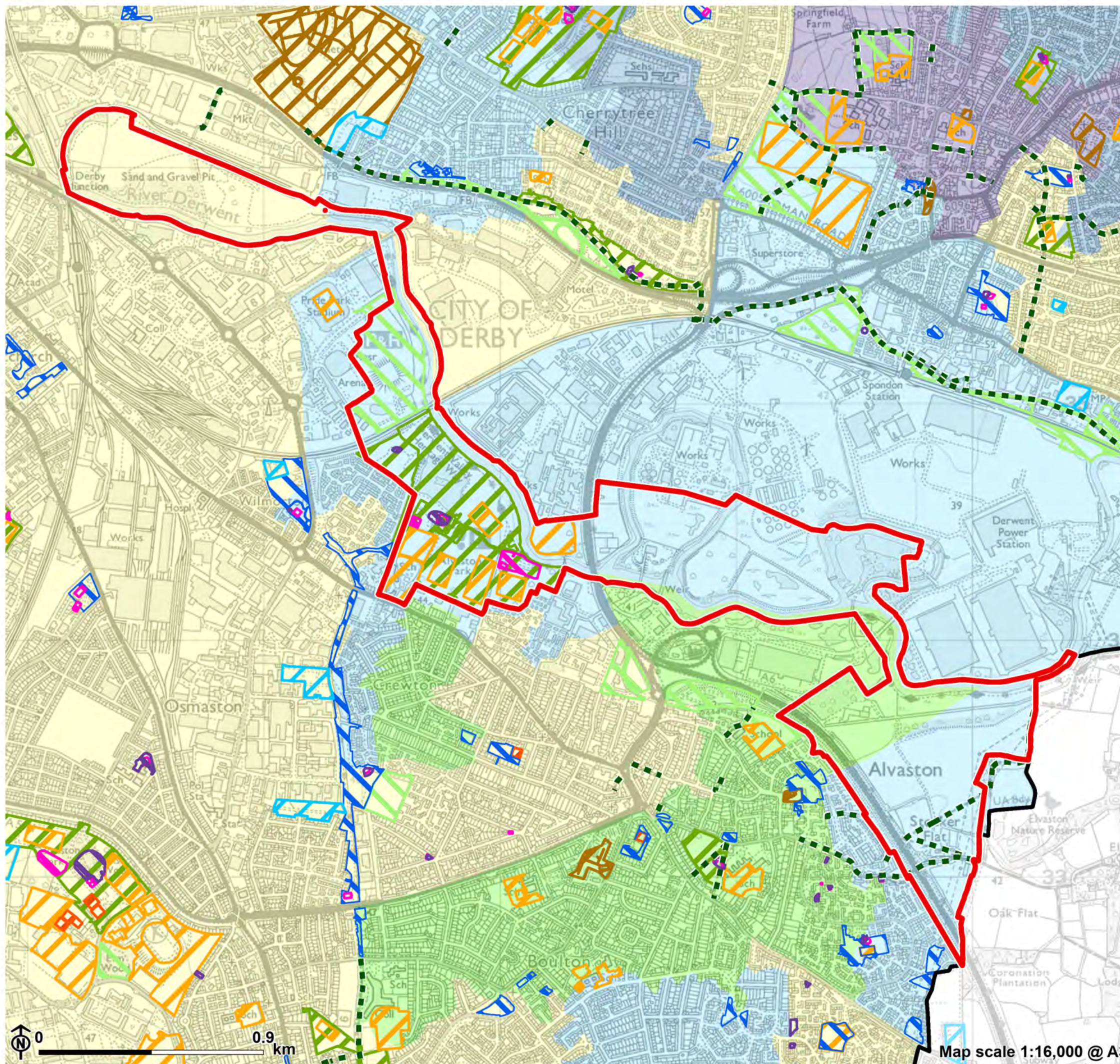


Health and well-being indicators

4.180 The GW contributes to the mental and physical well-being of residents through the provision of a variety of recreational facilities, including public open space, semi-natural greenspace, amenity grassland and sports facilities. PRow connections and the Derwent Valley Heritage Way provide direct links to the wider countryside beyond the GW. IMD data for LSOAs located within the GW indicate moderate levels of relative deprivation. The majority of the LSOAs in the GW fall within the fifth decile. Relative deprivation is highest at the western end of the GW, which lies within the 20% most deprived areas nationally.

Figure 4.33: Health, well-being and community considerations: Lower Derwent Valley Green Wedge

- Lower Derwent Valley Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Allotment
 - Amenity greenspace
 - Bowling green
 - Childrens play area
 - Churchyard and cemetery
 - Grass pitch
 - Semi natural greenspace
 - Park
 - Play area
- Indices of Multiple Deprivation (IMD) 2019**
 - 1 - 2 (most deprived)
 - 3 - 4
 - 5 - 6
 - 7 - 8
 - 9 - 10 (least deprived)



Environment - secondary function of the Green Wedge

Biodiversity

4.181 The GW includes pockets of deciduous woodland and lowland fens identified within the Priority Habitats Inventory. An area of floodplain grazing marsh lies to the south east of the GW. Predominantly neutral grassland with broadleaved and mixed yew woodland characterises the length of the river corridor. The land to the north of the river and south of the sewage works at Raynesway consists of a mixture of dense scrub, small areas of standing water and a continuation of the mixed woodland, and includes four LWS - Alvaston Scrub, Derwent Meadows, Acordis Lagoons and the Sewage Farm Lagoons. Alvaston Park is typified by large areas of amenity grassland with individual mature trees and woodlands form some field boundaries. The lake in Alvaston Park is standing open water and provides additional habitat. The innermost section of the GW comprises a mixture of woodland and grassland, including The Sanctuary LWS. The full extent of River Derwent within the GW is designated as an LWS.

4.182 This GW straddles the boundary of four wards. Average tree canopy cover within these four wards ranges from 2.7% in Chaddesden East / West wards to 12.3% in Alvaston Northward and 17.0% in Spondon ward.

Agriculture

4.183 Pockets of agricultural land in the GW are classified as ALC Grade 4 (poor quality) and are predominantly used for arable cultivation. Remaining land use in the GW is identified by the ALC as 'urban'.

Flood management

4.184 The GW forms a key section of the River Derwent floodplain, providing significant flood storage capacity. Land identified as Environment Agency Flood Zones 2 and 3 dominates much of the land within the GW. The GW provides space for water to soak away naturally, reducing the need for engineered drainage, as recognised by the Our City Our River (OCOR) flood management programme.

Photograph 21: The GW provides a green corridor within the urban fabric of the city



Figure 4.34: Environment considerations: Lower Derwent Valley Green Wedge

- Lower Derwent Valley Green Wedge
 - City of Derby boundary
 - Conservation area
 - Local Wildlife Site
 - Ancient woodland
 - Local Nature Reserve
 - Flood zone 2
 - Flood zone 3
 - Registered Parks and Gardens
- Priority habitat inventory**
- Lowland fens
 - Traditional orchard
 - Coastal and floodplain grazing marsh
 - Deciduous woodland
 - No main habitat but additional habitats present
- Listed building**
- ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II



Map scale 1:16,000 @ A3

Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.185 The following potential development sites within the GW have either been promoted for development (SHLAA/SHELAA sites) or have been identified as broad development locations. The impact of development of these individual sites on the GW's ability to maintain its primary function is considered below:

Site 0279: Former Ram Arena

4.186 This site has previously been promoted for employment development (application reference 08/15/01081) but was refused at appeal due to concerns about adverse impacts on the Green Wedge and potential for increased flood risk (APP/C1055/W/17/3178657). Development of this site would not significantly undermine the primary function of the GW as it is located within an area of existing commercial land use. Although it makes some contribution to the urban structure and openness of the GW, it does not play a significant role in the separation of neighbourhoods, provision of residential amenity, or connection to the countryside. If this site were to be developed it would result in localised narrowing of the GW, but this would not significantly undermine the integrity and function of the GW. As a result, there would be **low-moderate harm** to the primary function of the GW. If brought forward, development should be concentrated in the north, maintaining the width of the river corridor as much as possible.

