
Nottingham City Council



**Nottingham
City Council**

**Additional Response to Matter 3: Green Belt in
Response to Inspector's Question**

Contents

1	Introduction.....	1
2	Exceptional Circumstances	1
3	LAPP Green Belt Review	2
4	Minor or Moderate Amendments	3
5	Major Amendment, PA59 Farnborough Road, Former Comprehensive School	4
6	Conclusion.....	5
	Appendix 1: Exceptional Circumstances for Changes to the Nottingham City Green Belt Boundary	6
	Appendix 2: Summary of Consultation Comments Received on the Greater Nottingham and Ashfield Draft Green Belt Assessment Framework	16

1 Introduction

1.1 The Inspector has made the following request of the Council:

'I would be grateful if you would inform the Council that at the session on Matter 3 Green Belt I will wish to explore the exceptional circumstances to justify the alterations to the Green Belt proposed in the Plan, both in relation to the site PA59 which is proposed to be released from the Green Belt and allocated for development and the other various proposed changes which it suggests are minor and are being sought to correct previous drafting errors, to reflect actual development patterns or to reflect defensible Green Belt boundaries.

With regard to the proposed 'minor' changes I will wish to go through each of these and seek an explanation from the Council.

It would therefore be helpful if the Council would provide either a short note before the hearing session explaining the rationale for each of the proposed 'minor' changes or be prepared to go through each of them at the hearing session.'

1.2 This short note is the Council's response to this request.

2 Exceptional Circumstances

2.1 The starting point for explaining EC for the Green Belt review undertaken as part of the preparation of the LAPP is the NPPF (2012 version in this case). The NPPF states that:

'83. Local Planning Authorities with Green Belts in their areas should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

84. When drawing up or reviewing Green Belt boundaries Local Planning Authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.' [Emphasis added].

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- 2.2 'Exceptional circumstances' remains undefined. The NPPF entrusts decision-makers with reaching sound planning judgments on whether exceptionality exists in the circumstances of the individual case. (Mr Justice Jay, Calverton Parish Council vs Nottingham City Council, Broxtowe Borough Council and Gedling Borough Council [2015] EWHC 1078 (Admin)).
- 2.3 ACS Policy 3 covers the Green Belt. Save for the 'Strategic Allocations' already considered by the ACS (not relevant to Nottingham), the policy states that the detailed review of Green Belt boundaries, to the extent necessary to deliver the distributions in Policy 2, will be undertaken in Part 2 Local Plans. A sequential approach (introduced by way of Main Modification 18) will then be deployed, as set out in Policy 3 section 2, whilst Policy 3 section 3 lists the matters that such a review should give consideration to, in particular to the Green Belt's statutory purposes.
- 2.4 The Inspector's report into the ACS states ([LAPP-CROSS-07 Nottingham Local Plan 2005 - Inspectors Report, 2005](#)):-

'111. The NPPF continues the well-established planning policy of protecting Green Belt land. The Green Belt boundaries are drawn tightly around Nottingham, and to promote development beyond the Green Belt's outer edge would extend travel to work and for other purposes in an unsustainable fashion. Areas of safeguarded land exist in Gedling Borough, but these are unlikely to meet all the plan area's development requirements outside the main built up area. I agree with the Councils that the exceptional circumstances required for alterations to Green Belt boundaries exist.'
(Emphasis added).

3 LAPP Green Belt Review

- 3.1 In accordance with the ACS, a review of the Green Belt boundaries was undertaken ([Green Belt Background Paper, January 2016 LAPP-CD-BACK-12](#)). This looked at all of the Green Belt within the City's area, on a methodology agreed with Ashfield, Broxtowe and Gedling Borough Councils ([LAPP-ENVIRO-22](#)), who undertook a similar exercise. In Appendix 2 is a summary of the consultation comments received. Within the [Inspector's Report](#) (para 67) for the recent examination into the Gedling Borough Local Planning Document (Part 2 Local Plan) examination she concluded that.

