

## **Background Paper 4 – Site Assessments**

### **Context**

This background paper has been compiled to support the Gotham Neighbourhood Plan and is intended to document the viability of sites around Gotham with respect to their suitability for housing allocation.

### **Aim and Methods**

The aim of this background paper is to critically assess various sites in and around Gotham for their suitability for allocation in the future as housing development sites.

There are two assessment methods used. The first is according to the criteria set out in the Neighbourhood Plan which are set out below.

The second is according to the method set out by Rushcliffe Borough Council (RBC) in their Local Plan Part 2 and Green Belt Further Options documents published in early 2017 with local consultation in the spring of 2017. These documents failed to properly take into account local non heritage assets and the nature and layout of Gotham. A revised assessment is presented as part 2 of this background paper.

### **Neighbourhood Plan Site Assessment Criteria**

The Neighbourhood Plan (6.1) sets out two key criteria that any site allocation for housing should be:

- Infill sites
- Small scale

In addition in section 6.11 additional criteria are set out namely:

- ✓ Proximity to services
- ✓ Effect on the quality of life in existing housing including privacy and outlook
- ✓ Effect on the ability to function effectively of services such as education and health
- ✓ The extent to which a development will allow the village to fit at least as well into the surrounding landscape as it does now
- ✓ Defensible greenbelt boundaries
- ✓ Vulnerability to flooding and effect on the risk of flooding in other areas of the village
- ✓ Impact on the capacity of the sewerage works

Any assessment against some of the above is quite subjective and will need consultation before being finalised.

In the assessment the effect on quality of life is based on a rough estimate of the number of existing dwellings impacted against the expected allocation, i.e. dwellings that could reasonably fit on the site.

Vulnerability to flooding and the impact on the sewage works aren't included in the assessment as these are more technical in nature.

## **Site Naming**

The background paper uses the naming and identifiers introduced in the Local Plan Part 2 consultation documents from Rushcliffe Borough Council (RBC). The identification of those sites was based on sites registered in the Strategic Housing Land Availability Assessment (SHLAA) and those references where relevant are also used in this assessment document.

Some site names in these documents weren't correct and have been adjusted in the assessments.

## Part 1 - Site Assessment using Neighbourhood Plan Criteria

The following table gives the initial assessment of all of the plots identified in the RBC Plan Pt. 2 document, the brownfield sites and an additional site identified during the preparation of the Neighbourhood Plan.

In the first section data from the SHLAA is repeated and where plots haven't been included in the SHLAA estimates have been made for the plot size and density of housing. The column Growth %age show the growth in the village size if the plot were to be developed against a current size of approximately 710 dwellings.

The second section which is still a work in progress shows the scoring against the Neighbourhood Plan criteria as outlined above. The way the scoring has been done is outlined below.

The last section shows the overall assessment - again work in progress for the overall assessment, the expected housing allocation and a rough idea of timeline, i.e. 1 being earlier than 3.

From this assessment the housing policy H1 in the Neighbourhood Plan was developed.