Site RR1: Rolls Royce Marine Power Operations

4.187 Development of this site would not significantly undermine the primary function of the GW as it is located within area of existing commercial development. It makes localised contribution to the urban structure of the GW by providing a break in built form. However, it does not play a significant role in the separation of neighbourhoods, provision of residential amenity, or connection to the countryside, although the site has some recreational value as it currently hosts Alvaston and Boulton Cricket Club. If this site were to be developed it would result in localised narrowing of the GW in a location which is already narrow, however retaining new built development to the north, away from the river would help to lessen the narrowing and impacts on openness of the river corridor. Despite these factors, development of this site would not significantly undermine the integrity or function of

the GW, therefore there would be **low-moderate harm** to the primary function of the GW.

Site 0289: Land south of Chequers Road

4.188 This site is promoted for employment and other commercial development. Development of this site would result in narrowing of the western extent of the GW, considerably reducing its width in this area and diminishing the role it plays in defining the urban structure of the city. However, development of this site would not significantly undermine the function of the GW as it would continue to provide some openness, and the connection to the countryside provided by the multi-user riverside path on the south bank of the river would remain. As a result, there would be **low-moderate harm** to the primary function of the GW.

Capacity Site GW18: East of A4 Spur Road

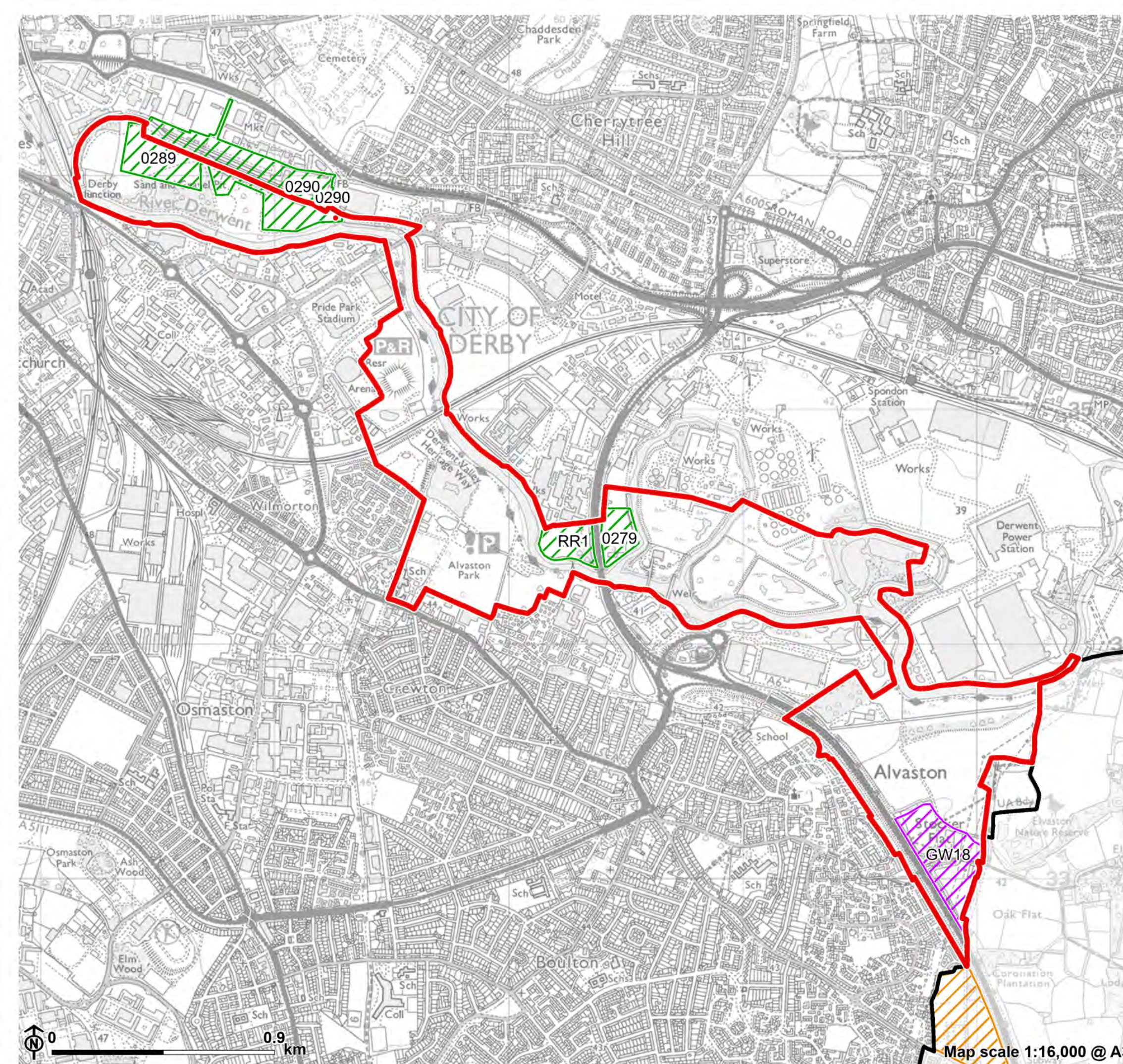
4.189 Development of this 8.8-hectare site would result in narrowing of the mouth of the GW and would increase the perception of development encroaching into the countryside, particularly as it would cause built development to extend beyond the A6 road corridor which currently acts as a physical buffer and plays an important role in defining and containing the neighbourhood of Alvaston to the south-west of the GW. Development of this site would result in **moderate harm** to the primary function of the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.190 There is no promoted land in neighbouring authorities directly adjacent to the GW. One promoted site is located to the south of the GW mouth (Boulton Moor Phase 3). However, development of this site would not impact the integrity or function of the GW.

Figure 4.35: Potential development sites: Lower Derwent Valley Green Wedge

- Lower Derwent Valley Green Wedge
- City of Derby boundary
- Development Sites within the Green Wedge
- Broad capacity areas
- Promoted land in neighbouring authorities