'I am satisfied that the approach set out in the Green Belt Assessment Framework, and subsequently used in the Council's Green Belt Assessment, accords with the sequential approach to guide site selection and those matters to be considered when reviewing Green Belt boundaries set out in ACS Policy 3. As such, it does not deviate from the principles set out in the ACS in this regard.'

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- 3.2 The primary purpose of this review was to meet ACS Policy 3 Section 2, to deliver the distribution of development in Policy 2 of the ACS. In undertaking this review, in accordance with ACS Policy 3 section 3, regard was had to the statutory purposes of the Green Belt, including retaining or creating defensible boundaries, as stated by paragraph 83 of the 2012 NPPF.
- 3.3 The outcome of this review concluded one major amendment to the Green Belt was appropriate to accommodate development in Nottingham City's Green Belt (Site Allocation for PA59), together with a number of minor or moderate amendments to the detailed boundaries (set out in [Green Belt Background Paper, January 2016 LAPP-CD-BACK-12](#) but also repeated in Appendix 1).
- 3.4 An explanation to each change to the Green Belt is shown in the table at Appendix 1 of this note. The table includes a summary of what, in the City Council's planning judgment, the exceptional circumstances are for each minor or moderate change. The exceptional circumstances for the one major amendment to accommodate PA59 are set out at section 5 below.

4 Minor or Moderate Amendments

- 4.1 The amendments comprise almost entirely of minor or moderate amendments to the detailed boundaries, which are to correct previous drafting inaccuracies (the original boundaries date back to the Green Belt Plan adopted in 1989, which pre-dated accurate GIS mapping techniques), reflect more recent development patterns, and ensure that boundaries coincide with defensible boundaries. The difference between minor and moderate changes is a judgement based on the extent of Green Belt affected, and does not reflect any consideration of suitability for development.
- 4.2 The City Council's planning judgment in these cases is that the advance in mapping technology, the need to reflect more recent development patterns and the desire for the Green Belt boundaries to have defensible and logical boundaries (particularly across adjoining local authority boundaries so far as practical) are the exceptional circumstances required by paragraph 83 of the NPPF. The degree of exceptionality suits the circumstances of each of these cases, particularly in the light of NPPF para 85 which states that local planning authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 4.3 Where there are obvious issues the Council considers it needs to act to protect and promote the integrity of Green Belt. However, when addressing these previous drafting errors to the Green Belt, considering actual development patterns or reflecting defensible Green Belt boundaries, the principle has been to limit change to the Green Belt boundary. In circumstances where it is considered appropriate to make changes, the most

defensible boundary has been chosen using a hierarchy of suitable boundaries. The highest of these is main roads, railway lines, rivers or canals, then more minor roads, hedge lines and then built form of buildings or public footpaths/cycle paths. Unless ensuring consistency with adjoining Council's Green Belt, urban form has been excluded from the Green Belt, so where for example a road/traffic island etc was washed over by the Green Belt previously, the Green Belt boundary has been pulled back to exclude this form of development (for example see map change 3B02 on page 149 of [Green Belt Background Paper, January 2016 LAPP-CD-BACK-12](#)).

- 4.4 The comprehensive re-assessments of the Green Belt used Ordnance Survey maps, topographical maps, aerial photographs, and site visits to help inform professional judgement.
- 4.5 The amount of change to the Green Belt is relatively low in comparison to the amount of Green Belt within Nottingham City's administrative boundary. In area, 5.94 hectares are proposed to be added to the Green Belt and 16.55 hectares proposed to be removed leaving a net change of -10.62 hectares. If the major amendment for PA59 (7.49 hectares) is removed, the net change in the Green Belt for the minor/moderate changes is only 3.13 hectares which equates to only 0.42% of the original 2005 Green Belt boundary.

