

Allenton / Sinfin Industrial Area

Figure 4.43: Green Wedge Index Map



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- Allenton / Sinfin Industrial Area Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.233 The GW is located in the south east of the city between the Rolls-Royce works on Victory Road / Wilmore Road, and Sinfin Moor (which will be developed as Infinity Park) to the west. The neighbourhoods of Shelton Lock and Chellaston define the eastern edge of the GW. The Derby city boundary forms the southern edge of the GW where land opens onto the Derbyshire countryside. The GW covers approximately 79 hectares, or 1% of the land area of the city.

4.234 The GW is generally linear in shape, penetrating approximately 2 kilometres into the built area of the city from the city boundary. Land within the GW is largely flat, falling by approximately five metres from north to south. The GW is widest in the south, gradually narrowing towards the northern tip, with a particularly narrow section in the middle.

4.235 At the northern extent, the GW is bisected by Merrill Way which runs east to west through the GW. The area to the north of Merrill Way includes a sports field associated with the Rolls-Royce site. This part of the GW helps to separate residential properties in Shelton Lock (in the east) from industrial units at the Rolls Royce site along Moor Lane. The middle section of the GW between Merrill Way and Sinfin Moor Lane includes Merrill Way Allotments and areas of existing open space. There are areas utilised for environmental protection measures such as lagoons, relating to the development of Infinity Park. The remainder of the land is predominantly agricultural.

Summary description of the landscape character of the Green Wedge

4.236 The GW is located within NCA 69: Trent Valley Washlands, which provides a starting point to understand the character of the GW. In the [Derbyshire County Landscape Character Assessment](#), the landscape is defined as Wet Pasture Meadows LCT. Characterised by low-lying mixed farmland with regular, geometric field patterns defined hedgerows with hedgerow trees, the undeveloped areas of the GW are broadly representative of this LCT.

Summary description of the planning history of the Green Wedge

4.237 The most significant change within the GW has been the construction and completion of the T12 link road (Infinity Park Way), which runs through the southern part of the GW. A long-standing policy objective, the road provides a link from the A50 Bonnie Prince roundabout to Wilmore Road, via the AC15 strategic employment allocation, incorporating Infinity Park Derby.

4.238 Three potential development sites within this GW have been promoted to the Council; Site 415 encompasses a 1.8 hectare strip of the former Derby and Melbourne railway line; Site 347 covers 12.5 hectares to the north of Sinfin Moor Lane; and Site 349 covers 8.57 hectares to the south of Sinfin Moor Lane.

4.239 Two broad locations with potential for further analysis have been identified - GW11, a 7.46 hectare site located to the east of Wilmore Road and west of Merrill Way allotments, and GW13, a triangular site of 10.45 ha straddling Infinity Park Way at the southern extent of the GW.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.240 The GW makes a positive contribution to defining and enhancing the urban structure of the city. It provides a clear and consistent boundary to the neighbourhoods of Allenton, Shelton Lock and the wider periphery of Chellaston, all located to the east. These neighbourhood boundaries are defined by a series of strong boundary features including the Merrill Way Allotments and tree cover associated with; Whitehouse Farm Park to the west of Sinfin Avenue; the former Derby Canal and the former Derby and Melbourne railway line. These firm boundary features combined with the spatial separation provided by a series of open fields to provide a visual and physical break in the continuity of built development. There are limited visual connections with the land to the west, except in the northern 'point' of the GW north of Merrill Way, where the GW is narrow and there is a lack of clear boundary features.

4.241 Although the residential areas to the east largely comprise 20th century estates with limited distinctive character, the presence of the GW here plays a key role in distinguishing them from the extensive employment sites to the north-west. This separation enhances the character of these neighbourhoods and will become increasingly important when the Infinity Park employment development in the south is completed.

Promoting residential amenity

4.242 To the north west of the GW lies an extensive employment area, largely associated with Rolls-Royce. The materials, layout and scale of this development contribute to a strong industrial character. Noise pollution from these sites is clearly audible within the immediate vicinity.

4.243 In views towards the employment area, industrial character is reinforced by the dense network of overhead electricity lines that cross the GW. The scale and appearance of the area to the east is incongruous with residential development.

Consequently, the GW plays a crucial role in providing a buffer between the employment area and the nearby communities of Allenton and Shelton Lock.

4.244 The physical separation between industrial and residential areas, particularly the tree cover which screens views of industrial structures, is essential in maintaining residential amenity. Currently, this function is most significant in the northern part of the GW. However, once Infinity Park is fully developed, the entire length of the GW will be needed to serve as a buffer between industrial / commercial and residential areas.

Photograph 26: Strong industrial character of employment area to the west



Access to the Countryside

4.245 As identified in the [Derbyshire County Landscape Character Assessment](#), in this GW rural character permeates a considerable distance into the urban area. The strong boundary features that define the eastern edge of the Allenton, Shelton Lock and Chellaston screen views of built form from within the GW, reinforcing its rural character. In contrast, the western side of the GW has fewer natural visual barriers, allowing views of adjacent industrial development, which diminishes rural character. The presence of numerous overhead electricity lines throughout the GW further detracts from rural character.

4.246 The GW exhibits varying degrees of enclosure: it is more enclosed in the north due to vegetation, whilst the south is more open. This openness in the south allows expansive views of the surrounding countryside but also exposes views of industrial development and overhead electricity lines to the north, weakening the visual association with the rural landscape. This impact will be heightened when Infinity Park is fully developed. Some development along Sinfin Moor Lane partially impedes views toward the wider countryside, though the impact of this is relatively limited.

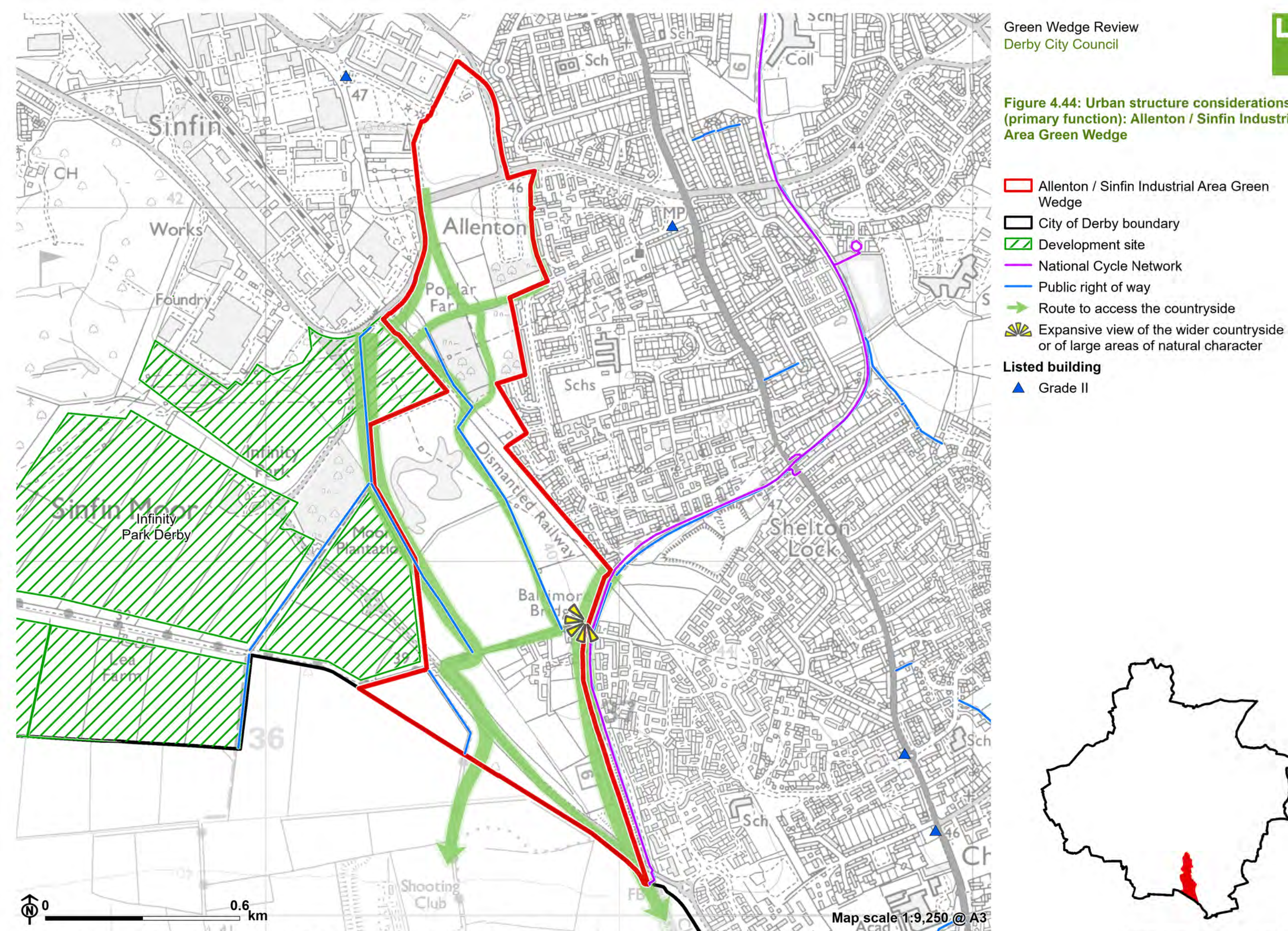
4.247 From Poplar Farm southwards, the GW provides clear, accessible routes to access the ‘mouth’ of the GW. From here a number of PRow and bridleways provide ongoing access to the wider countryside. In contrast, the northern part of the GW is less well-connected, though some sections can still be navigated via permissive paths.

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

The GW provides a clear and consistent boundary to the neighbourhoods of Allenton, Shelton Lock and the wider periphery of Chellaston, and forms a visual and physical break in urban continuity. It buffers residential areas from surrounding industrial areas (particularly to the north west), protecting residential amenity of properties in this area. This role will become increasingly important as commercial developments such as Infinity Park expand. The GW also plays a role in providing access to the countryside, with southern areas offering clearer routes and open rural views, while northern sections are more enclosed with fewer access routes.

Figure 4.44: Urban structure considerations (primary function): Allenton / Sinfin Industrial Area Green Wedge



Photograph 27: Bridleways provide ongoing access to the wider countryside



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

Local open space provision

4.248 Pockets of open space provision include Whitehouse Farm Park and Sinfen Avenue / Morningside Close public open space. The south eastern extent of the GW adjoins an area of semi-natural greenspace at the disused Derby Canal.

Photograph 28: Whitehouse Farm Park**Sport and recreation**

4.249 Grass pitches at Rolls-Royce Sports Ground provide private sports facilities, comprising rugby and football pitches.

Food growing and allotments

4.250 Merrill Way Allotments in the north of the GW provide food growing opportunities for the local community.

Connectivity and active travel

4.251 A well-connected network of PRow provides north-south connectivity throughout the GW. Accommodated on the route of the disused Derby Canal, the Cloud Trail (NCN Route 6) forms the south eastern limit of the GW and can be accessed via Infinity Park Way. Sinfin Moor Lane crosses the south of the GW approximately east to west, and is well-used as a multi-user recreational route

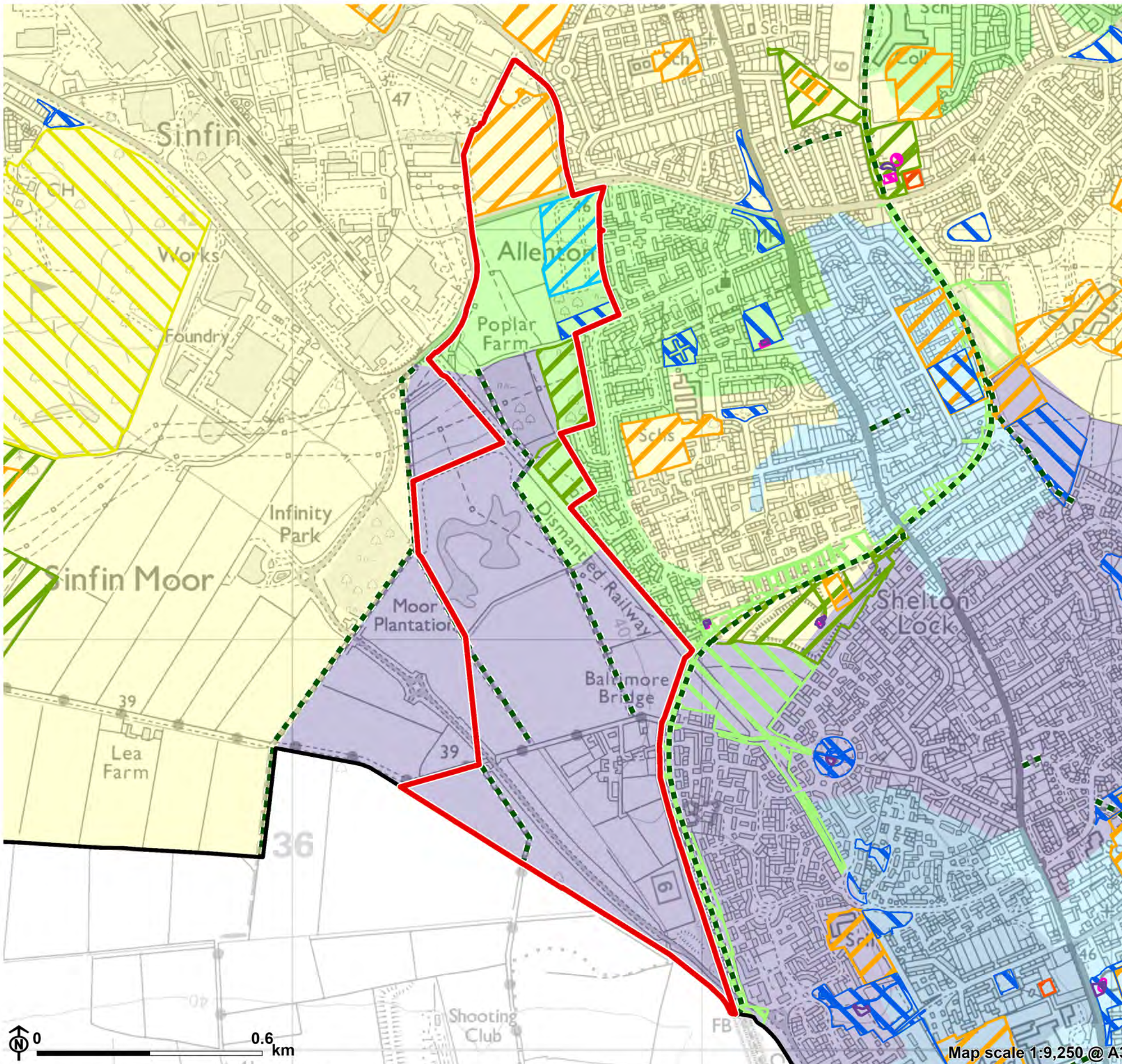
providing access to the wider countryside. Noise levels across the GW are relatively low (40-45 dB), despite the proximity of the A50 to the south.

Health and well-being indicators

4.252 The GW contributes to the mental and physical well-being of residents through the provision of public open space, allotments for community food growing, and PRowS which provide connections to the wider countryside. In general, IMD data for LSOAs across the majority of the GW indicate low levels of relative deprivation (10% least deprived nationally). However, some LSOAs within the north of the GW indicate relatively high levels of relative deprivation (within the second and third decile).

Figure 4.45: Health, well-being and community considerations: Allenton / Sinfin Industrial Area Green Wedge

- Allenton / Sinfin Industrial Area Green Wedge
- City of Derby boundary
- Public right of way
- Open space**
 - Allotment
 - Amenity greenspace
 - Bowling green
 - Childrens play area
 - 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)



Environment - secondary function of the Green Wedge

Biodiversity

4.253 An area of deciduous woodland associated with a dismantled railway is defined as priority habitat. Following a broadly north west to south east alignment, a linear stretch of Cuttle Brook is identified as an LWS. This land borders an adjoining water body which offers some functionality as a wildlife corridor.

4.254 With the exception of its northern extent, the GW lies within Chellaston & Shelton Lock ward which is characterised by an average tree canopy cover of 12.3%. Land to the north of Merrill Way lies within Sinfen and Osmaston ward, which exhibits an average of 12.7% tree canopy cover. The averages for each of 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%).

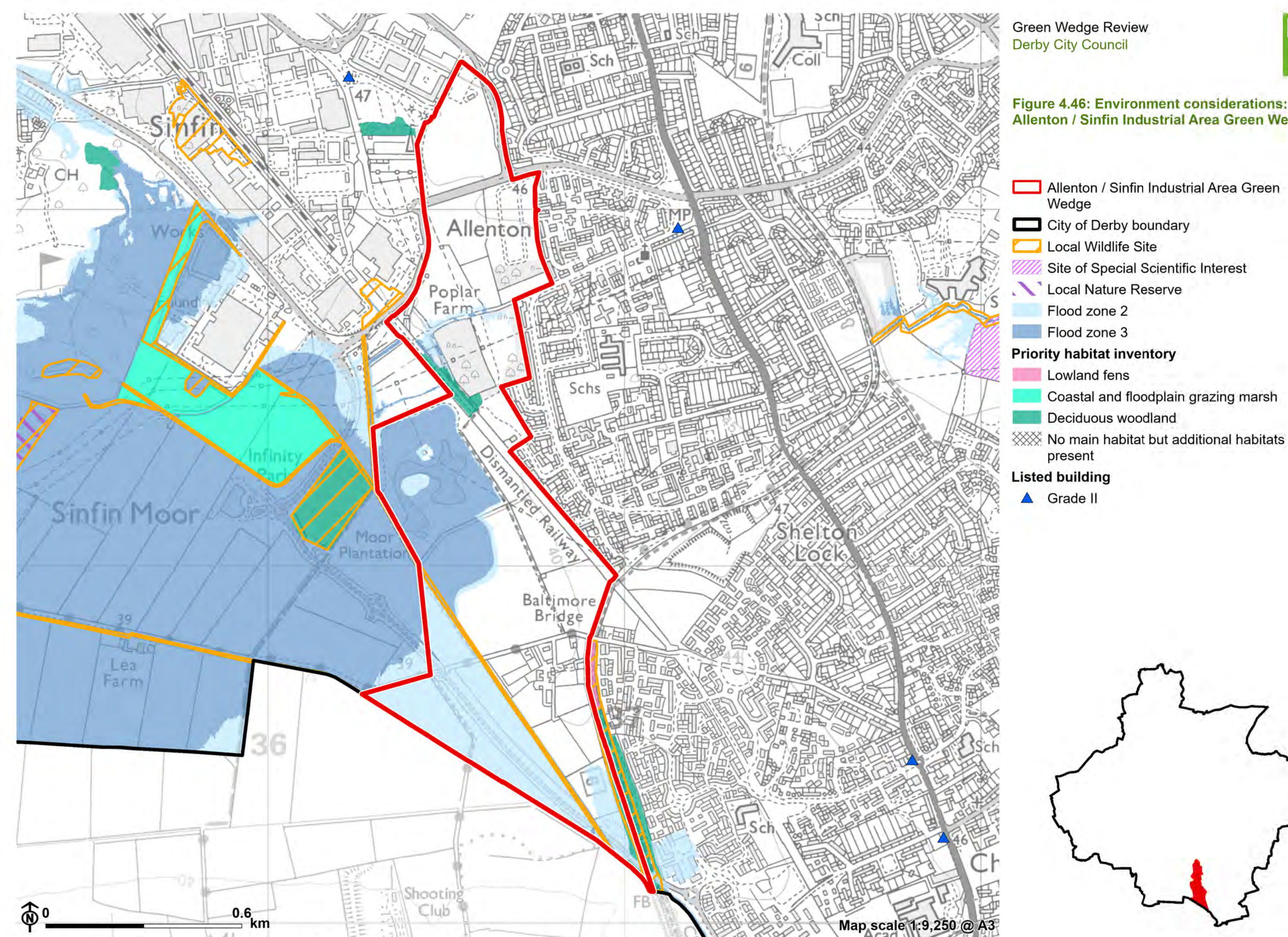
Agriculture

4.255 Agricultural land within the GW is classified as ALC Grade 3 (good to moderate quality), predominantly used for livestock grazing and . other farming related activities such as a riding school.

Flood management

4.256 The GW forms part of the floodplain for Cuttle Brook, with land lying to the west falling within Environment Agency Flood Zones 2 and 3. The GW therefore provides flood storage and space for water to infiltrate into the soil as a flood mitigation function.

**Figure 4.46: Environment considerations:
Allenton / Sinfin Industrial Area Green Wedge**



Assessment of potential harm to the Green Wedge

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

4.257 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 415: Railway Line at Whitehouse Farm

4.258 This site comprises a narrow, elevated strip of former railway line running along the edge of Shelton Lock. It closely follows the existing urban boundary and, for most of its length, does not divide the GW. However, at its northern end, the site separates the southern part of Whitehouse Farm Park from the main body of the GW and intersects a key PRoW that connects to the wider countryside. In addition, the railway embankment currently represents a clear boundary to the GW, and as the site is raised, its development would have a negative impact on the residential amenity of properties to the east.

4.259 Due to its constrained nature and location on the periphery of the GW, development here would result in **low-moderate harm** to the primary function. It should be noted however, that development in this location would be incongruous from an urban design perspective.

Site 347: West of Sinfin Avenue

4.260 The site spans the full width of the GW and occupies a central position along its north–south axis. Development of the site would fundamentally undermine the primary function of the GW by splitting the GW into two sections, thereby isolating the northern portion and severing key links to the countryside. The essential amenity buffer provided by the GW would also be eroded as the employment area to the west with residential development to the east would be physically connected.

4.261 Introducing built form into the GW centre would have a pronounced urbanising effect and would break the visual and physical continuity of the countryside that currently extends into and out of the city. This would also disrupt two key PRoW that traverse the GW and provide vital access to the wider rural landscape. The northern section of the GW would become entirely surrounded by development, rendering it

isolated and significantly reducing its functionality. The impact is particularly severe at this location, which represents one of the wider parts of the GW in an otherwise frequently narrow and constrained corridor.

4.262 Additionally, this GW plays a vital role in separating proposed and existing employment uses to the west and north from established residential communities to the east. Planned development at Infinity Park Derby - including the completed Nuclear Advanced Manufacturing Research Centre (NAMRC) facility, which adjoins the site to the west further strengthens the case for preserving separation in this area. The proposed industrial uses, which may involve 24-hour operations and intensive manufacturing, increase the need for a clear spatial buffer. In light of these factors, development in this location would be considered to result in **high harm**.

Site 349: South of Sinfin Moor Lane

4.263 Development of this site would fundamentally undermine the core purpose of the GW by creating a pinch point along the western edge and significantly narrowing its 'mouth', although it would not entirely block it. Given the existing width, configuration, and boundaries of the GW at this location, even limited narrowing would be highly problematic. Development would undermine visual connections to the countryside from the wider GW, although this is already impeded in this location by built form on Sinfin Moor Lane.

4.264 Residential development here would also compromise the GW's important buffering function, which separates existing and proposed employment areas to the west and north from residential communities to the east. Planned development at Infinity Garden Village to the south and Infinity Park Derby to the west further reinforces the need to retain clear spatial separation. Development in this location is considered to result in **moderate-high harm**, although if it took place in conjunction with GW13, this would increase to **high harm**.

Capacity Site GW11: South of Merrill Way (BL)

4.265 This location represents one of the narrowest points in the GW, where existing employment uses to the west - including Rolls-Royce test facilities which are particularly visually intrusive - are in closest proximity to residential areas to the east. As such, it serves a critical role as an amenity buffer, helping to separate and distinguish areas of contrasting character and uses. Development would compromise this buffer, severing the northernmost section of the GW and effectively reducing its overall extent by approximately 20%. Whilst this would result in significant localised harm, the southern portion - and majority- of the GW would remain intact and

functional. Overall, development of this site is considered to result in **moderate-high harm** to the integrity and function of the GW.






Capacity Site GW13: Land either side of Infinity Park Way (BL)

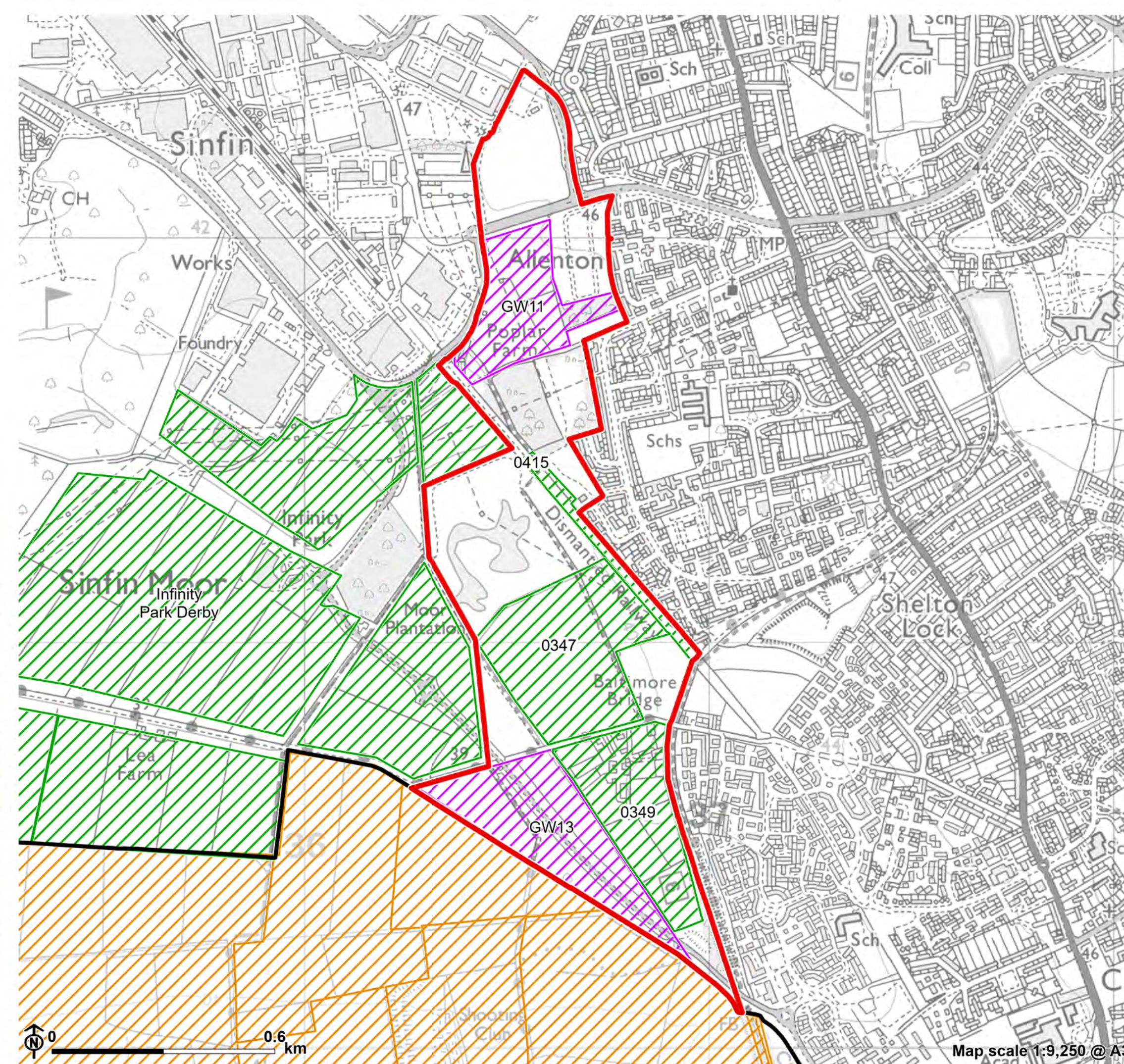
4.266 Development of the area to the west of Infinity Park Way would significantly narrow the entrance to the GW, reducing both its width and overall functionality. When experienced alongside existing built form on Sinfin Moor Lane, such development would alter the character of the GW's 'mouth', shifting it from a predominantly rural to urban character. Development in this location would obstruct a key route connecting the GW to the wider countryside, undermining access for the entire GW and its surrounding communities. If brought forward in isolation, the site would appear disconnected and poorly integrated. However, if developed in conjunction with Site 349, the combined impact would effectively block the entire entrance to the GW. Given the scale of disruption to the GW's structure, character, and connectivity, development in this location is considered to result in **high harm**.

Promoted land around the urban fringe and in neighbouring authorities

4.267 The proposed Infinity Park Garden Village allocation is identified by South Derbyshire District Council in their Pre-Submission (Regulation 19) plan. It is located immediately outside the city boundary and would potentially entirely block the GW, severing its connection to the wider countryside. As a result, it would no longer be able to effectively function as a GW and as a result, the impact of development in this location is considered to result in **high harm**.

**Figure 4.47: Potential development sites:
Allenton / Sinfin Industrial Area Green Wedge**

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



Map scale 1:9,250 @ A3

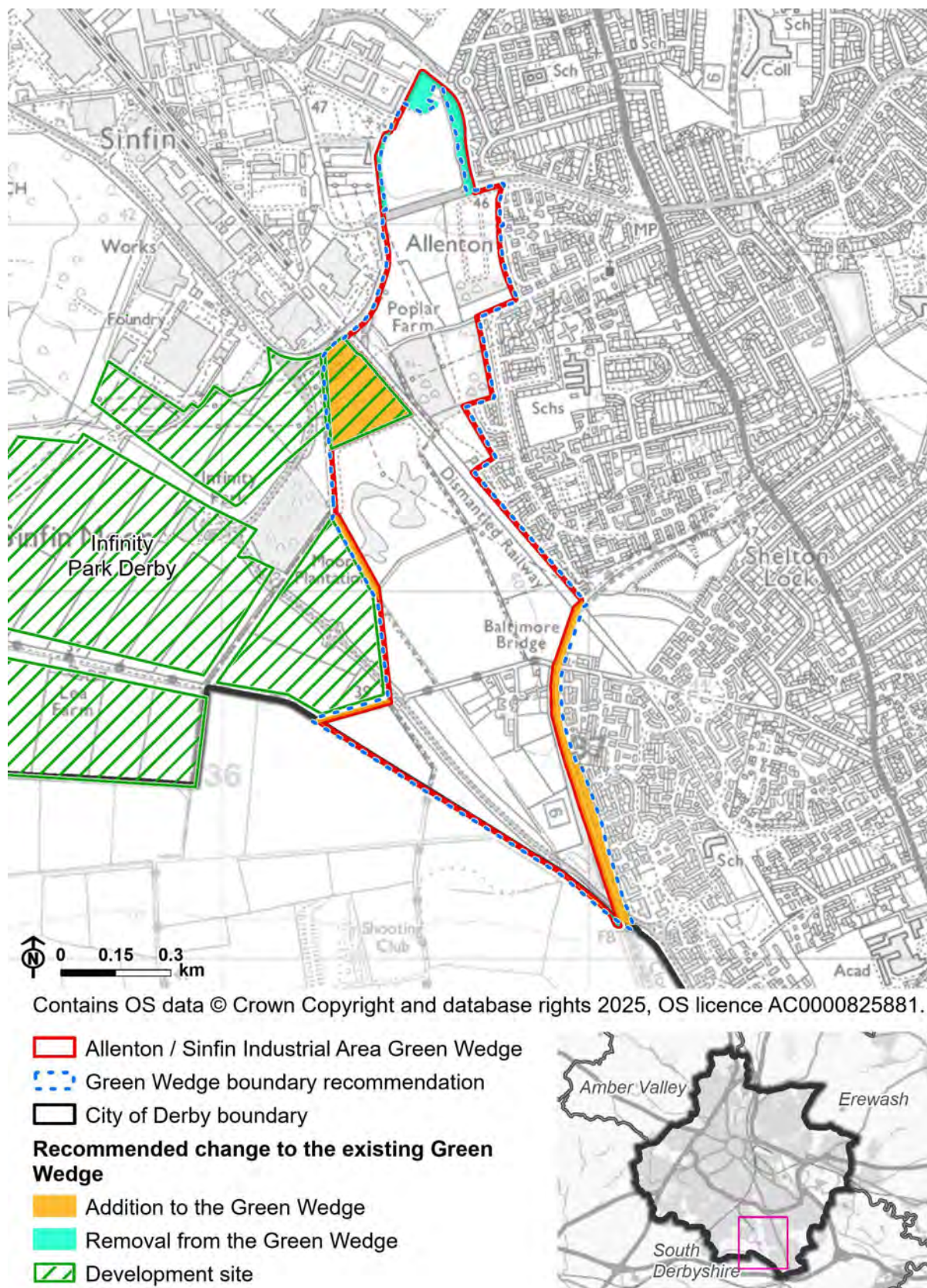
Recommendations

Boundary recommendations

4.268 It is recommended that the GW extent be extended slightly to include PRow on the GW periphery, in particular the Cloud Trail which follows the route of the former Derby Canal. This would provide stronger access links within the GW. In the north of the GW, the GW boundary should more accurately follow the boundary of a sports field associated with the Rolls-Royce site. Additionally there is the potential to exclude the car park within this boundary if desired.

4.269 It is also recommended that peripheral parts of the Infinity Park Derby site that have been set aside as open land are included within the Allenton/ Sinfen Industrial Area and the Sinfen/ Sinfen Industrial Area GWs. Here a number of small-scale fields on the western periphery, south of Wilmore Road can be included.