Map scale 1:16,000 @ A3

Recommendations

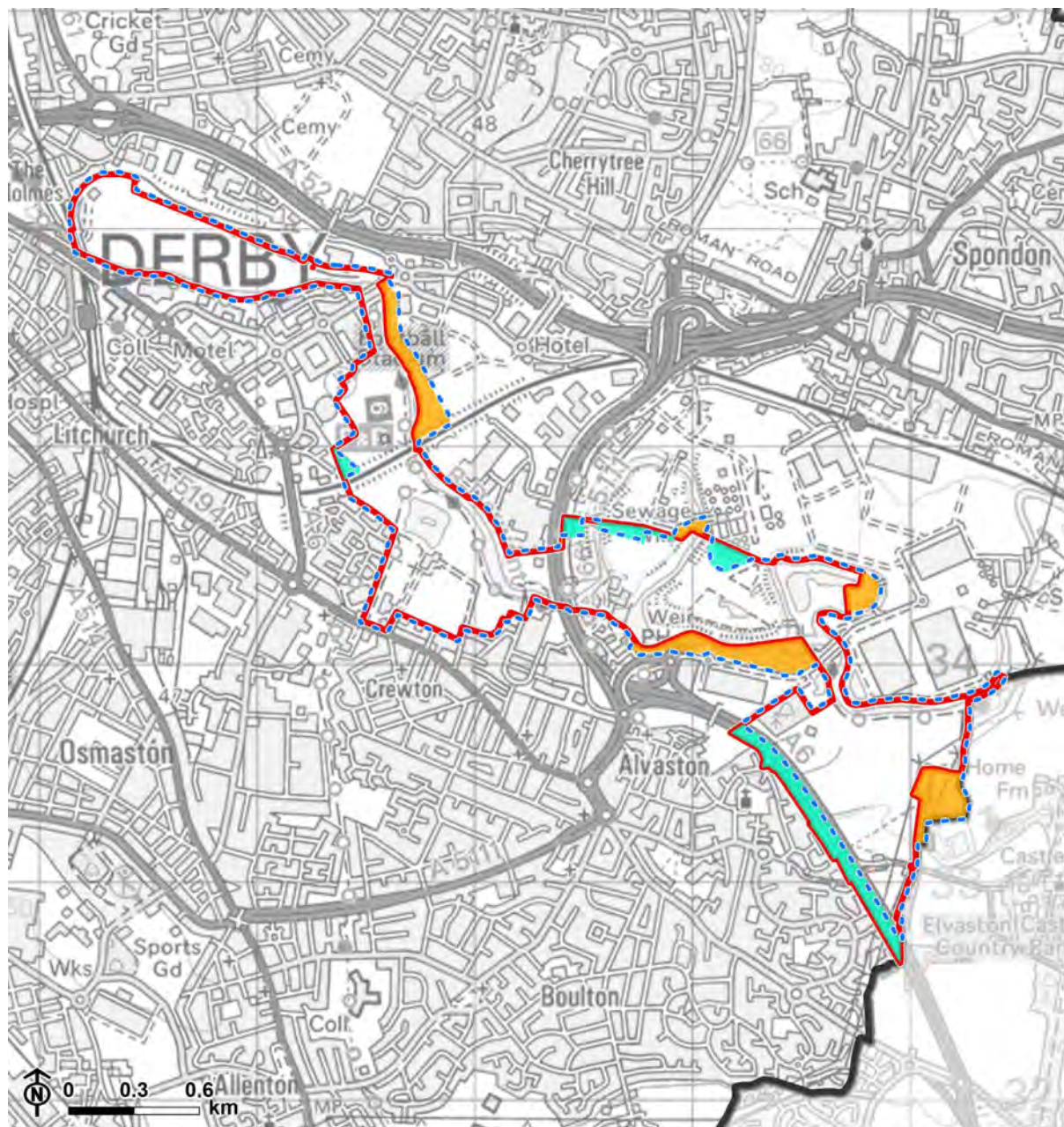
Boundary recommendations

4.191 The existing boundaries are generally logical, however there is scope to adjust boundaries to account for recent developments. It is recommended that the GW boundary is realigned to exclude the Severn Trent water treatment works. The water treatment works are a public utility and are, therefore, a GW compliant use, but this realignment would create a more logical boundary.

4.192 Additionally, minor amendments to the GW boundary south of Derby Arena are recommended to exclude the car park and warehouses. It is also recommended that the narrow strip of land to the west of the A6 spur road is removed, as the road forms a logical boundary in this part of the GW.

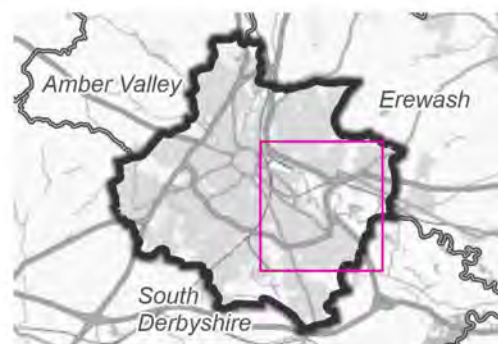
4.193 There is the opportunity to widen the GW around Raynesway (Derby Commercial Park) extending south to Fernhook Avenue to include Derwent Meadows LWS. Wetlands and riverside meadow habitats within this area are currently open and undeveloped and make an important contribution to flood management, as well as providing biodiversity, health and well-being and community benefits. Similarly, the GW could be extended at Indurent Park to incorporate the flood conveyance corridor.

Figure 4.36: Boundary alterations



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- Lower Derwent Valley Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

- The GW offers significant opportunities for climate change mitigation and adaptation, whilst realising wider benefits for people and nature. This includes potential opportunities to implement natural flood management and SuDS interventions for flood alleviation. In accordance with the LNRS for Derbyshire (Pre-Publication Final Draft), large swaths of land within the GW offer the opportunity for wetland habitat enhancement (Priority WL-1 and Measure 76) and semi-natural wetland creation (Priority WL-3 and Measures 08 and 084). The potential to improve connectivity between the River Derwent and its floodplain to restore dynamic natural processes is recognised as Priority RW-2 and Measure 050.
- Improvements to the management of the existing floodplain also offers the opportunity to enhance deciduous woodland and lowland fens priority habitat. Building climate resilience through the connectivity of habitats maintained in a favourable condition, should also be explored. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies land at the south eastern extent of the GW as having the potential to deliver positive outcomes for nature recovery. This includes the opportunity to buffer existing woodland and deliver edge habitats to maximise ecosystem service benefits (Priority WT-3 and Measure 020). The need to safeguard and maintain woodland in positive management to maximise its biodiversity value is also emphasised (Priority WT-1 and Measure 010).
- Consider the opportunity to introduce educational interpretation boards along the route of the Derwent Valley Heritage Way to promote increased community engagement with nature. This should include potential linkages to the Derwent Meadows LNR.
- Enhance wider connections to the Derwent Valley Heritage Way from the settlement edge and neighbouring land uses through the introduction of clearly defined wayfinding and interpretation signage.
- Explore the potential for additional wetland / riparian / species-rich wildflower meadow creation adjoining existing built form or within future development sites. Land at the south of the GW is highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) as an area requiring positive management to maximise the biodiversity value of grassland habitat.

Future of the Green Wedge

4.194 This GW plays a vital role in offering an uninterrupted link to the countryside. It provides a green corridor penetrating deep into the urban fabric of the city and provides a range of environmental, health, well-being and community benefits. It also plays a role in providing a break in the built form of this urban, industrial part of the city.