RBC Plan Pt. 2 Reference and name		SHLAA Ref	Hectares (approx)	Number of dwellings	Growth %age	DPH	Infill	Small scale allocation	Nr. of houses impacted (approx)	Impact per allocation	Proximity to services (mins)	Fitting into surrounding landscap-	Greenbelt boundaries	Overall assessment	Allocation	Likely Timeframe
Ref	Name	SHLAA Plot Information (estimates for non SHLAA)				Scoring against Plan criteria for Housing Policy (green - best fit)							Conclusion and priority			
GOT1	Land to the rear of the former RBL	851	1.00	25	3.5%	25	?	M	5	0.20	5	?	?	?	25	2
GOT2	Land Nth of Kegworth Rd/Home Farm (West)	133	3.30	100	14.1%	30	Y	L	13	0.13	5	OK	OK	OK		
GOT3	Land Nth of Kegworth Rd/Home Farm (East)	381	0.83	13	1.8%	16	Y	S	4	0.31	5	OK	OK	OK	13	2
GOT4	Land at the end of Hall Drive	134	2.40	66	9.3%	30	N	L	16	0.24	5	OK	OK	OK		
GOT5	Land East of Gypsum Way	132	11.20	336	47.3%	30	N	VL	22	0.07	10	?	?	?		
GOT6	Land East of leake Rd.	135	2.30	46	6.5%	20	N	L	35	0.76	10	?	?	?		
GOT7	Land East of Hill Rd.	849	8.40	60	8.4%	7	N	L	12	0.20	15	NO	NO	NO		
GOT8	Land South of Moor Lane	700	0.70	15	2.1%	21	Y	S	5	0.33	5	OK	OK	OK	15	1
<b>Additional sites</b>																
GOT9	Gladstone Ave	401	0.05	3	0.4%	60	Y	S	7	2.33	5	OK	OK	OK	3	2
GOT11	Rectory Orchard	n/a	0.25	7	1.0%	28	Y	S	5	0.71	5	OK	OK	OK	9	3
<b>Brownfield</b>																
GOTB1	Royal British Legion	n/a	0.24	9	1.3%	38	Y	S	4	0.44	5	OK	OK	OK	9	1
GOTB2	NCT Depot	n/a	0.66	21	3.0%	32	Y	M	22	1.05	5	OK	OK	OK	21	4
GOTB3	Machins	n/a	0.40	12	1.7%	30	Y	S	16	1.33	5	OK	OK	OK	12	4
															Total	107

### Neighbourhood Plan Criteria Scoring

**Infill** - can the plot be seen as infill. Y - definitely, N - definitely not, ? - needs some analysis.

**Small Scale** - the size of any development: S - up to 20 dwellings, M - 20 to 40, L - 40 to 100, VL above 100

**Nr of houses impacted** - a rough count of the houses that would lose views and privacy if a development went ahead.

**Impact per allocation** - the ratio of houses impacted over the allocation: up to 0.2 green, 0.2 to 0.5 amber, above 0.5 red.

**Proximity to services** - roughly how many minutes would it take to walk to the centre of the village, i.e. the shop.

**Fitting into the surrounding landscape** - this column has yet to be completed

**Greenbelt boundaries** - preservation of the Greenbelt: OK - green, NO - probably not and red, ?  
- tbc.

## Part 2 - Green Belt Further Options reassessment

This section includes a complete reworking of the Gotham section of original RBC Green Belt Review (Further Sites) document.

In the table below two additional sites are included, one where RBC had no up to date information and the other being one identified as a possible site during the development of the Neighbourhood Plan (Rectory Orchards). All of the sites can be seen on Map 4 - Housing Sites in the Neighbourhood Plan.

In this analysis the reference names from the Local Plan Pt 2. Document have been used as the main reference name. (NB these do not match the ones in the Green Belt Review (Further Sites) document)

In the first section of the table below the revised scoring according to the reassessment is shown. Colouring is roughly in line with the original GB Review (Further Options) document.

Section 2 shows the information from the local consultation in spring 2017 and documented in Background Paper 6 of the Neighbourhood Plan. Green and red highlight where most of those consulted thought the land should be built on or not respectively.

Section 3 is a repeat of the SHLAA information as in part 1 of this background paper.