Figure 4.48: Boundary alterations



GI recommendations

- Assuming the GW boundary is amended to incorporate the Cloud Trail (NCN Route 6), provide clearly defined interpretation signage from the settlement edge from Allenton and Shelton Lock to promote increased access. This should include wayfinding which improves connectivity to Boulton Moor GW to the north west as well to the wider countryside to the south.
- Enhance habitat connectivity between deciduous woodland priority habitat bordering the dismantled railway and the linear stretch of Cuttle Brook identified as an LWS. The provision of habitat linkages to a rectilinear area of ancient woodland at Elm Wood to the north of the GW should also be considered. This aligns with recommendations within the LNRS for Derbyshire (Pre-Publication Final Draft) which identifies land at the northern and western extent of the GW as offering the opportunity for new woodland creation to maximise ecosystem service benefits (Priority WT-3 and Measure 022).
- SuDS enhancements offer potential climate change adaptation and mitigation measures within the GW. The creation of new semi-natural wetlands adjacent to existing drainage ditches to the south of the GW is highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority WL-3 and Measure 082). Opportunities to improve connectivity between watercourses and their floodplains, in accordance with Priority RW-2 and Measure 050, should also be explored.
- Supplement gaps in the network of hedgerows which delineate field boundaries to improve local landscape character and provide enhanced habitat connectivity.
- Expand the network of tree planting within the GW to increase tree canopy cover coverage within the GW, adhering to the principles of the 'right tree in the right place'.
- Introduce interventions to promote increased multi-functionality within Whitehouse Farm Park and Sinfin Avenue / Morningside Close public open space. Consideration should be given to biodiversity enhancements or flood storage at the boundaries of the sites to avoid conflict with existing recreational uses.
- Explore whether local demand exists for the establishment of a community orchards within Merrill Way Allotments to increase opportunities for local food growing.

Future of the Green Wedge

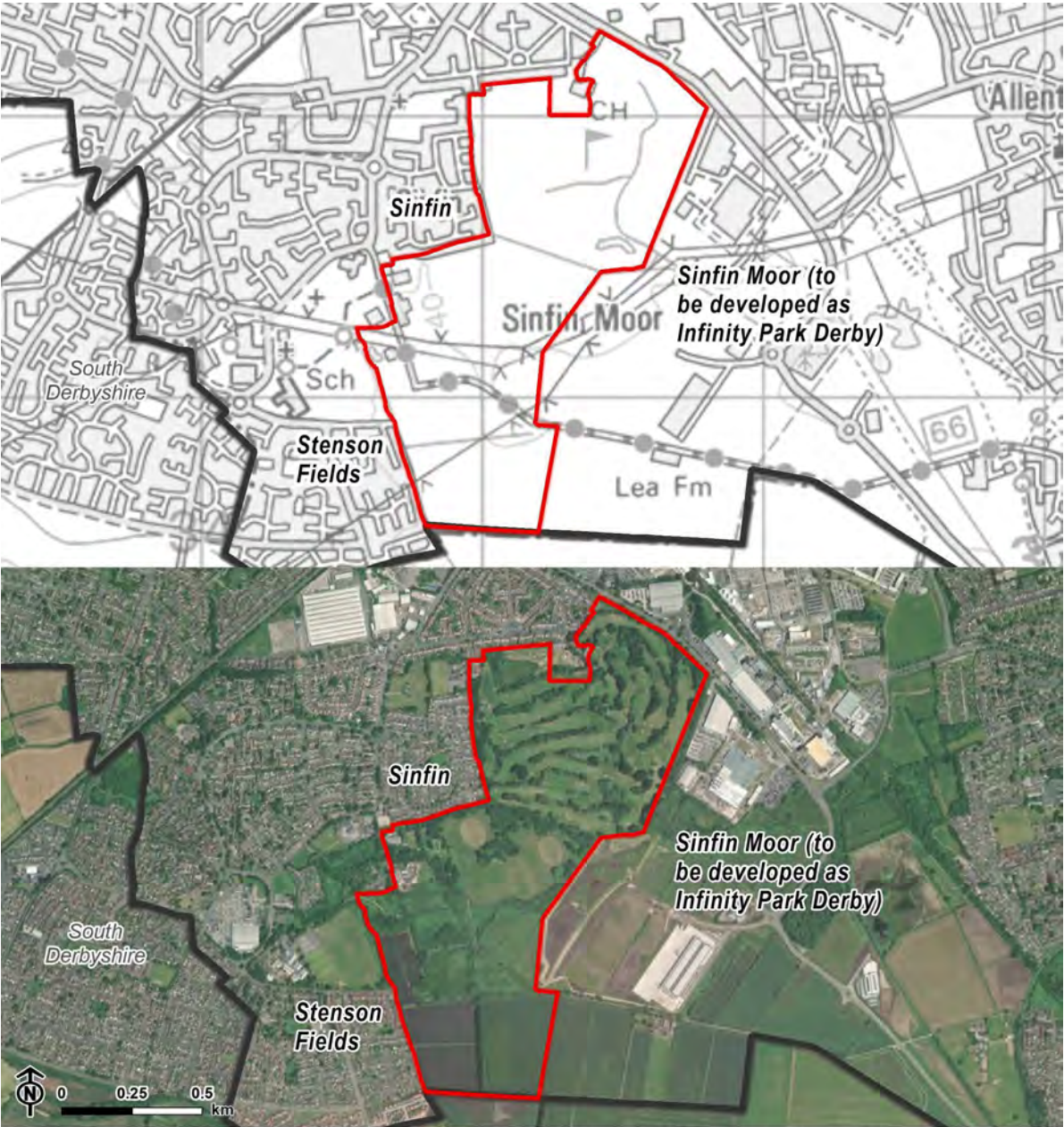
4.270 The proposed Infinity Park Garden Village within South Derbyshire District Council remit places this GW in a compromised position. This development would fundamentally undermine the GW's designation, by severing its physical and visual connection with the open countryside. However, this GW's most vital function in this location is to provide a buffer between incompatible residential and current and future industrial/commercial land uses. This buffering function would remain intact, even if the 'mouth' of the GW were to be enclosed by external development beyond the Council's control.

4.271 Therefore, it is recommended that the GW is maintained in its entirety in order to maintain an essential amenity buffer, but that it be re-categorised (when appropriate) as a 'Green Gap' (for more detail, see **Chapter 5**). This reclassification would allow the area to continue to provide environmental and health, well-being and community benefits, in addition to as well as maintaining urban structure - despite the loss of its original countryside linkage.




4.272 Proposed development should be considered on a case-by-case basis; however, there should be a strong general presumption against development. The overarching intention should be to keep the 'Green Gap' open, and to maximise the environmental, health, well-being, and community benefits it provides.

Sinfin / Sinfin Industrial Area

Figure 4.49: Green Wedge Index Map



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



Baseline description of the Green Wedge

Location and existing land use

4.273 The GW is in the south of the city between the eastern edge of Sinfin and Stenson Fields to the west, Infinity Park Derby and the wider industrial allocation to the east and the existing Rolls-Royce works on Wilmore Road to the north.

4.274 The GW is generally linear and regular in shape, running from north to south, penetrating approximately 1900 metres into the built area from the city boundary. The topography is relatively flat, and is crossed by network of streams and drains. In total, the GW covers approximately 105 hectares or 1.3% of the land within the city.

4.275 Derby Golf Club is located in the north of the GW and covers approximately 50 hectares, just under half of the overall area of the GW. Sinfin Moor Park is located to the south of the golf course and is a significant area of public open space. The park is a former land fill site and is characterised by a number of lumps and mounds. The park provides for formal and informal recreational activities and includes a play area, football pitches, woodland, amenity buildings and cycle / footpaths.

Summary description of the landscape character of the Green Wedge

4.276 The GW lies within NCA 69: Trent Valley Washlands. The [Derbyshire County Landscape Character Assessment](#) defines the majority of the GW as Wet Pasture Meadows LCT. Characterised by low-lying mixed farmland with regular, geometric field patterns defined hedgerows with hedgerow trees, the undeveloped area in the south of the GW is broadly representative of this LCT, but the land north of Sinfin Lane has a more urban character.

Summary description of the planning history of the Green Wedge

4.277 A potential extension to the employment allocation to the south of Sinfin Moor Lane was previously promoted to the Council. This site is no longer being promoted as the land is required as part of the landscaping and GI strategy associated with the proposed link road that will provide access to the A50.

4.278 Planning permission has been granted for a link road connection the A50 to the Infinity Park Derby development, which passes through the GW.

4.279 There have been a number of changes in the areas immediately surrounding the GW including construction of residential development to the south of Wragley Way, to the south-west of the mouth of the GW and the construction of the I-Hub phase 1 to the east of the GW, as part of the wider Infinity Park Derby development.

Rolls-Royce also continues to develop the 'Aerospace Campus' site to the north and north-east, including the ongoing construction of a new engine testing facility.

4.280 A large area of land directly to the south-west of the mouth of the GW is allocated (H15) for residential development in South Derbyshire's Local Plan. Land to the south-east of the mouth of the GW is identified by South Derbyshire's Local Plan as a potential extension (E4) to the strategic employment allocation within the city, including Infinity Park Derby.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.281 The Sinfin/Sinfin Industrial area GW enhances the urban structure of the city by providing a break in built form. At present this is not vital in this location, as parts of Sinfin Moor to the east of the GW have not been developed. However, when Infinity Park Derby employment site is developed to the east, the importance of this GW in defining urban form will increase substantially.

4.282 At present, its key contribution to urban structure is in defining the neighbourhood boundaries of Sinfin and Stenson Fields residential areas. The north of the GW plays a role in defining the boundary between the Sinfin residential neighbourhood and Sinfin industrial area. Tree cover around the periphery of Derby Golf Club and Sinfin Moor Park provide a definitive boundary to the residential areas of Sinfin (in the north), and in conjunction with the breadth of the GW, screen views of Sinfin industrial area to the east.

4.283 In the southern section, the boundary of Stenson Fields has a less definitive boundary feature, but currently looks out onto open fields, so the contrast between the urban area and open fields clearly defines the neighbourhood edge.

Photograph 29: Derby Golf Club**Promoting residential amenity**

4.284 To the north and north-east of the GW lies the Sinfin industrial area, dominated by Rolls-Royce. The design, scale, and choice of materials in this development define a strong industrial character, and noise generated by these facilities is clearly audible. Whilst the orientation of Sinfin industrial area relative to Sinfin and Stenson Fields helps reduce its potential negative effects; the GW continues to play a vital role as a buffer. In particular, Derby Golf Club shields nearby residential areas from noise and light pollution, preserves natural light, protects views and outlooks, and helps maintain the visual character of the wider area. These benefits will become more pronounced and necessary when the Infinity Park Derby employment site is developed to the east.

Photograph 30: Sinfin Moor Park**Access to the Countryside**

4.285 In this GW, rural character does not extend deeply into the urban area. Whilst the [Derbyshire Landscape Character Assessment](#) identifies the Wet Pasture Meadows LCT as continuing throughout the southern part of the GW and into Sinfin Golf Course, a more detailed site survey indicates that rural character is only evident up to the boundary of Sinfin Moor Park and the edge of the small-scale industrial units along Sinfin Lane, roughly in line with Sinfin Lane.

4.286 Although open in character, Sinfin Moor Park and Derby Golf Club do not exhibit rural character and do not reflect the countryside beyond the city's edge. They form part of a transition from rural character to the south to urban character in the north, but limit the benefits experienced in other GWs in terms of access to rural, open landscape. Sinfin Golf Course provides a visual permeability and access barrier. From within Sinfin Moor Park woodland screens views to the wider countryside, but there are partially screened views of large warehouses to the east, which reinforce a more urban, developed character. From Sinfin Lane, the area exhibits a much stronger rural character and a clearer connection to the wider countryside, as much of the lane is a narrow, single track enclosed by vegetation. Where views are available, they extend southward across characteristic linear strip fields. The mouth of the GW has been

narrowed due to ongoing development south of Wragley Way, and this has negatively impacted the GWs connection to the wider countryside.

4.287 The northern section of the GW limits access to the wider countryside, as there is no public access through the golf course. Sinfin Moor Park provides a good permissive path network linking residential areas to Sinfin Lane, from which the wider countryside can be accessed, albeit outside the immediate boundaries of the GW.

Photograph 31: Rural character on Sinfin Lane










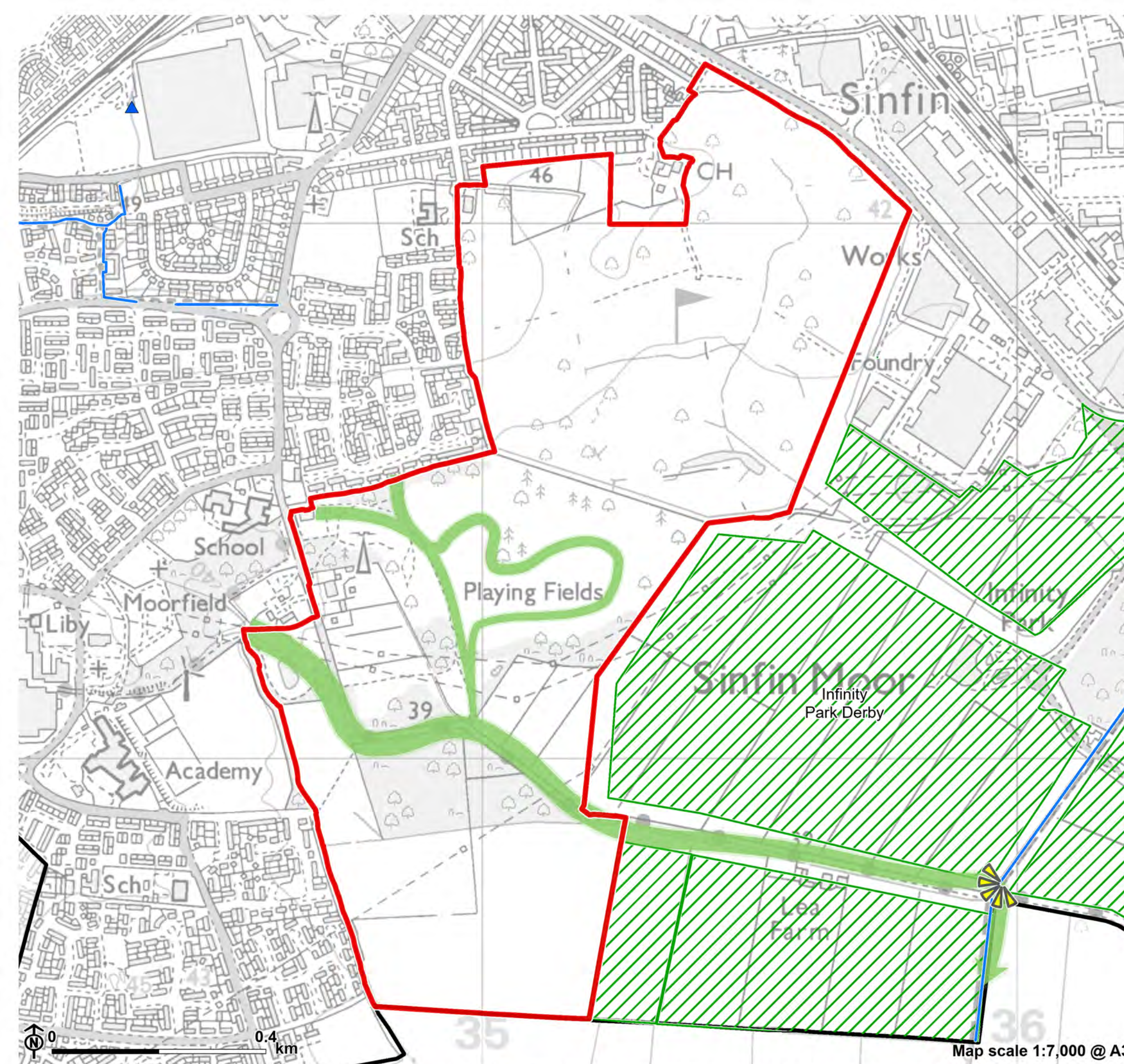
Urban Structure Score:	Relatively strong contribution
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Urban Structure (Primary Function) Summary

The Sinfin-Sinfin Industrial Area GW plays a role in defining neighbourhood boundaries, separating residential and industrial areas and preserving residential amenity which will become vital once the Infinity Park Derby development is completed. Although rural character is limited within the GW, it offers some connectivity to the countryside via Sinfin Lane and permissive paths through Sinfin Moor Park.

Figure 4.50: Urban structure considerations (primary function): Sinfin / Sinfin Industrial Area Green Wedge

-  Sinfin / Sinfin Industrial Area Green Wedge
-  City of Derby boundary
-  Development site
-  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 II



Map scale 1:7,000 @ A3

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

Local open space provision

4.288 Located to the south of Derby Golf Club, Sinfin Moor Park provides an area of public open space to the east of Sinfin. The park offers formal and informal recreational activities with facilities such as a children's play area and sports pitches. A number of informal paths cross Sinfin Moor Park, providing opportunities for recreation and access to nature. Private sports facilities at Derby Golf Club occupy the northern section of the GW.

Sport and recreation

4.289 Sinfin Moor Park contains grass pitches for football and cricket, a BMX track and an outdoor gym. Derby Golf Club offers private sports facilities.

Food growing and allotments

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

Connectivity and active travel

4.291 There are no PRoW within the GW. However, Sinfin Moor Lane links Chellaston to Sinfin across Sinfin Moor and provides a traffic free route to the wider countryside for pedestrians and cyclists. The route also forms part of NCN Route 66. A number of informal paths within Sinfin Moor Park offer further links across the GW. Road noise levels range from <40 dB in the centre of the golf course, to 45-50 dB around the edge of the GW.


Health and well-being indicators

4.292 IMD data for LSOAs within the GW indicate relatively high levels of deprivation within the GW, falling predominantly within the 20% most deprived areas nationally.

Figure 4.51: Health, well-being and community considerations: Sinfin / Sinfin Industrial Area Green Wedge


 Sinfin / Sinfin Industrial Area Green Wedge


 City of Derby boundary

 Public right of way

Open space


 Allotment

 Amenity greenspace

 Childrens play area

 Golf course


 Grass pitch

 Semi natural greenspace

 Park

 Play area


Indices of Multiple Deprivation (IMD) 2019

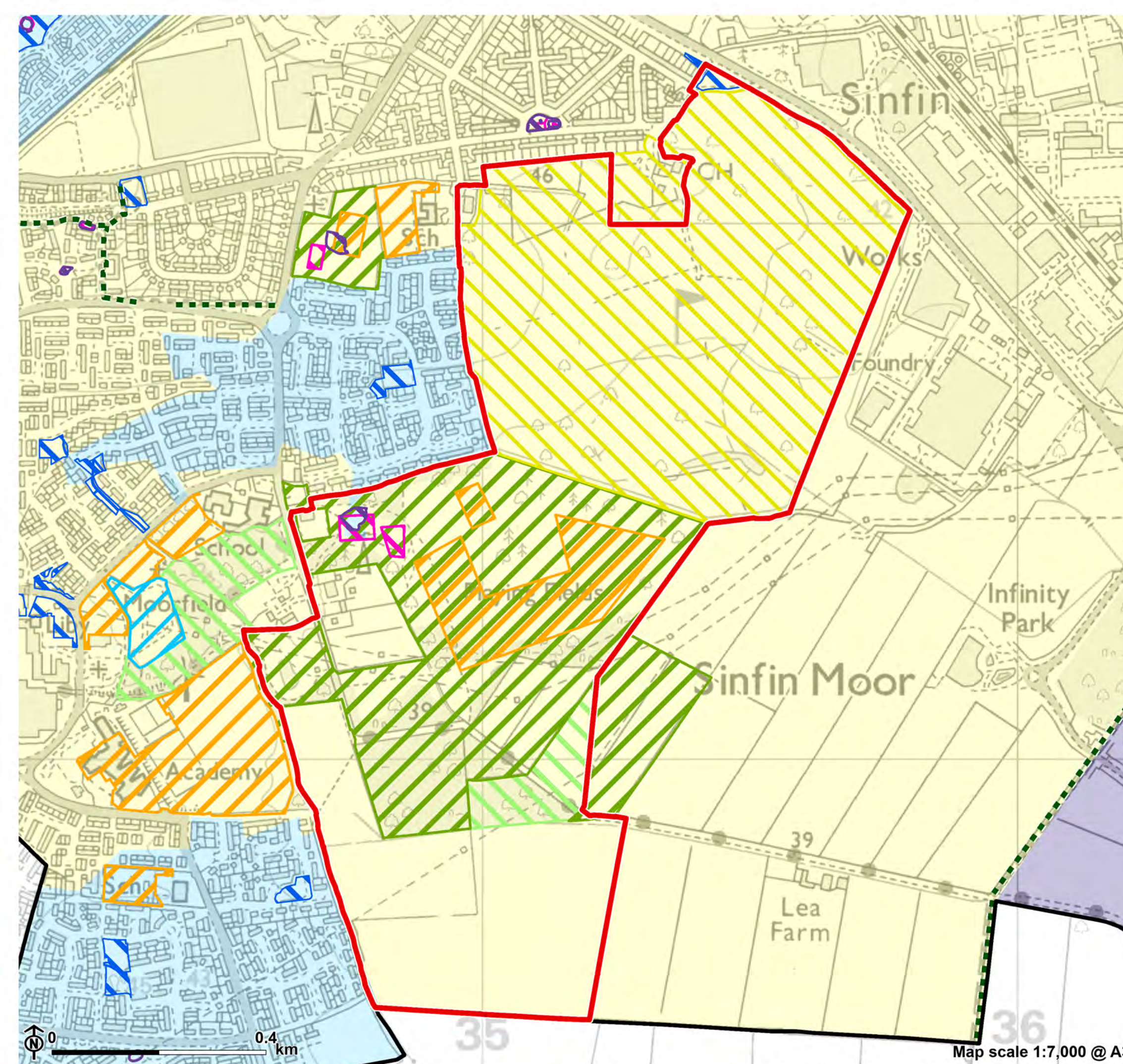
 1 - 2 (most deprived)

 3 - 4

 5 - 6

 7 - 8

 9 - 10 (least deprived)



Map scale 1:7,000 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.293 Sinfin Moor Park and LNR lies centrally within the GW, comprised of a network deciduous woodland and good quality semi-improved grassland priority habitats. Large areas of the LNR are also designated as an LWS. Further tracts of priority habitat deciduous woodland border the playing fields within Sinfin Moor Park, with additional areas delineating the boundary with residential areas of Sinfin. This network of woodland cover, coupled with areas of tree cover at Derby Golf Club, provides a number of nature conservation benefits. Areas of scrub, several small ponds and a network of drainage ditches / watercourses provide wider habitat connectivity.

4.294 Despite being well wooded, the GW lies wholly within Sinfin and Osmaston ward which is characterised by an average tree canopy cover of 12.7%. The ward average falls below the average for the city (15.0%) as well as the value for other urban areas within the East Midlands (14.7%).

Agriculture

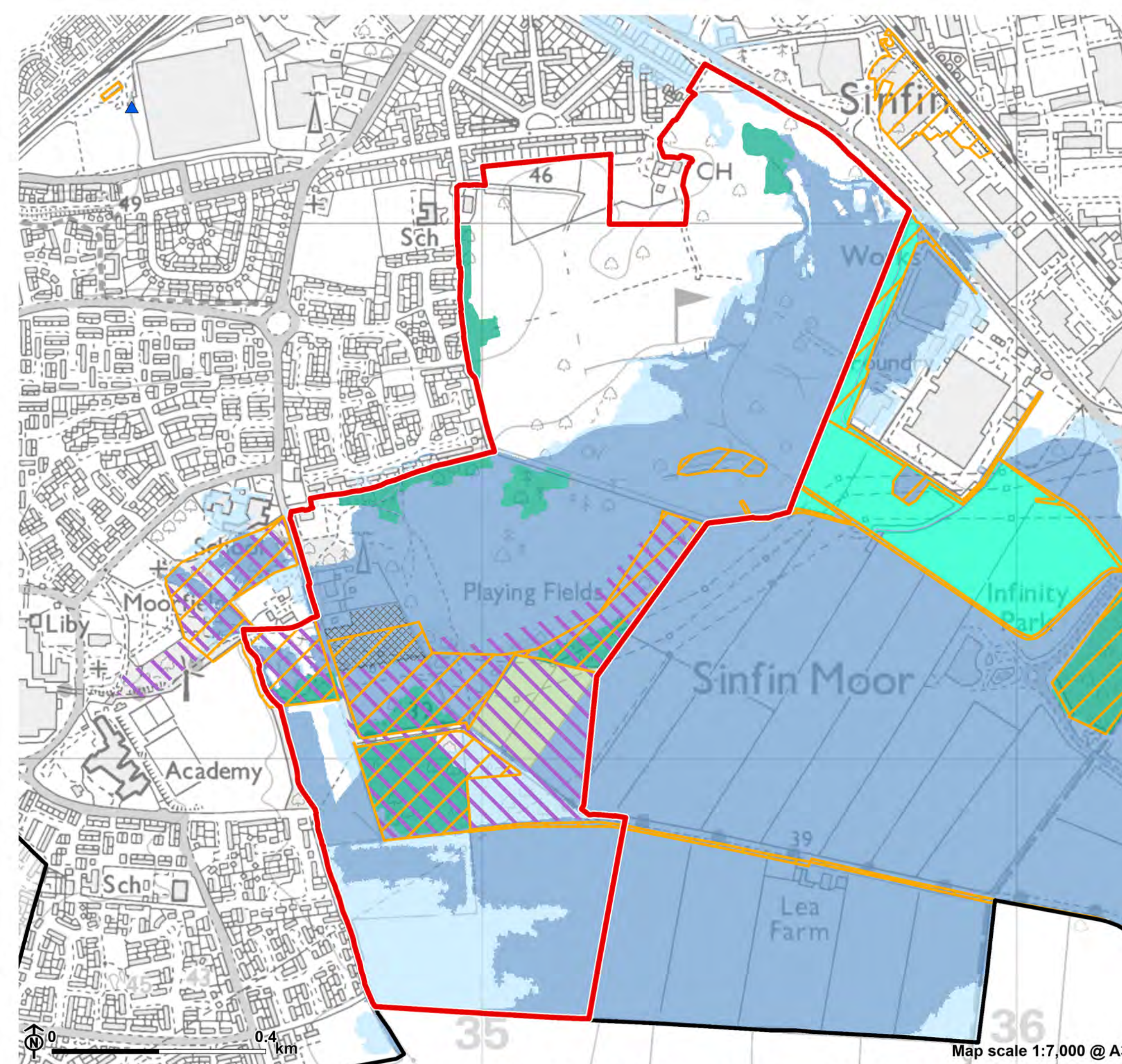
4.295 With the exception of its northern fringes, agricultural land within the GW is classified as ALC Grade 3 (good to moderate quality) and is characterised by a mixture of arable and pastoral land uses.

Flood management

4.296 Associated with the wider floodplain of the River Trent, the land within the GW is low-lying and contributes to flood storage and mitigation. With the exception of the western portion of Derby Golf Club, land within the GW is defined as Environment Agency Flood Zones 2 and 3.

Figure 4.52: Environment considerations: Sinfin / Sinfin Industrial Area Green Wedge

- Sinfin / Sinfin Industrial Area Green Wedge
- City of Derby boundary
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Good quality semi improved grassland
- Coastal and floodplain grazing marsh
- Deciduous woodland
- No main habitat but additional habitats present
- Listed building**
- ▲ Grade II



Map scale 1:7,000 @ A3

Assessment of potential harm to the Green Wedge

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

4.297 No development sites have been identified within the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.298 Two large areas around the mouth of the GW are identified in South Derbyshire:





4.299 A large area of land directly to the south-west of the mouth of the GW is allocated (H15) for residential development in South Derbyshire's Local Plan.

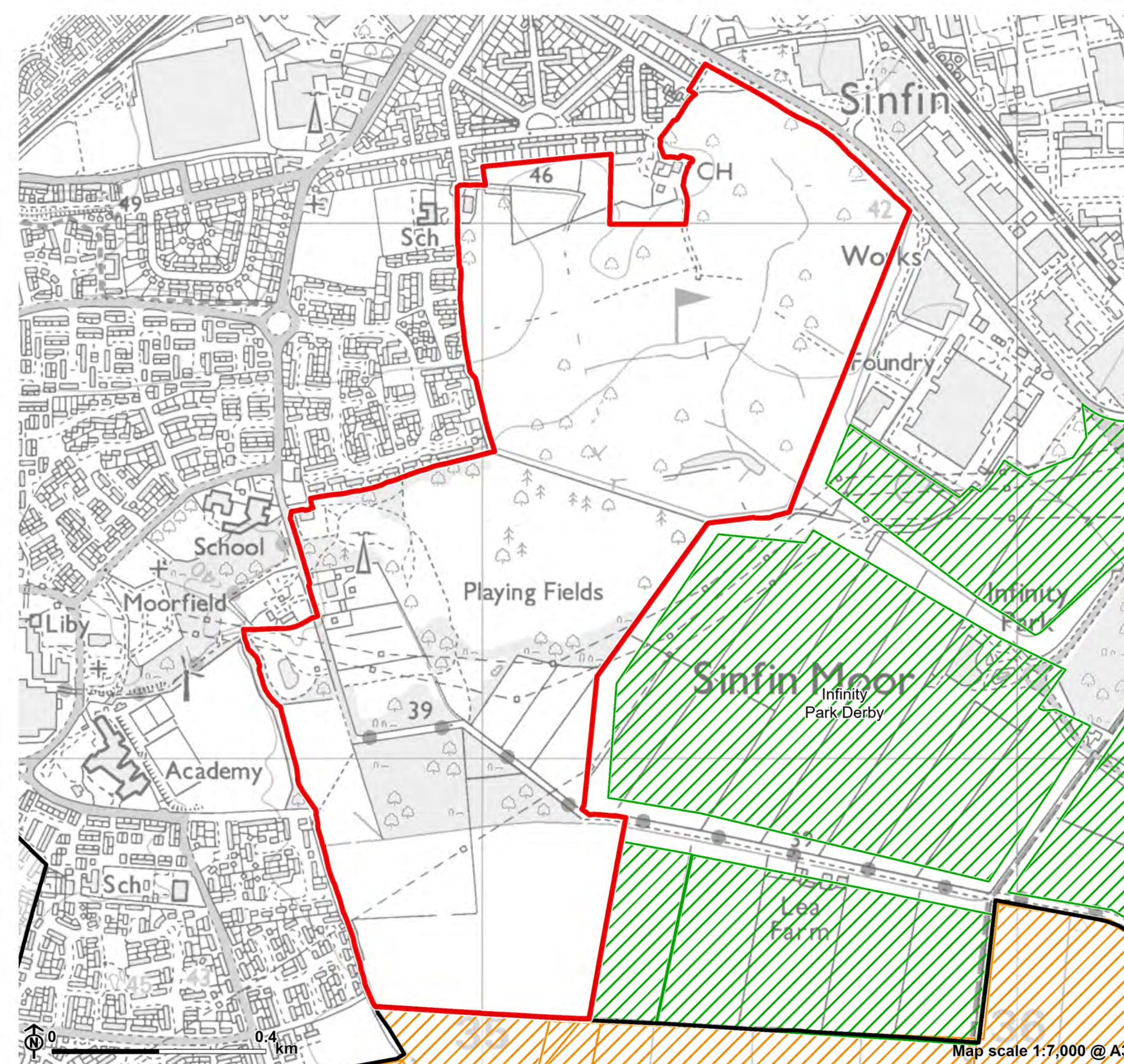
4.300 Land to the south-east of the mouth of the GW is identified by South Derbyshire's Local Plan as a potential extension (E4) to the strategic employment allocation within the city, including Infinity Park Derby.

4.301 The allocated residential area located to the south-west of the mouth of the GW would further narrow its mouth by extending development into the countryside, in line with ongoing construction south of Wragley Way. This expansion would negatively affect the structure and primary function of the GW. However, if developed in isolation, the GW would continue to function broadly as intended, with only a limited impact on its relationship with the wider countryside. The development would be partially screened by existing vegetation along Sinfin Moor Lane and would not obstruct any key access routes into the surrounding countryside. Consequently, the impact of this proposed development is assessed as causing **moderate harm**.

4.302 In contrast, the potential strategic employment allocation immediately south of the GW would entirely 'close off' the mouth of the GW, restricting the flow of countryside character into the built area of the city and would enclose the GW preventing it from performing its primary function. As a result, it would no longer be able to effectively function as a GW and as a result, the impact of development in this location is considered to result in **high harm**. Collectively, both developments together would result in **high harm**.