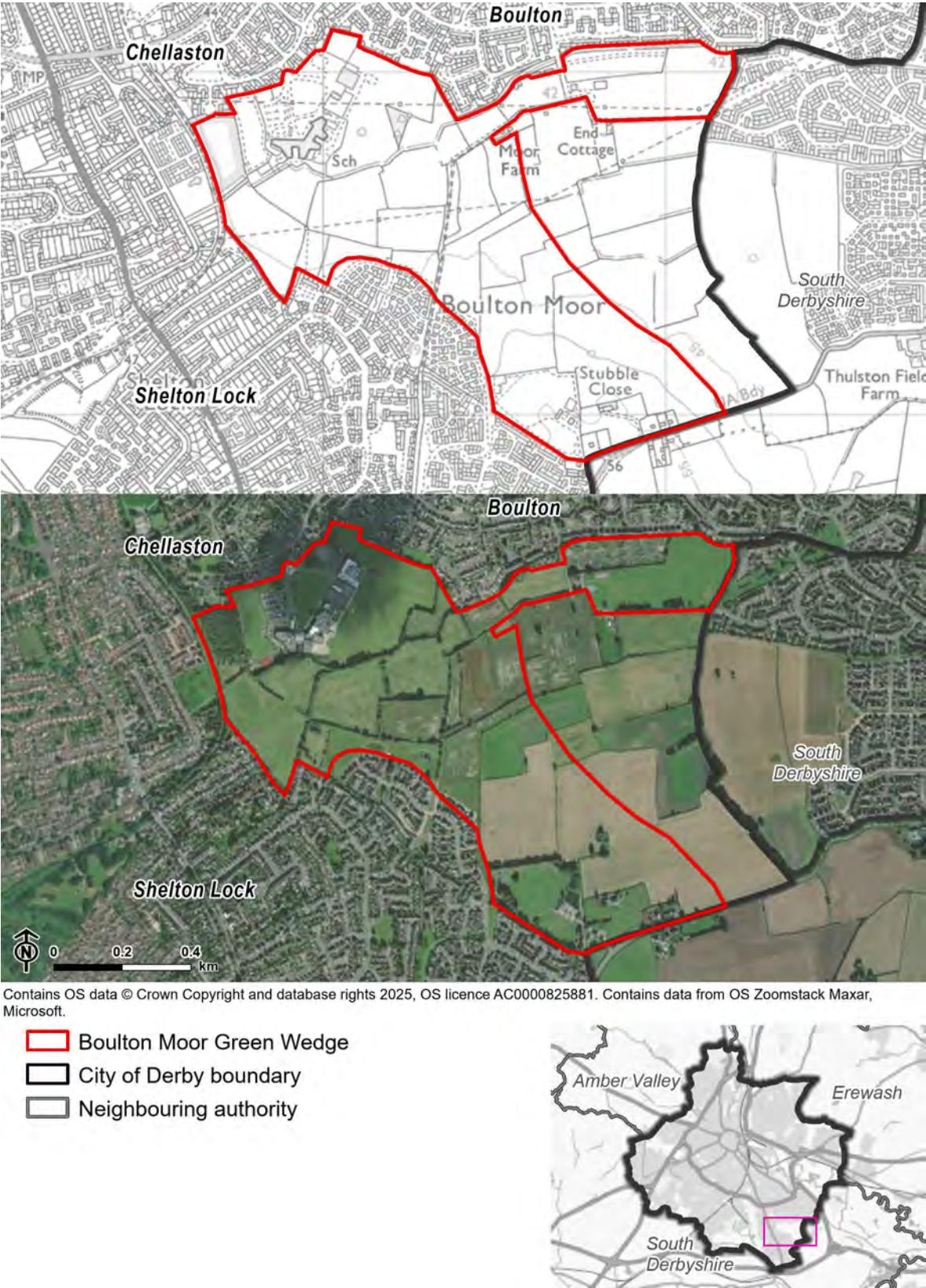
4.195 If the proposed employment sites were developed, they would somewhat compromise the primary function of the GW. However, all of the proposed developments are located within areas of existing development and further development in these locations would not significantly undermine the primary function of the GW. The cumulative impact on the GW overall would be greater if all three proposed sites were to be developed, but not to the extent that the primary function of the GW would be significantly compromised.

4.196 Development of the identified capacity site at the eastern end of the GW would cause narrowing around the mouth of the GW which would impede the flow of countryside into the city, and so there should be a presumption against development of this site.

4.197 The principal focus for this GW should be maintaining the uninterrupted link to the countryside, as well as maintaining and enhancing the role the GW plays in contributing to the urban structure in this part of the city.

Boulton Moor

Figure 4.37: Green Wedge Index Map



Baseline description of the Green Wedge

Location and existing land use

4.198 The GW is located in the south east of the city, between the residential neighbourhoods of Alvaston and Boulton to the north, and Chellaston / Shelton Lock to the south and west. Topography rises gently from north to south towards a prominent ridge on the edge of Chellaston. This results in increased visual prominence of the GW's southern edge as it follows the ridge line.

4.199 The GW accommodates two educational establishments and associated playing fields; Noel Baker Secondary School and St Martins School, both in the north-west. Field Lane Recreation Ground and the adjoining allotments are located in the north-east corner of the GW, whilst Chellaston Park (off Snelsmoor Lane) is located in the south-west of the GW. The GW accounts for 90 hectares, or 1.2% of land area of the city.

Summary description of the landscape character of the Green Wedge

4.200 The GW is located within NCA 69: Trent Valley Washlands, providing a useful starting point to understand the character of the GW. In the [Derbyshire County Landscape Character Assessment](#), the landscape is defined predominantly as Lowland Village Farmlands LCT. Characterised by open, gently rolling lowland farmland with a pattern of mixed farming in medium to large regular fields defined by hedgerows, the remaining undeveloped parts of the GW are broadly representative of this LCT.

Summary description of the planning history of the Green Wedge

4.201 In response to the findings of the 2012 GWR, two parcels of land were allocated within the GW on the western (Chellaston) side and the eastern (Alvaston) side as strategic housing sites in the DCLP1 to facilitate the development of almost 1,000 new homes. This has significantly narrowed the GW in this area. The Chellaston extension has been built (190 homes) at Fellow Lands Way, whilst Boulton Moor Sustainable Urban Extension (AC23) on the other side of the GW providing 800 homes, a new Primary School and Country Park is currently under construction.

4.202 It is worth noting that at present, much of the GW is fenced off by construction hoardings associated with the construction of Boulton Moor Sustainable Urban Extension. As a result this assessment considers the likely future baseline for the GW, but that its exact extent and eventual character will not be clear until construction is complete.

4.203 Two potential development sites within this GW have been promoted to the Council – Site 313 in the north-west and Site 194. Site 313 is a 11-hectare site to the south east of the Noel Baker L.E.A.D. Academy campus and is currently undeveloped grassland, with mature trees and hedgerows and incorporating several footpaths. Site 194 consists of a single 1.5-hectare field east of Field Lane Allotments.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.204 The Boulton Moor GW provides separation between and defines the neighbourhood extents of Alvaston/ Boulton to the north, and Chellaston/ Shelton Lock to the west. Its mature field boundaries and expansive open land establish distinct edges for these neighbourhoods, reinforcing the urban structure. Whilst the immediate residential areas abutting the GW are predominantly modern developments, both Chellaston and Alvaston/Boulton have historic origins as agricultural settlements recorded in the Domesday Book. However, the historic cores of these settlements lie some distance from the GW and have no direct connection to it.

4.205 Boulton Moor Sustainable Urban Extension has significantly narrowed the GW in places. In the north-east, the GW has been compressed into a narrow strip, now limited to the Field Lane Allotments and the Field Lane recreational ground. This narrowing has, in some respects, weakened the neighbourhood boundary between Boulton and Alvaston. However, since the remaining GW now separates the existing edge of Boulton / Alvaston from the broader Boulton Moor development -which may eventually be form part of the wider Boulton / Alvaston neighbourhood - it could be argued that a formal neighbourhood boundary here may no longer be necessary. This should be reassessed when the broader Boulton Moor development is completed.

4.206 In addition, as a result of the proposed development the ‘mouth’ of the GW adjacent to Snelsmoor Lane will be substantially narrowed, an issue further exacerbated by existing built form on Snelsmoor Lane, limiting the open part of the ‘mouth’ of the GW to only roughly 120 metres.

4.207 With these exceptions, the GW has retained sufficient width to continue to perform its primary function. As part of the Boulton Moor Sustainable Urban Extension, a new Country Park will be established, helping to maintain a clear separation between the new housing and the existing edge of Chellaston and Shelton Lock. The scale of the substantial Boulton Moor Sustainable Urban Extension (which crosses into South Derbyshire) has increased the importance of the GW. It will play a critical role in providing both a physical and visual break within what is set to become a large, continuous stretch of built development extending beyond the city boundary. The preserved section of the GW will help to reduce the potential negative impacts of urban expansion and continue to support the distinct identity and quality of Derby.

Photograph 22: Open fields within the GW provide a break in built form**Promoting residential amenity**

4.208 Although the GW does not function to separate incompatible land uses - and thus is not essential for protecting residential amenity - it still plays a valuable role in enhancing the local environment. Rather than acting as a buffer between conflicting uses, the GW contributes to the quality of life in surrounding areas such as Alvaston/ Boulton, Chellaston / Shelton Lock and the developing neighbourhood of Boulton Moor. Once the country park is completed, it will provide attractive views and mitigate against noise and light pollution. These benefits will contribute to the overall character and visual appeal of the area. Additionally, the GW provides a positive setting for the Noel-Baker L.E.A.D. Academy Secondary School and the newly completed Oak Grange Primary School.