RBC Plan Pt. 2 Reference and name		Unrestricted sprawl	Prevent merging	Safeguarding from Encl.	Historic character	Urban Regen Support	Total	Yes - all of site	Yes - part of site	No	SHLAA Ref	Hectares (approx)	Number of dwellings	Growth %/age	DFH
Ref	Name	Green Belt Review scoring (red least relevant to GB)					Consultation scoring			SHLAA Plot Information (estimates for non SHLAA)					
GOT1	Land to the rear of the former RBL	2	1	4	1	3	11	55	13	37	851	1.00	25	3.5%	25
GOT2	Land Nth of Kegworth Rd/Home Farm (West)	3	1	5	5	3	17	18	10	70	133	3.30	100	14.1%	30
GOT3	Land Nth of Kegworth Rd/Home Farm (East)	3	1	3	3	3	13	29	8	59	381	0.83	13	1.8%	16
GOT4	Land at the end of Hall Drive	4	1	3	5	3	16	22	13	70	134	2.40	66	9.3%	30
GOT5	Land East of Gypsum Way	4	1	4	5	3	17	17	14	73	132	11.20	336	47.3%	30
GOT6	Land East of leake Rd.	4	1	4	2	3	14	18	15	70	135	2.30	46	6.5%	20
GOT7	Land East of Hill Rd.	4	1	4	1	3	13	16	14	56	849	8.40	60	8.4%	7
GOT8	Land South of Moor Lane	1	1	3	1	3	9	24	4	59	700	0.70	15	2.1%	21
						Avg	15								
<b>Additional sites</b>															
GOT9	Gladstone Ave	1	1	3	1	3	9	n/a	n/a	n/a	401	0.05	3	0.4%	60
GOT11	Rectory Orchard	1	1	3	1	3	9	n/a	n/a	n/a	n/a	0.25	7	1.0%	28

## Part 2 Green Belt Review (Additional Sites) - revised scoring.

### Assessment Criteria

There are 5 assessment criteria for the plots identified in the [GB Review \(Additional Sites\)](http://bit.ly/2tfBpi4) document (<http://bit.ly/2tfBpi4>), only 4 of which are actually used in the assessment - the last criteria 'assist in urban regeneration' is scored as 3 for all plots as they are all in Green Belt.

For the remaining 4 another of these causes land in Gotham and most of the villages to be marked low - 'prevent merging of settlements'. The only exceptions are a couple of sites in Tollerton and East Bridgford where the plots would tend towards merging of the villages with other settlements. For Gotham given the distances to neighbouring settlements it would be impossible to mark these any higher than the lowest score - 1.

Which leaves 3 assessment criteria that really contribute to the overall score:

Green Belt Purpose	Assessment Criteria
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> <li>The proximity and visual connectivity of the area/site to the settlement's clearly defined urban edge.</li> <li>The extent to which the area/site is contained and whether its development would round off the urban edge.</li> <li>The existence of clearly defined boundaries.</li> </ul>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> <li>The existence and scale of inappropriate development within the area/site.</li> <li>The degree to which the character of the area/site is 'urban fringe' rather than 'open countryside'.</li> </ul>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> <li>The degree of harm that may be caused to the setting or special character of the existing built up area of settlement, taking into account the visual aspects of designated and non-designated heritage assets (conservation areas, listed buildings, historic parks and gardens, scheduled monuments or important heritage features).</li> </ul>