Figure 4.53: Potential development sites: Sinfin / Sinfin Industrial Area Green Wedge

-  Sinfin / Sinfin Industrial Area Green Wedge
-  City of Derby boundary
-  Development Sites within the Green Wedge
-  Promoted land in neighbouring authorities



Map scale 1:7,000 @ A3

Recommendations

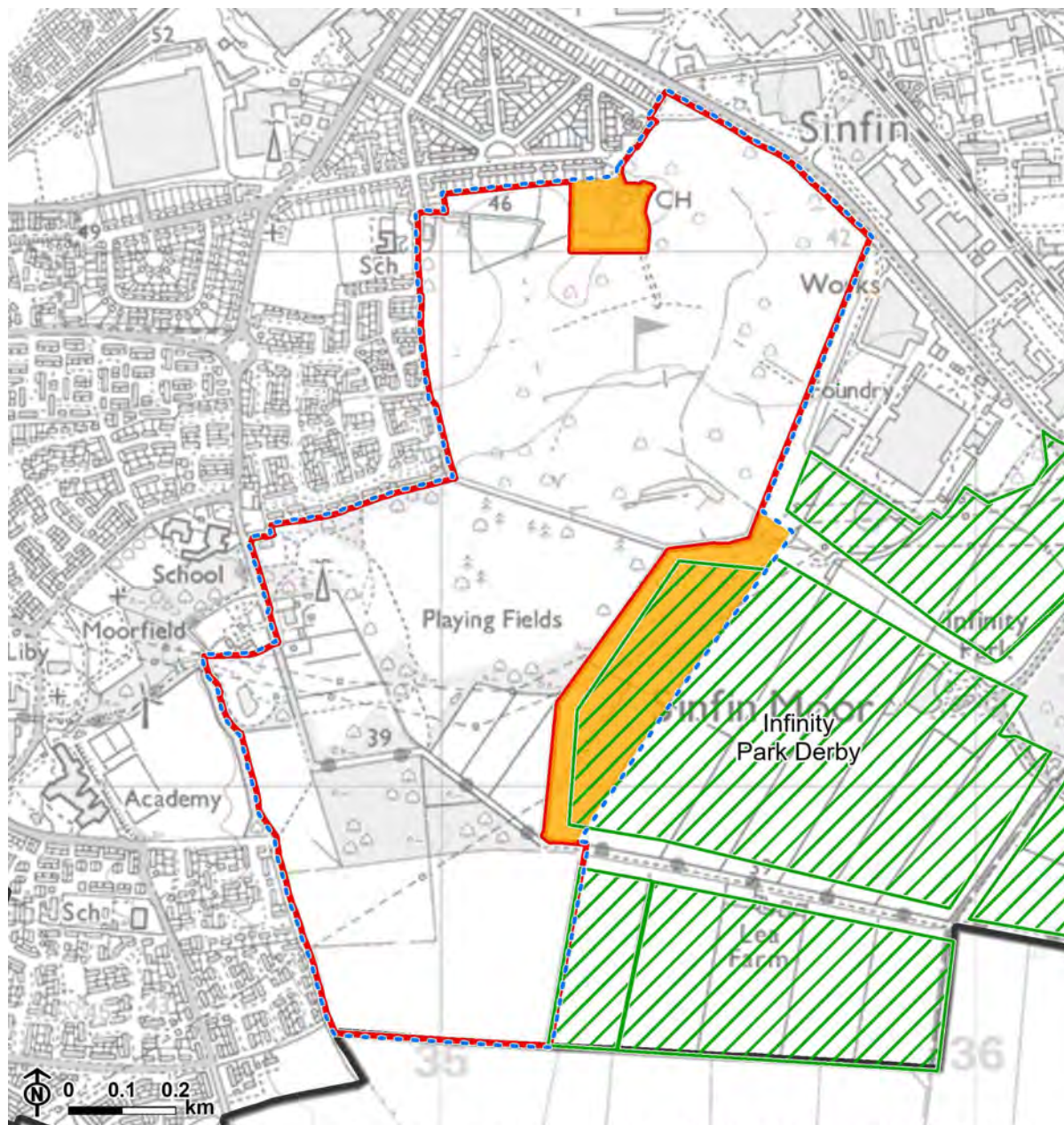
Boundary recommendations

4.303 It is recommended that the built form associated with Derby Golf Club be included within the GW boundary to ensure that logical boundary features are used to define the extent of the GW.

4.304 It is also recommended that peripheral parts of the Infinity Park Derby site that have been set aside as open land be included within the Allenton/ Sinfin Industrial Area and the Sinfin/ Sinfin Industrial Area GWs. Here a series of flood lagoons to the west of Infinity Park Derby can be included.

4.305 With these exceptions, the existing GW boundary follows logical features, and further alterations are proposed.

Figure 4.54: Boundary alterations



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- Sinfin / Sinfin Industrial Area Green Wedge
- Green Wedge boundary recommendation
- City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge
- Development site



GI recommendations

- Introduce GI enhancements which improve the connectivity between deciduous woodland and good quality semi-improved grassland priority habitat networks. Opportunities to safeguard and enhance high quality species-rich grassland habitats on land immediately south of Sinfin Moor Park are identified within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority GL-1 and Measure 036). The potential for positive management to maximise the biodiversity value of grasslands is highlighted.
- Restore the natural floodplain or implement SuDS interventions to minimise the risk of flooding. This aligns with the LNRS for Derbyshire (Pre-Publication Final Draft) which recognises the opportunity to improve the connectivity of the watercourse and its floodplain within the GW, with the aim of restoring dynamic natural processes. The natural re-vegetation of buffer zones next to the watercourse should be promoted (Priority RW-2 and Measure 050).
- Introduce defined wayfinding and interpretation signage on Sinfin Moor Lane to promote wider connections with the Cloud Trail, providing linkages to the wider countryside.
- Explore the opportunity to enhance the range of recreational facilities within Sinfin Moor Park, including the establishment of community food growing assets where demand exists.

Future of the Green Wedge

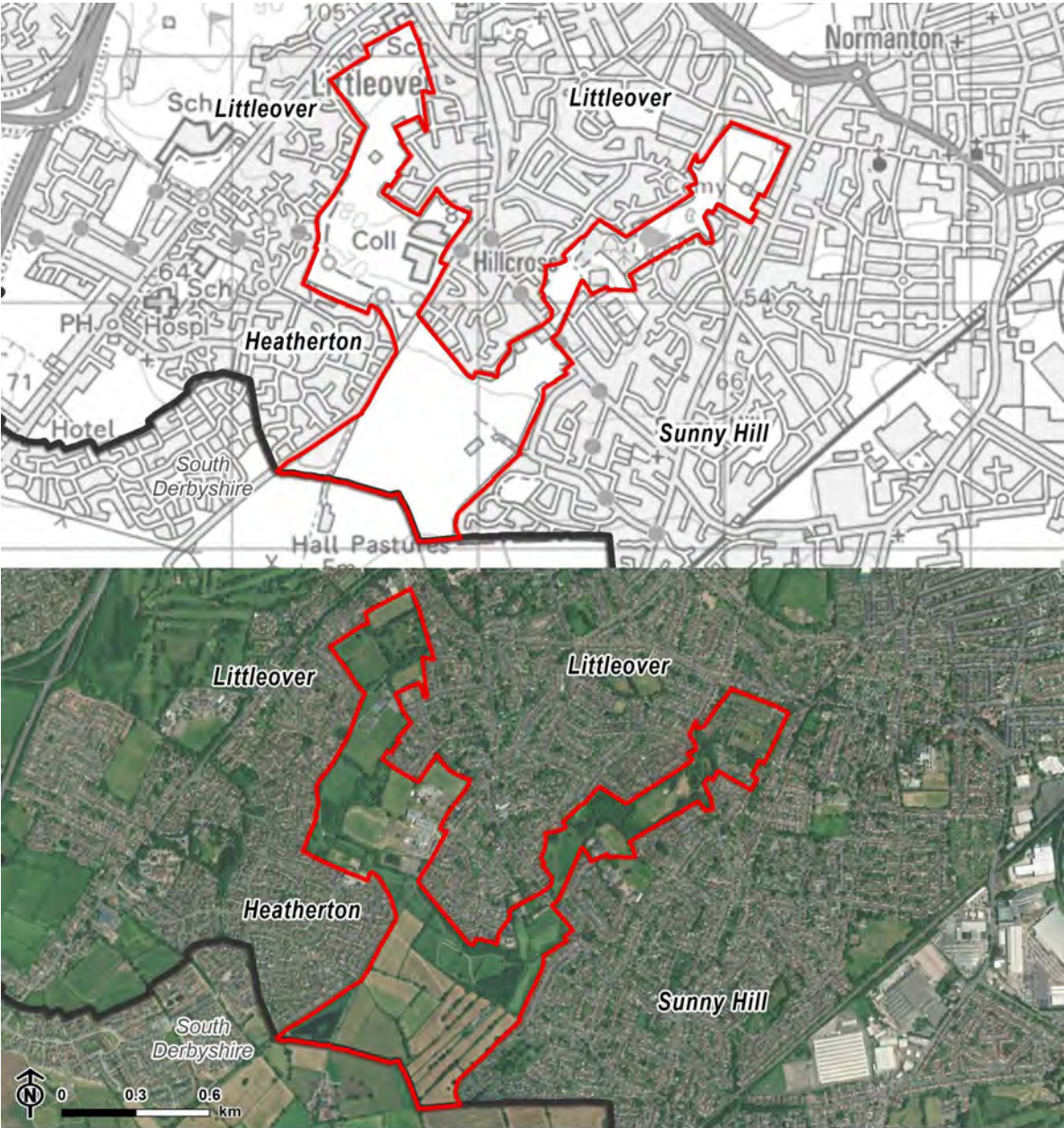
4.306 In the event of the Infinity Park Garden Village development taking place, this GW would potentially lose its connection to the countryside and be unable to function as a 'wedge'. Like the Allenton-Sinfin GW to the east, however, this GW's primary value lies in its role as a buffer zone separating residential areas from current and anticipated industrial and commercial sites. This buffering function would still be necessary and effective, even if external developments - outside the Council's control - were to surround its outer edges.

4.307 As a result, it is advised that the GW be retained in full to preserve its role as an essential amenity buffer. However, a reclassification to a 'Green Gap' (when appropriate) is recommended (refer to **Chapter 5** for details). This new designation would reflect its continued contribution to environmental quality, community well-being, and urban structure, even though its direct connection to the open countryside would be diminished.

4.308 Proposed development should be considered on a case-by-case basis; however, there should be a strong general presumption against development. The overarching intention should be to keep the 'Green Gap' open, and to maximise the environmental, health, well-being, and community benefits it provides.

Littleover / Sunnyhill

Figure 4.55: Green Wedge Index Map



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- Littleover / Sunnyhill Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.309 The GW is located in the south west of the city between the residential neighbourhoods of Heatherton and Littleover to the west, Sunnyhill to the east, and Littleover to the north. The GW is Y-shaped, with a wide southern section and two narrower arms to the north east and north west. The GW penetrates approximately 2 km into the built area of the city. In total, the GW covers approximately 113 hectares, or 1.4% of the land within the city.

4.310 The north western arm includes Derby Moor Secondary School and its playing fields, Clemson's Park and King George V playing fields. There are a range of sports and recreational facilities within this section of the GW, including tennis courts, bowls club and children's play areas. This part of the GW falls gently from north to south. The eastern arm includes Sunnydale Park, allotments, a cemetery and St George's Primary School. The scrub and pond within Sunnydale Park are designated for their nature conservation value.

4.311 The southern part of the GW comprises Millennium Wood Park. The park contains, a community orchard, woodland and open grassland, with surfaced paths and a bird hide. Beyond Millennium Park, land between Moorway Lane, Oaklands Avenue and Blagreaves Lane is currently in agricultural use. Heatherton Pond, managed by the Earl of Harrington Fishing Club, is located in the south west corner of the GW. The southern section of the GW is generally south facing and falls gently from north east to south west.

Summary description of the landscape character of the Green Wedge

4.312 The GW is located within NCA 68: Needwood and South Derbyshire Claylands. In the [Derbyshire County Landscape Character Assessment](#), the landscape is defined predominantly as 'urban'. The southern third of the GW is described as Trent Valley Washlands - Wet Pasture Meadows LCT. Characterised by low-lying mixed farmland with regular, geometric field patterns defined hedgerows with hedgerow trees, the southern section of the GW is broadly representative of this LCT.

Summary description of the planning history of the Green Wedge

4.313 The 2012 GWR considered the impacts of releasing a large section of the GW to the south of Millennium Park, covering the full width of the GW between Moorway Lane and Oaklands Avenue. The indicative capacity of the site was assumed to be in the region of 1,000 dwellings, although no proposed layout was provided by the developer at the time. The 2012 GWR concluded that development of the entirety of

the previously promoted site would undermine the principles of the GW in this location and prevent it from performing many of its functions. Nonetheless, the 2012 review acknowledges that the width of the GW in this location may provide an opportunity to accommodate housing development and identified indicative potential on the eastern side of the GW. This area has since been considered by developers but not progressed due to flood risk and access issues.

4.314 Following the findings of the 2012 GWR, a smaller, albeit still significant area (25.6 hectares) has been promoted on the western side of the GW, with proposed access from Moorway Lane (SHLAA reference SH156).

4.315 Within the GW, Derby Moor Academy has expanded in recent years, and although the new buildings are visually prominent, they do not compromise the function of the GW. Two new dwellings have been constructed on the site of Prize Farm, located to the south of Millennium Park. They have been built on the footprint of the original buildings and do not significantly increase urbanising impacts or result in additional loss of openness.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.316 The GW helps to define several neighbourhoods that originated as ancient villages and hamlets beyond Derby's historic boundary. These include Littleover, which developed as a Saxon and Roman settlement along the Roman road of Ryknield Street and is referenced in the Domesday Book; Normanton, originally known as Normanton-by-Derby and also recorded in the Domesday Book; and Sunnyhill. The eastern 'arm' of the GW, in particular, provides a degree of separation between the historic village centres of Littleover and Normanton. Both retain a distinct, albeit localised, historic character and informed by clusters of listed buildings. The GW provides a stronger distinction between the neighbourhoods of Heatherton and Sunnyhill. Whilst these two areas have less distinctive identities, the GW plays a vital role in providing a visual and physical break in the built environment, thereby contributing to the overall urban structure of the city.

4.317 The configuration of this GW maximises its contribution to Derby's overall identity and environmental quality, with a broad 'mouth' that opens into the countryside and two narrow 'arms' that extend deep into the urban fabric. This structure maximises the GW's surface area and allows it to serve a wider range of residential neighbourhoods.

Promoting residential amenity

4.318 The GW does not provide distinction between incompatible land uses, and therefore is not essential for the protection of residential amenity. That said, it plays a role in providing attractive views and outlook, natural light, minimising pollution and enhancing the visual character of number of residential areas around its periphery. As mentioned previously, the structure of the of the GW means that these benefits are experienced by a number of dwellings.

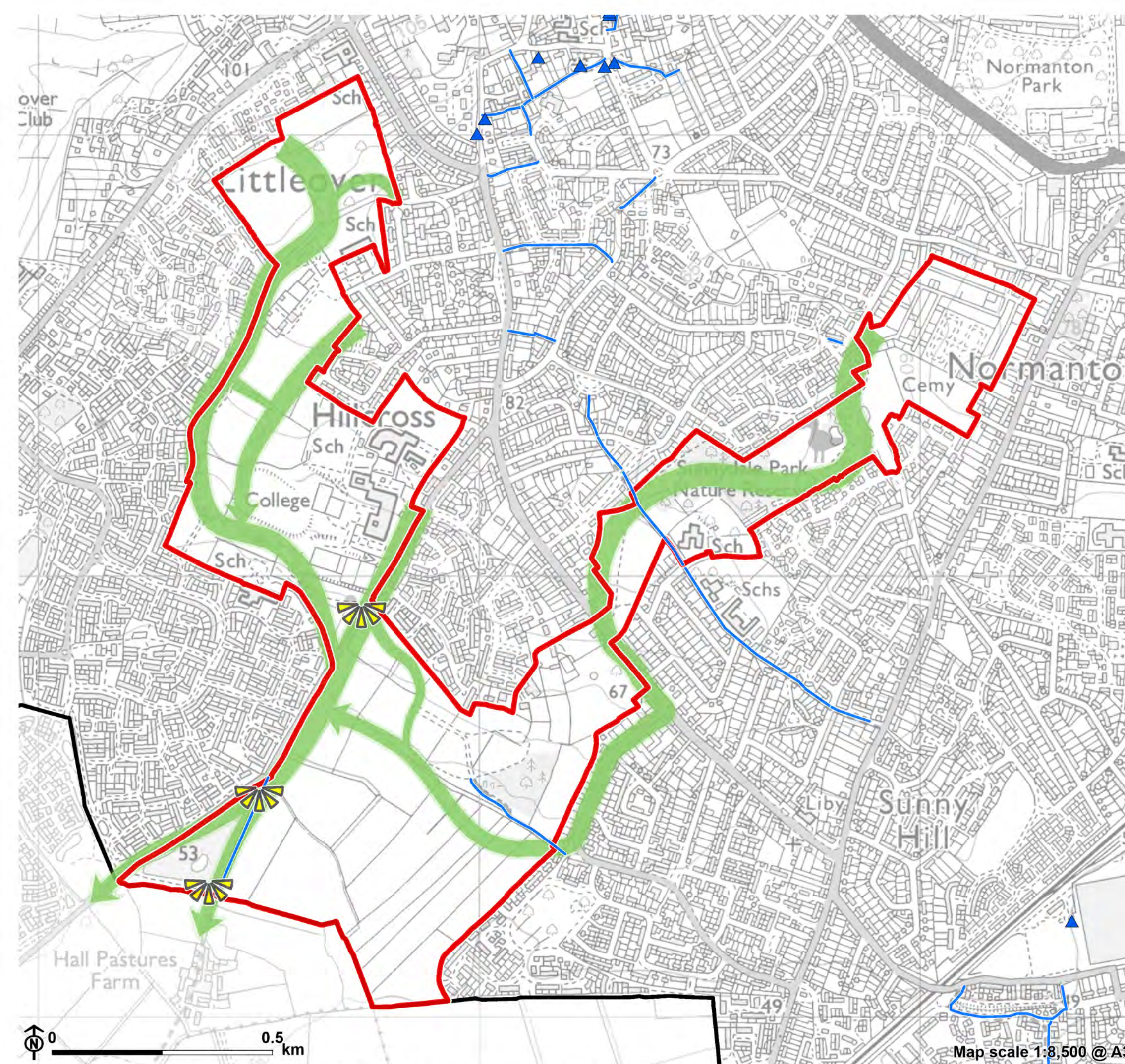
Access to the Countryside

4.319 The two 'arms' which extend furthest into the urban area are characteristic of urban open space, consisting of cemeteries, parks and playing fields with expanses of amenity grass. These areas are influenced by surrounding built form, which frame views, reinforcing their urban character. As the arms converge into the broad 'mouth' of the GW, however, there is a marked transition from urban to rural character. This agricultural area possesses a strong sense of openness and features a distinctive pattern of strip fields - an important characteristic of the surrounding countryside beyond the city boundary, forming part of the Wet Pasture Meadows LCT.

4.320 The sinuous shape of the two arms limits long-range visual permeability to the wider countryside. Nevertheless, they offer strong physical connectivity, enabling access into and through the GW. In contrast, the area between Moorway Lane and Blagreaves Lane affords expansive, direct views of the rural landscape, resulting in a strong visual relationship with the countryside. A well-connected network of PRow and permissive paths connects the GW to the countryside, although connectivity is weakest at the mouth of the wedge.

Figure 4.56: Urban structure considerations (primary function): Littleover / Sunnyhill Green Wedge

- Littleover / Sunnyhill 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
- Listed building**
- ▲ Grade II



Map scale 1:8,500 @ A3

Photograph 32: The GW provides a rural setting to properties along Moorway Lane and allows the countryside character to permeate the urban area



4.321 The GW's structure and character ensure it delivers a functional connection between the urban area and the rural landscape. Its two 'arms' serve a large number of residential neighbourhoods, whilst the broad mouth allows a strong sense of rural character to flow into the city. The GW boundary is strongly defined along the western edge, and despite its irregular structure – this GW is truly a 'wedge', starting broad and narrowing as it extends into the city – this structure allows this GW to effectively perform its primary function.

Urban Structure Score:

Strong contribution

Urban Structure (Primary Function) Summary

This GW separates historic and modern neighbourhoods, enhancing local identity and urban structure. It makes a positive, though not essential, contribution to residential amenity. Its broad rural 'mouth' allows distinctive agricultural character and openness to extend into the city, whilst narrow 'arms' reach into city, providing neighbourhoods with easy access to the countryside.

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

Local open space provision

4.322 Semi-natural greenspaces within the GW include Greenfields Avenue, Moorway Lane / Millennium Wood and Moorway Lane Balancing Pond which collectively offer valuable opportunities for informal recreation in a naturalistic setting. Additional open space provision is provided by Sunnysdale Park, Griffie Field Park and Clemson's Park, all bordered by adjoining settlement. Children's play areas located at King George V Playing Fields, Richmond Close / Griffie Field, and Sunnysdale Park offer further recreational opportunities. Normanton Cemetery, situated in the north east of the GW also contributes to the network of accessible green spaces.

Photograph 33: The play area and skate park at King George V Playing Fields provide recreational facilities for a range of ages



Sport and recreation

4.323 Sunnydale Park features an artificial cricket wicket alongside a grass playing field, supporting both formal and informal sporting activities. King George V Recreation Ground offers a wider range of facilities, including tennis courts, bowling greens, multi-use outdoor sports courts suitable for tennis, football, and basketball, as well as skateboard ramps and outdoor gym equipment, catering to a diverse range of recreational interests and age groups. Playing fields associated with Derby Moor Academy, Griffie Field Primary School, and St. George's Catholic Voluntary Academy provide additional private sports facilities.

Food growing and allotments

4.324 Sunnydale and Littleover Lane Allotments in the north east of the GW provide opportunity for local food growing. A community orchard in Millennium Park provides further opportunities for local food production.

Photograph 34: The community orchard in Millennium Park provides local food growing opportunities for residents



Connectivity and active travel

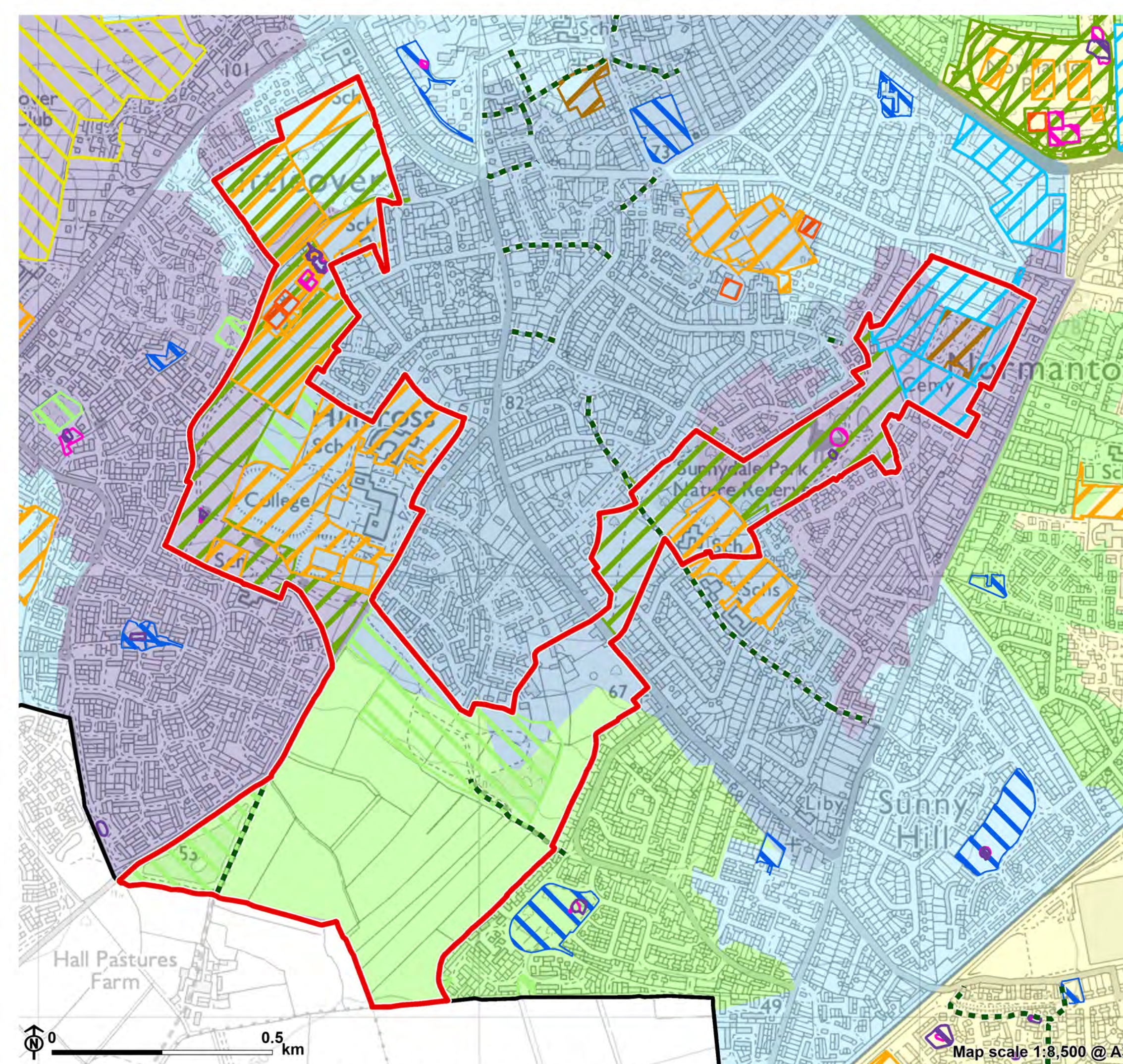
4.325 The GW provides a good level of connectivity with opportunities for active travel. Footpaths and cycle paths within the GW are connected to PRow beyond the GW which provide access to the wider countryside. An exception to this is at the narrow section of the GW around Blagreaves Lane, where there is currently no link within the GW between Sunnydale Park and the north-eastern ‘arm’ of the GW, and Millennium Park in the south. A shared use footpath / cycle path running parallel to Moorway Lane (installed as part of the Heatherton residential development) provides connectivity and access to the wider countryside from Littleover, however there is generally limited access to the open agricultural land in the south of the GW beyond Millennium Park. Noise levels across the GW are generally low (less than 40 dB in the south east, and 40-45 dB across the majority of the GW. Localised noise pollution from traffic on Moorway Lane leads to increased pockets of localised noise intrusion (50-60 dB).

Health and well-being indicators

4.326 The GW contributes to the mental and physical well-being of residents, through the combination of the open and undeveloped character, uninterrupted link to the countryside, and the recreational opportunities it provides. IMD data for LSOAs located within the GW indicate varied levels of relative deprivation within the GW. Relative deprivation is highest (4th decile) in the south at land between Moorway Lane and Oaklands Avenue. The north western 'arm' is within the sixth and seventh deciles, with an area of lower relative deprivation along the western edge (10% least deprived nationally). LSOAs occupying the north east of the GW range between the seventh and ninth deciles.

Figure 4.57: Health, well-being and community considerations: Littleover / Sunnyhill Green Wedge

- Littleover / Sunnyhill 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 1:8,500 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.327 Tracts of deciduous woodland defined as part of the priority habitat network lie within Sunnydale Park Local Nature Reserve, Clemson's Park and Millennium Wood contribute to nature conservation. In addition, a rectilinear tract of land forming a traditional orchard adjoins Millennium Wood at its north western extent. The densely wooded perimeters of Sunnydale Park Local Nature Reserve contribute to wider habitat connectivity within the GW, with Cuttle Brook following a broadly north – south alignment through the GW. Three sites within the GW are also designated as LWS (Derby Moor Community School Meadow, Millennium Wood and Sunnydale Park).

4.328 The GW straddles the boundary between Blagreaves and Littleover wards. Average tree canopy cover within both Blagreaves (16.3%) and Littleover (18.5%) wards compare favourably to the average for the city (15.0%) and to the 14.7% value for other urban areas within the East Midlands.

Agriculture

4.329 The predominantly rectilinear field boundaries lying to the south and south-west of the GW are classified as ALC Grade 3 (good to moderate quality). Adjoining land to the north is described by the ALC as 'urban'.

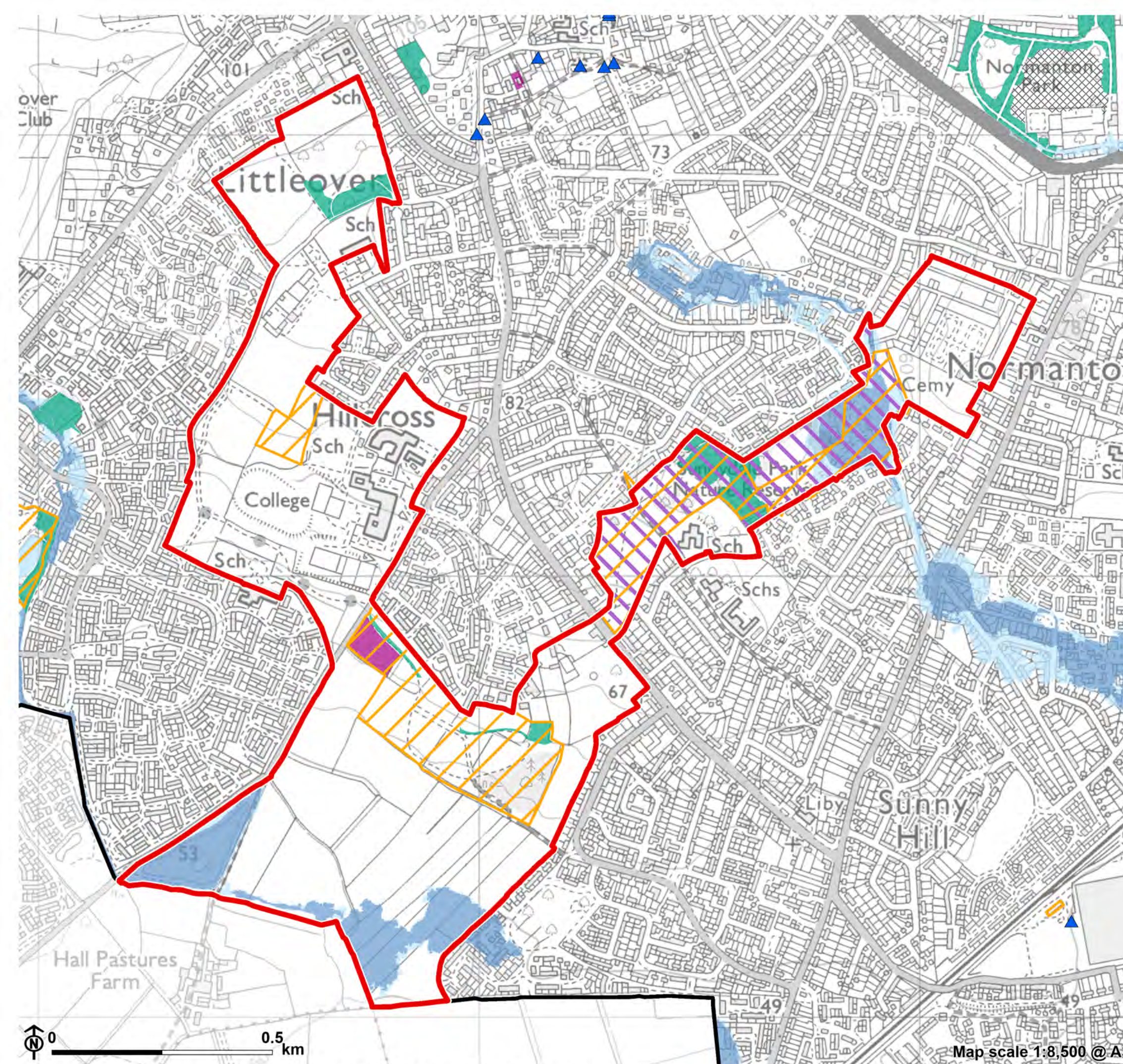
Flood management

4.330 A network of drainage ditches follow field boundaries at low-lying agricultural land forming the southern extent of the GW. This land provides both flood storage and mitigation functionality, falling within land defined as Environment Agency Flood Zones 2 and 3. The floodplain of Cuttle Brook also crosses the GW at the eastern extent of Sunnydale Park Local Nature Reserve.

Photograph 35: Sunnydale Nature Reserve creates a naturalistic character within the GW, as well as providing flood alleviation benefits



Figure 4.58: Environment considerations:
Littleover / Sunnyhill Green Wedge



- Littleover / Sunnyhill Green Wedge
- City of Derby boundary
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Traditional orchard
- Deciduous woodland
- No main habitat but additional habitats present
- Listed building**
- ▲ Grade II



Map scale 1:8,500 @ A3

Assessment of potential harm to the Green Wedge

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

4.331 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 0156: Moorway Lane

4.332 This site comprises land in the south west of the GW, with proposed access from Moorway Lane. Development of this site would significantly undermine the function of the GW as it would result in narrowing of the mouth and would restrict the flow of open countryside into the urban area. It would also reduce the separation between Littleover, Heatherton and Sunnyhill neighbourhoods, increasing the sense of urban sprawl and undermining the sense of openness of the GW. The change of land use from open agricultural fields to built form would significantly impact the residential amenity of properties along Moorway Lane, diminishing views, openness and natural light. Development of this site would result in **moderate-high harm** to the functionality of the GW. However, due to the width of the GW in this location, partial development of this site may be feasible, provided that GW principles are embedded into the layout, through the provision of linked undeveloped areas, and enhancing access to remaining undeveloped areas in the south of the GW.