5 Major Amendment, PA59 Farnborough Road, Former Comprehensive School

- 5.1 The assessment of this site is at page 46-50 of [LAPP-CD-BACK-12 Green Belt Background Paper, January 2016](#). Since the preparation of the Background Paper, the school buildings have been demolished, due to vandalism and anti social behaviour.
- 5.2 Paragraph 6.40 of the Background Paper reports the exceptional circumstances identified at the time of ACS preparation for removing this site from the Green Belt as being 'the lack of sufficient urban sites to meet this need (each Councils SHLAA), and that meeting this need in the distribution proposed by the Councils amounts to sustainable development as reported in the [ACS] SA.' Identifying exceptional circumstances at a strategic level still requires exceptional circumstances to be considered on a site by site basis, and the Green Belt Background Paper (paragraphs 6.40 to 6.43) and [Appendix A to the Council's Statement in Response to the Inspector's MIQs, Matter 4, Issue 8 \(Site Allocations\)](#) paragraphs 4.449 to 4.453 explain why this site has been identified for removal. Paragraphs 6.44 and 6.45 of the [LAPP-CD-BACK-12 Green Belt Background Paper, January 2016](#) explain how any impact on the Green Belt is limited by this allocation.
- 5.3 2012 NPPF paragraph 84 charges local authorities with taking account of the need to promote sustainable patterns of development. The ACS considered

the consequences for sustainable development of channelling development towards urban areas within (inside) the Green Belt boundary, and concluded that a strategy of urban concentration and regeneration was the most sustainable strategy.

- 5.4 In addition to this, the site is a brownfield site, and the 2012 NPPF states that the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development is not inappropriate development. Whilst not an exceptional circumstance in itself, and not part of the original justification for exceptional circumstances, paragraph 138 of the 2018 NPPF also supports this approach. It states that 'Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.' See also paragraph 3.12 of the [Council's Statement in Response to the Inspectors MIQs \(Matter 3\)](#).
- 5.5 Although it is acknowledged that the City Council's housing supply has improved during the LAPP preparation period, and now includes an appropriate buffer to account for non delivery, it is the City Council's view that exceptional circumstances still exist for the removal of this site from the Green Belt. This is for two reasons. Firstly because the buffer is just that, a quantity of housing over and above the minimum requirements of the City, to ensure that at least the minimum housing provision is delivered. Secondly, the site is part of a range and choice of sites, it is owned by the City Council and therefore housing delivery is more certain, and it is also a site capable of accommodating family housing, to support the identified need for this type of housing.
- 5.6 New boundaries are proposed as part of the removal of this site from the Green Belt, which reflect the risk of flooding of part of the land (outside the allocation), and the development of the site will have regard to the intended permanence of the boundaries, so that they will be capable of enduring beyond the plan period.

6 Conclusion

- 6.1 The City Council believes it has reached justified sound planning judgments on whether exceptionality exists in each of the individual circumstances of the amendments proposed to the Green Belt by the LAPP.

Appendix 1: Exceptional Circumstances for Changes to the Nottingham City Green Belt Boundary

Set out below are the exceptional circumstances the Council considers for each minor & moderate change to the Nottingham City Green Belt Boundary. The 'Area', 'Broad Green Belt Area', 'Map' and page number referred to in the table below are from [LAPP-CD-BACK-12 Green Belt Background Paper, January 2016](#).