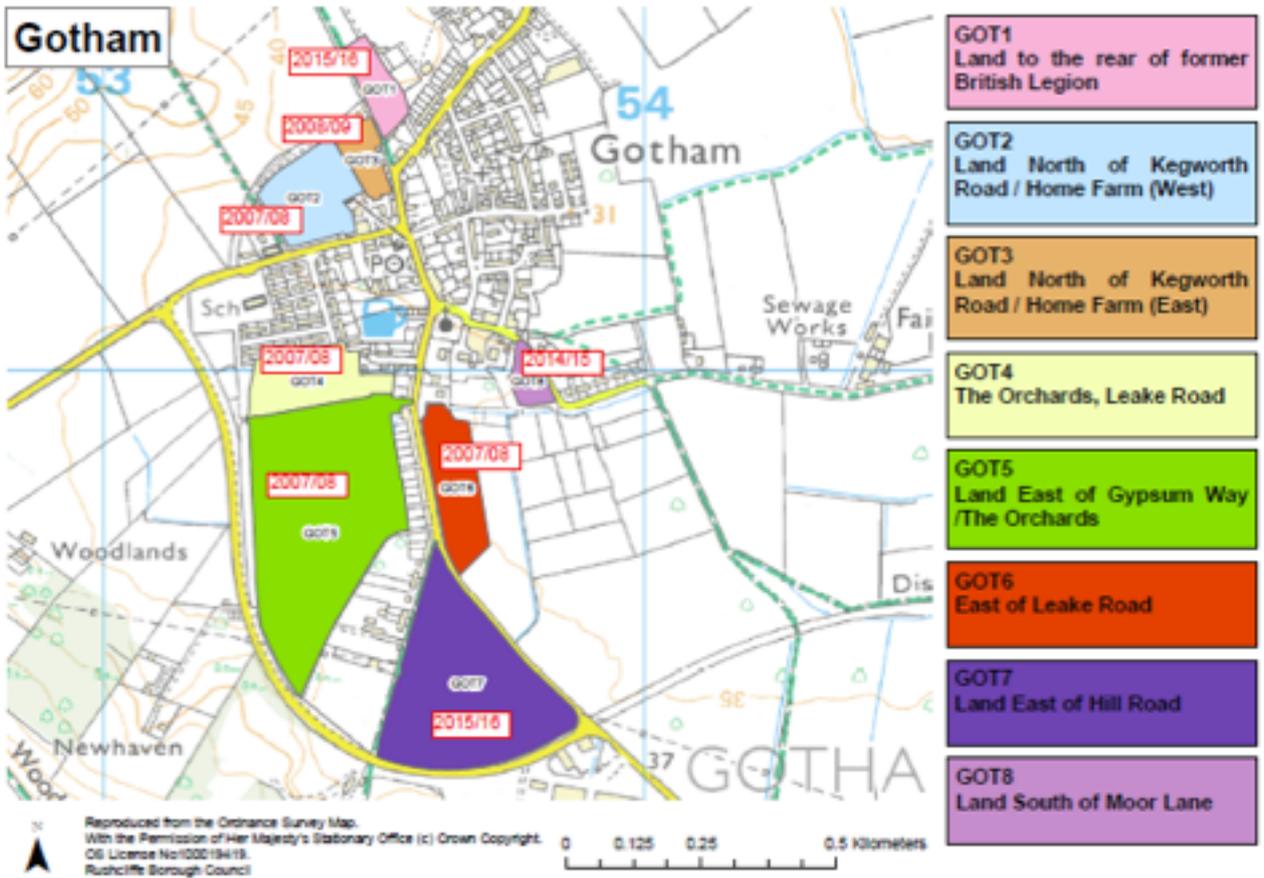
There is a matrix in the GB Review document (page 7) which outlines what scores of 1, 3 and 5 constitute. Scores of 2 or 4 are used where a plot sits between one of the 1, 3, or 5 assessments.

With the exception of the plots to the east and west of Leake Road (GOT4 and GOT5) most plots fare badly in the assessment due to the strong boundaries formed by the old railway line or through not taking into account heritage assets.

Particularly GOT1, GOT3, GOT6 and GOT7 are deemed to have strong boundaries and to 'round off the settlement' (GOT1). Rounding off the settlement would go against the established irregular nature of the village (as per the Village Design Statement), so any location like GOT1 that would make the settlement more regular should score more highly on assisting in safeguarding the countryside from encroachment. This is the opposite of the way the criteria has been used in other villages.

The railway line should be seen as a 'historic non-designated heritage asset'. Development up to the edge of the former railway line would adversely affect this heritage asset and would also be