Site GW9: South of Blagreaves Lane

4.333 Development of this five hectare site would cause further narrowing of the GW at what is already one of its narrowest points of the GW and would significantly restrict the extent to which open countryside is able to penetrate the city. It would reduce openness and privacy for residents on Oakland Avenue, Lark Close and Blagreaves Lane, thereby undermining the residential amenity of these properties. Although there are no PRoWs or direct access routes to the countryside through this area, development of this site would significantly impede the flow of countryside into the urban landscape as it would effectively 'cut off' the eastern arm of the GW from the southern, more rural section of the GW. Development of this site would result in **moderate-high harm** to the GW primary function. If this site were to be developed, a new public right of way should be established across Blagreaves Lane to connect

land within the north-eastern arm with Millenium Park and the wider countryside in the south of the GW ad beyond.






Promoted land around the urban fringe and in neighbouring authorities

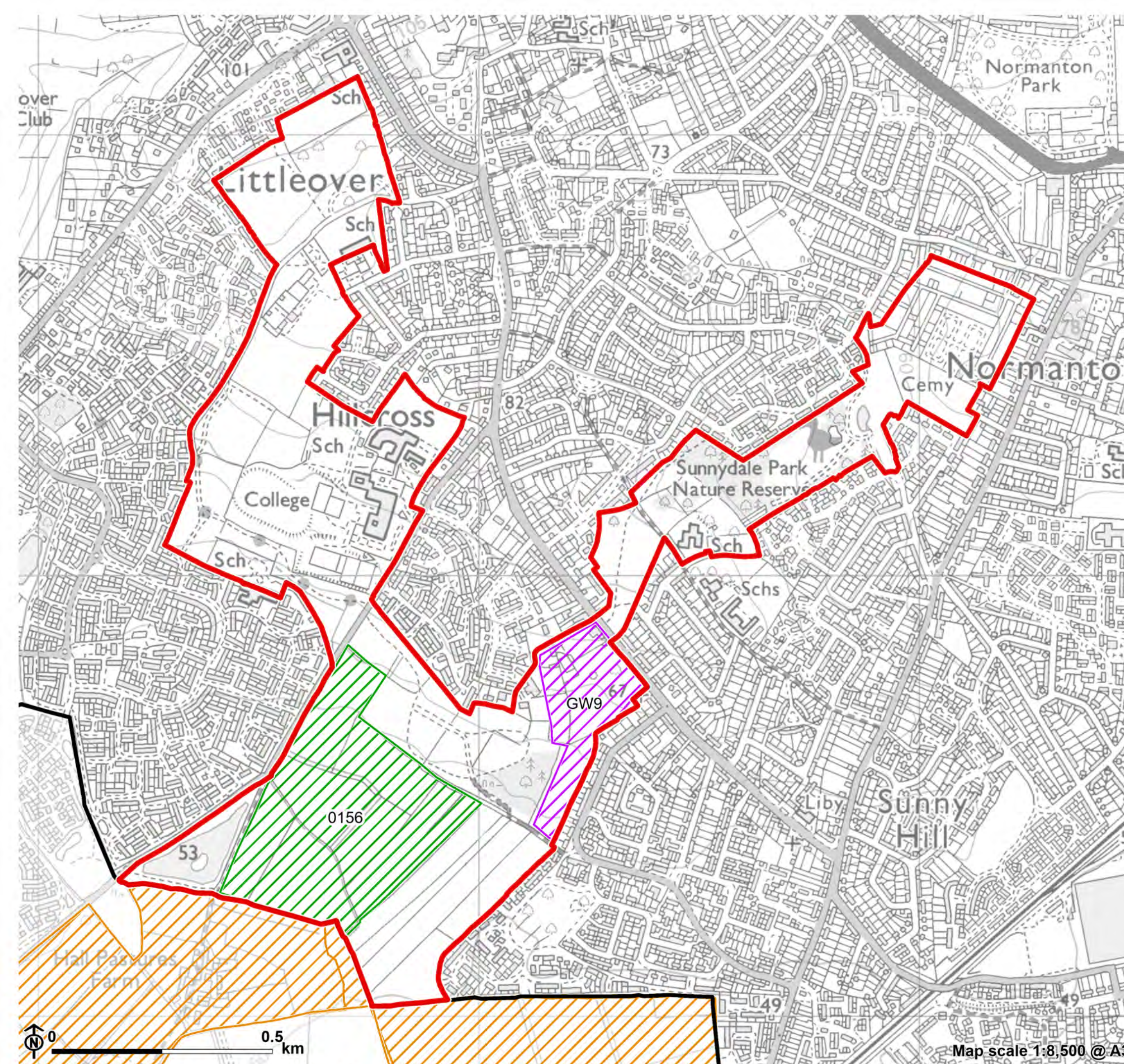
4.334 Land within South Derbyshire adjacent to the mouth of the GW (known as Hall Pastures Farm) has been promoted for mixed use development. Development of this site would entirely close off the mouth of the GW, thereby significantly undermining the primary function of the GW as it would entirely impede the flow of countryside character into the city. Development of this site would result in **high harm** to the function of the GW. It should be noted however, that although this site has been promoted, it has not been selected as a preferred site to form part of South Derbyshire's Local Plan.

4.335 A further site within South Derbyshire to the south east of the GW (known as Primula Way) is allocated for residential development. Development of this site would appear as an extension of the existing Sunnyhill neighbourhood and would result in narrowing of the GW mouth, partially limiting the countryside from flowing into the built area of the city. However, the majority of the promoted land lies to the south of existing residential estates and its development would not significantly undermine the function of the GW. Development of this site would result in **low-moderate harm** to the primary function of the GW. Implementation of appropriate mitigation/design measures would further help to limit the impact of development on this site.

4.336 Development of both proposed sites in conjunction would result in **high harm** to the primary function of the GW as it would enclose the GW and significantly undermine its function, if mitigation measures were not taken.

Figure 4.59: Potential development sites:
Littleover / Sunnyhill Green Wedge

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



Map scale 1:8,500 @ A3

Recommendations

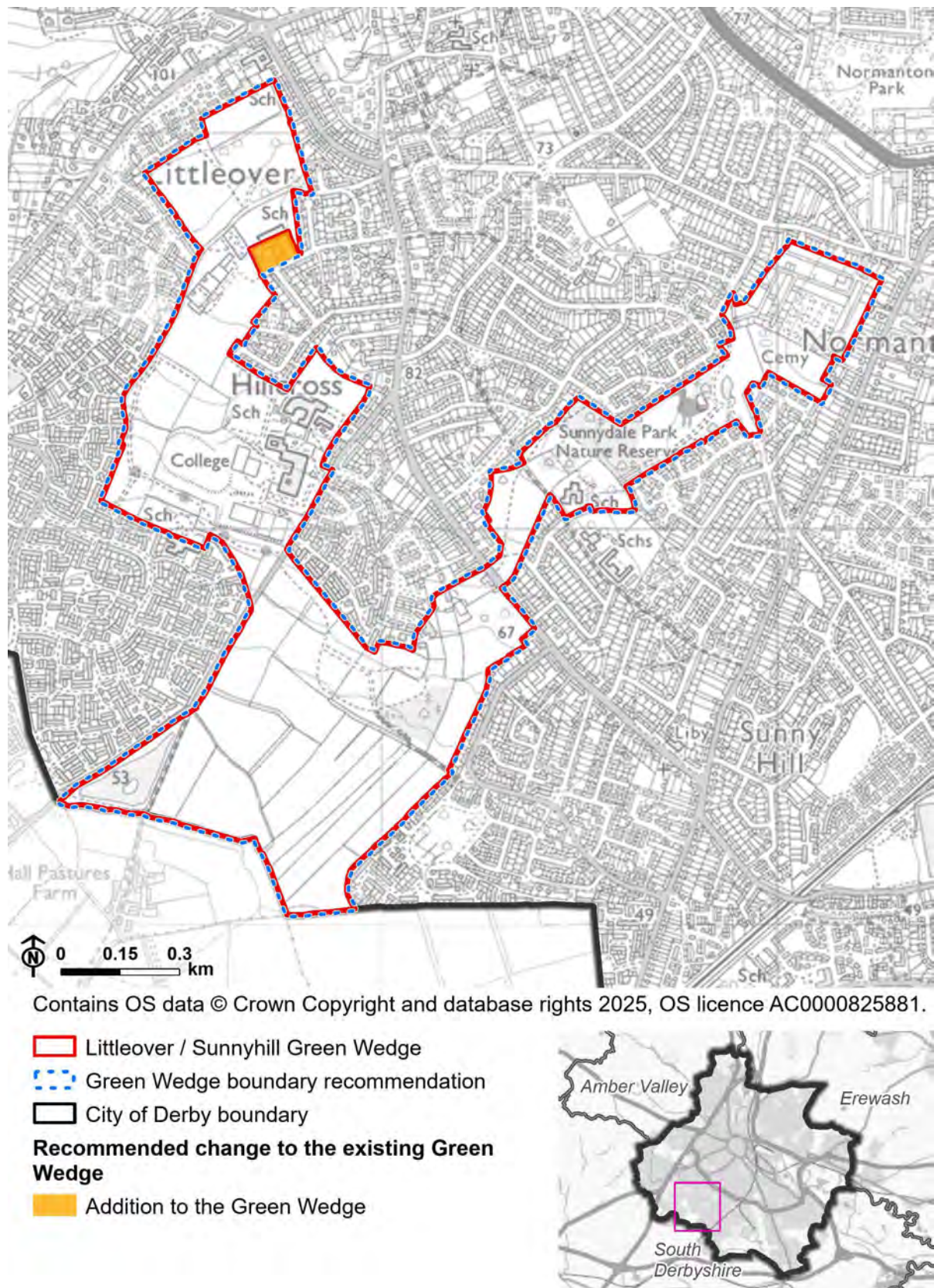
Boundary recommendations

4.337 The existing boundaries are logical and well-defined. All areas contribute to the function of the GW, and there are no significant areas that justify removal.

4.338 There is an inconsistency in the approach to the inclusion of schools and associated playgrounds / playing fields within all the GW boundaries. For consistency, the general principle that has been adopted for all GWs is that the entire school and grounds are included within the GW.

4.339 However, there are some exceptions to this approach. At Carlyle Infant & Nursery Academy, it is recommended that the GW boundary is extended to meet Carlisle Road, thereby including land in front of the school. At Griffe Field Primary School, the current GW boundary includes the full extent of the school grounds excluding only the school building itself, which is well integrated into the adjacent urban area. At this location, it is justifiable that the school building is not included within the GW.

Figure 4.60: Boundary alterations



GI recommendations

- Enhance walking and cycling connectivity by formalising the access route between Sunnydale Park LNR and Millennium Park. Ensure the route is clearly defined using wayfinding and interpretation signage.
- Introduce 'discovery gateways' along Moorway Lane and Blagreaves Lane to improve pedestrian linkages where the GW is crossed by the road network. The interventions could take the form of sculptural installations, local artwork or interpretation signage to create an attractive 'discovery gateway' access point. Low-key proposals could also involve re-surfacing of routes which connect to the settlement edge, improved signage and proposed street tree planting.
- Implement SuDS interventions within areas located with Environment Agency Flood Zone 2 adjacent to Cuttle Brook to provide potential flood storage. Consider improvements to enhance the biodiversity value of the attenuation pond located parallel to Moorway Lane.
- Introduce GI enhancements which improve the connectivity between priority habitat networks and LWS within the GW. Interventions could include the creation of ponds / wet grassland, hedgerow planting or the establishment of species-rich wildflower grassland. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies the need to safeguard and enhance high quality species-rich grassland habitats at land to the west of Derby Moor Spencer Academy (Priority GL-1 and Measure 036). The opportunity to target species-rich grassland creation and enhancement on adjoining land within the GW is also emphasised (Priority GL-3 and Measure 042).
- Consider the introduction of urban green interventions (e.g. street trees) to enhance the linkages to Littleover / Mickleover GW to the north west.

Future of the Green Wedge

4.340 Development of the proposed site off Moorway Lane would potentially compromise the GW primary function and the important role it plays in providing a visual and physical link to the countryside. Further development on this part of the GW would impact upon the openness and undeveloped character. It would also result in narrowing of the mouth of the GW, partially restricting the flow of countryside character into the urban fabric. However, the GW would continue to make a valuable contribution in terms of well-being, recreation and biodiversity benefits. Partial development of this site may be feasible, provided that Green Wedge principles are incorporated into the design. Any design proposals for this site should also consider the relationship with potential development of the proposed sites within South

Derbyshire. Development of this site may also present opportunities to enhance public access and connectivity, including potential opportunity to create a new parkland in this area, as an extension of Millennium Park.

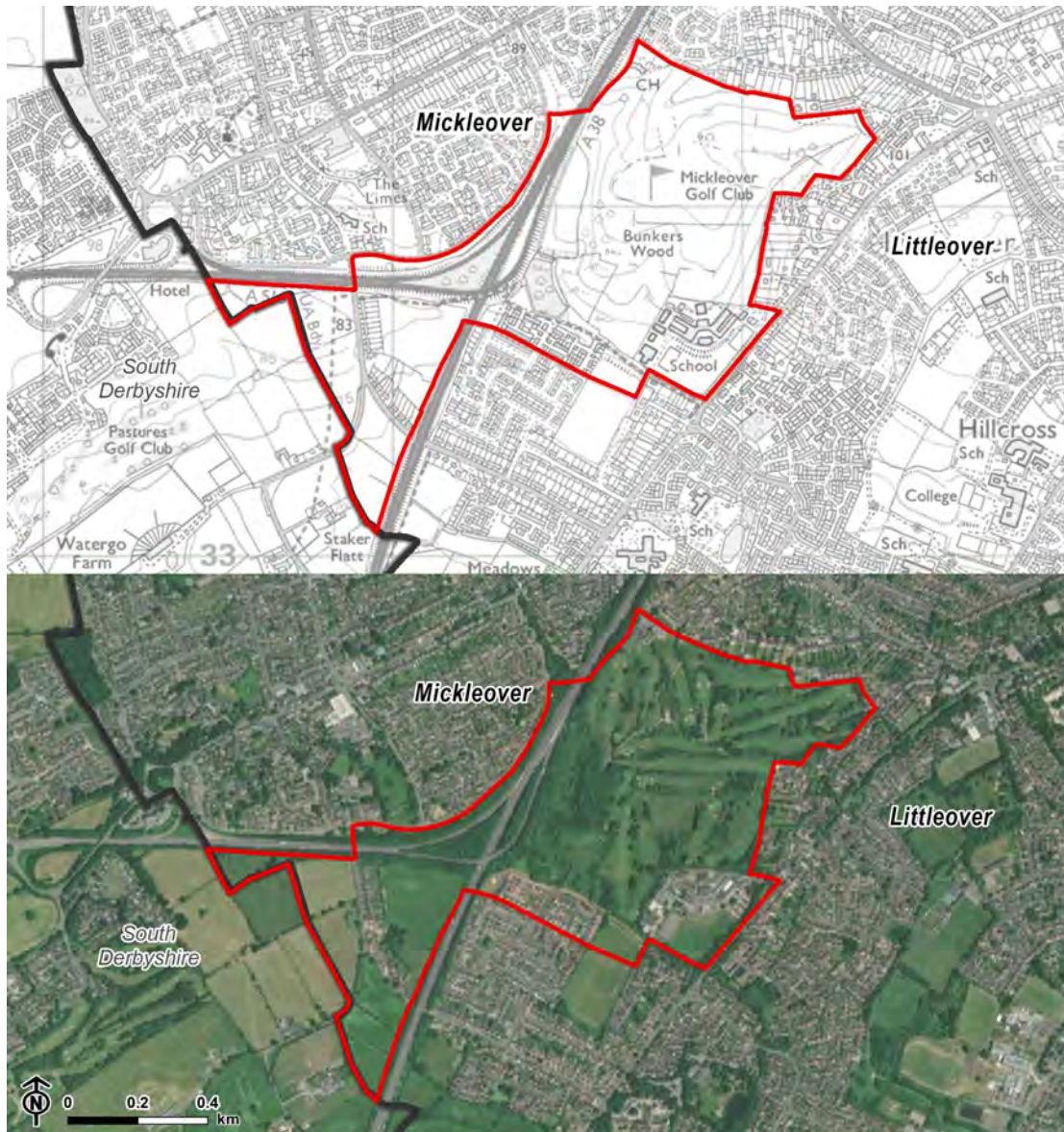
4.341 Development of the broad location off Blagreaves Lane would exacerbate the narrowness of the GW, severing physical and visual connections with the wider countryside. However, if this site were to be developed, it could present opportunity to create a new PRow / cycle route linking Sunnydale Park in the north east, with Millennium Park in the south.

4.342 In the event of development of Pastures Hall Farm, or both Hall Pastures Farm and Land at Primula Way, a reclassification of the GW to a 'Green Gap' is recommended, when appropriate (refer to **Chapter 5** for details). This new designation would reflect its continued contribution to environmental quality, community well-being, and retaining the function of providing open space within the urban structure, even though the direct connection to the open countryside would be diminished.

4.343 Any proposed development should be considered on a case-by-case basis; however, there should be a general presumption against development. The overarching intention should be to maintain the connection to the countryside provided by the GW, and to maximise the environmental, health, well-being, and community benefits it provides.

Littleover / Mickleover

Figure 4.61: Green Wedge Index Map



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- Mickleover / Littleover Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.344 The GW is located in the south west of the city, forming undulating land between the suburbs of Mickleover and Littleover. The land is bisected by the A38 which runs through the centre of the GW from south-west to north-east, including the junction of the A516. The southern edge of the GW is defined by the embankment of the A38 and the rear of residential properties within the recently constructed Oak Grange development. The northern edge is delineated by Brierfield Way Public Open Space and by the rear of residential properties on Keats Avenue. The GW covers approximately 90 hectares, or 1.2% of the land area of the city.

4.345 The majority of land to the east of the A38 corridor is occupied by Mickleover Golf Club, with Bunkers Wood Local Wildlife Site (LWS) and the channel of Hell Brook running broadly parallel to the carriageway. A disused Severn Trent sewage works lies adjacent to the watercourse. Land to the east of the GW also accommodates buildings and associated playing fields at Littleover Community School. Land lying to the west of the A38 and south of the A516 is typified by pastoral agricultural land, with existing residential development located on the eastern side of The Hollow / Haven Baulk Lane.

Summary description of the landscape character of the Green Wedge

4.346 The GW is located within National Character Area (NCA) 68: Needwood and South Derbyshire Claylands, 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 'urban', with the exception of the south western extent of the GW which is described as Settled Farmlands Landscape Character Type (LCT). Characterised by undulating to gently rolling farmland with hedgerow trees and occasional small woodlands, the south western section of the GW is broadly representative of this LCT.

Summary of the planning history of the Green Wedge

4.347 The 2012 GWR identified indicative potential for realignment north of Andrew Close, but the area was not considered strategic and was not allocated in the [Derby City Local Plan](#) (2017). A planning application (reference number 12/14/01678) for up to 80 dwellings was submitted in 2014 and approved in 2016 due to a lack of a five-year housing land supply, alongside a separate approval for public open space enhancements. Subsequent reserved matters approval and a full application for 12

additional dwellings resulted in a development broadly consistent with the GWR's indicative potential.

4.348 Littleover Community School has expanded over recent years with new facilities, including a classroom block, technology block, parking and a floodlit multi-use sports area, all located to minimise impact on the GW. A 2014 application for nine homes within the curtilage of 30 The Hollow was reduced to five but was refused and dismissed at appeal due to its impact on the openness of the GW. However, an alternative single-dwelling application was approved, constructed and deemed to have limited harm. The siting of the dwelling along the alignment of the existing road corridor was considered to be a pragmatic solution.

4.349 Submitted in March 2024, a planning application for the development of 96 residential dwellings (with associated open space and landscape enhancements) on land to the rear of 10 to 29 The Hollow is pending consideration (application reference 24/00425/FUL).

Urban Structure - primary function of the Green Wedge

Urban structure and neighbourhood definition

4.350 The GW makes some contribution to preventing coalescence of the neighbourhoods of Mickleover and Littleover, providing a break in the continuity of built form within the urban landscape (see **Figure 4.2**). The open land use contributes to the separation of these two neighbourhoods and helps to retain their distinct character and identity. In particular, the far west of the GW provides a wider setting to the historic core of Mickleover, formerly a village (designated as a Conservation Area) which has been surrounded by development. This part of the neighbourhood has a stronger sense of place, informed by its historic character.

4.351 The row of residential properties along The Hollow physically connects the two neighbourhoods to the east and west. It reduces the perceived openness of the GW, forming a physical and visual barrier which undermines the primary function of the GW (see **Photograph 36**). The form of the GW also undermines its function, as the 'bow-tie' shape results in a bottleneck where the A516 and A38 meet. In this location the neighbourhoods of Littleover and Mickleover are separated solely by the road network and bordering vegetation. As a result, the section of the GW south-west of the bottleneck makes a limited contribution to urban structure.

Promoting residential amenity

4.352 The GW makes some contribution to protecting residential amenity for residents in properties located to the north, east and south of the GW, forming an undeveloped gap. The wooded buffer provided around the A516 / A38 junction and associated slip roads also helps to protect residential amenity within the neighbourhoods of Littleover and Mickleover. As the A38 forms a barrier, the importance of the open space between the two neighbourhoods is slightly undermined (as there would be neighbourhood distinction in the absence of the GW). In addition, noise and movement on the road networks mean that Mickleover to the west does not benefit to the same extent from the factors contributing to residential amenity (e.g. absence of air, noise and light pollution as well as openness) provided by the GW. In the north of the GW, only the immediate properties benefit from a visual relationship with Mickleover Golf Club, with more distant properties and public areas having only limited views of this open space. To the south of Mickleover Golf Club, a PRow allows the openness of the GW to be more widely experienced and appreciated.

Access to the countryside

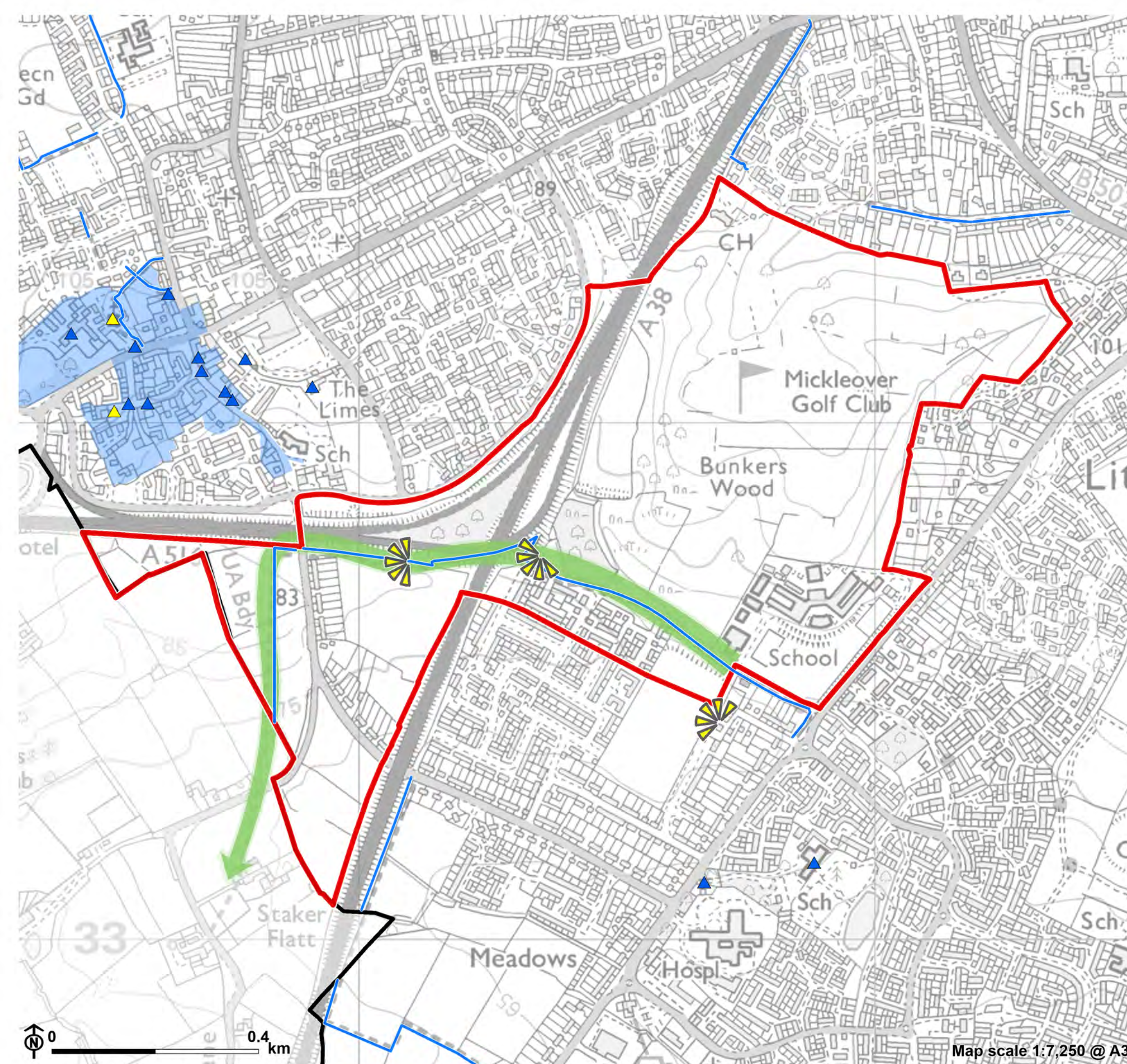
4.353 The GW affords access to the wider countryside by providing a largely undeveloped setting, as well as accommodating a single PRow / cycle route which connects the eastern and western sections of the GW across the corridor of the A38. However, land to the east of the A38 does not feel particularly well connected to the countryside due to the presence of the A38, the elevated A516 slip road and development on The Hollow. Mickleover Golf Club is not publicly accessible, creating a barrier that residents to the north must navigate around via the urban area in order to access the countryside. The wooded carriageway embankments in addition to the residences on The Hollow also restrict visual permeability with the wider countryside (as shown in **Photograph 36**).

Figure 4.62: Urban structure considerations (primary function): Mickleover / Littleover Green Wedge

- ▬ Mickleover / Littleover Green Wedge
- ▬ City of Derby boundary
- ▬ 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 II*
- ▲ Grade II



Map scale 1:7,250 @ A3

Photograph 36: Physical and visual separation provided between the edge of properties at The Hollow and the wider landscape



Urban Structure score:	Relatively weak contribution
------------------------	------------------------------

Summary

The GW makes a **relatively weak contribution** towards the urban structure of the city and the prevention of coalescence of Littleover and Mickleover. The open space forms a physical buffer between the distinct neighbourhoods, but inaccessible private land in the north of the GW and the 'bow-tie' structure of the GW undermine its primary function. The GW also provides a residential buffer to an extent, albeit the connectivity with the wider countryside is more evident within the western portion of the GW.

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

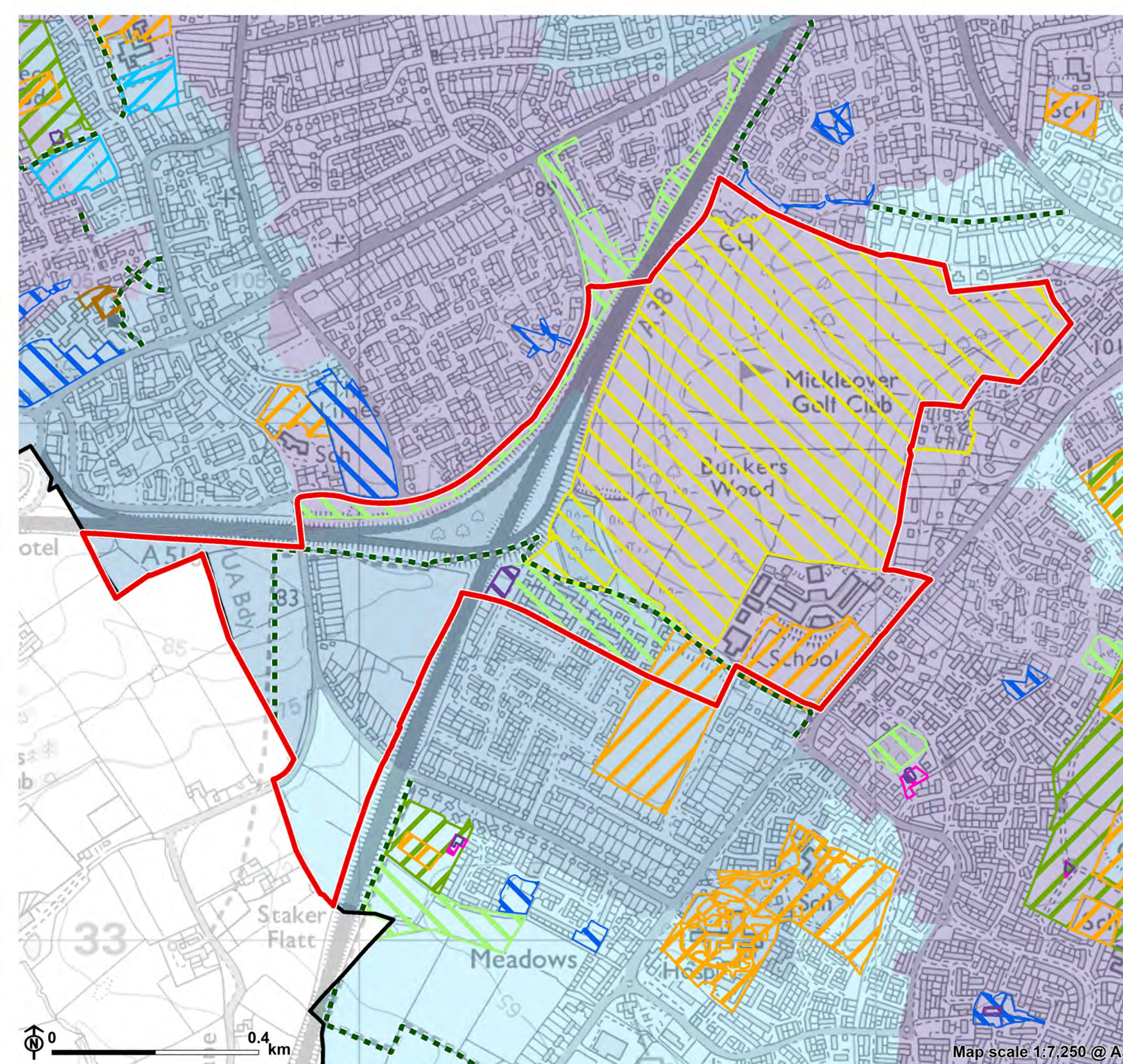
Local open space provision

4.354 Brierfield Way Public Open Space, located along the northern edge of the GW, provides accessible green space with belts of vegetation and amenity grassland. Allen Avenue playground (see **Photograph 37**), located in the centre of the GW (situated between Allen Avenue and the A38) provides an additional recreational resource.

Photograph 37: Allen Avenue playground



Figure 4.63: Health, well-being and community considerations: Mickleover / Littleover Green Wedge



Sport and recreation

4.355 Private sports facilities with more limited access include Mickleover Golf Club and sports pitches at Littleover Community School. The larger sports pitches associated with Littleover Community School to the west of Fresco Drive are publicly accessible and provide an asset to the wider community. However, only a small proportion of these pitches currently fall within the boundary of the GW.

Food growing and allotments

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

Connectivity and active travel

4.357 A PRoW / cycle route enables connectivity between Littleover on the east side of the GW and the rural landscape in the west, providing a link to the wider countryside. This route crosses the corridor of the A38 where noise intrusion is high (70-75 dB). Noise levels across the majority of the GW are between 40-55 dB. A further cycle route connects land at the Oak Grange development with the existing PRoW running parallel to the A38 in Littleover.

Health and well-being indicators

4.358 The GW contributes to the mental and physical well-being of residents through the provision of recreational opportunities, including a PRoW connection to the wider countryside. IMD data for LSOAs located within the east of the GW indicate low levels of relative deprivation (10% least deprived nationally). The LSOA accommodating the Oak Grange development and a large proportion of the land to the west of the A38 corridor lies within the eighth decile. Relative deprivation within the GW is at its highest level (sixth decile) at land south of The Hollow and at the GW's north eastern extent.

Environment - secondary function of the Green Wedge

Biodiversity

4.359 Priority habitats in the GW comprise deciduous woodland, including a designated site at Bunkers Wood Local Wildlife Site (LWS) (see **Photograph 38**).

Deciduous trees line fairways at Mickleover Golf Club in the east of the GW. Wooded belts bordering the A38 / A516 road corridors and hedgerows / hedgerow trees in the western part of the GW also contribute to wider ecological networks. Hell Brook flows north west to south east through the GW and forms a wildlife corridor, providing connectivity between adjacent wooded areas (including Bunkers Wood LWS and Brierfield Way Public Open Space).

4.360 Tree canopy cover within Littleover ward where the GW is located is estimated at 18.5%. 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.

Agriculture

4.361 Agricultural land in the western part of the GW is classified in the Agricultural Landscape Classification (ALC) as Grade 3 (good to moderate quality) and is predominantly used for livestock grazing.