Photograph 23: New Development on Fellows Land Way looking out onto the GW**Access to the Countryside**

4.209 At present, it is not possible to assess the degree to which countryside character will extend into the GW, as the section of the GW which will form the new Country Park and the ‘mouth’ of the GW is still under construction, enclosed by hoardings, and inaccessible. However, it is anticipated that a typical country park character will be open and naturalistic, reflecting a more rural character than that of a conventional urban park. The country park will not replicate the strong rural quality or direct visual and perceptual connection to the wider countryside that previously existed when the area comprised agricultural fields. However, it is anticipated to offer improved access to the countryside. The land located to the northwest, beyond the Boulton Moor development, remains as open fields defined by extensive hedgerow boundaries. This area continues to exhibit a distinctly rural character.

4.210 Openness and visual connection in the north- east of the GW has been significantly reduced by the Boulton Moor development which will form a visual barrier, obstructing views south of an open landscape and the wider countryside. In the south and north-west the planned country park will maintain openness and is likely to allow visual permeability toward the countryside beyond Snelsmoor Lane.

4.211 The creation of the new Country Park is likely to significantly improve access to the countryside, creating legible routes through the GW from both Alvaston / Boulton to the north, and Chellaston / Shelton Lock to the west. There are limited ongoing access routes into the wider countryside, but expansive naturalistic views can be obtained from the mouth of the GW.

Photograph 24: Much of the GW is currently behind construction hoardings and inaccessible







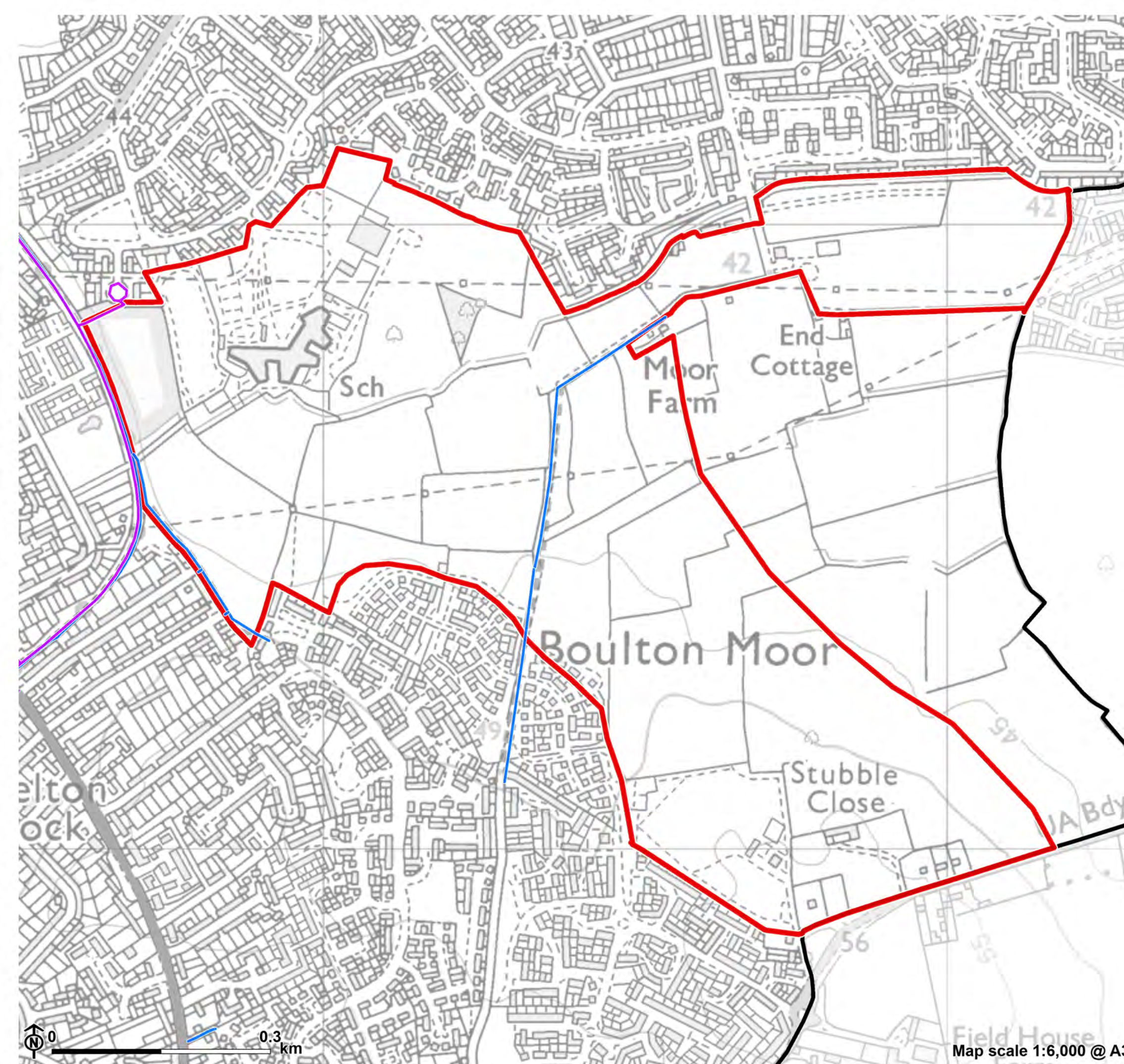
Urban Structure Score:	Relatively strong contribution
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Urban Structure (Primary Function) Summary

The Boulton Moor GW defines neighbourhood boundaries and supports Derby’s urban structure by separating Alvaston / Boulton from Chellaston / Shelton Lock. Despite some narrowing due to new development and subsequent impacts, the GW retains its primary function and access to the countryside will be enhanced by a new country park.

Figure 4.38: Urban structure considerations
(primary function): Boulton Moor Green Wedge

-  Boulton Moor Green Wedge
-  City of Derby boundary
-  National Cycle Network
-  Public right of way



Health, well-being and community – secondary function of the Green Wedge

Local open space provision

4.212 Field Lane Recreation Ground and Chellaston Park provide open space provision within the GW, incorporating a number of grass pitches and children's play areas. Semi-natural greenspace and open access land is offered by Hippo Wood, located at the north western extent of the GW. Lying to the south of Hippo Wood, amenity green space is afforded at Old Clay Pits Playing Field (also known as Hippo Park).

Photograph 25: Children's play area set within trees at Chellaston Park



Sport and recreation

4.213 Field Lane Recreation Ground offers a range of facilities, including grass pitches, a Local Equipped Area for Play (LEAP), and a multi-use games area (MUGA). Further grass pitches are provided at Chestnut Avenue football pitch in the west. Chellaston Park provides grass pitches, a cricket wicket, and a Neighbourhood Equipped Area for Play (NEAP), which provide recreational opportunities for the local community. Sports pitches at Noel Community School are private and publicly accessible.