<b>Site Name</b>	<b>Home Farm</b>			
<b>Green Belt Site Ref</b>	<b>GOT1</b>			
<b>SHLAA Reference</b>	<b>133 and 381 (Local Plan Pt2. Further Options reference GOT2 &amp; GOT3)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	1	<p>This parcel of land adjoins Gotham on three sides, with the former school, properties on Nottingham Road and properties on Home Farm Close/Kegworth Road enclosing the site. Development would round of the settlement in this area.</p> <p>The land is contained by a path which follows a disused railway line and established hedgerow. These provide a robust exterior boundary.</p>	3	<p>This parcel of land consists of 2 plots. The first adjoins Gotham on two sides, with a public footpath between it and the former school and school house. Home Farm and 2 properties on Home Farm Close are also adjoined. The second plot adjoins Gotham for part of one of it's boundaries with properties along Nottingham Road.</p> <p>Gotham is characterised by the established irregular outline of the built up area and these plots form an important part of that feature.</p> <p>Both plots are contained to the north by a path which follows the disused railway line a non designated heritage asset with established hedgerows. These provide a robust exterior boundary.</p>
Prevent merging of settlements	1	<p>Development would only extend a limited distance north towards Barton-in-Fabis beyond properties on Nottingham Road and Kegworth Road. Reduction in distance is insignificant.</p> <p>Gotham Hill is a significant topographical feature between Gotham and settlements to the north. Should development occur north of Gotham, this prominent hill prevents any perception of merging.</p>	1	No change
Assist in safeguarding the countryside from encroachment	2	<p>Land contains a substantial telephone exchange building.</p> <p>The edge of Gotham is prominent. Whilst the land is in use for the grazing of horses it is considered to be settlement fringe.</p>	5	<p>One of the plots contains a substantial telephone exchange building.</p> <p>The land rises away from Kegworth Road towards Gotham Hills and with the exception of the School House and Manor Farm the settlement's edge is not prominent and has the appearance of open countryside.</p>
Preserve setting and special character of historic settlement	4	<p>This open space is close to the historic core of Gotham, contributing to the historic rural character of the village. It also forms part of the setting of the former school which is Grade II listed.</p> <p>This area of open pasture (with includes pre-enclosure ridge and furrow) also forms an important part of the agricultural setting for Home Farm which is identified as a local interest building.</p>	5	No change - but score higher due to the ridge and furrow

Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	No change
<b>Green Belt Score</b>	<b>11</b>	<b>Low-medium</b>	<b>17</b>	<b>Medium-high</b>

<b>Conclusion</b>	<b>Old Conclusion</b> (numbering is from the GB Further Options Doc.)	<b>Revised Conclusion</b>
	<p>3.38. The enclosure of this parcel of Green Belt land on three sides and its robust rear boundary significantly reduces its performance against the purposes of checking unrestricted sprawl and the prevention of merging.</p> <p>3.39. The enclosure of the site by prominent residential developments and the presence of the telephone exchange also reduce its performance against the purpose of safeguarding countryside.</p> <p>3.40. Whilst the land is important to the setting of the former school (Grade II listed) and Home Farm (a local interest building) this does not increase its Green Belt above a <b>low-medium</b> importance. This is reflected in a score of 11.</p>	<p>The enclosure of the two plots on 2 sides and the position of the plot wrt the established irregular outline of Gotham increases its performance against the purposes of checking unrestricted sprawl.</p> <p>The nature of the ground rising away from the Kegworth Road towards Gotham Hills increases the performance against the purpose of safeguarding the countryside.</p> <p>The land is important to the setting of the former school (Grade II listed) and Home Farm (a local interest building) as well as the non heritage disused railway line asset and the prominent pre-enclosure ridge and furrow increases its Green Belt to a <b>medium-high</b> importance. This is reflected in a score of 17.</p>