Photograph 38: Deciduous woodland at Bunkers Wood LWS and along the course of Hell Brook contributes to the biodiversity value of the GW

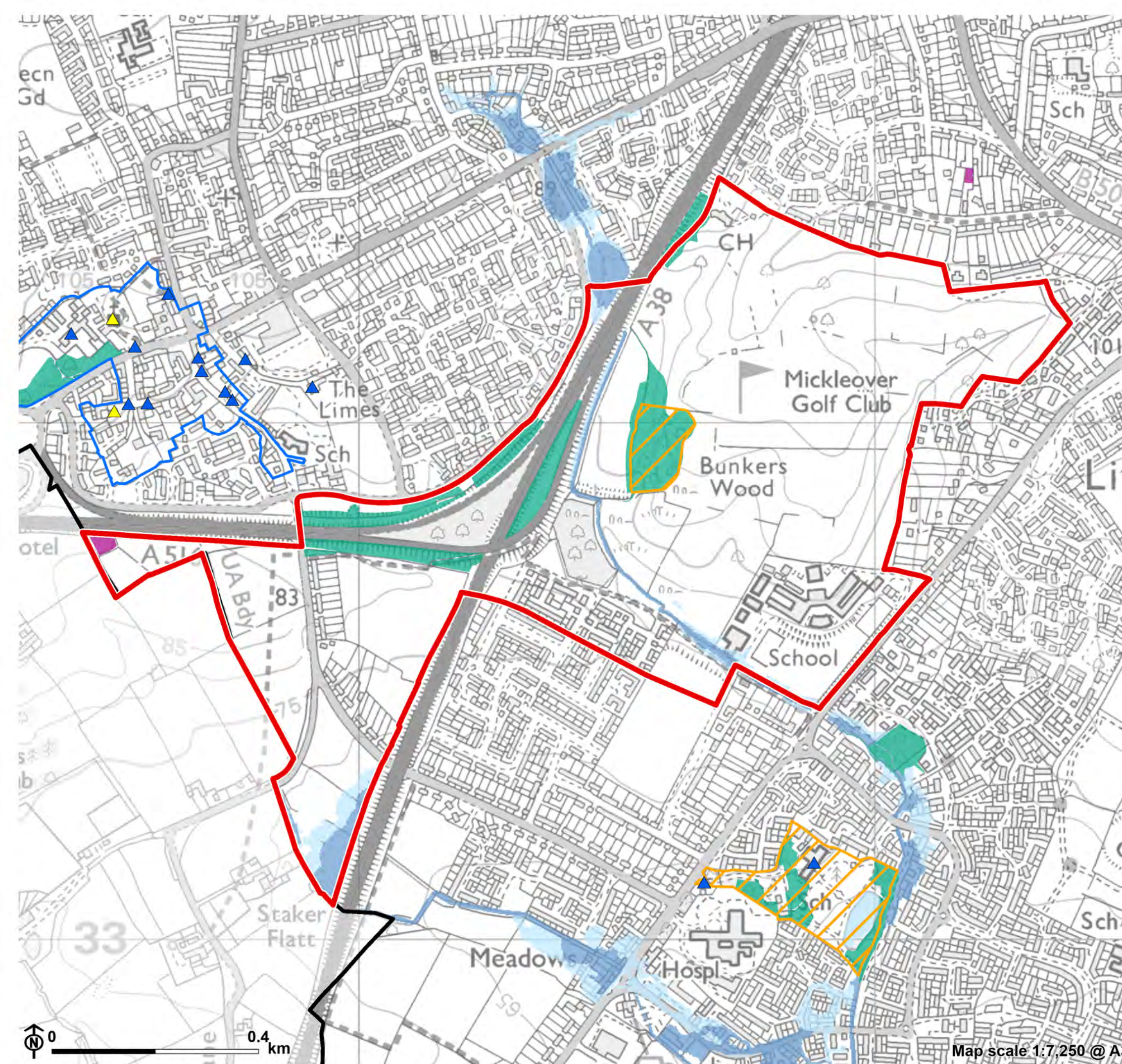


Flood management

4.362 The GW forms part of the floodplain for Hell Brook with limited areas of land adjacent to the brook falling in Environment Agency Flood Zones 2 and 3 (see

Figure 2.3), including adjacent to Littleover Community School. The GW therefore provides flood storage and space for water to infiltrate into the soil. Agricultural land within the GW also provides a flood risk mitigation function.

**Figure 4.64: Environment considerations:
Mickleover / Littleover Green Wedge**



- Mickleover / Littleover Green Wedge
- City of Derby boundary
- Conservation area
- Local Wildlife Site
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Traditional orchard
- Deciduous woodland
- No main habitat but additional habitats present
- Listed building**
- ▲ Grade II*
- ▲ Grade II



Map scale 1:7,250 @ A3

Assessment of potential harm to the Green Wedge

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

4.363 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 0354: Land forming Mickleover Golf Club

4.364 The land at Mickleover Golf Club (Site 0354) has been promoted for residential development, of varying scales. Development of the entire golf course would lead to the loss of the majority of the GW east of the A38, substantially undermining the integrity and function of the GW, resulting in moderate-high harm. However, if only the eastern portion of Mickleover Golf Club (either the larger site DER0354a or smaller DER0354b) was developed, the impact would be **moderate harm**. The private Mickleover Golf Club currently contributes moderately to the GW's primary function due to its limited public access, and weak visual or physical connection to the wider countryside.

4.365 There are four promoted sites surrounding The Hollow, to the west of the pinch point where the A516 and the A38 meet. Collectively, these sites encompass the entire of the western section of the GW. This area plays a crucial role in maintaining both the connection to the open countryside and the principle of openness in this GW. These functions are already compromised by the structural pinch point at the A516/A38 junction, and the physical and visual barrier created by The Hollow.

Site 0206: East of The Hollow

4.366 Located at the narrowest section of the GW's pinch point, the development of this site would sever the northern section of the GW connection to the surrounding countryside and displace rural character further out toward the GW's mouth. The development would extend to the edges of the adjacent neighbourhoods of Mickleover and Littleover, effectively resulting in their coalescence, although the road network in this location would maintain neighbourhood boundaries to an extent. As a result of these factors, the subsequent impact on GW functionality as a result of this potential development would be **high harm**.

Site 0207: Fontenay The Hollow

4.367 This site is located directly behind properties on the southern section of The Hollow/Haven Baulk Lane. The Hollow already acts as a barrier to visual permeability and access, and development of this site would further reinforce that barrier, thereby undermining the GW's function in this sensitive area. However, since the barrier is already established, the additional negative impact from extending it is considered to be moderated. As a result, the overall harm to GW functionality arising from development of this site is assessed as **moderate harm**.

Site 0099: Land West of The Hollow

4.368 The development of this site would obstruct over 50% of the GW's mouth and impede the key PRow route that connects the GW to the wider countryside. It would eliminate rural character in one of the few locations in the GW where it is present. Furthermore, the development would have a knock-on effect on the only subsequently remaining undeveloped section of the GW's mouth - the location of potential development site 0385 - by surrounding it with built form and further eroding its rural character. Collectively, these impacts would push an already underperforming GW beyond its tipping point, to the extent that it would no longer deliver any meaningful functional benefits. As such, development of this site is assessed as resulting in **high harm** to GW functionality.

Site 0385: South of Staker Lane

4.369 The development of site would have a similar effect to the development of Site 0099, although to a slightly reduced extent, as this site does not contain a PRow and obstructs a marginally shorter section of the GW mouth. None the less, the development of this site is still considered to result in **high harm** to GW functionality.

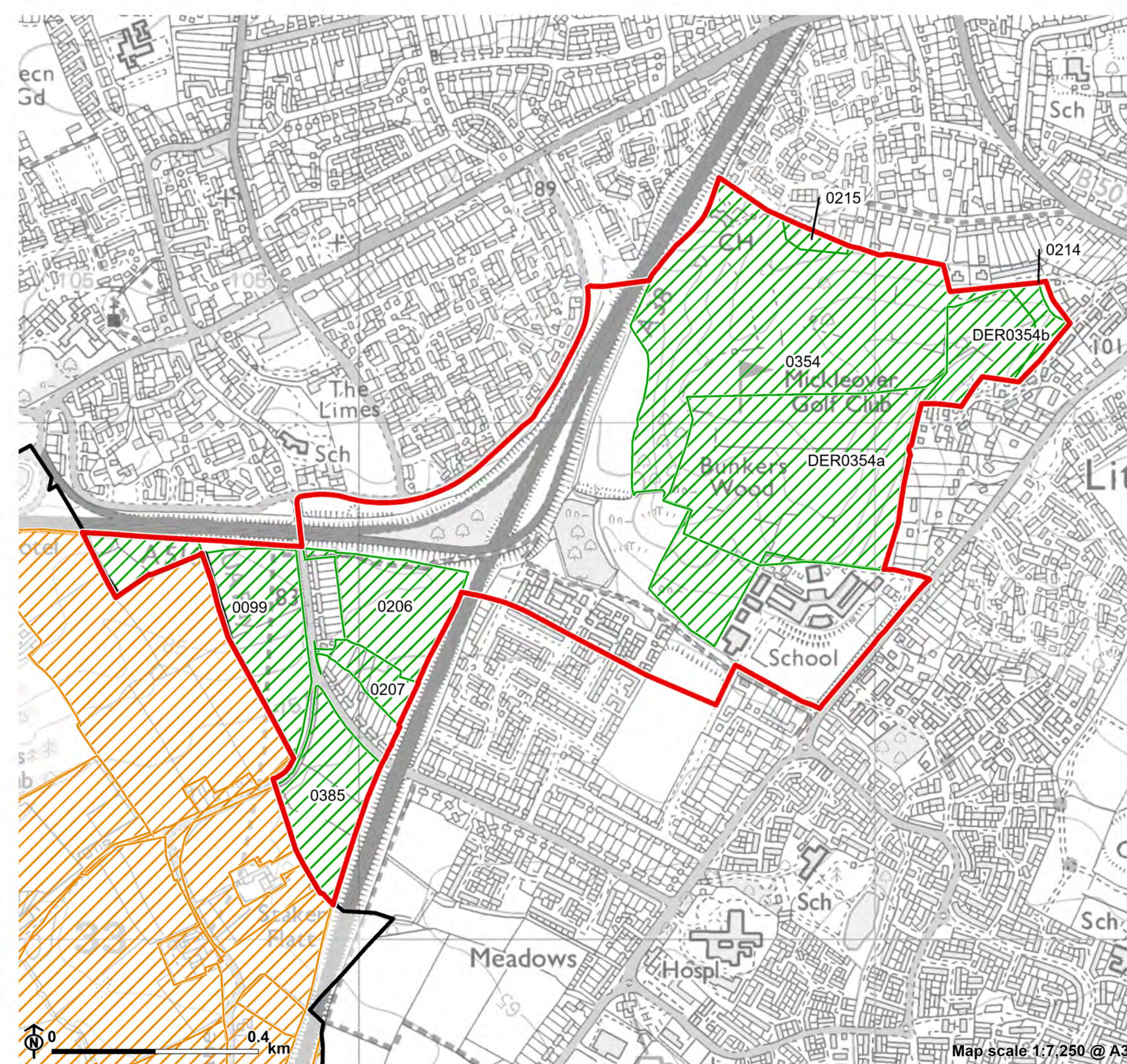
4.370 Collectively, development of all four sites (0206, 0207, 0099 and 0385) would irreversibly undermine the functionality of the GW.

Promoted land around the urban fringe and in neighbouring authorities

4.371 Land with South Derbyshire district is identified in South Derbyshire's Regulation 19 Plan as a strategic allocation for housing, as part of an extension to the Mickleover Country Park estate. Development of this site could block off the GW and prevent the countryside from flowing into the built area of the city. It would enclose the GW and significantly undermine its function irrevocably, and as a result it is considered to result in **high harm** to the function of the GW.

**Figure 4.65: Potential development sites:
Mickleover / Littleover Green Wedge**

- Mickleover / Littleover Green Wedge
- City of Derby boundary
- Development Sites within the Green Wedge
- Promoted land in neighbouring authorities



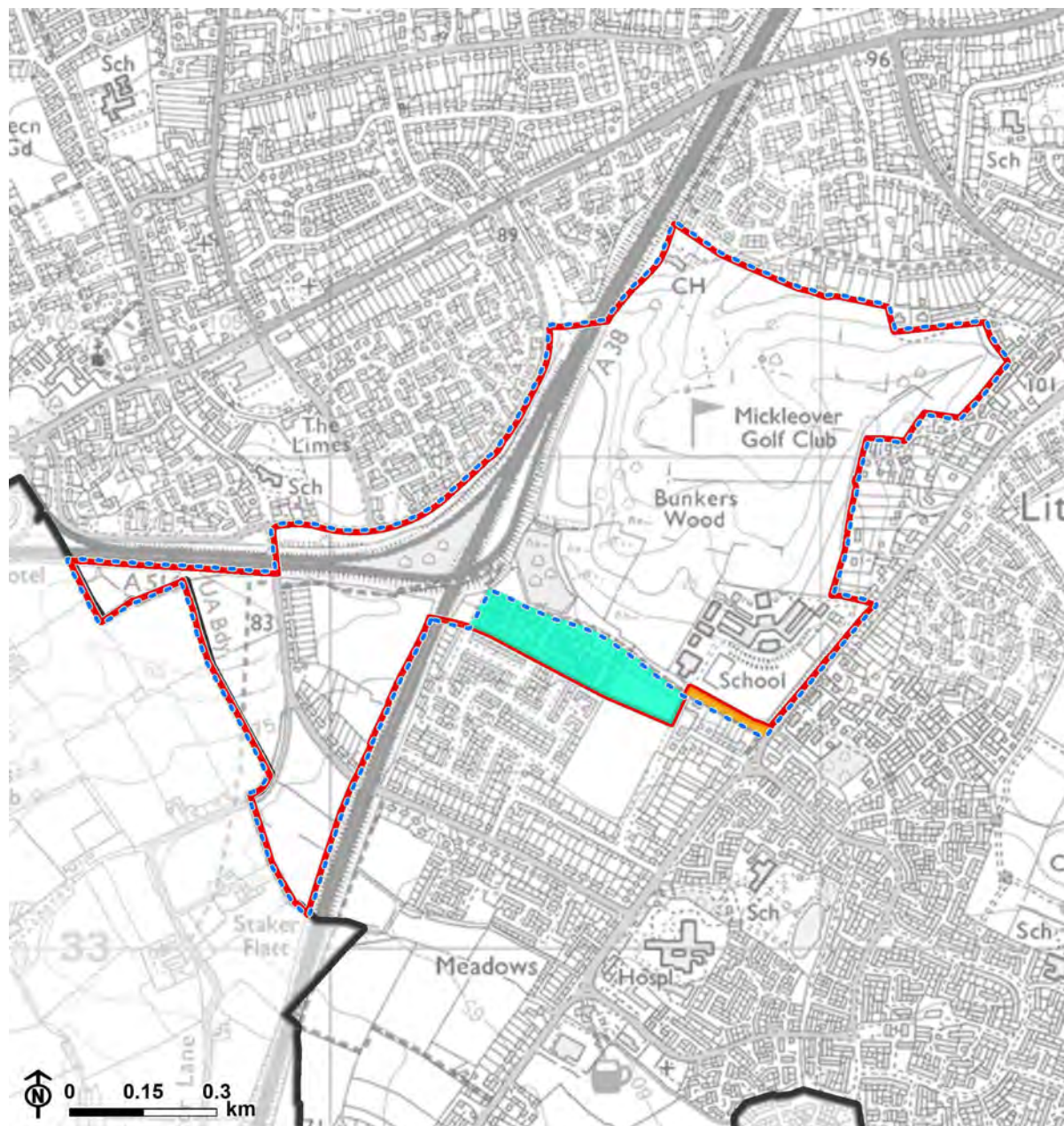
Map scale 1:7,250 @ A3

Recommendations

Boundary recommendations

4.372 In the case that the GW designation is retained as is, the GW boundary should be revised to exclude development on Noctule Lane, Allan Avenue, Pipistrelle Place, Daubenton Way and Natterer Grove, although Allan Avenue Play space should be included. The northern section of the publicly accessible playing field associated with Littleover Community School should also be omitted to rationalise the boundary. A consistent approach should be taken to the inclusion or exclusion of the A38 and A516 corridor within the boundary.

Figure 4.65: Boundary alterations



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- Mickleover / Littleover 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 opportunities for increased public access across the GW. If land at Mickleover Golf Club is developed, the potential for publicly accessible routes should be maximised.
- Enhance the connectivity between the east and west sections of the GW through localised PRow additions / improvements as well as enhancements to cycling provision. Ensure routes are clearly defined through the use of wayfinding and interpretation signage.
- Consider the introduction of urban green interventions (e.g. street trees) to enhance the linkages between the Littleover / Mickleover and Littleover / Sunnyhill GWs.
- Consider the creation of a locally promoted circular route linking Littleover and Mickleover to encourage access to the countryside.
- Restore the natural floodplain or implement sustainable drainage systems (SuDS) interventions to minimise the risk of flooding. Improvements to the management of existing floodplains also offers the potential to enhance woodland and grassland priority habitats.
- Introduce GI enhancements which improve the connectivity between priority habitat networks. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies land within Bunkers Wood / Mickleover Golf Club 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 within this GW (Priority WT-3 and Measure 022). The need to safeguard and maintain woodland in positive management to maximise its biodiversity value is also emphasised (Priority WT-1 and Measure 010).

Future of the Green Wedge

4.373 The proposed development beyond the city boundary, within the jurisdiction of South Derbyshire Council, would effectively curtail the GW by severing its connection to the wider countryside and preventing it from fulfilling its primary function. This presents a dilemma in this location, as the generally poor performance of the GW raises the question of whether its continued inclusion in the GW designation remains justified.

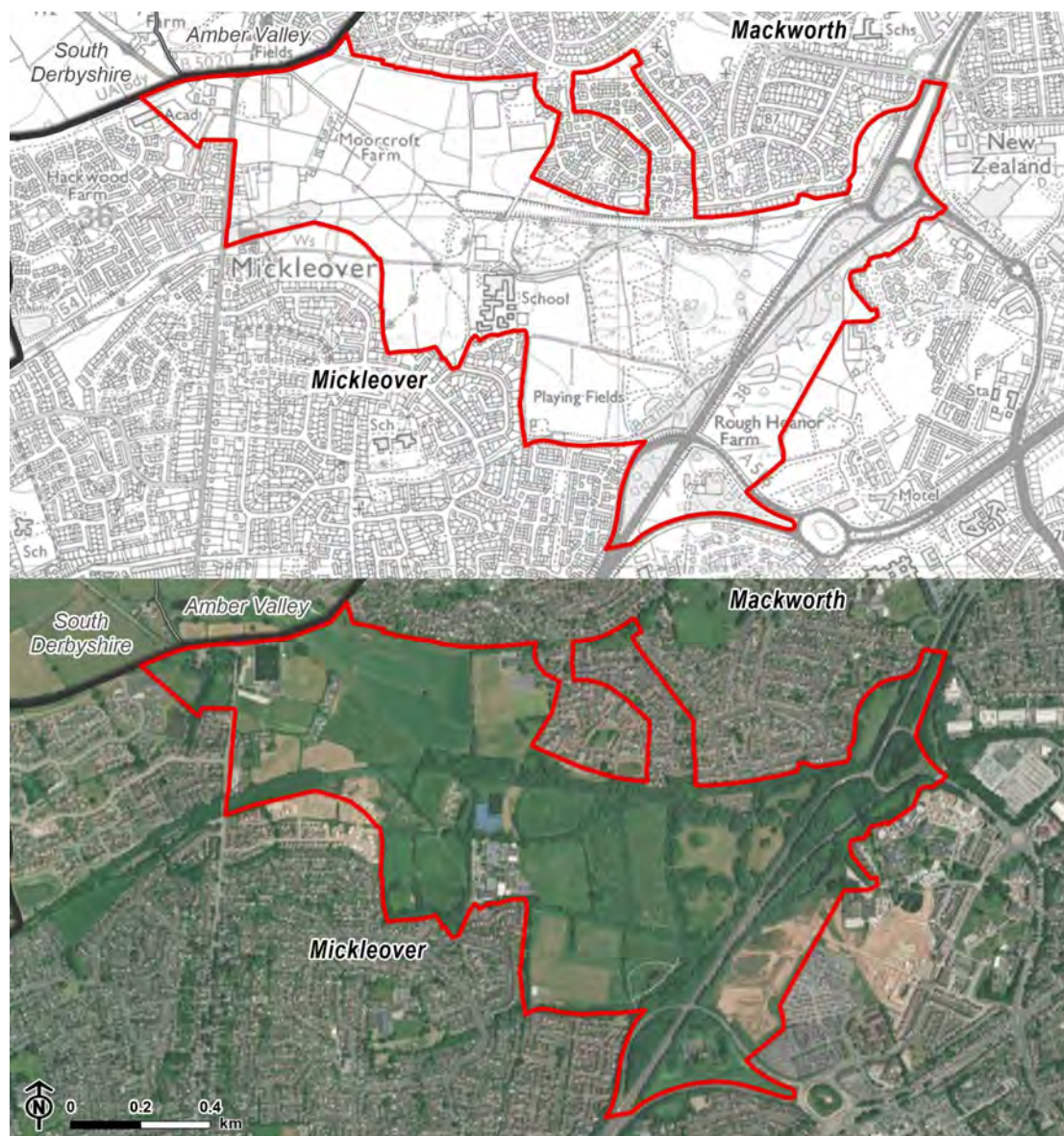
4.374 Should the development within South Derbyshire take place, there would be insufficient justification for retaining the area of land to the south west of the A516 / A38 junction within the GW. At this pinch point, the adjacent neighbourhoods are largely separated by the A516 and A38, along with their associated mounding and tree cover. In the context of development beyond the city boundary, this section would become a series of isolated pockets of open space surrounding The Hollow, lacking a clear purpose or functional contribution.

4.375 The northern section of the GW, largely occupied by Mickleover Golf Course, does provide some value by maintaining the distinction between Mickleover and Littleover and by providing a break in the continuity of built form within the urban landscape. However, this area performs less effectively than other GWs. It may be appropriate to retain this section for its separation function by reclassifying it as a 'Green Gap' (see **Chapter 5** for further detail). This reclassification would preserve its role in maintaining settlement identity, despite the loss of the original countryside linkage. Alternatively, a decision could be taken to de-designate this part of the GW altogether to free up land for development, thereby reducing pressure on higher-performing areas elsewhere.

4.376 In the case of development within or adjacent to the GW, there should be a requirement to create an accessible green corridor through new development, connecting to the wider countryside. This would help mitigate the loss of the GW. For the residential area north of the GW, this could enhance access to the countryside, as Mickleover Golf Club currently forms an access barrier. However, it should be noted, that although beneficial, this green corridor would not perform the same structural function as a GW.

Mickleover / Mackworth

Figure 4.66: Green Wedge Index Map



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- Mickleover / Mackworth Green Wedge
- City of Derby boundary
- Neighbouring authority



Baseline description of the Green Wedge

Location and existing land use

4.377 The GW is located in the west of the city between the neighbourhoods of Mickleover to the south and Mackworth to the north. Radbourne Lane forms the western boundary, whilst Derby Royal Hospital car park and Kingsway Industrial Park forms the eastern boundary. To the north and south, the GW is mainly defined by the rear gardens of residential properties. In total, the GW covers approximately 145 hectares, or 1.9% of the land area of the city.

4.378 The GW is irregular in shape and runs from the city boundary in the west to the A38 in the east. The GW maintains a consistent width from east to west, narrowing slightly around the mouth in the west, close to Mickleover Sports Club. Murray Park Community School is located in the centre of the GW. The A38 runs through the GW from south-west to north-east along the eastern edge of the GW and incorporates two major junctions at Kingsway and Markeaton Island. Existing land use within the GW comprises agricultural land in the west, and a mixture of amenity uses in the central and eastern parts, including playing fields, allotments, and school grounds.

Summary description of the landscape character of the Green Wedge

4.379 The GW is located within NCA 68: Needwood and South Derbyshire Claylands. In the [Derbyshire County Landscape Character Assessment](#), a large proportion of the GW is described as ‘Settled Farmlands’ LCT. Characterised by undulating to gently rolling farmland with hedgerow trees and occasional small woodlands. The western part of the GW is broadly representative of this LCT, although encroaching suburban land uses including Mickleover Sports club, as well as schools and their associated playing fields have an urbanising influence on the landscape character. Land to the east of the A38 is defined as ‘urban’.

Summary description of the planning history of the Green Wedge

4.380 Since the 2012 GWR, three areas of land have been removed from the GW through the Derby City Local Plan 1 (DCLP1) process, accommodating around 450 new homes. Land removed from the GW includes areas at the former Mackworth College site to the north of the GW, land to the north of Onslow Road and to the north of Starflower Way (Hackwood Farm). These sites have now been constructed. A further 200 homes were completed on the brownfield footprint of the former Mackworth College site. This site was not specifically allocated in the Derby City Local Plan Phase 1 (DCLP1), as it was developed prior to adoption.

4.381 In addition to the sites allocated in the DCLP1, three dwellings fronting Station Road (to the north of The Great Northern Pub car park) have been constructed and continue the alignment of existing development along this part of Station Road with negligible impact upon the character or function of the GW.

4.382 A planning application for the erection of four residential dwellings at Humbleton Barn (application reference 03/14/00408) was refused in 2014 and subsequently dismissed at appeal.

4.383 A planning application to re-model the A38/A516 Junction and erect 80 dwellings, a restaurant and a coffee shop with drive-through facilities on the site of Rough Heanor Farm (application reference 10/15/01314) was refused in 2018.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.384 The GW makes a positive contribution to the definition and enhancement of the urban structure by providing clear boundaries to the residential neighbourhoods of Micklegate and the Mackworth Estate. The width of the GW results in a clear separation between the two neighbourhoods and also provides a broad break in the continuity of built development, reaching 1.7km into the urban area. Both the width and length of the GW contribute strongly to urban structure.

4.385 The GW is narrowest at its mouth in the north west, which somewhat impedes the connection to the countryside. However, the breadth of the GW in the south east, closest to the city centre, maximises the benefits for the most urban part of the GW.

Promoting residential amenity

4.386 The GW makes a positive contribution to protecting residential amenity of surrounding neighbourhoods. It provides a physical and visual buffer around the major A38 junctions, protecting residences from air, noise and light pollution. The east of the GW provides a buffer between the neighbourhoods of Micklegate and (to a certain extent) Littleover and the Derby Royal Hospital car parks, and between Mackworth and Kingsway Industrial Park. A number of residential properties back onto the GW along its northern and southern edges, which as a result benefit from privacy, natural light, attractive views and outlook, and positive visual character.

Photograph 39: The GW provides a break in built development and provides residential amenity for neighbourhoods on its periphery



Access to the Countryside

4.387 The LCA describes the countryside character as extending far into the GW, and this is broadly accurate for the western part of the GW, with the landscape consisting in part of arable fields defined by hedgerows and shelterbelts of trees. There is a strong visual link with this area of rural character from the surrounding residential areas. Here, the extent of the GW, both in terms of width and length allows a continuous area of rural character to permeate the urban area. However, infrastructure and land use associated with Mickleover Sports Club at the mouth of the GW undermines the flow of countryside character into the GW and impedes the rural character. Development both within and outside of the Derby city boundary has further narrowed the GW mouth, undermining the GW primary function.

4.388 Whilst there are no PRow within the GW, a well-connected network of permissive paths in the east of the GW provide access to open space from surrounding neighbourhoods. NCN Route 54 crosses the GW, offering a clear, accessible, and traffic-free corridor through approximately two-thirds of the area. The west of the GW is less well connected, and as a result links out into the wider

countryside are limited. However, at mouth of the GW, the long distance footpath known as the Bonnie Prince Charlie Walk provides an important link to the surrounding rural landscape.

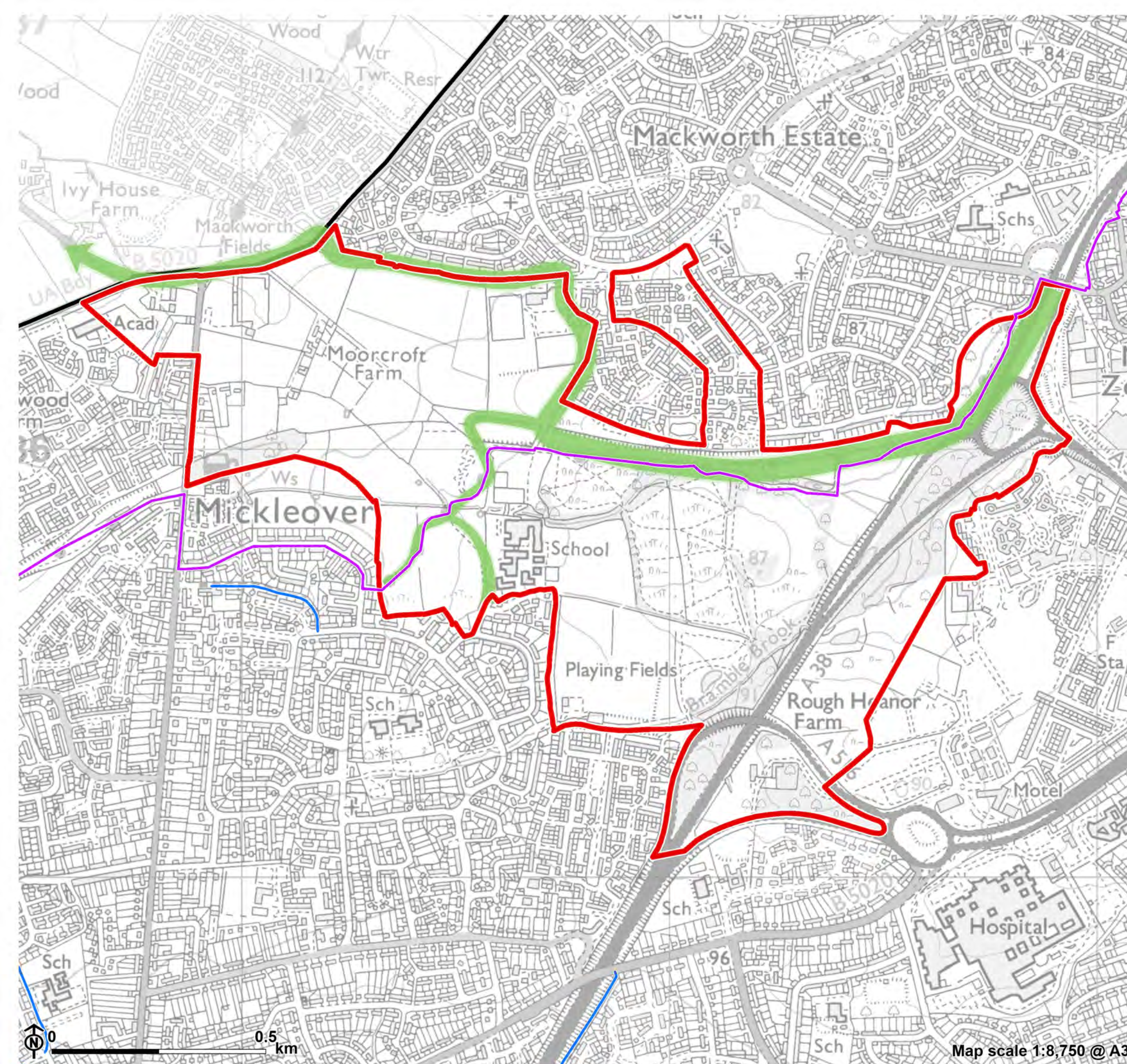
Urban Structure Score:	Relatively strong contribution
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Urban Structure (Primary Function) Summary

The GW makes a relatively strong contribution to the urban structure of the city, providing clear separation between two adjacent neighbourhoods of Mickleover and Mackworth. It makes a strong contribution to residential amenity through the provision of open space, and buffering of major road junctions. Whilst its relatively narrow mouth and the nature of surrounding land uses limit the flow of rural character into the city somewhat; these factors do not fundamentally or significantly impede the function of the GW overall.

**Figure 4.68: Urban structure considerations
(primary function): Mickleover / Mackworth Green
Wedge**

- ▬ Mickleover / Mackworth Green Wedge
- ▬ City of Derby boundary
- ▬ National Cycle Network
- ▬ Public right of way
- ➔ Route to access the countryside



Map scale 1:8,750 @ A3

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

Local open space provision

4.389 Public open space at Mackworth Park and Mickleover Meadows / Mickleover Park provide opportunities for recreation within the GW. There are two children's play areas associated with residential developments on the edge of the GW at Battersea Park Way and Richmond Park Road. Additional facilities within the GW include a BMX track. Semi-natural greenspace provision is available north of Onslow Road.

Photograph 40: Mickleover Meadows BMX track provides informal sport and recreation facilities within the GW



Sport and recreation

4.390 Mickleover Sports Club is located at the north western extent of the GW. Facilities include football and cricket pitches with associated infrastructure, including a pavilion. Situated at the northern boundary of the GW, Rykneld Sports Centre (Derby Grammar School) provides artificial and grass pitches, as well as indoor sports facilities. Playing fields associated with Murray Park Secondary School lie within the GW, adjoining the settlement of Mickleover.