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
North	Bulwell Hall Park and Nottingham Golf Club	1A01	80	Minor	Minor change - to follow more defensible boundary and improve accuracy (to follow footpath)
North	Bulwell Hall Park and Nottingham Golf Club	1A02	81	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove end of Lawton Drive/footpath from Green Belt)
North	Bulwell Hall Park and Nottingham Golf Club	1A03	82	Minor	Minor change - to follow more defensible boundary and improve accuracy (removing footpath from Green Belt)
North	Bulwell Hall Park and Nottingham Golf Club	1A04	83	Minor	Minor change - to follow more defensible boundary and improve accuracy (removing footpath from Green Belt)
North	Bulwell Hall Park and Nottingham Golf Club	1A05	84	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove footpath from Green Belt and follow curtilage of building and boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A06	85	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove footpath from Green Belt and follow curtilage of building and boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A07	86	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A08	87	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A09	88	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A10	89	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow boundary of the park)
North	Bulwell Hall Park and Nottingham Golf Club	1A11	90	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow boundary of the park)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
North	Land to West of Seller's Wood Drive West	1B01	91	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to edge of Seller's Wood Drive West)
North	Land to West of Seller's Wood Drive West	1B02	92	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to edge of Seller's Wood Drive West and remove Green Belt from Wood Link)
North	Land to West of Seller's Wood Drive West	1B03	93	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to edge of Seller's Wood Drive West and remove Green Belt from Wood Link)
North	Land to West of Seller's Wood Drive West	1B04	94	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt from Wood Link and extend Green Belt to follow urban boundary rather than the administrative boundary)
North	Land to West of Seller's Wood Drive West	1B05	95	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow urban boundary rather than the administrative boundary)
North	Land to West of Seller's Wood Drive West	1B06	96	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow urban boundary rather than the administrative boundary).
North	Land to West of Seller's Wood Drive West	1B07	97	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow urban boundary rather than the administrative boundary).
West	Land around Nottingham Business Park	2A01	99	Moderate	Moderate change - to correct error in the 2005 Green Belt boundary (remove Woodhouse Way and follow more defensible boundary/built form around the business park)
West	Land around Nottingham Business Park	2A02	100	Moderate	Moderate change - to correct error in the 2005 Green Belt boundary (follow more defensible boundary/built form around the business park)
West	Land around Nottingham Business Park	2A03	101	No change	No change
West	Land around Nottingham Business Park	2A04	102	Minor	Minor change - to correct error in the 2005 Green Belt boundary (follow more defensible boundary/built form around the business park)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
West	Land around Nottingham Business Park	2A05	103	Minor	Minor change - to correct error in the 2005 Green Belt boundary (follow more defensible boundary/built form around the business park)
West	Land around Nottingham Business Park	2A06	104	Minor	Minor change - to correct error in the 2005 Green Belt boundary (follow more defensible boundary/built form around the business park)
West	Land West of Bilborough Road	2B01	105	No change	No change
West	Land West of Bilborough Road	2B02	106	No change	No change
West	Land West of Bilborough Road	2B03	107	No change	No change
South	Land North-west of Clifton	3A07	109	Moderate	Moderate change - follow more defensible boundary/built form (Green Belt amended to reflect built form of Lark Hill Retirement Village)
South	Land North-west of Clifton	3A09	110	Moderate	Moderate change - follow more defensible boundary/built form (Green Belt amended to reflect built form of Lark Hill Retirement Village and exclude Barton Lane from the Green Belt following realignment of A453)
South	Land North-west of Clifton	3A10	111	Moderate	Moderate change - follow more defensible boundary/built form (exclude Barton Lane from the Green Belt including following realignment of A453)
South	Land North-west of Clifton	3A11	112	Minor	Minor change - to follow more defensible boundary and improve accuracy (exclude Barton Lane from the Green Belt following realignment of A453)
South	Land North-west of Clifton	3A12	113	Moderate	Moderate change - follow more defensible boundary/built form (exclude Barton Lane from the Green Belt following realignment of A453)
South	Land North-west of Clifton	3A13	114	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A14	115	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A15	116	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
South	Land North-west of Clifton	3A16	117	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A17	118	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A18	119	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A19	120	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries and edge of woodland)
South	Land North-west of Clifton	3A20	121	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries and edge of woodland)
South	Land North-west of Clifton	3A21	122	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A22	123	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A23	124	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A24	125	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A25	126	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A26	127	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A27	128	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A28	129	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A29	130	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A30	131	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)
South	Land North-west of Clifton	3A31	132	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow rear boundaries)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
South	Land North-west of Clifton	3A32	133	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow canal and be consistent with neighbouring Broxtowe's Green Belt)
South	Land North-west of Clifton	3A33	134	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow canal and be consistent with neighbouring Broxtowe's Green Belt)
South	Land North-west of Clifton	3A34	135	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow canal and new road access to Boots off Thane Road)