<b>Site Name</b>	<b>Land behind the former British Legion</b>			
<b>Green Belt Site Ref</b>	<b>GOT2</b>			
<b>SHLAA Reference</b>	<b>851 (Local Plan Pt2. Further Options reference GOT1)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	1	<p>This parcel of land shares two boundaries with Gotham – the former British Legion to the south and sports pavilion to the east.</p> <p>Site is contained by track which links Gotham to Gotham Hill, telephone exchange (within the southern area of the site) and sports pavilion.</p>	2	<p>This parcel of land shares two boundaries with Gotham – the former British Legion to the south and sports facilities and car park to the east.</p> <p>Site is contained to the west by a track which links Gotham to Gotham Hill and to the south of this boundary the telephone exchange.</p> <p>Development of this parcel would enhance the established irregular nature of the built up area of Gotham.</p>
Prevent merging of settlements	1	<p>Development would only extend a limited distance beyond the sports pavilion towards Barton in Fabis. Reduction in distance is insignificant.</p> <p>Gotham Hill is a significant topographical feature between Gotham and settlements to the north. Should development occur north of Gotham, this hill prevents any perception of merging.</p>	1	No change
Assist in safeguarding the countryside from encroachment	4	<p>The land was previously used by British Gypsum as part of their operations. The site has however naturally regenerated and does not contain any inappropriate development.</p> <p>The edge of Gotham is visible from locations within the southern area of the site. The majority of the site contains shrubs and young trees which enclose the site, creating a sense of open countryside.</p>	4	No change
Preserve setting and special character of historic settlement	1	There are no heritage assets within the site or within locations that would be affected by the removal of this area of land from the Green Belt.	1	No change
Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	No change
<b>Green Belt Score</b>	<b>10</b>	<b>Low-medium</b>	<b>11</b>	<b>Low-medium</b>

**Conclusion**

<b>Old Conclusion</b> (numbering is from the GB Further Options Doc.)	<b>Revised Conclusion</b>
<p>3.42. The site is enclosed by development on three sides with the Community Centre and Sports Pavilion to the east, British Legion to the south and Telephone Exchange to the west (on the southern half of this boundary). The presence of these strong boundaries reduces the Green Belt's importance against restricting sprawl and preventing the merging of settlements.</p> <p>3.43. The site should score lower overall, however the land has naturally regenerated and the site is countryside in character rather than settlement fringe. The overall score of 10 reflects land which is of low Green Belt importance.</p>	<p>The site is enclosed by development on three sides with the Community Centre and Sports Pavilion to the east, British Legion to the south and Telephone Exchange to the west (on the southern half of this boundary). The presence of these strong boundaries reduces the Green Belt's importance against restricting sprawl and preventing the merging of settlements. Development would enhance the established irregular nature of the Gotham built up area.</p> <p>3.43. The site should score lower overall, however the land has naturally regenerated and the site is countryside in character rather than settlement fringe. The overall score of 11 reflects land which is of low Green Belt importance.</p>

<b>Site Name</b>	<b>Moor Lane</b>			
<b>Green Belt Site Ref</b>	<b>GOT3</b>			
<b>SHLAA Reference</b>	<b>700 (Local Plan Pt2. Further Options reference GOT8)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	1	<p>This area of Green Belt shares two boundaries with Gotham (along Moor Lane and new residential properties at Home Farm). The northern half of the site is contained by development on both sides.</p> <p>It is enclosed by residential development on Moor Lane and residential development at Manor Farm. An access track, fencing, ditch and hedge provide a robust external boundary. The western boundary is a weaker fence, however the Rectory behind prevents sprawl in this direction. Development of the site could round off this part of the settlement.</p>	1	No change
Prevent merging of settlements	1	The area is small and development does not extend south beyond Moor Lane. The Green belt does not perform the function to prevent merging in this particular location	1	No change
Assist in safeguarding the countryside from encroachment	3	Land does not contain any inappropriate development. Whilst properties on Moor Lane are screened by a substantial hedgerow/ tree belt, the new residential properties at Manor Farm are prominent and the land is settlement fringe rather than open countryside.	3	No change
Preserve setting and special character of historic settlement	1	Whilst in close proximity to the historic core, there are no heritage assets within the site, or within locations that would be affected by the removal of this area of land from the Green Belt. Modern development at Manor Farm separates the area from the historic core.	1	No change
Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	No change
<b>Green Belt Score</b>	<b>9</b>	<b>Low-medium</b>	<b>9</b>	<b>Low-medium</b>