Food growing and allotments

4.391 Mackworth Community Allotments provide food growing opportunities for the local community.

Connectivity and active travel

4.392 A network of footpaths and cycle paths provide access across the GW. A section of the disused Great Northern railway line accommodates NCN Route 54, connecting Onslow Road in the south west with Greenwich Drive in the north east. This route provides a traffic-free link through the GW. In addition, a number of informal paths and tracks run through Mackworth Park. Noise levels across the majority of the GW are relatively low (40-50 dB), rising to 55 – 60 dB along the A38 corridor in the east of the GW.

Photograph 41: A multi-user path runs through the GW forming part of NCN Route 54 provides connectivity and opportunities for active travel between neighbourhoods

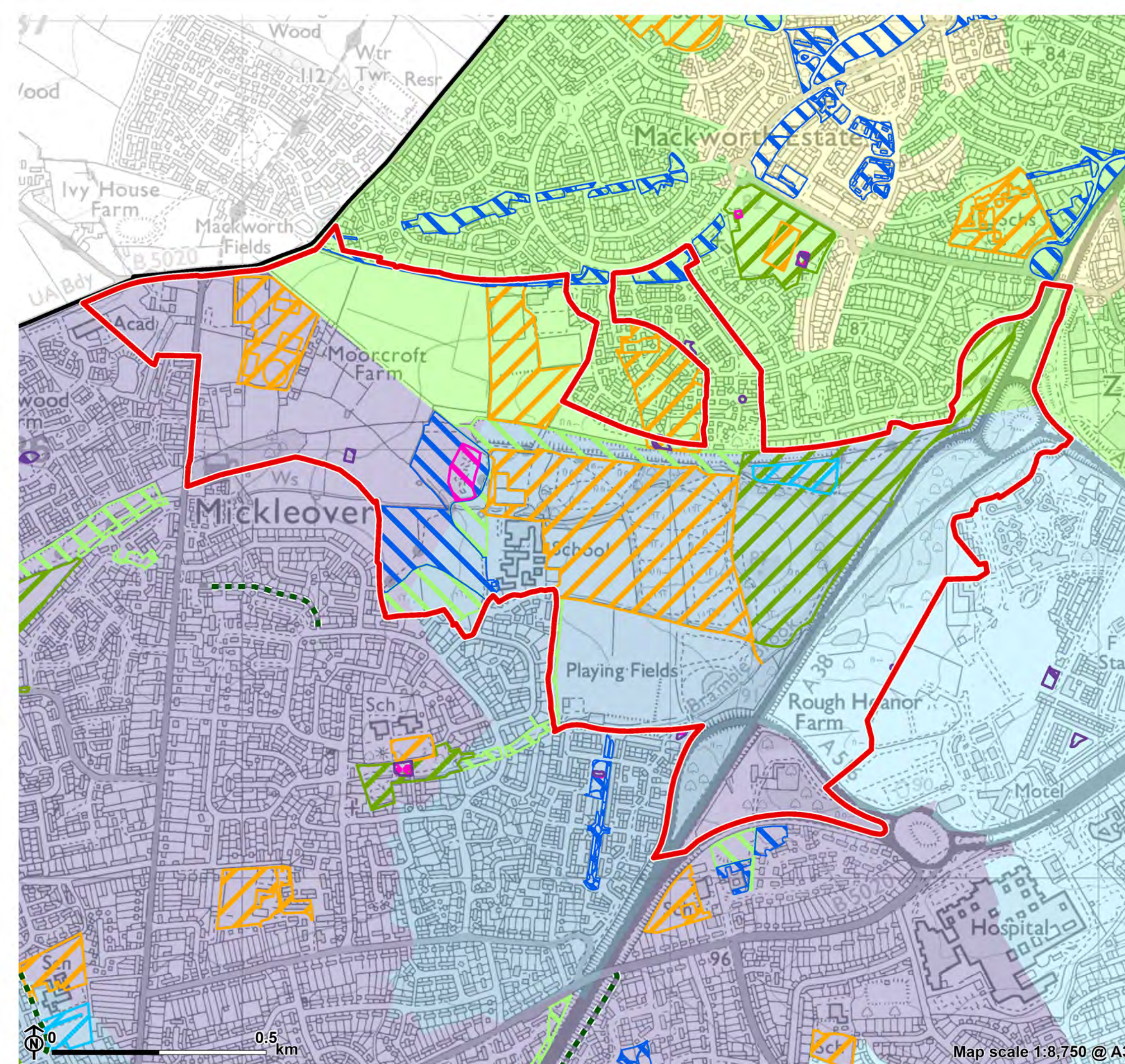


Health and well-being indicators

4.393 The GW contributes to the mental and physical well-being of residents through the provision of recreational opportunities, including several PRow which provide links across the GW between adjacent neighbourhoods. IMD data for LSOAs located within the GW indicate relatively low levels of deprivation across most of the GW, falling within the eighth-tenth deciles. However, land to the north of Moorcroft Farm adjacent to the Mackworth, has higher levels of relative deprivation, falling within the 30% most deprived areas within the country.

Figure 4.69: Health, well-being and community considerations: Mickleover / Mackworth Green Wedge

- Mickleover / Mackworth 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 1:8,750 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.394 Tracts of deciduous woodland bordering the A38, including its island junction with the A5111, are designated as priority habitats. Land associated with the disused rail line is also typified by deciduous woodland priority habitat. Land at the western extent of this corridor forms part of Mickleover Meadows Local Nature Reserve. A number of these areas of deciduous woodland are also locally designated as LWS; including Bramble Brook and Margins, the A38 Roundabout, Mickleover Railway Cutting and Mickleover School Meadow.

4.395 The GW is encompassed within the boundaries of four wards. Average tree canopy cover within these four wards ranges from 11.0% in Mackworth & New Zealand ward to 19.9% in Abbey ward. A large proportion of the GW is located within Mickleover ward where average tree canopy cover is estimated at 15.0%, equating to the average for the city.

Photograph 42: Areas of deciduous woodland, scrub and grassland within the GW provide biodiversity value



Agriculture

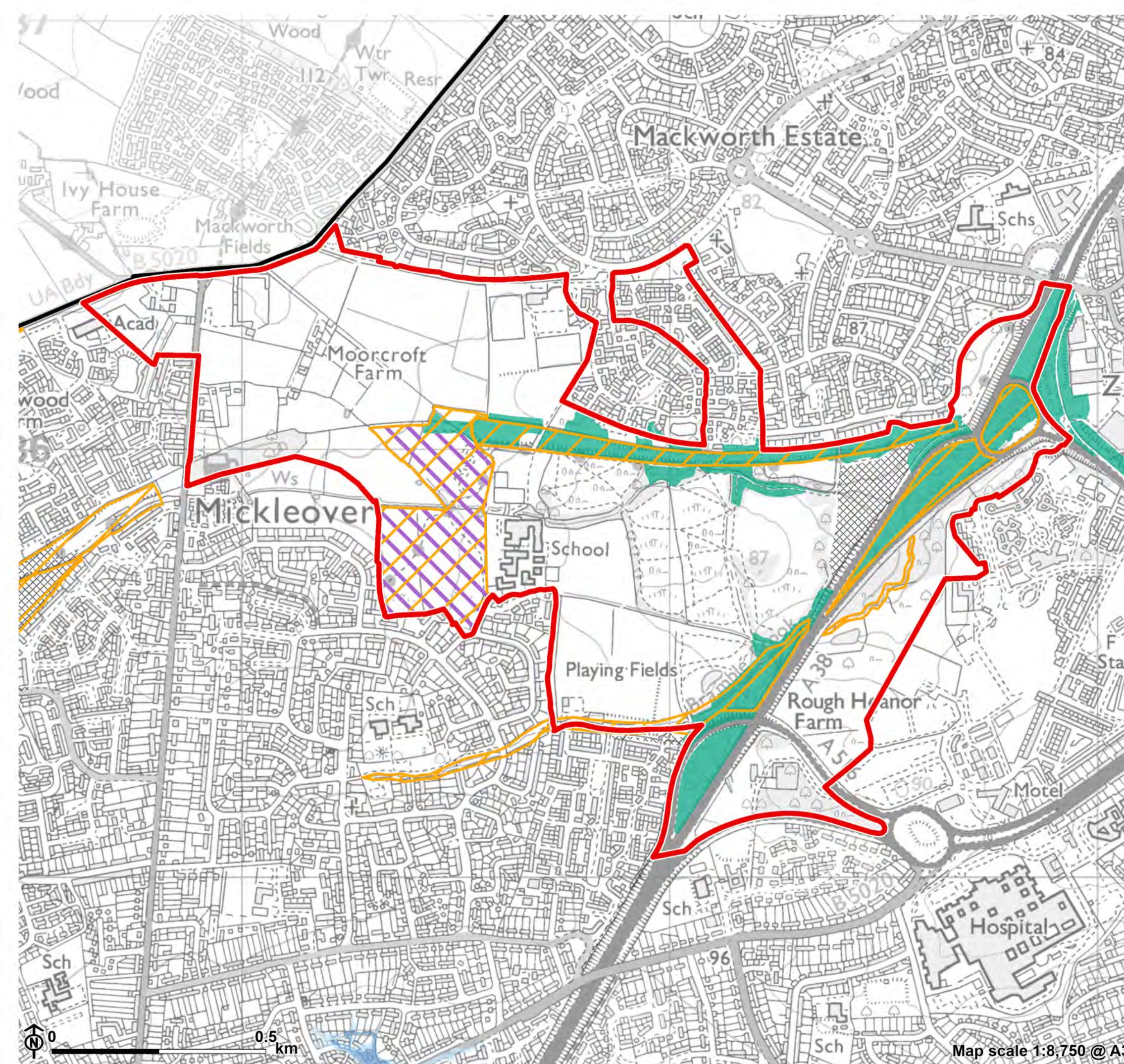
4.396 The GW is dominated by land classified as ALC Grade 3 (good to moderate quality). However, a small extent of land at the western extent of the GW, associated with land at Mackworth Fields, is described as Grade 2 ‘very good’ agricultural land. Some sections of the perimeter of the GW, particularly to the north, are identified by the ALC as ‘urban’.

Flood management

4.397 Bramble Brook and a number of its tributaries cross the landscape of the GW, providing both flood storage and mitigation functionality. The watercourses, located within land defined as Environment Agency Flood Zones 2 and 3, converge at land close to the infrastructure corridor of the A38.

**Figure 4.70: Environment considerations:
Mickleover / Mackworth Green Wedge**

- Mickleover / Mackworth Green Wedge
- City of Derby boundary
- Local Wildlife Site
- Local Nature Reserve
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
- Deciduous woodland
- No main habitat but additional habitats present



Map scale 1:8,750 @ A3

Assessment of potential harm to the Green Wedge

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

4.398 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 the development of these individual sites on the GW's ability to maintain its primary function is considered below:

Site 0355: Station Road, Mickleover

4.399 A small area off Station Road has been promoted for residential development (circa 12 units). Development of this site would have minimal impact on the GW function as it is a small area adjacent to existing residential development. Although it makes a minor contribution to openness and definition of neighbourhoods, the extent to which this function is expressed is limited by the size of the site. Development of this site would result in **low harm** to the primary function of the GW.

Site 0177: Land at Rough Heanor Farm

4.400 Although land in this site makes some contribution to the urban structure through maintaining openness, it does not contribute to connection to the countryside or have rural character and makes limited contribution to residential amenity. Development of this site would result in **low harm** to the primary function of the GW.

Site GW2: Land west of Station Road

4.401 Development of this 2.6-hectare site would further narrow the mouth of the GW, which is already the narrowest point, thereby impeding the flow of countryside into the urban area. Land at this site contributes to maintaining openness and preserving the separation between Hackwood Farm and ongoing residential development beyond the Derby City boundary. Development of this site would result in **moderate harm** to the integrity and function of the GW.

Site GW3: Land east of Mickleover Sports Club

4.402 Development of this 21.3-hectare site would completely undermine the primary function of the GW and it would cease to perform its functions. If the full extent of this

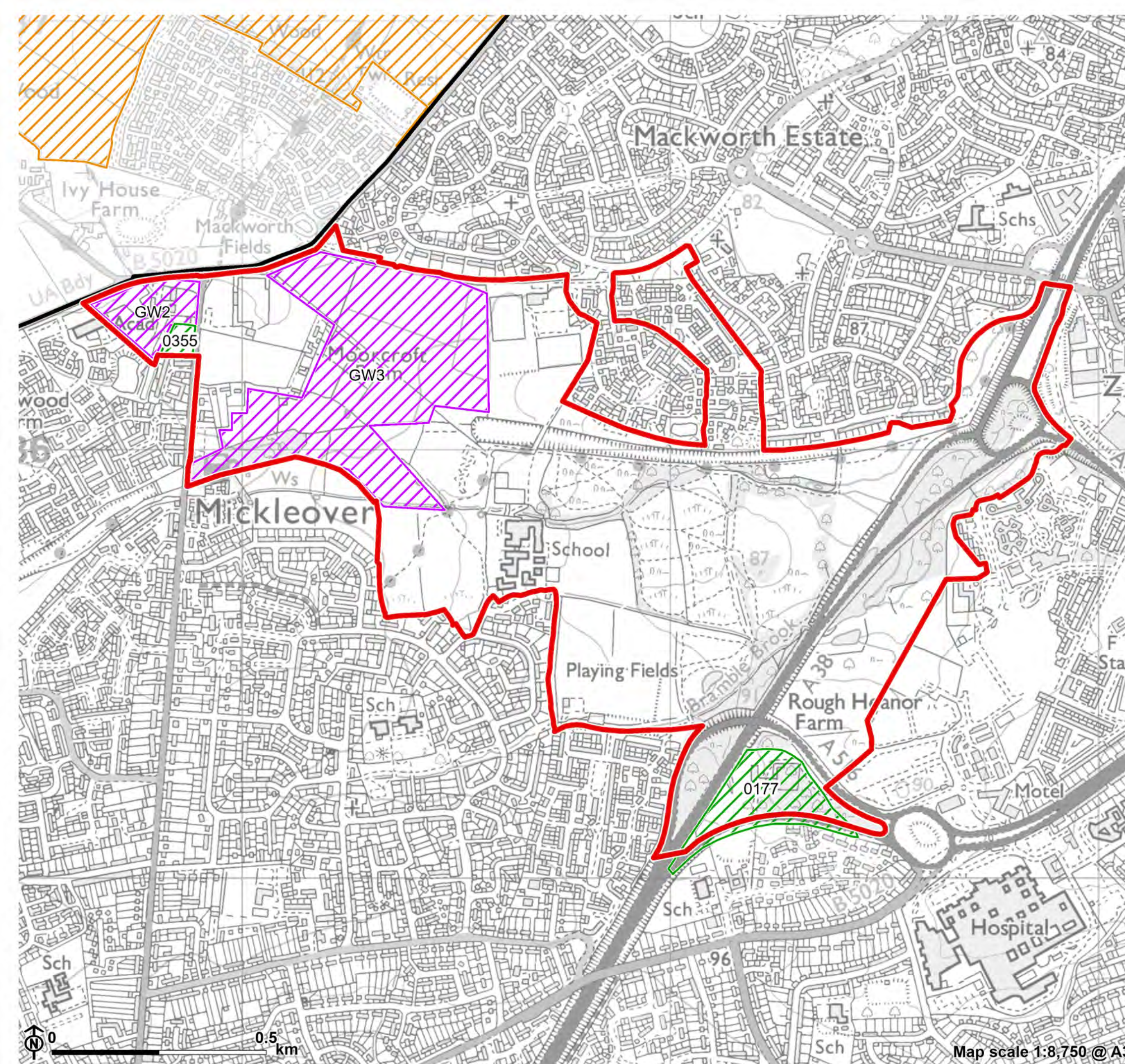
promoted land were developed, the mouth of the GW would be fully cut off from the remaining GW, also blocking physical and visual connections to the wider countryside and preventing the flow of rural character into the city. Development of this site would result in **high harm** to the primary function of the GW, as it would cease to fulfil its role in separating the neighbourhoods of Mickleover and Mackworth.

Promoted land around the urban fringe and in neighbouring authorities

4.403 A large site in Amber Valley Borough (located to the north east of GW) is currently being built out . Although this site is not located directly adjacent to the mouth of the GW, if it were completely developed it would indirectly influence the openness and rural character of the countryside around the mouth of the GW. However, it would not undermine the primary function of the GW. Development of this site would result in **low harm** to the primary function of the GW.

**Figure 4.71: Potential development sites:
Mickleover / Mackworth Green Wedge**

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



Map scale 1:8,750 @ A3

Recommendations

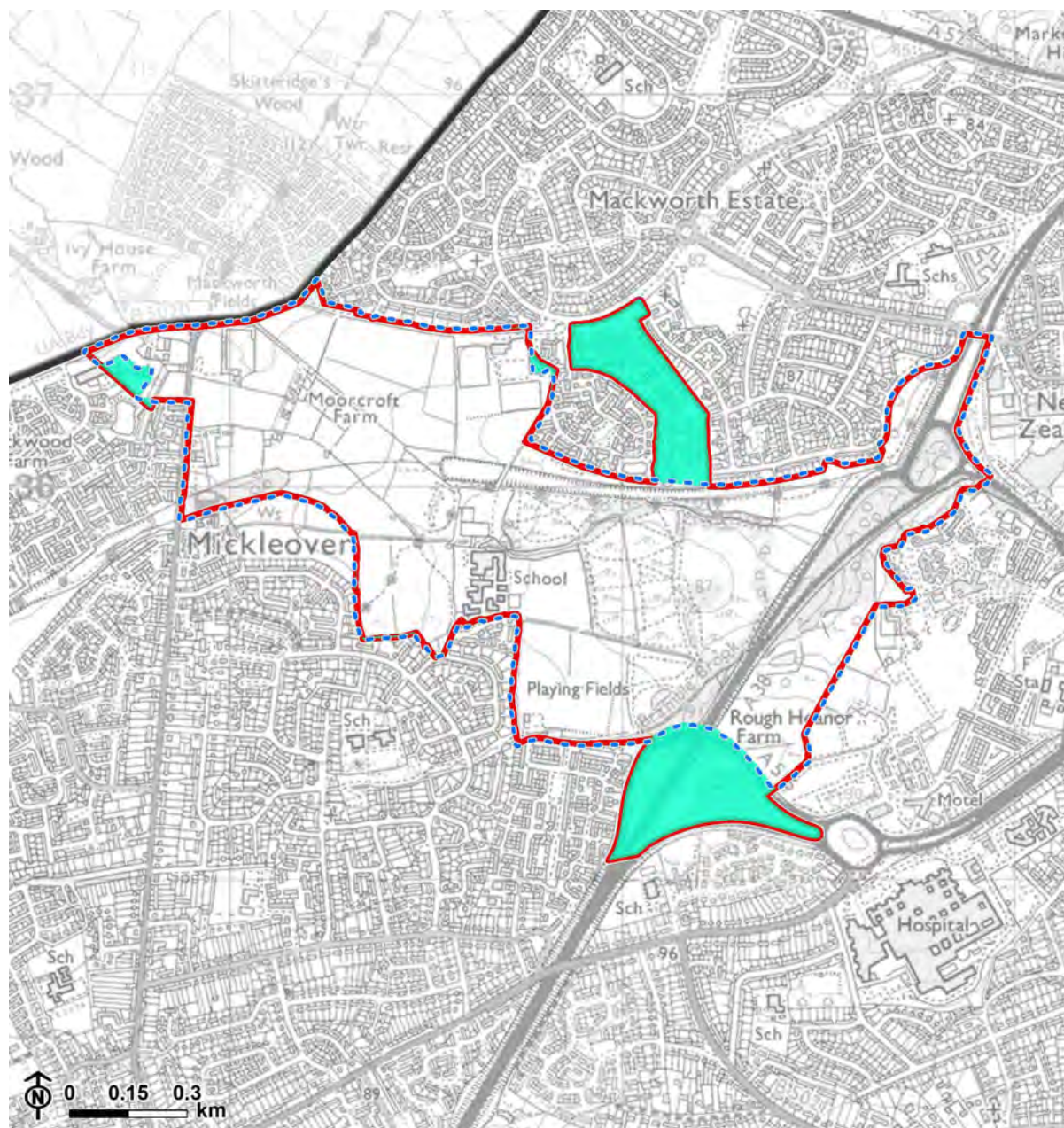
Boundary recommendations

4.404 It is recommended that the areas which have been developed are removed from the GW. This includes the land to the north of the GW incorporating Merton Drive and Battersea Park Way.

4.405 During this review it has been noted that there is inconsistency in the approach to the inclusion of schools and associated playgrounds / playing fields within the GW boundary. For consistency, the general principle that has been adopted for all GWs is that the entire school and grounds are included in the GW. However, in the specific case of Hackwood Primary Academy, the current GW boundary excludes most of the school grounds, encompassing only a small part of the playing fields. It is recommended that the GW boundary is amended here to exclude the school playing fields. In this case, this will create a more consistent boundary that more accurately reflects the distinction between open and developed land.

4.406 Finally, it is suggested that land at Rough Heanor Farm is removed from the GW. Although it makes some contribution to the urban structure of Derby by maintaining openness in a densely built-up area, it makes a relatively limited contribution the primary function of the GW in terms of the separation of neighbourhoods and provision of residential amenity. This section of the GW does not have visual or physical links to the wider countryside and does not influence the mouth of the GW, or the extent to which open countryside is able to penetrate the urban area of the city. The northern A38 slip road forms a physical barrier in the east of the GW and would be a logical boundary if the GW was to be amended to exclude land at Rough Heanor Farm.

Figure 4.71: Boundary alterations



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- Mickleover / Mackworth Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Removal from the Green Wedge



GI recommendations

- Create a new PRoW / multi-user route which provides a direct connection between the disused rail line / NCN Route 54 and Bonnie Prince Charlie Walk long distance footpath (located at the mouth of the GW). This route would offer a direct uninterrupted link to the countryside through the GW.
- Enhance and encourage wider connections to the disused rail line (NCN Route 54) from the settlement edges of both Mackworth and Mickleover through access improvements and the introduction of clearly defined wayfinding and interpretation signage.
- Seek opportunities to enhance and restore habitats associated with Bramble Brook and its floodplain for both flood alleviation and biodiversity benefits. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies land bordering Bramble Brook 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 within this GW (Priority WT-3 and Measure 022). The need to safeguard and maintain woodland in positive management to maximise its biodiversity value is also emphasised (Priority WT-1 and Measure 010).
- Localised enhancement to the deciduous woodland priority habitat along the disused rail line should aim to enhance habitat connectivity, whilst avoiding the obstruction of access or sight lines. Consideration should also be given to the introduction of accessible nature trails with educational interpretation boards in Mackworth Park to promote increased community engagement with nature.
- Consider opportunities to enhance habitat connectivity between existing LWS and priority habitat networks within the GW. This includes the potential enhance species-rich grassland habitats on land to the north of Mickleover within the GW, as highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority GL-1 and Measure 036). The opportunity to target species-rich grassland creation adjacent to these existing high quality grassland sites is also emphasised (Priority GL-3 and Measure 042). A small pocket of land at the western extent of the GW is highlighted as an area to restore dynamic natural processes through the creation of semi-natural riparian habitats (Priority RW-2 and Measure 052).

- Explore whether local demand exists for the establishment of a community orchard within Mackworth Park, potentially linked to Mackworth Community Allotments.
- Supplement any gaps in the continuity of structural planting parallel the carriageway of the A38 to provide a dense physical and visual buffer between the road and the GW.

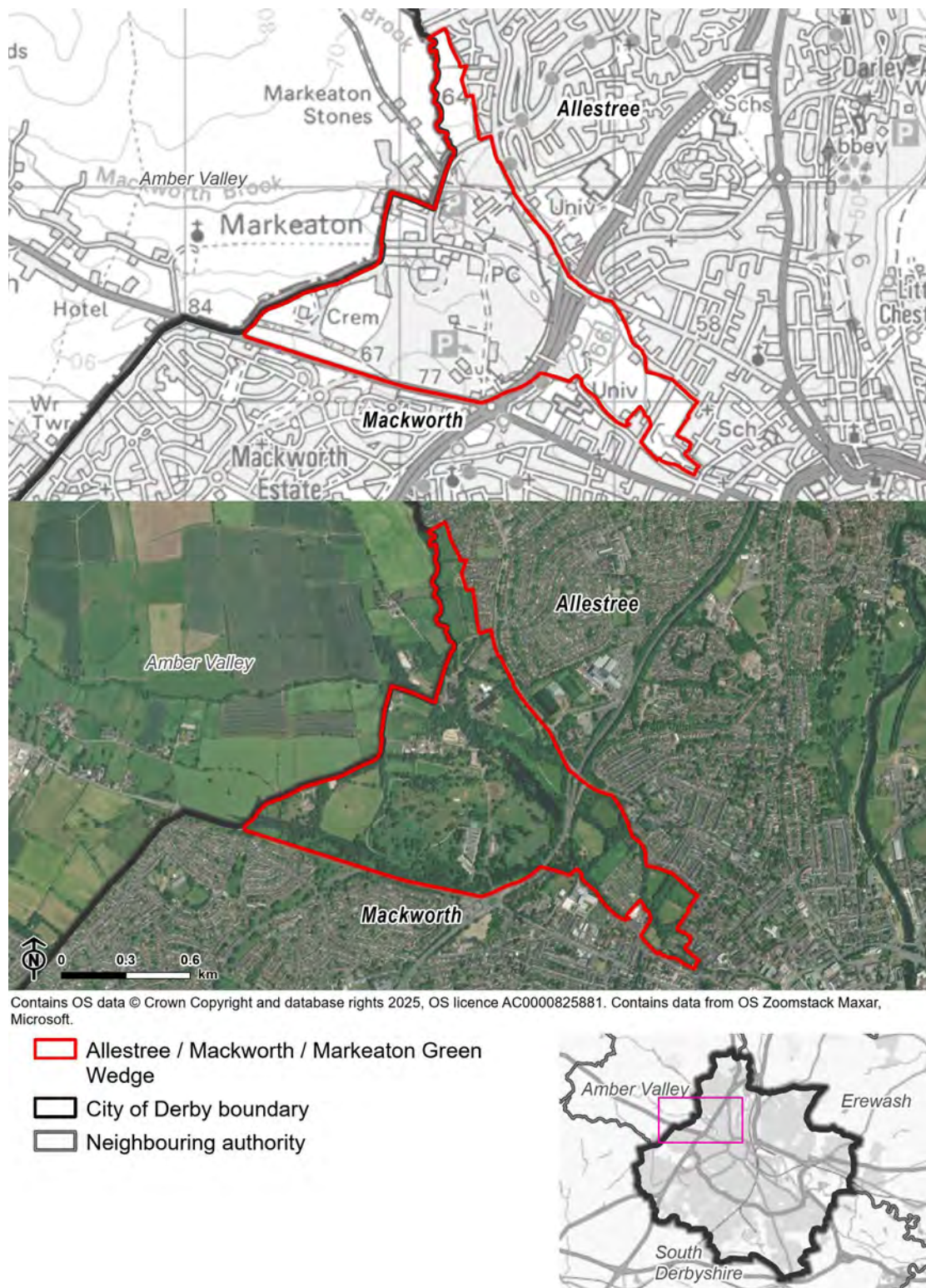
Future of the Green Wedge

4.407 This GW makes a strong contribution to urban structure by providing separation and distinction between two neighbourhoods, as well as enhancing local landscape character. Development of the land east of Mickleover Sports Club (Site GW3) would significantly compromise the primary function of the GW as it would enclose the mouth of the GW, blocking the visual and physical link to the countryside and impeding the flow of rural character into the city. Development of this site would also result in coalescence of the Mickleover and Mackworth neighbourhoods, thereby undermining another of the GW functions.

4.408 Apart from the suggested boundary amendments, it is recommended the GW is maintained in its entirety in order to continue to provide amenity value and contribute positively to urban structure.

Allestree, Mackworth and Markeaton

Figure 4.72: Green Wedge Index Map



Baseline description of the Green Wedge

Location and existing land use

4.409 The GW is in the west of the city, to the north-west of the city centre between the residential neighbourhoods of Mackworth to the south-west and Allestree to the north-east.

4.410 The GW generally follows the line of the Markeaton Brook which flows from the Amber Valley into the city centre. The GW penetrates approximately 1800 metres into the built area of the city and is roughly triangular in shape. It is relatively flat, although the southern edge of Markeaton Park rises steeply towards the A52. The GW is bisected by the A38 which runs from north to south, splitting the GW into two distinct areas to the east and west. In total, the GW covers approximately 130 hectares, or 1.7% of the city.

4.411 Markeaton Park covers most of the land to the west of the A38. To the east of the A38, landcover comprises allotments and amenity open space.

Summary description of the landscape character of the Green Wedge

4.412 The GW is located within NCA 68: Needwood and South Derbyshire Claylands, providing a useful starting point to understand the character of the GW. In the [Derbyshire County Landscape Character Assessment](#), the landscape to the south of the GW is defined as 'Estate Farmlands', LCT whilst the north forms part of 'and Riverside Meadows' LCT. The Estate Meadows LCT is characterised by gently rolling lowland mixed farming, with small estate woodlands, dense watercourse trees, scattered hedgerow trees and localised parkland trees. The Riverside Meadows LCT is characterised by flat flood plains, containing meandering rivers and streams with dense trees along riverbanks. The GW is broadly representative of these LCTs, with the majority of the area displaying a strong 'estate' character. Land to the east of the A38 is defined as 'urban'.

Summary description of the planning history of the Green Wedge

4.413 There have not been any significant developments within the GW since it was originally defined. Markeaton Park has undergone significant improvements including restoration of the historic gardens, the Orangery, stable block and craft village, as well as upgrades to the Mundy Play Centre. Development on the edge of the GW in the east includes construction of University of Derby Campus, Pybus Street,

extension to Britannia Mill, and residential development on the former Ashbourne Road allotments.

4.414 Significant works are proposed by Highways England (HE) at Markeaton Island as part of plans to upgrade the A38 junction. There is also an intention for areas surrounding the existing crematorium to potentially be used to create new cemetery spaces.

Urban Structure – Primary function of the Green Wedge

Urban structure and neighbourhood definition

4.415 This GW is the most distinctly ‘wedge-shaped’ in form and makes a very positive contribution to urban structure due to its broad triangular structure. Its broad, triangular ‘mouth’ allows significant countryside character to permeate into the city, whilst its sharp ‘point’ extends deep into the urban fabric, reaching the city centre and enhancing connections between the city and countryside.

4.416 The GW clearly defines the edges of Mackworth and Allestree, contributing to their separation, containment, character and identity. Mackworth and Allestree are two distinct neighbourhoods with very different characters and identities. Mackworth, a large 1950s residential estate, is marked characterised by council housing and open space, whereas Allestree features a more varied townscape with historic elements, including the Leylands Estate Conservation Area. In addition, the GW contributes to the wider setting of Mackworth Village (Conservation Area) to the west of Derby, helping to prevent coalescence with this village.

4.417 It provides an important visual and physical break in the urban landscape, positively contributing to the quality of the west of the city and helping to reduce the sense of urban sprawl.

Photograph 43: Open space and dense peripheral vegetation creates a clear breaks the continuity of the urban landscape



Promoting residential amenity

4.418 The GW does not provide separation between incompatible land uses, and therefore is not essential for the protection of residential amenity. Nevertheless, it contributes to the surrounding residential areas of Mackworth and Allestree by providing pleasant outlooks, improving access to natural light, helping to reduce pollution, and enhancing the overall visual quality and character of the neighbourhoods along its edges. The GW flanks part of the A38 Queensway, creating a buffer around it which mitigates the air, light and noise pollution created by it. However, due to the orientation of the road in relation to residential areas this does little to minimise these impacts on residencies.

Access to the Countryside

4.419 The [Derbyshire County Landscape Character Assessment](#) identifies rural landscape character as extending deep into the urban fabric area, reaching as far as

the Queensway (A38). The GW is largely defined by Markeaton Park, which retains a strong 18th-century parkland character defined by; scattered specimen trees in large expanses of grassland; Markeaton Lake; and historic structures associated with the former Markeaton Hall (now demolished) such as the Orangery. This part of the park also forms Markeaton Conservation Area. Markeaton has survived as a small scale agricultural hamlet, still situated in an appropriately rural setting.

4.420 Though the parkland is bordered by urban development to the north and south, and the A38 to the east, dense peripheral boundary woodland belts effectively screens these influences. Consequently, the GW has a strong picturesque and rural character, and feels removed from the urban context. The southeastern extension of the GW, beyond the A38, is more enclosed by development but maintains a natural feel character thanks to tree cover and riparian vegetation along Markeaton Brook. The sound of the Queensway (A38) detracts from rural quality in the eastern half of the GW.

4.421 Whilst tree cover limits broad expansive views of the surrounding countryside, glimpses can be experienced from specific vantage points such as Markeaton Lane. Here All Saints Church Mackworth can be seen framed by mature trees, in a deliberately designed view devised in 18th century Markeaton Park estate improvement works. West of the GW, the land opens into estate farmland around Mackworth, Kedleston, and Lower Vicarwood, forming part of a high-value rural landscape characterised by gently rolling terrain and mixed farming. Markeaton Park acts as a transitional space linking the GW with this broader rural setting.