Food growing and allotments

4.214 Allotments at Field Lane Park provide community food growing opportunities for the local community.

Connectivity and active travel

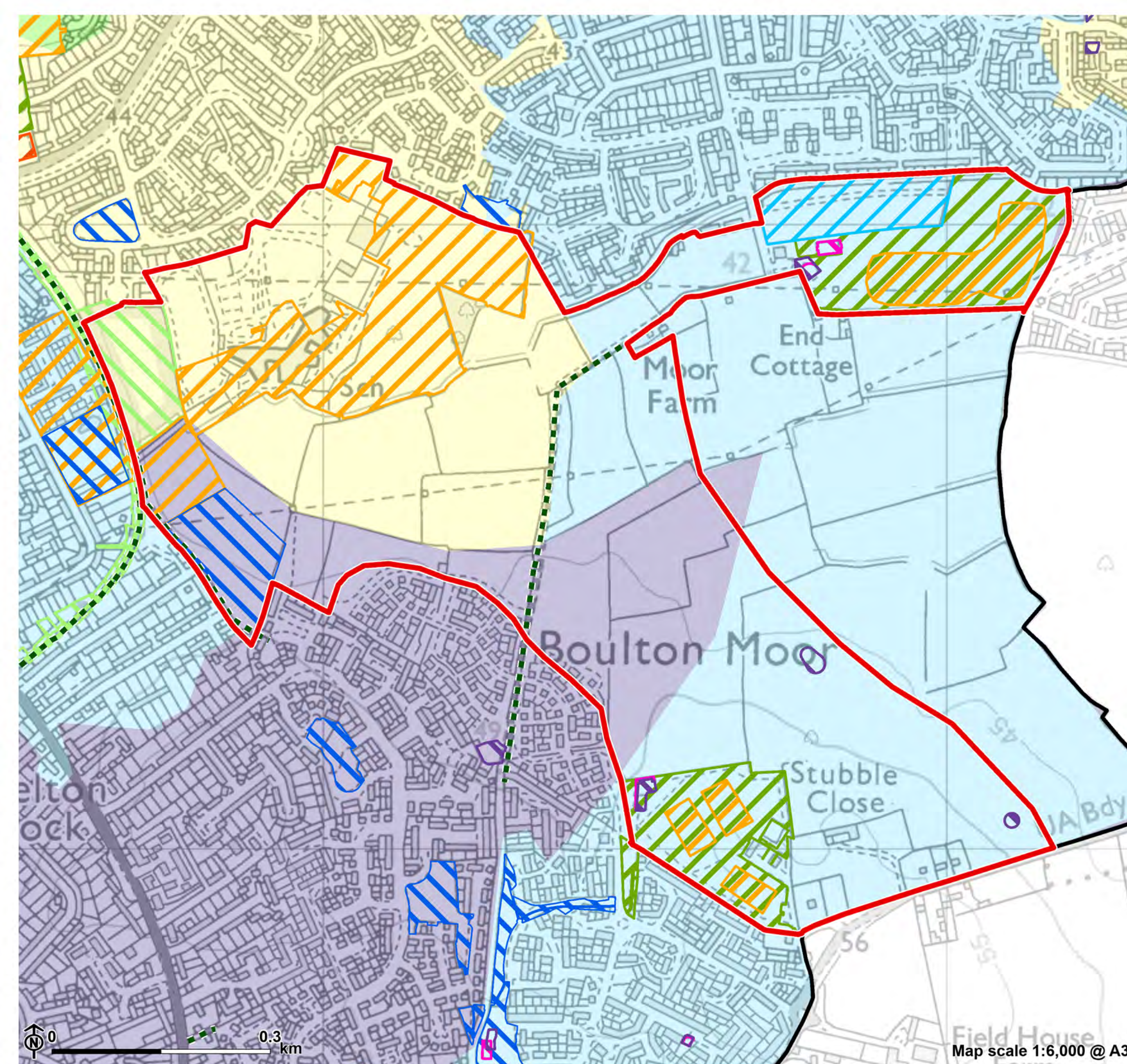
4.215 A PRoW crosses the GW broadly north to south, linking the neighbourhoods of Boulton and Chellaston. To the south west, a PRoW along the south western edge of Hippo Park provides a link from the residential area of Boulton to the Cloud Trail, a multi-user route occupying the former route of Derby Canal. Noise levels within the GW are low (<40 dB across much of the GW), although increased noise intrusion is apparent adjacent to the residential edge (typically 40-45 dB), particularly in the east.

Health and well-being indicators

4.216 The GW contributes to the mental and physical well-being of the local community through the provision of recreational facilities including sports pitches, play areas, and open space for informal recreation in the form of amenity grassland and semi-natural greenspace. Allotments provide further well-being benefits and local food growing provision. PRoW within the GW provide some connectivity across the GW, and enable access to the Cloud Trail route along the former Derby Canal (beyond the GW), which itself provides a direct link to the wider countryside.

4.217 IMD data for LSOAs indicate a mixed pattern of relative deprivation within the GW. LSOAs in the north have high relative deprivation, falling within the second decile, whilst the adjacent area to the south west lies within the 10% least deprived areas nationally. Areas to the north east and south east covering Field Lane Recreation Ground and Chellaston Park fall within the fifth and sixth deciles, respectively.

Figure 4.39: Health, well-being and community considerations: Boulton Moor Green Wedge



Environment - secondary function of the Green Wedge

Biodiversity

4.218 The GW encompasses Boulton Moor SSSI, lying immediately south of a LWS at Alvaston Stream. Mature hedgerows which border an agricultural field at Boulton Moor are also locally designated as an LWS. These ecological features, combined with the network of existing hedgerows and existing watercourse, provide east-west habitat connectivity within the GW.

4.219 The GW lies within both Alvaston South and Chellaston & Shelton Lock wards, both characterised by an average tree canopy cover of 12.3%. The average tree canopy cover for these wards fall below the average for the city (15.0%) as well as the value for other urban areas within the East Midlands (14.7%).

Agriculture

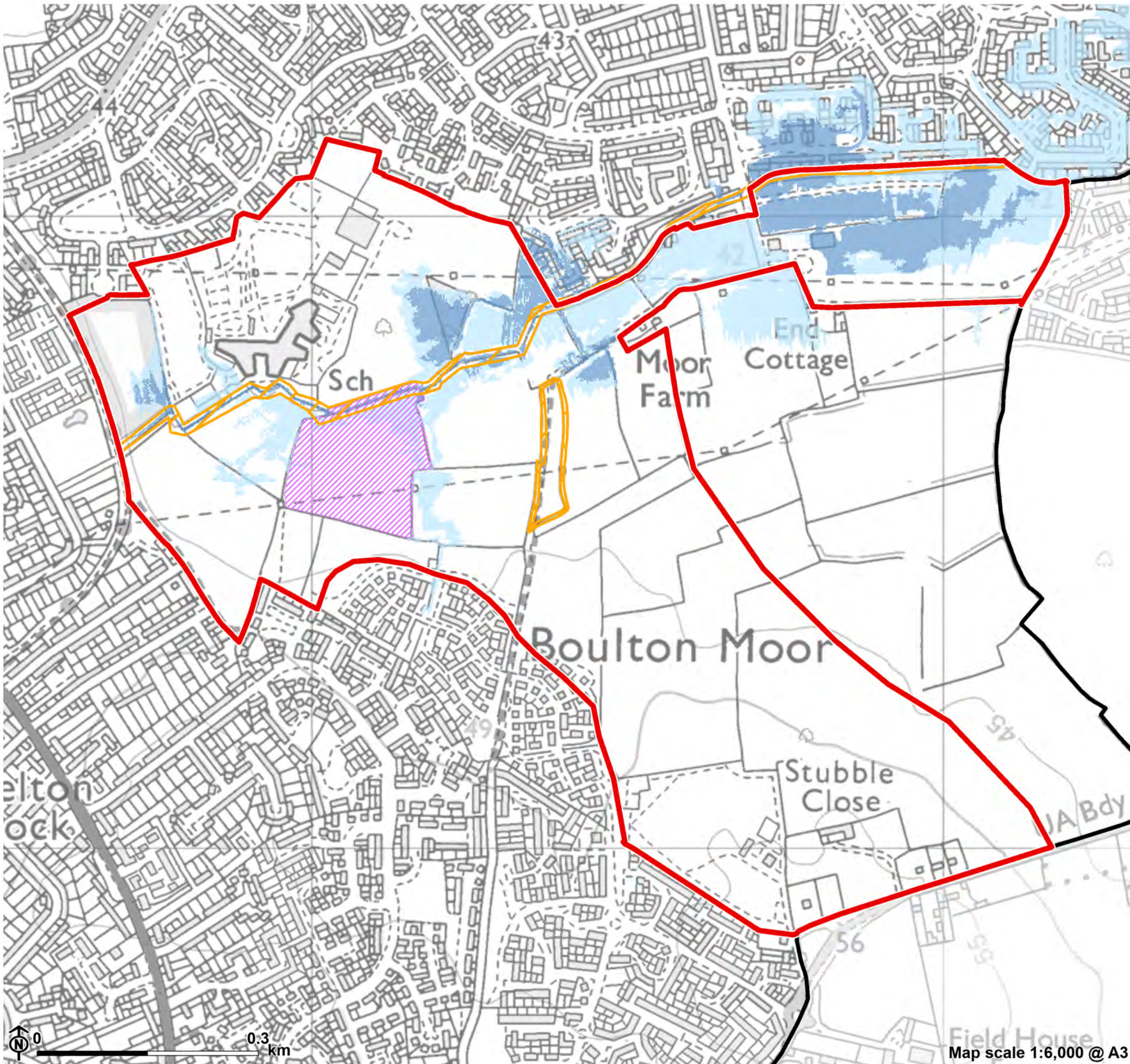
4.220 The northern portion of the GW is described as 'urban' within the ALC, with land to the south classified as ALC Grade 3 (good to moderate quality). The GW is characterised by a largely irregular field pattern, bound by predominantly mature hedgerows.