Conclusion	Old Conclusion (numbering is from the GB Further Options Doc.)	Revised Conclusion
	<p>3.45. Similarly to GOT1 and 2, GOT3 is enclosed by development on three sides with residential development on the opposite side of Moor Lane and the new properties at Manor Farm. This prevents sprawl and, if developed, there would be no reduction in the distance between Gotham and settlements to the south. The presence of a robust boundary to the south provides added security against unrestricted sprawl.</p> <p>3.46. The absence of inappropriate development indicates the Green Belt designation has safeguarded the countryside from encroachment, however the edge of Gotham is an overriding feature and this reduces the importance of safeguarding this area of countryside from encroachment.</p> <p>3.47. Because of these factors the land scored 9 and is of low Green Belt importance.</p>	<p>No change</p>

<b>Site Name</b>	<b>Land east of Leake Road</b>			
<b>Green Belt Site Ref</b>	<b>GOT4</b>			
<b>SHLAA Reference</b>	<b>135 (Local Plan Pt2. Further Options reference GOT6)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	4	Land shares two boundaries with Gotham (along Leake Road and a shorter distance adjacent to The Rectory). This area is of Green Belt prevents significant development on the east side of Leake Road and provides views across the countryside towards East Leake's Gypsum Works.  The whole of the field has not been submitted by the developer and does not follow any external boundary feature.	4	No change
Prevent merging of settlements	1	The land is opposite ribbon development along Leake Road, extending a limited distance beyond the junction with Hill Road, where development on Leake Road ends.  There are no inset settlements south of Gotham within the Green Belt. East Leake is 2.5km and outside the Green Belt.	1	No change
Assist in safeguarding the countryside from encroachment	4	There is no inappropriate development within the site.  Whilst the edge of Gotham is visible along Leake Road, this area of Green Belt is part of an open arable landscape with extensive views from Leake Road of the countryside south and east. The character of the land is open countryside.	4	No change
Preserve setting and special character of historic settlement	2	There are no heritage assets within the site. The land however, does form the setting for the historic core of Gotham (Church and Rectory) when approaching along Leake Road.	2	No change
Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	No change
<b>Green Belt Score</b>	<b>14</b>	<b>Low-medium</b>	<b>14</b>	<b>Low-medium</b>

**Conclusion**

<b>Old Conclusion</b> (numbering is from the GB Further Options Doc.)	<b>Revised Conclusion</b>
<p>3.49. The open countryside character of the land and the absence of an external boundary results in the Green Belt designation performing well against the purposes of checking unrestricted sprawl and safeguarding the countryside from encroachment.</p> <p>3.50. The existence of development along Leake Road and the absence of significant heritage issues however reduce the Green Belts overall importance.</p> <p>The land scores 14 reflecting a site which is within the higher range of sites that are of <b>low-medium</b> Green Belt importance.</p>	<p>No change</p>

<b>Site Name</b>	<b>Land west of Leake Road</b>			
<b>Green Belt Site Ref</b>	<b>GOT5</b>			
<b>SHLAA Reference</b>	<b>849 (Local Plan Pt2. Further Options reference GOT7)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	4	The land shares one boundary with Gotham. The western boundary adjoins Hill Road only  Whilst a prominent intrusion into the open countryside, the site is flat and contained on all three sides by Hill Road, Leake Road and Gypsum Way. These are robust and permanent boundaries which are further strengthened by significant tree planting and hedgerows.	4	No change
Prevent merging of settlements	1	There are no inset settlements south of Gotham within the Green Belt. East Leake is 2km and outside the Green Belt.  The removal of land south of Gotham and the perception of merging is prevented by the West Leake Hills and Crows Wood Hill.	1	No change
Assist in safeguarding the countryside from encroachment	4	The edge of Gotham is screened and the character of the land is open countryside.	4	No change
Preserve setting and special character of historic settlement	1	There are no heritage assets within the site or within locations nearby that would be affected by the removal of this area of land from the Green Belt.	1	No change
Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	No change
<b>Green Belt Score</b>	<b>13</b>	<b>Low-medium</b>	<b>13</b>	<b>Low-medium</b>