Photograph 44: View of the spire of All Saints Church, Mackworth



4.422 Markeaton Park benefits from an extensive network of permissive paths, in addition to the PRow long distance Bonnie Prince Charlie Walk which traverses the full length of the GW and provides ongoing access to the wider countryside. An additional PRow bridleway connects the GW to the wider countryside linking Markeaton Park to Kedleston Hall Registered Park and Garden to the north-west.

4.423 Through the GW there is a seamless flow of strong rural character into the city and strong visual and physical connections out to the wider countryside.

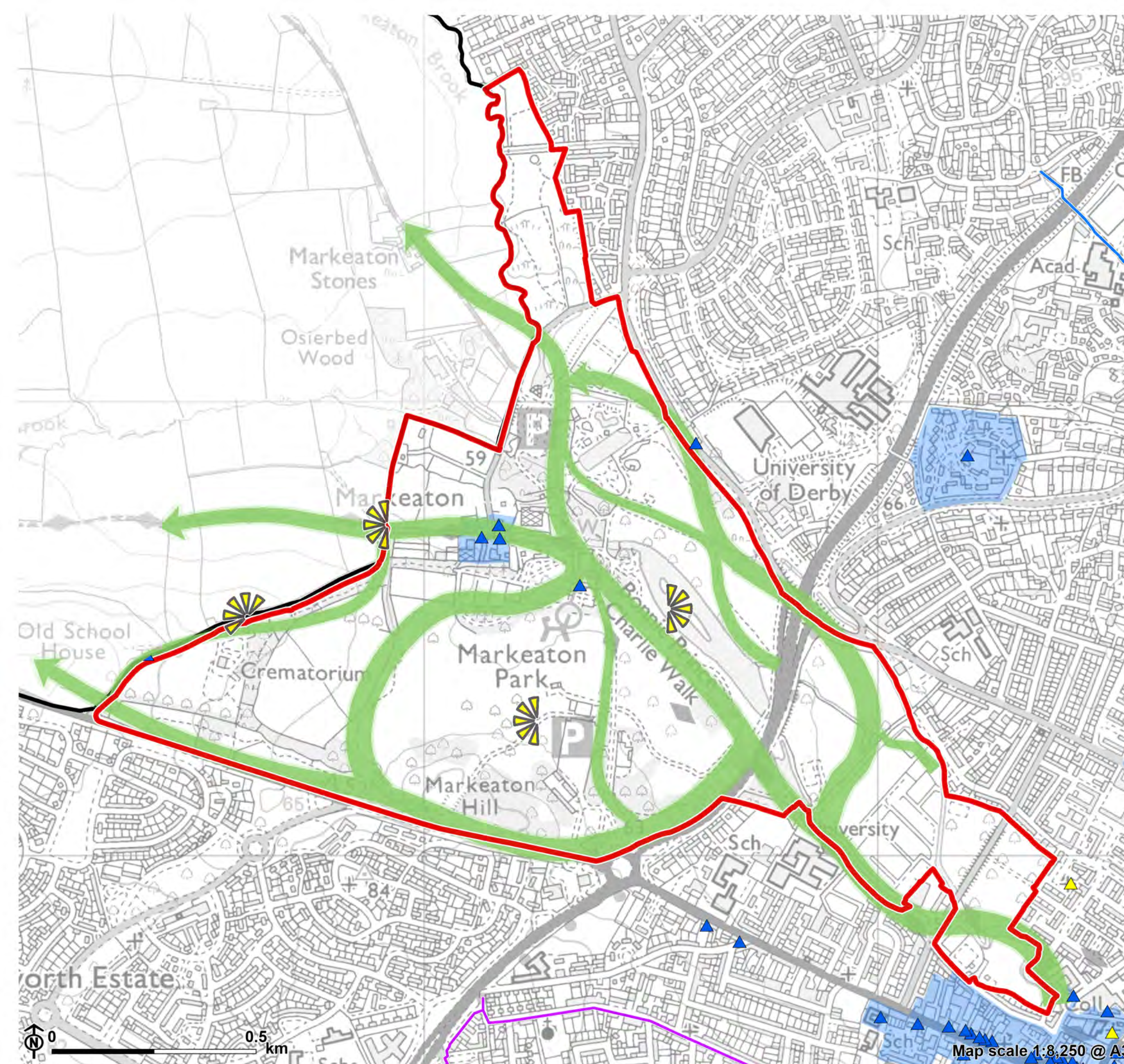
Urban Structure Score:	Strong contribution
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Urban Structure (Primary Function) Summary

Due to the structure, extent and strength of landscape character within the GW, it makes a very strong contribution to enhancing the urban structure of the city and Derby's distinctive character. It brings rural character deep into Derby via Markeaton Park, offering visual relief, recreational access, and strong physical and perceptual links to the wider countryside, whilst supporting the distinct identities of Mackworth, Allestree, and surrounding rural areas

Figure 4.74: Urban structure considerations (primary function): Allestree / Mackworth / Markeaton Green Wedge

- Allestree / Mackworth / Markeaton 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 II*
 - ▲ Grade II



Map scale 1:8,250 @ A3

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

Local open space provision

4.424 Land use within the GW is dominated by Markeaton Park, providing public open space for informal recreation and the provision of a wide range of facilities. These facilities include sports pitches, children's play areas, visitor centre, café and a pitch and putt golf course. The site has Green Flag status and is Derby's most visited park. To the east of the A38, an area of semi-natural greenspace at Markeaton Street provides further recreational opportunities and an opportunity to access nature. Markeaton Crematorium occupies land at the western extent of the GW.

Sport and recreation

4.425 The GW includes a number of sports facilities. Within Markeaton Park, there is a pitch and putt golf course, mini golf, grass pitches, skate park, and fishing lake. Playing fields owned by the University of Derby lie to the south of Kedleston Road.

Food growing and allotments

4.426 There are three allotments sites (Kedleston Road Allotments, Ashbourne Road and District Allotments and Markeaton Street Allotments) within the GW which provide opportunities for local food production.

Connectivity and active travel

4.427 The Bonnie Prince Charlie Walk provides a direct link to the wider countryside, passing through Markeaton Park. There are also a network of informal paths within the boundary of the park itself.

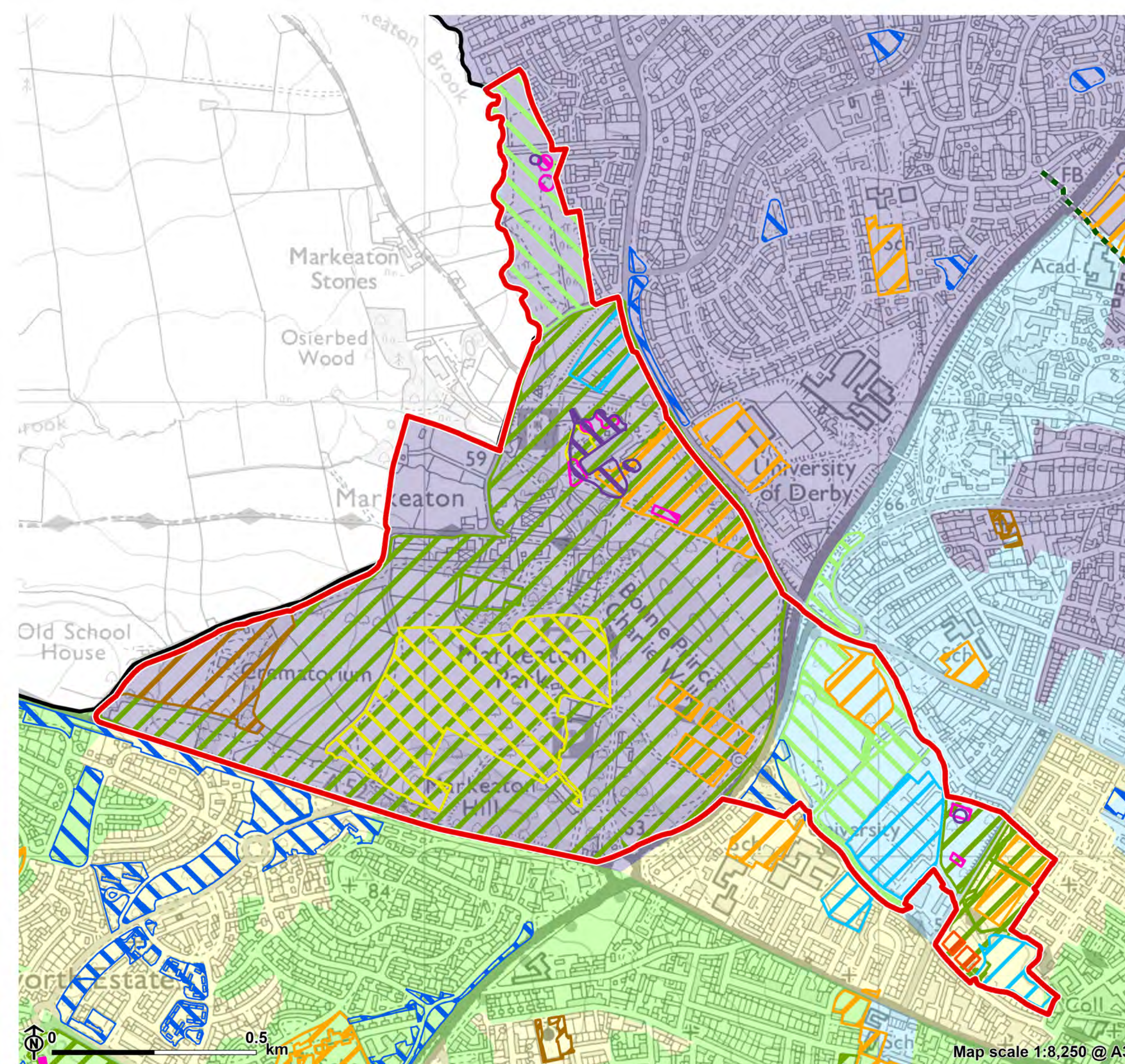
Health and well-being indicators

4.428 IMD data for LSOAs located in the west of the GW indicate low levels of relative deprivation (10% least deprived nationally). Land to the east of the A38 / Queensway is comparatively higher, falling within the sixth decile. Relative deprivation is highest at the LSOA at the eastern tip of the GW, falling within the second decile. Noise intrusion from roads is relatively high due to the presence of

major road corridors such as the A38 and A52 (55-60 dB). However, noise levels reduce to 45-50 dB towards the centre of Markeaton Park.

Figure 4.75: Health, well-being and community considerations: Allestree / Mackworth / Markeaton Green Wedge

- Allestree / Mackworth / Markeaton 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 1:8,250 @ A3

Environment - secondary function of the Green Wedge

Biodiversity

4.429 Locally designated as an LWS, Markeaton Park dominates the land use of this GW. The park is characterised by belts of deciduous woodland defined as part of the priority habitat network, located predominantly around the park's outer extent. The wooded perimeter contributes to wider habitat connectivity within the GW. Lying to the east of Markeaton Brook, Markeaton Lane Meadow LWS is typified by good quality semi-improved grassland priority habitat. An area of lowland swamp at Kedleston Road Marsh LWS is also encompassed within the boundary of the GW.

4.430 Tree canopy cover within both Allestree ward (26.2%) and Darley ward (18.0%) where the GW is located is relatively high compared with the average for the city (15.0%).

Agriculture

4.431 A large proportion of the GW is classified as ALC Grade 3 (good to moderate quality). However, land bordering Kedleston Road, as well as land at the GW's eastern extent, is described by the ALC as 'urban'.

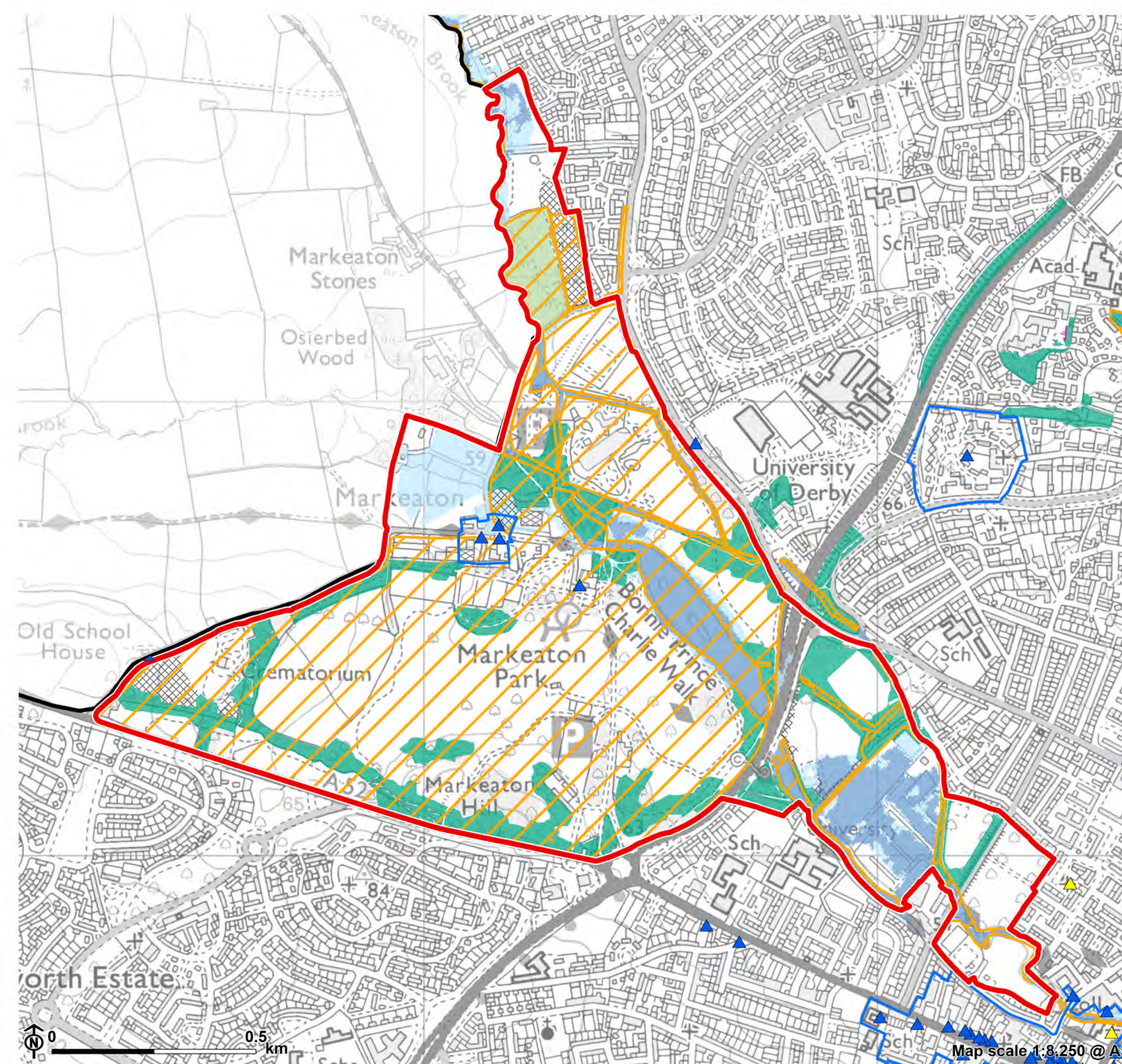
Flood management

4.432 A large section of land lying to the north and east of the GW is located within land defined as Environment Agency Flood Zones 2 and 3, associated with the presence of Markeaton Brook. This watercourse forms a wider tributary of the River Derwent. Markeaton Park's main water feature is Markeaton Lake which forms part of the artificial widening of the Markeaton Brook. These blue infrastructure assets contribute to flood mitigation within the GW.

Photograph 45: Markeaton Lake



**Figure 4.76: Environment considerations:
Allestree / Mackworth / Markeaton Green Wedge**



- Allestree / Mackworth / Markeaton Green Wedge
- City of Derby boundary
- Conservation area
- Local Wildlife Site
- Flood zone 2
- Flood zone 3
- Priority habitat inventory**
 - Good quality semi improved grassland
 - Traditional orchard
 - Deciduous woodland
 - No main habitat but additional habitats present
- Listed building**
 - ▲ Grade II*
 - ▲ Grade II



Assessment of potential harm to the Green Wedge





Releasing identified sites for development within the Green Wedge

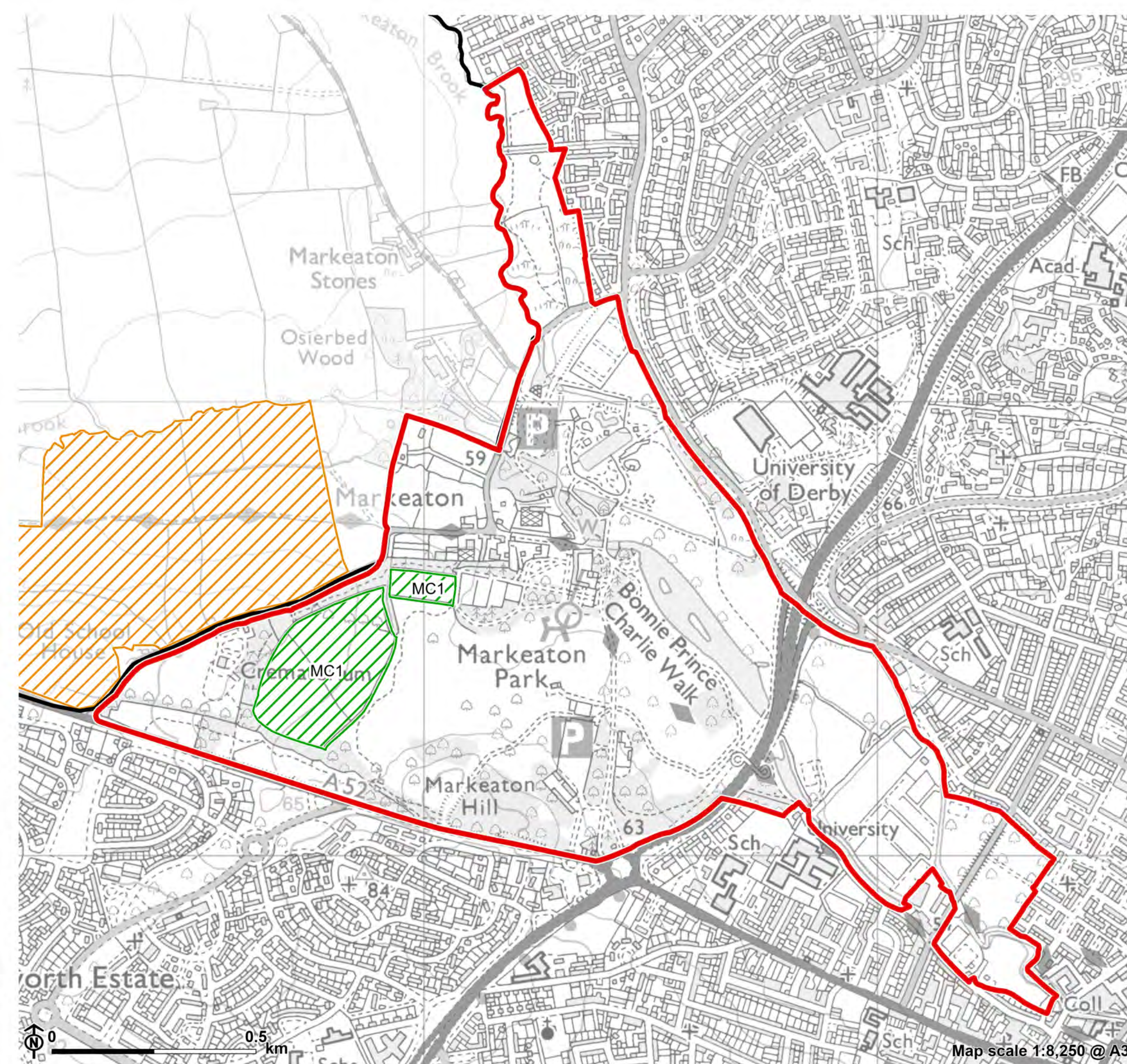
4.433 There are no potential development sites within the GW, although it is likely that the new cemetery provision for the city will be located in the west of the GW (shown in Figure 4.76 as MC1). However, this is a GW compliant use and therefore has not been assessed.

Promoted land around the urban fringe and in neighbouring authorities

4.434 Land within Amber Valley Borough, located adjacent to the mouth of the GW, has been promoted for residential development, encompassing 240 dwellings. This development would disrupt the Bonnie Prince Charlie long-distance walking route, a key access corridor into the wider countryside. In addition, the development would also compromise important visual links between Markeaton and the village of Mackworth to the west. Despite the fact that the development would not completely sever the GW, it would cause significant damage to its primary function. As such, the impact is assessed as causing **high harm**.

**Figure 4.77: Potential development sites:
Allestree / Mackworth / Markeaton Green Wedge**

-  Allestree / Mackworth / Markeaton Green Wedge
-  City of Derby boundary
-  Development Sites within the Green Wedge
-  Promoted land in neighbouring authorities

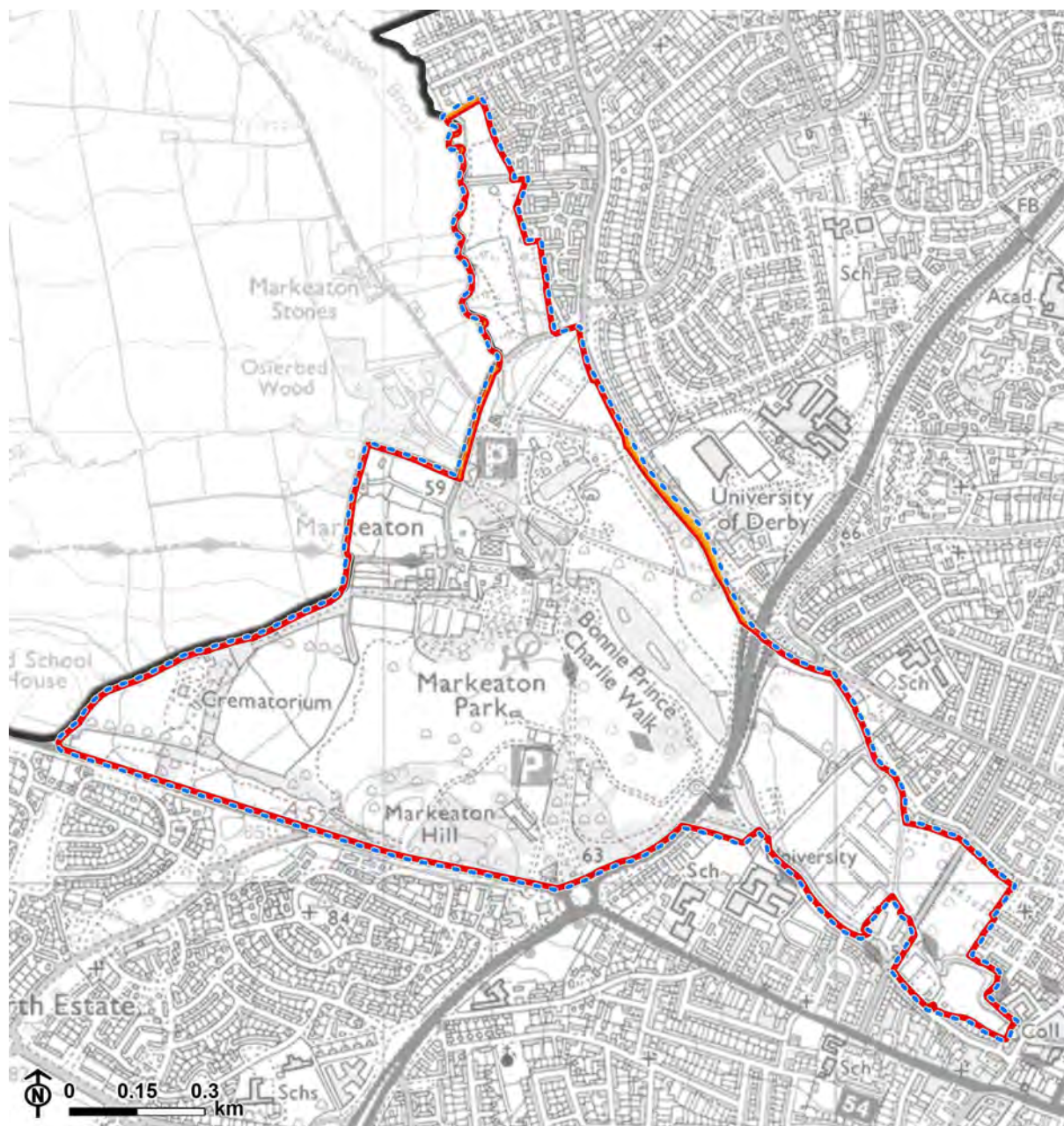


Recommendations

Boundary recommendations

4.435 The current GW boundary follows logical boundary features and no major alterations are recommended.

Figure 4.77: Boundary alterations



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- Allestree / Mackworth / Markeaton Green Wedge
 - Green Wedge boundary recommendation
 - City of Derby boundary
- Recommended change to the existing Green Wedge**
- Addition to the Green Wedge



GI recommendations

- Promote strategic habitat linkages by improving connectivity between the network of LWS at Markeaton Park, Markeaton Lane Meadow and Kedleston Road Marsh. The LNRS for Derbyshire (Pre-Publication Final Draft) identifies large sections of the GW 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 within this GW (Priority WT-3 and Measure 022), as well as the potential to buffer existing woodland and provide edge habitats (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).
- Introduce SuDS enhancements as climate change adaptation and mitigation measures associated with the floodplain of Markeaton Brook. Restore sections of the watercourse to reduce flood risk. Land at the northern extent of the GW offers the opportunity to buffer and protect existing wetland sites through the creation and enhancement of complementary habitats, as recognised in the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority WL-3 and Measure 083). The natural re-vegetation of buffer zones next to Markeaton Brook should be promoted (Priority RW-2 and Measure 050).
- Explore the opportunity to introduce biodiversity enhancements within Markeaton Park, ensuring proposals avoid conflict with existing recreational uses. Introduce additional specimen tree planting, create wildflower meadows and / or apply a relaxed mowing regime at the fringes of the park. The opportunity for positive management to maximise the biodiversity value of grasslands within a rectilinear area at the northern extent of the GW is highlighted within the LNRS for Derbyshire (Pre-Publication Final Draft) (Priority GL-1 and Measure 036).
- Consider the opportunity to upgrade the section of Bonnie Prince Charlie Walk within the GW to a multi-user route, providing a dedicated walking and cycle linkage into the wider countryside.

Future of the Green Wedge

4.436 This GW plays a vital role in shaping Derby's urban form and reinforcing the city's unique identity. Stretching deep into the urban fabric through Markeaton Park, it introduces a strong rural influence that offers visual respite, easy access to

recreational spaces, and clear connections - both physical and perceptual - to the surrounding countryside. This GW also helps define and support the distinct identities of nearby communities like Mackworth and Allestree. Beyond its aesthetic and structural value, the GW contributes positively to public health, well-being, and provides a variety of environmental benefits. It is recommended that the GW be retained in its current form and that there be a strong ongoing presumption against (non-compliant) development within its extents and within the wider countryside at its mouth.

Chapter 5

Key findings and recommendations

Key findings

Green Wedge Scores

5.1 When assessed against their primary function 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. Notably the Upper Derwent Valley, North Oakwood, Spondon / Chaddesden, Littleover / Sunnyhill and Allestree, Mackworth and Markeaton GWs make a particularly strong contribution.

5.2 The only GWs that did not score highly were Lees Brook Valley, Lower Derwent Valley and Littleover / Mickleover. The Lees Brook Valley GW, given its limited contribution to urban structure and curtailed extent, had already been identified by the Council for removal from the GW designation.

5.3 The Lower Derwent Valley GW scored lower primarily due to its narrow structure and limited role in separating neighbourhoods. As a river corridor it differs in form and function from the typical GW, and as a result, aligns less directly with the assessment criteria. Nonetheless, its environmental and connectivity benefits remain notable.

5.4 Littleover / Mickleover GW scores poorly due to:

- its high proportion of inaccessible private land;
- its 'bow-tie' structure which creates a pinch point, isolates the north-eastern section from the countryside, and restricts connectivity;
- the severance and disconnect caused by the A38 and A516; and
- the linear housing development on The Hollow which prevents countryside character extending into the GW.

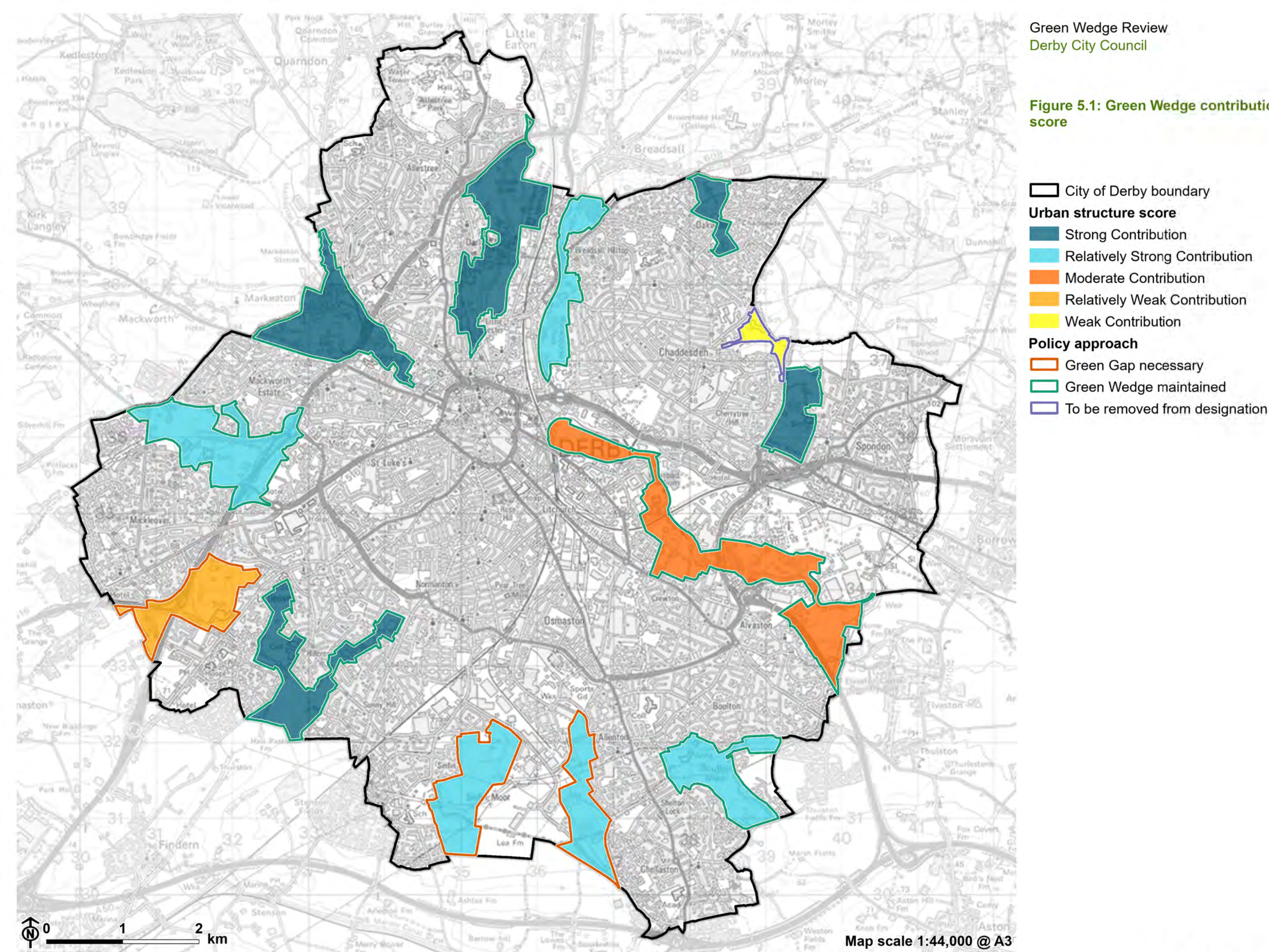
5.5 Collectively however, the high scores across the majority of the GWs illustrates the considerable ongoing benefits and the enduring value of the GWs.

5.6 The Urban Structure (primary function) scores are shown below in **Table 5.1**, and illustrated in **Figure 5.1**.

Table 5.1: 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

Figure 5.1: Green Wedge contribution to function score



Development Site Potential Harm Scores

5.7 The potential harm scores identified for potential development areas within and surrounding GWs were spread across a spectrum, reflecting the different scales of proposed development and differing relationships with their corresponding GWs. The break-down of the proportion of sites achieving each score is as follows:

- 38% high harm
- 15% moderate-high harm
- 20% moderate harm
- 17% low-moderate harm
- 10% low harm.

5.8 Of the five possible scores on the spectrum, high harm was the most common, applying to 38% of sites. Of the 16 sites which scored high harm, five reflect promoted developments in neighbouring authority land that would completely obstruct the mouth of the GWs. This would restrict the flow of countryside character into the city, enclose the GWs, and prevent them from fulfilling their primary function.