South	Land North-west of Clifton	3A35	136	Minor	Minor change - to follow more defensible boundary and improve accuracy (follow canal and new road access to Boots off Thane Road)
South	Land North-west of Clifton	3A36	137	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road)
South	Land North-west of Clifton	3A37	138	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road)
South	Land North-west of Clifton	3A38	139	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road)
South	Land North-west of Clifton	3A39	140	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road)
South	Land North-west of Clifton	3A40	141	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road)
South	Land North-west of Clifton	3A41	142	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt up to Thane Road and remove Green Belt to follow Cycle path)
South	Land North-west of Clifton	3A42	143	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Cycle path)
South	Land North-west of Clifton	3A43	144	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Cycle path/bridge)
South	Land North-west of Clifton	3A44	145	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Cycle path/bridge)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
South	Land North-west of Clifton	3A45	146	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Cycle path/bridge and Clifton Lane)
South	Land North-west of Clifton	3A46	147	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Clifton Lane)
South	Land North-west of Clifton	3B01	148	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Clifton Lane)
South	Land East of Clifton	3B02	149	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Clifton Lane including A453 traffic island)
South	Land East of Clifton	3B03	150	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to A453 traffic island and follow Westerfield Way)
South	Land East of Clifton	3B04	151	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to A453 traffic island)
South	Land East of Clifton	3B05	152	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Westerfield Way and Brookthorpe Way)
South	Land East of Clifton	3B06	153	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Brookthorpe Way)
South	Land East of Clifton	3B07	154	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow Brookthorpe Way and The Downs)
South	Land East of Clifton	3B08	155	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt to follow The Downs and rear gardens)
South	Land East of Clifton	3B09	156	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow boundary of rear gardens)
South	Land East of Clifton	3B10	157	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow boundary of rear gardens)
South	Land East of Clifton	3B11	158	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow boundary of rear gardens and exclude Clifton Lane)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
South	Land East of Clifton	3B12	159	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow rear boundaries)
South	Land East of Clifton	3B13	160	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries and exclude built form at the end of Hyde Close)
South	Land East of Clifton	3B14	161	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries and exclude built form including the end of Hyde Close)
South	Land East of Clifton	3B15	162	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
South	Land East of Clifton	3B16	163	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
South	Land East of Clifton	3B17	164	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
South	Land East of Clifton	3B18	165	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B19	166	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B20	167	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B21	168	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B22	169	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B23	170	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road and exclude traffic island)
South	Land East of Clifton	3B24	171	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Farnborough Road)
South	Land East of Clifton	3B25	172	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
South	Land East of Clifton	3B26	173	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B27	174	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B28	175	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B29	176	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B30	177	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B31	178	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B32	179	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B33	180	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
South	Land East of Clifton	3B33	181	Major	Major change - to exclude PA59 from the Green Belt (see separate explanation)
East	Colwick Woods	4A01	183	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow built form and rear gardens)
East	Colwick Woods	4A02	184	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow built form and rear gardens)
East	Colwick Woods	4A03	185	Minor	Minor change - to follow more defensible boundary and improve accuracy (exclude railway from the Green Belt)
East	Colwick Woods	4A04	186	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow built form and rear gardens)
East	Colwick Woods	4A05	187	Minor	Minor change - to follow more defensible boundary and improve accuracy (extend Green Belt to follow built form and rear gardens)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
East	Colwick Woods	4A06	188	Minor	Minor change - to follow more defensible boundary and improve accuracy (exclude railway from the Green Belt and built form of PA40)
East	Colwick Woods	4A07	189	Minor	No change
East	Colwick Woods	4A08	190	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
East	Colwick Woods	4A09	191	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
East	Colwick Woods	4A10	192	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow rear boundaries)
East	Colwick Woods	4A11	193	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Greenwood Road)
East	Colwick Woods	4A12	194	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Greenwood Road)
East	Colwick Woods	4A13	195	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow Greenwood Road and footpath)
East	Colwick Woods	4A14	196	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to footpath)
East	Colwick Woods	4A15	197	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to footpath and built form)
East	Colwick Woods	4A16	198	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to footpath and built form as well as excluding Colwick Road and Sewage Valve Compound)
East	Colwick Woods	4A17	199	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to footpath and built form as well as excluding Colwick Road and Crossing Cottage)
East	Colwick Woods	4A18	200	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt and align along edge of the railway line)

