



# Rushcliffe Green Belt Review Part 2 (b) – Ad (Draft for consultation)

Aspbury Planning  
1076116

Rushcliffe  
Borough Council

## Response Form

Your Details	Agent details (where applicable)	
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### 1. Green Belt Review Part 2 (b): Additional sites review

Do you agree or disagree with the review of the additional Green Belt sites around Rushcliffe’s Key Settlements and other villages against the purposes for including land within the Green Belt? If you disagree, state why the assessment is incorrect and provide your Green Belt score and conclusions on Green Belt importance. Your comment should focus on the land’s performance against Green Belt purposes.

The Green Belt Review should take the opportunity to re-assess the value of the Green Belt designation at land at Hillside, Gotham Road. The Site was occupied by the former Hardstaff Group since the early 1990s which was made up of Hardstaff Barriers, Hardstaff Haulage (logistics), HGV driver training, truck servicing and repair and latterly conversion of trucks to dual fuel operation. Prior to this the site was a long established gypsum quarry which was first opened by Lord Belper in 1880, passing eventually to British Plasterboard Limited and then to British Gypsum by corporate mergers and takeovers. Planning Permission has been granted for various Hardstaff operations as described above and culminating in the planning permission for the comprehensive Dual Fuel World Centre of Excellence in 2015 (reference: 14/01406/HYBRID).

The site is almost entirely brownfield land and as shown on figures 1 and 2 it is well screened by the existing and well-established woodland. Moreover the site is contained by topography, the land is ringed on three sides by wooded hills and by a woodland plantation on the fourth side. The site no longer meets the five purposes of the Green Belt as outlined in paragraph 80 of the National Planning Policy Framework. As part of the Green Belt Review PART 2 (b) (Detailed Review of the NottinghamDerby Green Belt within Rushcliffe), Rushcliffe have identified a matrix for assessing the value of Green Belt land.

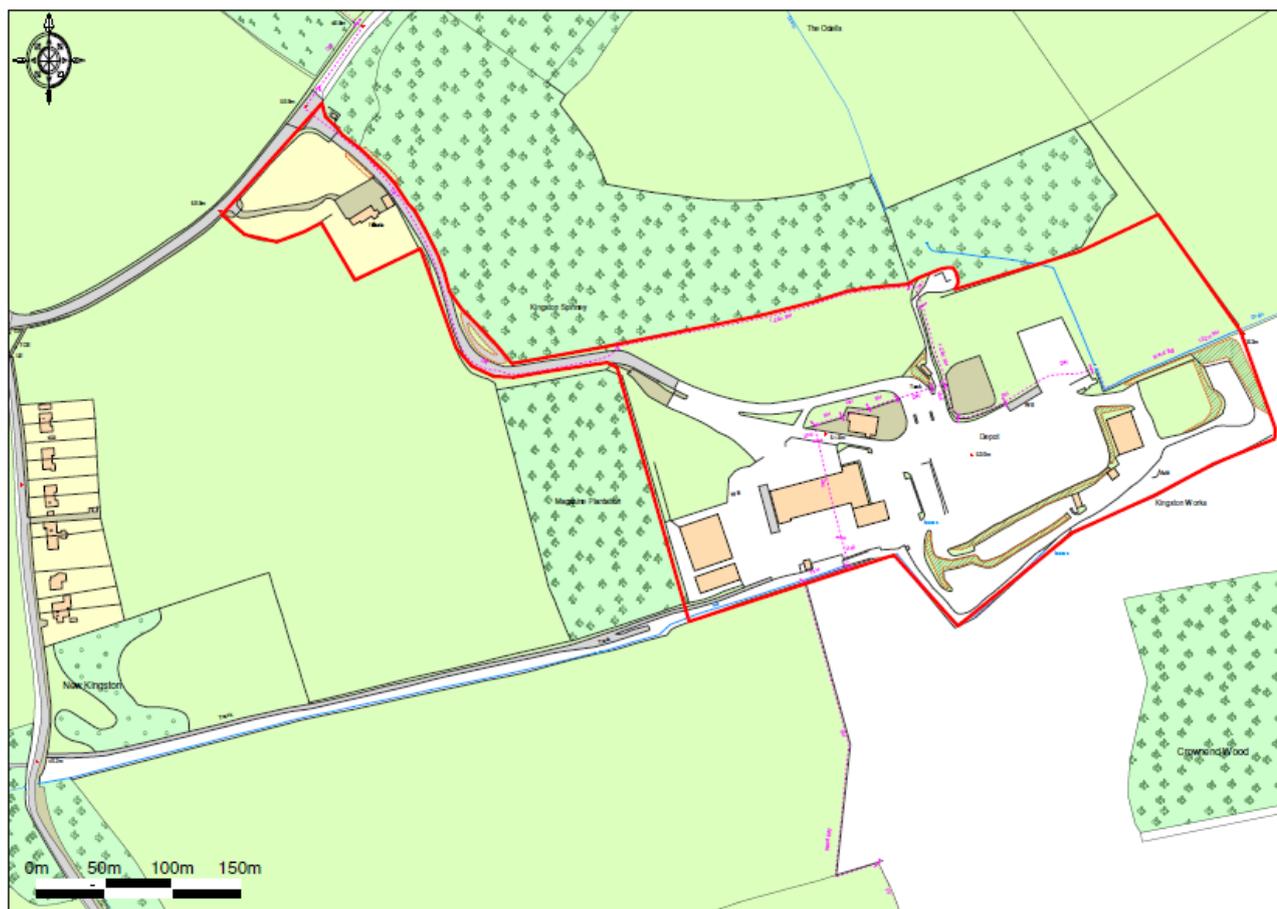
Below is our assessment of the site using the matrix and guidance set out in the Green Belt review.