5.9 Sites within the GWs (and therefore solely within the Council’s remit) which scored ‘high harm’ tended to do so because they also blocked the GW mouth, extending across the full width of the GW. In doing so, as well as preventing connection to the countryside, they would physically link the neighbourhoods on either side, significantly undermining the GW’s key role of maintaining separation between neighbourhoods.

5.10 The potential development site harm scores are shown in **Table 5.2**, and illustrated in **Figure 5.2**.

Table 5.2: Potential Development Site Harm Scores

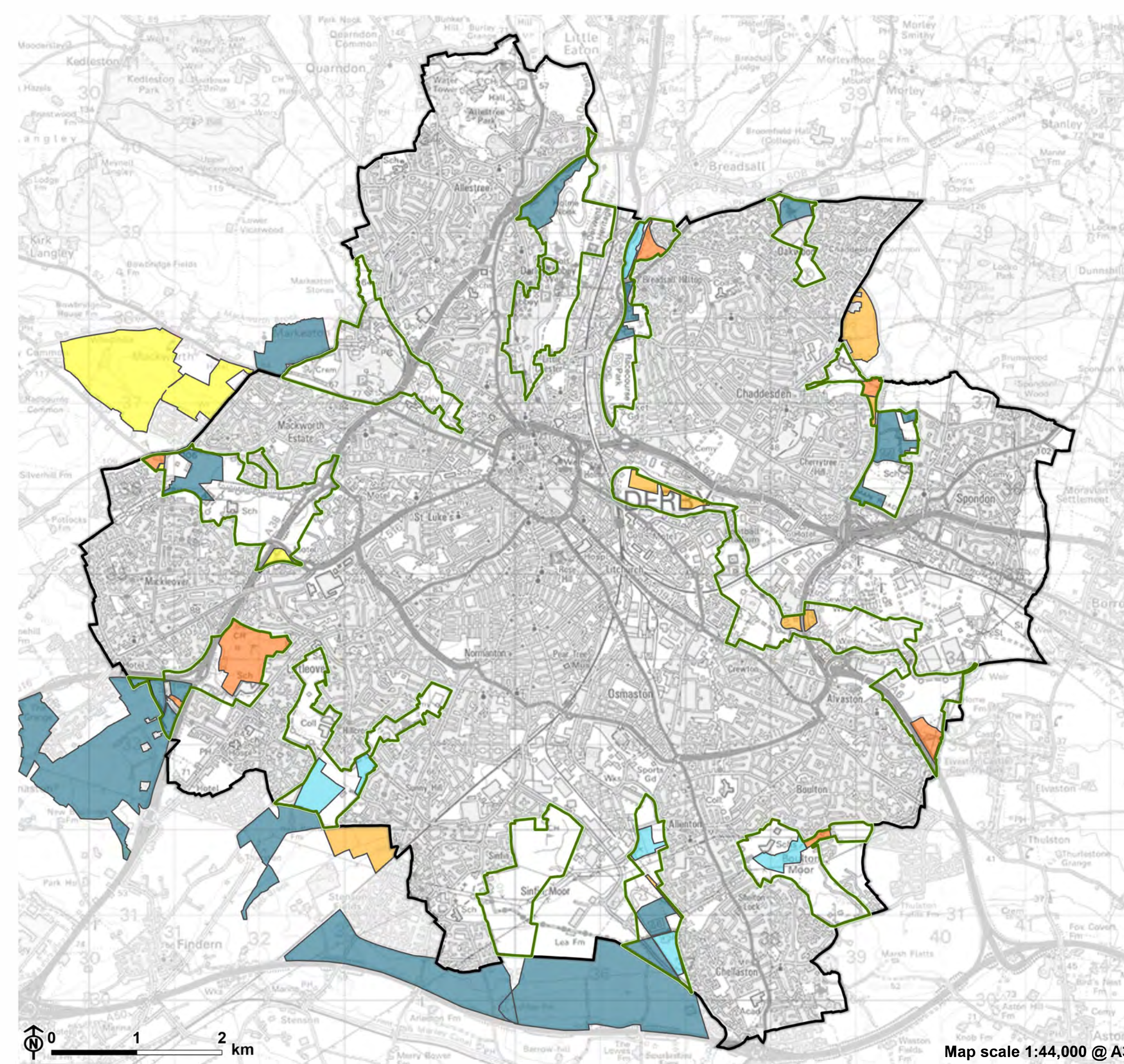
Green Wedge	Site	Harm Score
Upper Derwent Valley	Capacity Site GW1	High Harm
Chaddesden / Derwent Industrial Area	Site 0315	Moderate Harm

Chaddesden / Derwent Industrial Area	Site 0406	Moderate-High Harm
Chaddesden / Derwent Industrial Area	Capacity Site GW24	High Harm
North Oakwood	Site 0209	High Harm
Lees Brook Valley	Site 0263	Moderate Harm
Lees Brook Valley	Capacity Site GW21	Low Harm
Lees Brook Valley	Capacity Site GW22	Low-Moderate Harm
Lees Brook Valley	Neighbouring LPA land Acorn Way	Low-Moderate Harm
Spondon / Chaddesden	Capacity Site GW19	High Harm
Spondon / Chaddesden	Capacity Site GW20	High Harm
Lower Derwent Valley	Site 0279	Low-Moderate Harm
Lower Derwent Valley	Site RR1 Rolls Royce Marine Power Operations	Low-Moderate Harm
Lower Derwent Valley	Site 0289	Low-Moderate Harm
Lower Derwent Valley	Capacity Site GW18	Moderate Harm
Boulton Moor	Site 0313	Moderate-High Harm
Boulton Moor	Site 0194/ Capacity Site GW14	Moderate Harm
Allenton / Sinfin Industrial Area	Site 0415	Low-Moderate Harm

Allenton / Sinfin Industrial Area	Site 0347	High Harm
Allenton / Sinfin Industrial Area	Site 0349	Moderate-High Harm
Allenton / Sinfin Industrial Area	Capacity Site GW11	Moderate-High Harm
Allenton / Sinfin Industrial Area	Capacity Site GW13	High Harm
Allenton / Sinfin Industrial Area	Neighbouring LPA land IGV	High Harm
Sinfin / Sinfin Industrial Area	Neighbouring LPA land Wragley Way	Moderate Harm
Sinfin / Sinfin Industrial Area	Neighbouring LPA land IGV	High Harm
Littleover / Sunnyhill	Site 0156	Moderate-High Harm
Littleover / Sunnyhill	Capacity Site GW9	Moderate-High Harm
Littleover / Sunnyhill	Neighbouring LPA Hall Pastures Farm	High Harm
Littleover / Sunnyhill	Neighbouring LPA Primula Way	Low-Moderate Harm
Mickleover / Littleover	Site 0354	Moderate Harm
Mickleover / Littleover	Site 0206	High Harm
Mickleover / Littleover	Site 0207	Moderate Harm
Mickleover / Littleover	Site 0099	High Harm

Mickleover / Littleover	Site 0385	High Harm
Mickleover / Littleover	Neighbouring LPA Mickleover	High Harm
Mickleover / Mackworth	Site 0355	Low Harm
Mickleover / Mackworth	Site 0177	Low Harm
Mickleover / Mackworth	Capacity Site GW2	Moderate Harm
Mickleover / Mackworth	Capacity Site GW3	High Harm
Mickleover / Mackworth	Neighbouring LPA land Radbourn Lane/Brun Lane	Low Harm
Allestree, Mackworth and Markeaton	Neighbouring LPA land Erewash Markeaton	High Harm

Figure 5.2: Potential harm to Green Wedge function from potential development sites



- City of Derby boundary
 - Green Wedge
 - Potential development site
- Potential level of harm to the Green Wedge**
- Low
 - Low-moderate
 - Moderate
 - Moderate-high
 - High

5.11 A key finding of this assessment, specifically as a result of the assessment of potential development sites, was the identification of GWs which will be potentially ‘obstructed’ ‘capped’ or ‘cut off’ due to development outside of the Council’s control. The Council has limited control over development decisions made outside their remit by neighbouring authorities, and has no power to prevent these developments, despite the anticipated and unwanted damage to the GWs.

5.12 Most of Derby’s GWs (except the Spondon-Chaddesden Wedge, which currently adjoins Green Belt land within the Council’s remit) interface directly with neighbouring authority land. A fundamental purpose of the GWs is to maintain a visual and physical connection between the urban area and the wider countryside, allowing rural character to permeate into the city. Where development proposed by neighbouring authorities obstruct the ‘mouth’ of a GW - effectively enclosing it on all sides - this function would be irreversibly compromised. In such cases, the GW could no longer provide what Policy CP18 describes as "an uninterrupted link to the countryside."

5.13 Whilst developments may propose compensatory ‘green corridors’ within their layouts to retain some level of connectivity, these corridors are not structurally equivalent to GWs, and would not deliver the same degree of benefits. The primary function of these GWs would be fundamentally undermined.

5.14 The GWs which may be obstructed (based on current proposals from the neighbouring authorities) are listed in **Table 5.3**.

Table 5.3: Green Wedges’ maintained or obstructed by potential development

Green Wedge	Necessitated policy approach
Upper Derwent Valley	Green Wedge maintained
Chaddesden / Derwent Industrial Area	Green Wedge maintained
North Oakwood	Green Wedge maintained
Lees Brook Valley	To be removed from designation
Spondon / Chaddesden	Green Wedge maintained
Lower Derwent Valley	Green Wedge maintained

Green Wedge	Necessitated policy approach
Boulton Moor	Green Wedge maintained
Allenton / Sinfin Industrial Area	Green Wedge obstructed
Sinfin / Sinfin Industrial Area	Green Wedge obstructed
Littleover / Sunnyhill	Green Wedge maintained
Littleover / Mickleover	Green Wedge obstructed
Mickleover / Mackworth	Green Wedge maintained
Alleestree, Mackworth and Markeaton	Green Wedge maintained

5.15 As a result of these findings, a strategic response must be developed for the GWs which are likely to be obstructed in light of that fact that it is unlikely they will be able to function as ‘Green Wedges’. This is covered in the recommendations section below.

Ongoing value of policy CP18: Green Wedges

5.16 This detailed review of each GW has highlighted the wide range of benefits they individually continue to deliver. Considered collectively, the consistently high scores across the vast majority of GWs clearly demonstrate the enduring value of the GW designation. In addition, the proportion of potential development sites which would result ‘high harm’ indicates the integral importance of the vast majority of GW land.

5.17 Unique to Derby, the GWs exemplify how long-term commitment to a meaningful local policy can generate lasting benefits for people, place, and nature. They have consistently served, and continue to serve, as an important and legitimate planning mechanism. Policy CP18: Green Wedges continues to align with the ambitions of the NPPF, and represents an important tool to achieving these ambitions at a local level.

Recommendations

5.18 Given the value of GWs as illustrated in this review, it is recommended that Policy CP18: Green Wedges is carried forward into the updated Local Plan. A review

of the wording of the existing policy has been undertaken, with suggestions provided to strengthen and enhance its robustness. These recommendations are set out in **Appendix C**.

Boundary recommendations

5.19 Across the GWs, development and other changes to the urban area have necessitated an update of the GW boundaries. For the most part, these updates have been small scale and have simply rationalised inconsistencies and responded to small scale development changes. **Table 5.4** summarises the more significant boundary changes being recommended by GW.

Table 5.4: Summary of GW boundary alterations

Green Wedge	Boundary alteration recommendations summary
Upper Derwent Valley	<ul style="list-style-type: none"> ■ Extend the GW boundary in the south to incorporate land to the south of Parkers Piece, incorporating the flood defences implemented as part of the 'Our City Our River' flood defence scheme. ■ Extend the GW boundary south of Darley Fields to incorporate Darley Fields Multi-Use Games Area (MUGA) and outdoor gym. ■ Remove Darley Abbey Mills Car Park.
Chaddesden / Derwent Industrial Area	<ul style="list-style-type: none"> ■ Exclude the recently completed Durose Country Park development in the north east of the GW. ■ Remove the south west extension of the GW, which includes 'The Hive' (a facility associated with the Giles Spencer Academy).
North Oakwood	<ul style="list-style-type: none"> ■ More accurately follow the boundary of development on Alport Heights Drive, Hare Edge Drive and Bolehill Close. ■ Include the grounds of Parkview Primary School.
Lees Brook Valley	<ul style="list-style-type: none"> ■ GW to be mainly removed from designation.

Green Wedge	Boundary alteration recommendations summary
	<ul style="list-style-type: none"> ■ Eastern extent of GW, comprising the fields and play park immediately west of Acorn Way, should be incorporated into the Spondon-Chaddesden GW.
Spondon / Chaddesden	<ul style="list-style-type: none"> ■ Entire Springfield School grounds to be included in GW. ■ Edit GW boundary to respond to final layout of the Royal Hill Farm site, if allocated in the new Local Plan or if development (associated with planning permission) commences. ■ Extend GW to edge of the Council's jurisdiction, washing over GB land (further detail below). ■ Include eastern extent of the former Lees Brook Hall GW, comprising the fields and play park immediately west of Acorn Way.
Lower Derwent Valley	<ul style="list-style-type: none"> ■ Exclude Severn Trent water treatment works and the narrow strip of land to the west of the A6. ■ Widen the GW around Raynesway (Derby Commercial Park) extending south to Fernhook Avenue. ■ Incorporate the flood conveyance corridor at Indurent Park
Boulton Moor	<ul style="list-style-type: none"> ■ GW boundary should be realigned to more accurately follow the perimeter of new development on Fellowlands Way. ■ When the Boulton Moor development is completed, the eastern boundary of the GW should follow the edge of development.
Allenton / Sinfin Industrial Area	<ul style="list-style-type: none"> ■ GW to be extended to include PRoW on the GW periphery, including the Cloud Trail. ■ GW boundary should more accurately follow the boundary of a sports field associated with the

Green Wedge	Boundary alteration recommendations summary
	Rolls-Royce site and the associated car park should be excluded.
Sinfin / Sinfin Industrial Area	<ul style="list-style-type: none"> ■ Parking and built form associated with Derby Golf Club should be included within the GW boundary. ■ Infinity Park Derby Western flood lagoons to be included.
Littleover / Sunnyhill	<ul style="list-style-type: none"> ■ Include all school grounds of Carlyle Infant & Nursery Academy. ■ Exclude entire school grounds of Griffie Field Primary School.
Littleover / Mickleover	<ul style="list-style-type: none"> ■ Exclude development on Noctule Lane, Allan Avenue, Pipistrelle Place, Daubenton Way and Natterer Grove. ■ Northern section of the publicly accessible playing field associated with Littleover Community School should also be removed. ■ A consistent approach should be taken to the inclusion or exclusion of the A38 and A516 corridor within the boundary. ■ Consider whether the poor performance of the GW should justify its partial or complete removal from the GW designation.
Mickleover / Mackworth	<ul style="list-style-type: none"> ■ Remove developed areas in the north of the GW, including Merton Drive and Battersea Park Way. ■ Exclude Hackwood Primary Academy playing fields. ■ Remove Rough Heanor Farm from GW.
Allestree, Mackworth and Markeaton	<ul style="list-style-type: none"> ■ No boundary alterations suggested.

5.20 Table 5.5 below summarises the area gained and lost for each GW as a result of these edits (prior to any decisions about future housing allocations, although this does include the removal of the Royal Hill Farm Site as it has planning permission) including providing an overall net gain/loss in terms of total GW land across the whole of Derby.

Table 5.5: changes to Green Wedge areas

Green Wedge	Current area (ha)	Area added (ha)	Area removed (ha)	Area net change (ha)	New total area (ha)
Upper Derwent Valley	158	1.16	0.45	+0.71	158.71
Chaddesden / Derwent Industrial Area	70	-	9.38	-9.38	60.62
North Oakwood	31	2.33	0.28	+2.05	33.05
Lees Brook Valley	18	-	12.58	-12.58	5.42
Spondon / Chaddesden	55	19.23	4.88	+14.35	69.35
Lower Derwent Valley	221	18.99	13.67	+5.32	226.32
Boulton Moor	90	0.42	0.67	-0.25	89.75
Allenton / Sinfon Industrial Area	79	6.83	1.72	+5.11	84.11
Sinfon / Sinfon Industrial Area	105	0.69	-	+11.72	116.72
Littleover / Sunnyhill	113	0.69	-	+0.69	113.69
Mickleover / Littleover	90	0.32	4.27	-3.95	86.05

Mickleover / Mackworth	145	-	17.19	-17.19	127.81
Allestree / Mackworth / Markeaton	130	0.77	-	+0.77	130.77
Sum total	1305	51.43	65.09	-2.63	1302.37

5.21 The most significant GW boundary alterations are both centred around Lees Brook Valley and Spondon / Chaddesden. Lees Brook Valley GW is recommended to be removed from the designation, as previously intended by the Council. However, we recommend the eastern portion of this former GW, incorporating land west of Acorn Way, be included within the Spondon / Chaddesden GW. Secondly, we recommend that the Spondon / Chaddesden GW be extended to the Derby city boundary, thereby washing over Green Belt land. This needs to be carefully considered by the Council to ensure they are comfortable with these two designations overlapping, but there are no material reasons why this would pose an issue. This would rationalise the Spondon / Chaddesden GW and ensure it functions as an entity in and of itself.

5.22 Collectively, with these more substantial alterations and the small-scale changes there is a 2.63 ha decrease in the extent of the GWs across the city (prior to decisions about future housing allocations).

5.23 In addition to these firm recommendations, the Council also has the opportunity to consider the future of the Littleover/Mickleover GW. While this GW continues to provide some benefits, its performance is significantly weaker than that of the other retained GWs. As it is also a GW which may have its mouth obstructed, there is an opportunity to review its extent, potentially to release land for housing. Although this review has highlighted the value of all GW land and the importance of conserving it, it has likewise identified that the Littleover/Mickleover GW (particularly the land to the west in the 'bow-tie') is the lowest performing GW.

Recommendations for GW obstruction

5.24 The GW policy has historically safeguarded areas of land that deliver a wide range of structural, environmental and well-being benefits. It is important that these benefits are protected for future generations. However, this study has identified that for Allenton/ Sinfin Industrial Area, Sinfin/ Sinfin Industrial Area, Littleover/Sunnyhill

and Littleover/ Mickleover GWs, the existing GW designation may no longer be viable in due to development outside of the Council's control, resulting in GW 'obstruction'.

5.25 Therefore, it is necessary to explore alternative approaches to ensure that valuable open land continues to be protected long-term. Two potential approaches to achieving this are through the development of an addendum to the Green Wedge policy, designating 'Green Gaps' or by using existing designation mechanisms

'Green Gaps'

5.26 If the mouths of GWs are obstructed and the countryside connection is lost, the GWs will not provide benefits to the same extent. However, they can still play a crucial role in maintaining the distinct identity of residential neighbourhoods by providing separation between them. They would also continue to offer incidental environmental and well-being benefits. These remaining functions present a strong justification for the continued protection of this open land, even in cases where the GW is entirely enclosed by development. However, it would not be accurate to continue referring to these areas as GWs due to their alternative structure and role.

5.27 This study therefore recommends expanding the GW policy framework to include a new designation: 'Green Gaps'. These areas would serve the same functions as GWs, principally maintaining neighbourhood identity and delivering environmental benefits, but without the requirement for a direct connection to the open countryside. It is important to note that this approach is taken primarily in response to development outside of the Council's control. A 'Green Gap' is not a substitute for a GW, and converting GWs to Green Gaps is only recommended where the Council either has no other choice, or where GW which is significantly underperforming in terms of its primary function of strengthening urban structure (as is the case with the Littleover-Mickleover GW). A Green Gap will not provide as wide a range of benefits for urban structure, health, wellbeing, community or for the environment. Adding 'Green Gap' to the policy lexicon should in no way undermine the Council's commitment to the Green Wedge policy and the retention of the open land within them.

5.28 It is recommended that this new type of designation be formally incorporated into an updated version of Policy CP18 in the forthcoming Local Plan. Given that the developments expected to obstruct some GWs are currently only proposals, any recategorisation to 'Green Gaps' (if this approach is adopted) should only occur once construction is underway and the GWs have been physically compromised. Although the concept of 'Green Gaps' could be introduced in the updated Local Plan, their application could be delayed until after the comprising development has occurred.

Use of Existing Designations

5.29 The Council already has several other designations it can apply to areas within GWs where access to the countryside is lost beyond a new Green Gap designation to enhance their protection. These would need to be applied on a case-by-case basis based on the characteristics of the particular areas and existing land use. A summary of designations which could be applied is provided below.

Public Open Space

5.30 The Council has designated a network of public green spaces within its adopted Local Plan. These spaces are comprised of;

- LNRs and LWSs;
- Parks;
- Allotments;
- Outdoor sports facilities and playing fields such as playing pitches, tennis courts and bowling greens; and
- Amenity green space.

5.31 This designation protects Public Space from development via policy CP17 unless specific circumstances can be evidenced. There is potential for new public green spaces to be designated through the Local Plan review. Any land within proposed Green Gap areas which is serving any of the above purposes and not currently designated should be considered for designation.

Local Nature Reserves

5.32 LNRs can be designated by local authorities on account of their local importance for wildlife, geology, education or enjoyment (without disturbing wildlife). LNRs are usually areas of natural greenspace but they can also comprise brownfield and artificial sites, agricultural land and orchards of commons and other accessible greenspaces as long as they have wildlife or geological interest. As many of the GWs areas fall within these categories, designating new LNRs may warrant consideration. However, it should be noted that the designation of new LNRs comes with management liability for local authorities and agreement with landowners this will therefore need to be considered in the round along with potential resource implications.

Local Green Space

5.33 Local Green Space (LGS) is another mechanism for the designation of open space which allows communities to identify and protect green areas of particular importance to them. Whilst the 'Green Gap' approach outlined above provides an opportunity to protect extensive expanses of former GW land, LGS may provide the opportunity to protect smaller sections of former GW, which may potentially have been severed from the main section of the GW by development. First introduced to national policy in 2012, it is one of the few provisions of NPPF specifically designed to serve the introduction of neighbourhood planning. NPPF (2024) paragraph 106 states: "The designation of land as LGS through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. LGS should only be designated when a plan is prepared or updated and be capable of enduring beyond the plan period". The LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

5.34 Policies and decisions for managing development within a LGS should be consistent with national policy for Green Belts. This does not mean that policies should simply repeat Green Belt policies but will provide a similar degree of protection and can be bespoke to specific sites.

5.35 Whilst LGS can be designated through Local Plans, in most cases it is identified through the neighbourhood planning process (and then later reflected within Local Plan reviews). The range of ways a site can be identified as special or significant to a local community can vary widely and is generally identified via neighbourhood planning consultation and subsequent referendum on the proposed plan. If an LGS was to be identified and designated through the Local Plan, it would need to meet the criteria outlined above, including articulation of its importance to the community it is serving.

5.36 Local Plan policy can be prepared to encourage LGS designations through the neighbourhood planning process. This could include incorporating specific wording within the Open Space policy that states that communities will be supported to seek the designation of LGS through the neighbourhood planning process. It is ultimately up to communities to take this forward however, and the recent removal of funding for neighbourhood planning will make this more challenging.

Closing comments

5.37 This review has confirmed the enduring value of the GWs as an effective planning tool. Collectively, they continue to play a vital role in shaping the city's urban structure, maintaining separation between neighbourhoods, and allowing the countryside to flow into the city. Despite pressures from development, the majority of wedges remain strong performers, and Policy CP18 remains a justified component of future Local Plans.

5.38 The assessment has also highlighted challenges. Some GWs face potential obstruction from development beyond Derby's control, while others, such as Littleover/Mickleover, deliver weaker benefits and warrant careful re-consideration. Boundary refinements and the introduction of a supplementary 'Green Gap' designation will help to safeguard the most important open land, even where GWs cannot continue to perform their intended function.

5.39 Looking forward, Derby can maintain its focus on green infrastructure through continued commitment to this policy, ensuring that the benefits of its GWs, and the open spaces that underpin them, are secured for future generations.

Appendix A

Datasets used to assess secondary functionality

Table A.1: Health, wellbeing and community datasets

Data	Source
Ordnance Survey 25k and 50K basemapping	OS/DCC
Derby Open Spaces Layer (includes Typologies) <ul style="list-style-type: none"> ■ Allotments ■ Amenity greenspace ■ Bowling ■ Children's play ■ Churchyard and cemeteries ■ Golf ■ Grass pitches ■ New parks ■ Parks ■ Play areas ■ Semi natural greenspace 	Derby City Council
Play areas	Derby City Council
Parks and public open spaces (including Adopted Green Space)	Derby City Council
Public Rights of Way (PRoW)	Derby City Council
National Cycle Network	Sustrans
Road and rail noise data	Defra

Data	Source
Index of Multiple Deprivation (IMD 2019)	Office for National Statistics

Table A.2: Environment datasets

Data	Source
National Forestry Inventory	Forestry Commission
UK ward tree canopy cover	Forestry Commission
Ancient Woodland Inventory	Natural England
Site of Special Scientific Interest	Natural England
Local Nature Reserves	Natural England
Local Wildlife Sites	Derby City Council
Wood pasture and parkland	Natural England
Priority Habitat Inventory	Natural England
Agricultural Land Classification (England)	Natural England
CORINE Land Cover 2018	European Environment Agency
Flood Map for planning – flood zone 2 and flood zone 3	Environment Agency

Appendix B

Glossary of Terms

Table B.1: Glossary

Term	Definition
ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
DCLP1	Derby City Local Plan
GI	Green Infrastructure
GW	Green Wedge
GWR	Green Wedge Review
HE	Highways England
IMD	Index of Multiple Deprivation
LCA	Landscape Character Assessment
LCT	Landscape Character Type
LGS	Local Green Space
LNR	Local Nature Reserve
LNRS	Local Natural Recovery Strategy
LSOA	Lower Layer Super Output Area
LWS	Local Wildlife Site
MUGA	Multi-Use Games Area

Term	Definition
NAMRC	Nuclear Advanced Manufacturing Research Centre
NCA	National Character Area
NCN	National Cycle Network
NPPF	National Planning Policy Framework
OCOR	Our City Our River
PRoW	Public Right of Way
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
WHS	World Heritage Site

Appendix C

Suggested Policy Amendments for Policy CP18 – Green Wedges.

C.1 Suggested amendments to the wording of policy CP18 are shown below.

Suggested additional text is shown **highlighted**. Suggested omissions are shown as ~~strikethrough text~~. Additional commentary is provided below the relevant point in *italic font*.

C.2 The Council will ~~continue to identify~~ **maintain the principle of** Green Wedges as areas of land that define and enhance the City's **distinctive** urban structure, maintain the identity of the different residential neighbourhoods, provide **access to open space** ~~and an uninterrupted link to the countryside~~, form part of the wider green infrastructure network and play an important role in climate change adaptation.

Suggested amendment: omit the phrase 'and enhance' from this paragraph – in high level terms, GWs are more about protection than enhancement.

C.3 The Council will:

(a) ensure that development **and land use change** in the Green Wedge is limited to the following:

1. Agriculture and forestry
2. Green space, outdoor sport, recreation and community uses providing the character of the Green Wedge and its amenity ~~is~~ are not adversely affected
3. Nature conservation, including improvements ~~which provide multiple benefits and connections to~~ Derby's green infrastructure ~~or which link the Green Wedge to the wider Green Infrastructure network~~
4. Cemeteries
5. Essential buildings and activities ancillary to existing education establishments
6. Public utilities where it can be shown that a suitable site outside the Green Wedge is not available
7. The extension or alteration of existing dwellings and the erection of ancillary buildings.

(b) ensure that development does not adversely affect the open and undeveloped character of the Wedge, its links and green infrastructure value, taking into account scale, siting, design, materials and landscape treatment and would not lead to an excessive increase in numbers of people, traffic or noise

Suggested amendment: Omit 'and would not lead to an excessive increase in numbers of people, traffic or noise' as these factors should not apply to the types of land use change and development allowed.

(c) ensure that development associated with categories 1 to 7 is small-scale and ancillary to the operation of the main use

(d) permit the conversion or change of use of existing buildings provided that the building is suitable for its intended use without extensive alteration, rebuilding or extensions

Suggested amendment: Consider whether part (d) is necessary, given the caveats listed in parts a-c.

(e) permit the redevelopment of existing buildings in the Green Wedge for uses in categories 1 to 7, and including the replacement of existing dwellings with new dwellings

(f) permit, in exceptional circumstances, redevelopment of buildings other than dwellings for residential development, and supporting facilities. Permission will only be granted where the Council is satisfied that the original buildings are genuinely redundant and surplus to requirements, and that the site adjoins nearby residential areas

(g) ensure that planning permission for the conversion or change of use of farm buildings is subject to conditions to prevent a proliferation of additional farm buildings under permitted development rights

(h) ensure that development adjacent to a Green Wedge does not endanger the character and function of the wedge, taking into account scale, siting, design, materials and landscape treatment and would not lead to an excessive increase in numbers of people, traffic or noise

Suggested amendment: Part (h) could be combined with part (b).

(i) seek opportunities to link Green Wedges to the wider green infrastructure and ecological networks

(j) ensure that development in or adjacent to a Green Wedge provides opportunities to improve the remaining Green Wedge and its setting

(k) seek to ensure that, where urban extensions occur, the principle of the Green Wedge itself will be continued.

C.4 For all development proposals, the proposed buildings:

- should not have a greater impact on the spatial and visual openness of the Green Wedge and the purpose of including land within it than the existing buildings
- should not exceed the height of the existing buildings
- should not occupy a materially larger area of the site than the existing buildings, unless this would result in a reduction in height which would benefit visual amenity.

C.5 Green Wedges are an important part of Derby's character and are a long-standing, and successful local planning policy. Their primary function is to define and enhance the urban structure of the city as a whole, in particular by reinforcing local identity by maintaining areas of open land between the City's neighbourhoods. All have important existing or potential recreational and ecological value and play an important role in mitigating against climate change. In addition, farming remains an important economic activity and extensive user of land in some Green Wedges. Some Green Wedges have an additional role of acting as 'buffer zones' between residential communities and business areas.

5.18.2 Green Wedges do not have the permanence of the Green Belt but it is intended to retain the principle of Green Wedges, maintain their identity, reduce the impression of urban sprawl and resist harmful development.

Suggested amendment: Suggest omitting Paragraph 5.18.2 as it introduces slightly different concepts and not is necessary. Permanence seems to be a less important characteristic of green belts now (with grey belt etc) and there is no reason why GWs should not be permanent.

5.18.3 The proximity of Green Wedges to the built-up area and, in some cases, their narrowness makes them particularly vulnerable to development pressure; hence the policy framework to manage this. Where development does occur is proposed the

Council will ensure that the principle of the Green Wedge will not be adversely affected. In addition, the Council expects that development will provide improvements to part, or all, of the Green Wedge. Where urban extensions ~~occur~~ **are proposed** outside of the city boundary, the Council will seek to ensure that ~~the wedge itself~~ **Green Wedges**, inside and outside the City, will be ~~continued~~ **maintained**.

Suggested amendments: Omit reference to narrowness as proximity of GWs to built-up areas is the main issue.

Omit the sentence 'Where development is proposed the Council will ensure that the principle of the Green Wedge will not be adversely affected. In addition, the Council expects that development will provide improvements to part, or all, of the Green Wedge.' As it repeats points that are set out in the policy.

5.18.4 The extension or alteration of existing homes and other buildings may be permitted provided that they are in keeping with the size and character of the original building and do not adversely affect the overall character of the Green Wedge. The erection of ancillary domestic buildings maybe approved as long as they do not adversely affect the openness of the Green Wedge. The replacement of existing homes may also be acceptable in the Green Wedge provided that the new home is not materially larger than the original dwelling.

Suggested amendment: This repeats points that are set out in the policy. It is suggested that this paragraph is omitted.

5.18.5 From time to time, circumstances may arise where existing non-residential buildings in Green Wedges become redundant and pressure for redevelopment arises. Planning permission for residential development may exceptionally be granted on such 'previously developed' sites in Green Wedge locations, providing visual impact is minimised and the site is reasonably adjacent to existing housing areas.

Suggested amendment: This repeats points that are set out in the policy. It is suggested that this paragraph is omitted.

5.18.6 ~~To prepare the Part 1 plan, the Council carried out an extensive review of Green Wedge boundaries to help identify strategic housing sites. The Part 2 plan will consider further amendments to Green Wedge boundaries as part of the process of identifying non-strategic housing and employment sites, address the implications of~~

~~existing or planned development on current boundaries and to take full account of all other issues and opportunities raised in the Green Wedge Review (2012). Any review of boundaries will be taken within the context of maintaining the principles of Green Wedge as set out in this policy and the objectives of the plan.~~

5.18.6 To inform this Local Plan the Council commissioned a study 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 included 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 contributed to a broader evaluation of whether GW policy continues to add value and remains appropriate for inclusion in the Local Plan.

Suggested amendment: See suggested updated text for Paragraph 5.18.6.

C.6 5.18.7 Any existing 'non-conforming' operations or permitted uses within Green Wedges will not be prejudiced by this policy. This will include the consideration of any renewal of permission, variation of conditions and any reserved matters applications. An example of this is the existing aggregate recycling facility at Chaddesden Sidings which was in use prior to the designation of the Green Wedge. Any extension of timescales associated with this use will not be prejudiced by being within a Green Wedge.

Suggested amendment: This is the first use of the terms 'non-conforming operations' and 'permitted uses'. If this is policy, it should be included in the policy section.

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