Flood management

4.221 Pockets of land bordering Alvaston Stream lies with land defined as Environment Agency Flood Zones 2 and 3. These areas function as flood mitigation and storage.

Figure 4.40: Environment considerations: Boulton Moor Green Wedge

- Boulton Moor Green Wedge
- City of Derby boundary
- Local Wildlife Site
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3



Assessment of potential harm to the Green Wedge

Potential sites for development within the Green Wedge and impact on Green Wedge Functionality

4.222 The following potential development sites within the GW have either been promoted for development (SHLAA/SHELAA sites) or identified as broad development locations. The impact of the development of these individual sites on the GW's ability to maintain its primary function is considered below:

Site 0313: Land off Field Lane

4.223 Situated in the north-west of the GW, Site 0313 forms an arc around the Noel-Baker L.E.A.D. Academy, encompassing five small to medium-scale fields including Boulton Moor SSSI. If developed, the site would extend between residential development in Alvaston and residential development in Chellaston. This would result in the coalescence of these two neighbourhoods, undermining the key function of the GW to provide separation between distinct neighbourhoods and define the urban structure of the city. In addition, the GW extent would be significantly curtailed. South Avenue/Old Clay Pits/Hippo Park and Hippo Wood would be cut off from the GW, both of which are used to access the wider extent of the GW and the countryside beyond. As the site is in the north-west corner of the GW approximately 900 metres from the GW mouth, it would not block the 'mouth' of the GW and would leave the lower two thirds of the GW unimpeded but would significantly undermine its primary function. As a result, the development of these sites is considered to result in **moderate-high harm**.

Site 0194/ Capacity Site GW14

4.224 These sites are located to the south of the existing neighbourhood edge of Boulton and to the north of Field Lane, Oak Grange Primary School, and the northern boundary of Boulton Moor development. SHELAA Site 0194 comprises the eastern field, whilst Capacity Site GW14 includes both this field and an additional field to the west.

4.225 These sites maintain distinction between the existing residential neighbourhood of Boulton/Alvaston and the developing neighbourhood of Boulton Moor, enhancing urban structure. However, as the Boulton Moor Development may integrate into the wider neighbourhood of Boulton, the necessity for this distinction is

debatable. The development of one or both of these sites would effectively sever the eastern branch of the GW, which includes Field Lane Recreation Grounds and Field Lane Allotments. This would prevent Field Lane Recreation Grounds from being used to access the southern extent of the GW and the countryside beyond.

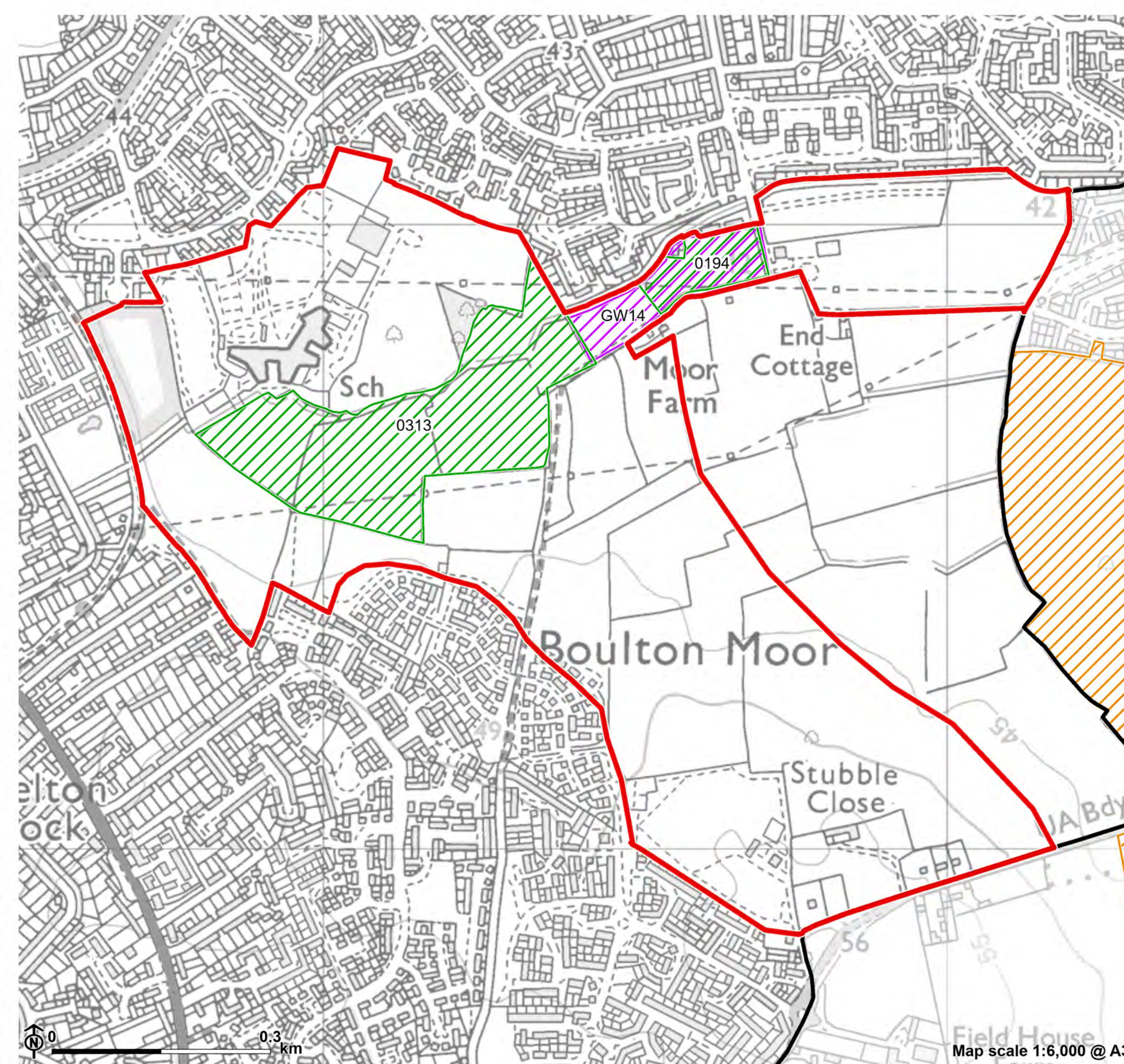
4.226 Although these sites provide distinction, the gap between the two residential areas is now so narrow, that these sites can only perform these functions to a degree. This eastern branch of the GW is now relatively disconnected from the main bulk of the GW, and has no visual connection with the countryside. As a result of balancing these factors, the development of these sites would result in **moderate harm**.