Site Name	Land at Hillside, Gotham Road, Kingston on Soar	
Green Belt Purpose	Score	Justification
Check unrestricted sprawl of settlements	2	The land does not adjoin a settlement and it is therefore considered that the release of the land out of the Green Belt would not result in unrestricted sprawl. The site is not situated in a close proximity to the neighbouring settlements and does not assist with clearly defining an urban edge.
Prevent merging of settlements	1	Further development on the site would not reduce the physical gap between settlements nor would the perception of this gap be reduced. This is because almost the entire site is developed.

Assist in safeguarding the countryside from encroachment	1	As shown on figures 1 and 2 below the site already includes a considerable amount of inappropriate development and therefore the land is no longer assisting with safeguarding the countryside from encroachment.
Preserve setting and special character of historic settlement	1	The site is situated someway from the existing built up area and therefore there will be no harm on its setting or special character. Moreover, the site is screened by the existing and well established landscaping which runs along the perimeter of the site.
Assist in urban regeneration	1	As the site is already a well-established employment site it will not impact upon sites within the existing urban area. Indeed the release of the land outside of the Green Belt would assist with urban regeneration by encouraging the re-use of brownfield land.
<b>Green Belt Score</b>	<b>6</b>	

In summary the site in question is a well-established employment site which is predominantly brownfield land. As outlined in the site assessment above the site is no longer a valuable Green Belt site as it does not meet any of the purposes as outlined in paragraph 80 of the Framework. Furthermore, the site is approximately 10.5 hectares and is therefore considered to be large enough to be inset from the Green Belt. Thus it would be appropriate for Rushcliffe Borough Council to take this opportunity to inset the site from the Green Belt to encourage the regeneration of the brownfield site and reduce unnecessary complexities caused by the sites current position within the Green Belt.

**Figure 1 – Site Plan**



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**Figure 2 – Aerial View of the Site**



**2. Please provide any others comments you wish to make**

Please return by **5pm 31 March 2017**

to: Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

Or to: [localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

Please note that your comments can be directly entered through the Borough Council's online consultation system: <http://rushcliffe-consult.objective.co.uk/portal>

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