Area	Broad Green Belt Area	Map	Page	Level of change	Exceptional Circumstances
East	Colwick Woods	4A19	201	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt and align along edge of the railway line)
East	Colwick Woods	4A20	202	Minor	Minor change - to follow more defensible boundary and improve accuracy (remove Green Belt and align along edge of the railway line and follow footpath)
East	Colwick Park/ Racecourse	4B01	203	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow more defensible boundaries around the racecourse)
East	Colwick Park/ Racecourse	4B02	204	Minor	No change
East	Colwick Park/ Racecourse	4B03	205	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow more defensible boundaries around the racecourse)
East	Colwick Park/ Racecourse	4B04	206	No change	No change
East	Colwick Park/ Racecourse	4B05	207	No change	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow more defensible boundaries around the racecourse)
East	Colwick Park/ Racecourse	4B06	208	No change	No change
East	Colwick Park/ Racecourse	4B07	209	Minor	Minor change - to follow more defensible boundary and improve accuracy (amend Green Belt to follow more defensible boundaries around curtilage of built form - Nottingham Sea Cadet Corps off Waterside Way)

Appendix 2: Summary of Consultation Comments Received on the Greater Nottingham and Ashfield Draft Green Belt Assessment Framework

Greater Nottingham and Ashfield Draft Green Belt Assessment Framework (4th August – 19th September 2014)

Consultation documents: A single document which included the proposed methodology for the Green Belt Review.

Publicity:

- Documents were made available in the following locations: Electronically on the Councils website, Paper versions: in Main Council Offices in Beeston.
- 80 emails and 73 letters sent directly to Duty to Co-operate bodies, Statutory Consultees, Town and Parish Councils throughout the Housing Market Area, house-builders, developers and land agents on the LDF database.

Summary of responses: A [full summary](#) of the responses to the draft Green Belt Assessment Framework consultation can be found on the Councils website. The responses were considered and the Green Belt Assessment Framework was refined before site assessments were undertaken throughout the autumn of 2014. A brief overview of the issues can be seen below: There was support for the cross-boundary joint approach being taken by the Councils which would provide consistency. Some opposition to Green Belt release in principle and that local knowledge should inform the review. There was some concern about the two stage approach as some felt that by excluding broad areas the methodology would overlook smaller more appropriate areas with some suggestions on the size and locations of sites which should be reviewed under part 2. Some considered that defensible boundaries could be provided as part of a development and was not a necessary consideration for the review. Some suggested that the review was too residential orientated and that future employment development was not referenced enough. One representation suggested that land ownership or inclusion in the Strategic Housing Land Availability Assessment should not be a constraint. Timescale for the review was a concern for some as they felt that it would lead to delay with Local Plan preparation.

Historic England (formerly English Heritage) suggested some text changes to include non-designated heritage assets and Scheduled Ancient Monuments into the assessment criteria. Natural England suggested landscape, ecology and Green Infrastructure should form part of the assessment criteria.