Promoted land around the urban fringe and in neighbouring authorities

4.227 There is no promoted land in neighbouring authorities immediately adjacent to the GW.

Figure 4.41: Potential development sites: Boulton Moor Green Wedge

- Boulton Moor Green Wedge
- City of Derby boundary
- Development Sites within the Green Wedge
- Broad capacity areas
- Promoted land in neighbouring authorities



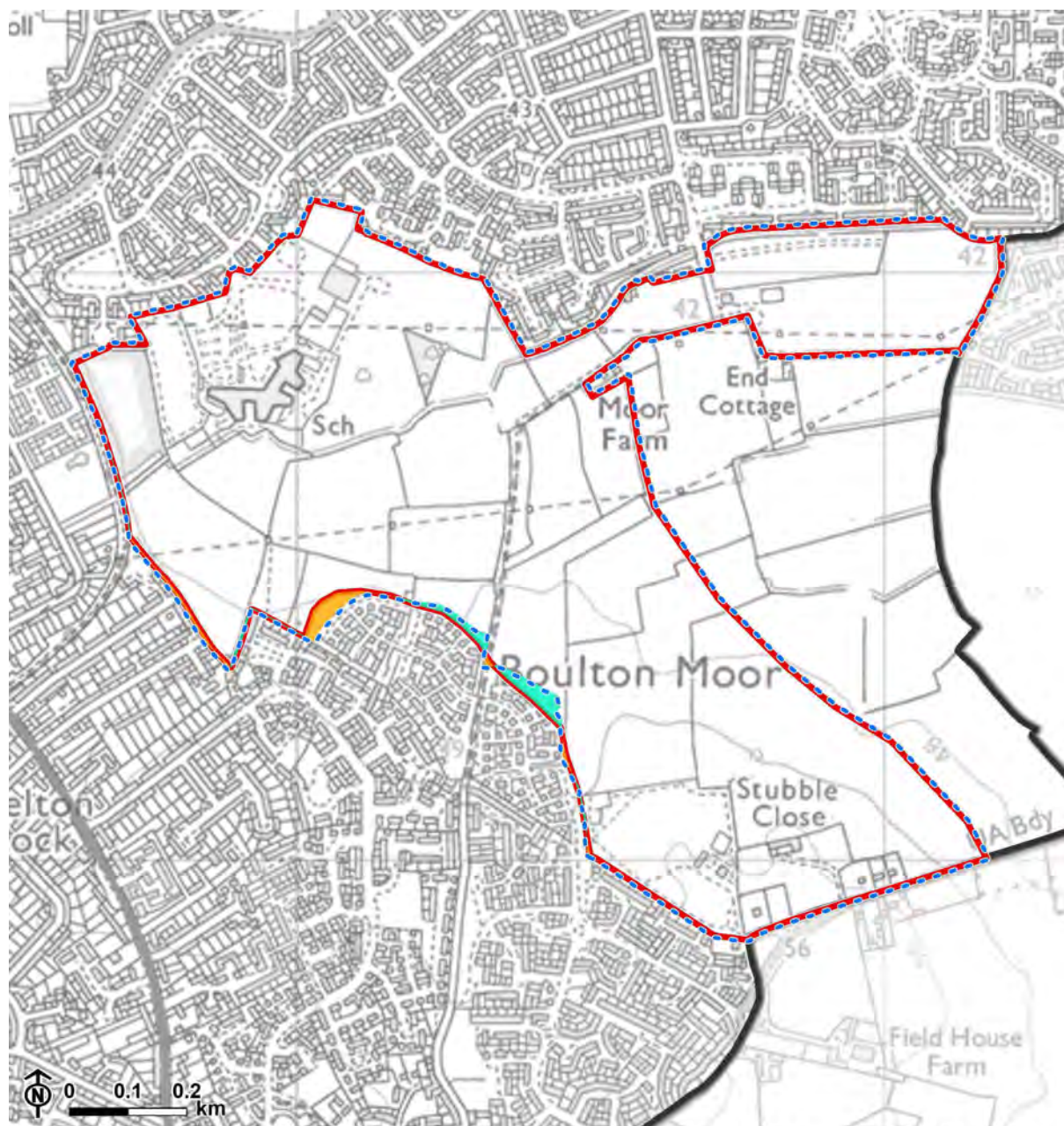
Map scale 1:6,000 @ A3

Recommendations

Boundary recommendations

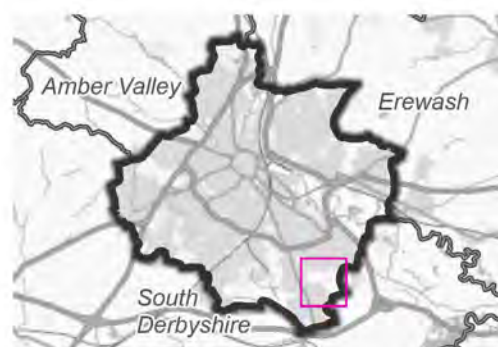
4.228 The GW boundary should be realigned to more accurately follow the perimeter of new development on Fellowlands Way on the western Chellaston/Shelton Lock GW periphery. When the Boulton Moor development is completed, the exact eastern boundary of the GW should be reassessed to ensure it accurately reflects the division between GW and development. Otherwise, the GW boundaries are logical and consistent.

Figure 4.42: Boundary alterations



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- Boulton Moor Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
 - Removal from the Green Wedge



GI recommendations

- Work with Natural England and the landowner to address the ‘unfavourable – declining’ condition of Boulton Moor SSSI through appropriate landscape management.
- Enhance the network of existing hedgerow field boundary treatments to improve local landscape character and provide enhanced habitat connectivity from Hippo Wood. Where hedgerows are fragmented, supplement with locally appropriate semi-natural species.
- Target new pond and semi-natural wetlands adjacent Alvaston Stream, as identified in the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority WL-3 and Measure 082). The biodiversity value of existing wetlands should also be maximised through positive management (Priority WL-1 and Measure 076).
- Address the relatively low tree canopy cover of Alvaston South and Chellaston & Shelton Lock wards by establishing specimen tree planting where gaps are apparent in existing hedgerows.
- Examine opportunities to enhance east-west and north-south landscape linkages by complementing the GI / landscape proposals of the adjacent Holbrook Park.
- Improve the biodiversity value of Old Clay Pits Playing Field and promote strategic habitat linkages with Hippo Wood to the north. Consider the introduction of additional specimen tree planting, the creation of wildflower meadows and / or the application of a relaxed mowing regime at the fringes of the park.
- Introduce defined wayfinding and interpretation signage to promote wider connections with the Cloud Trail, offering a route running towards Allenton / Sinfen Industrial Area GW and the wider countryside.

Future of the Green Wedge

4.229 The Boulton Moor GW separates Alvaston / Boulton from Chellaston / Shelton Lock, helping to define Derby’s urban structure. Though narrowed by development, it retains its role in limiting urban sprawl and will benefit from a new Country Park enhancing access and amenity. The GW also delivers significant secondary benefits, including support for biodiversity, flood management, and community well-being. Despite reduced openness in parts, it continues to provide a vital physical and visual break in the expanding urban landscape.

4.230 Once the Boulton Moor development is complete, it would be appropriate to review the function of the eastern 'arm' of the GW, which includes Field Lane Recreation Ground and Allotments. Given its location within a now developed context, this area may be more suitably managed as open space serving the urban area, rather than as part of the GW. This decision would allow Site 0194 and/or Capacity Site GW14 to be potentially considered for development without fundamentally undermining GW functions.

4.231 In contrast, the development of Site 0313: Land off Field Lane would significantly harm the function and integrity of the GW. It is therefore recommended that this site is not taken forward.

4.232 Overall, this GW should be retained and protected in principle. Targeted interventions - particularly those that improve connectivity and public access to the wider countryside - should be pursued to ensure it continues to enhance the urban structure of the city as it grows.