**Conclusion**

<b>Old Conclusion (numbering is from the GB Further Options Doc.)</b>	<b>Revised Conclusion</b>
<p>3.52. Although this parcel of Green Belt land is a significant size, it is contained by robust and permanent road boundaries and is located between residential development on Hill Road and industrial estate on Gypsum Way.</p> <p>3.53. The land scored poorly against merging as there are no settlements south of Gotham within the Green Belt and the presence of national grid power lines reduce the lands rural character.</p> <p>3.54. The site scored 13 reflecting a Green Belt area that is of low-medium Green Belt importance.</p>	<p>No change</p>

<b>Site Name</b>	<b>Land east of Gypsum Way</b>			
<b>Green Belt Site Ref</b>	<b>GOT6</b>			
<b>SHLAA Reference</b>	<b>132 (Local Plan Pt2. Further Options reference GOT5)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	1	<p>The rear gardens of properties along Leake Road, a Bus Depot and rear gardens of properties along Hill Road form the east and south east boundary of this area of Green Belt.</p> <p>Land is contained by Gypsum Way to the west which provides a robust and permanent external boundary.</p> <p>Site comprises five fields separated by mature hedgerows.</p>	4	<p>A Bus Depot, properties along Leake Road, rear gardens of properties along Hill Road and an SSI form the east and south east boundary of this location The northern boundary is formed by the boundary hedge with site GOT7.</p> <p>The western boundary follows the disused railway line with mature hedgerows.</p> <p>Before the completion of Gypsum Way the site was connected to the open countryside of the West Leake Hills and remains visually connected to this green space.</p> <p>Site comprises five fields separated by mature hedgerows.</p>
Prevent merging of settlements	1	<p>The nearest settlement west of Gotham is Ratcliffe-on-Soar, a small hamlet adjacent to the power station. The removal of this land would only result in a minor reduction in the distance between these settlements.</p> <p>Containment by the Gypsum Way west of the land and the West Leak Hills and Gotham Hill further reduces the perception of Gotham merging with settlements west.</p>	1	No change
Assist in safeguarding the countryside from encroachment	3	<p>Land contains residential dwellings behind Eyres Lane, and commercial nursery.</p> <p>Whilst the edge of Gotham is visible within some fields, notably the Depot and nursery, the properties on Leak Road and Hill Road are set back from the boundary.</p> <p>Traffic on Gypsum way is also screened by the substantial tree belt.</p> <p>Due to the site's enclosed pastoral character and its external and internal screening by hedgerows, the land is open countryside in character.</p>	4	<p>Land contains residential dwellings behind Eyres Lane and a commercial nursery.</p> <p>The edge of Gotham is visible within some fields, notably the Depot and nursery, and the properties on Leake Road. The properties on Hill Road are set back from the boundary.</p> <p>Due to the site's enclosed pastoral character and its external and internal screening by hedgerows, the land is open countryside in character. The western boundary follows the disused railway line a non designated heritage asset with established hedgerows and the Logan Way extension (proposed).</p>
Preserve setting and special character of historic settlement	1	<p>There are no heritage assets within the site, or within locations nearby that would be affected by the removal of this area of land from the Green Belt.</p>	5	<p>The northern field has prominent pre-enclosure ridge and furrow.</p>

Assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.	3	
<b>Green Belt Score</b>	<b>9</b>	<b>Low</b>	<b>17</b>	<b>Medium-high</b>

Old Conclusion	Revised Conclusion
<p>3.56. This large area of Green Belt west of Gotham is screened from view by substantial tree belts, is internally subdivided by mature hedgerows and is contained by the Gypsum Way. These factors reduce the importance of the Green Belt designation to the restriction of sprawl and preventing the merging of settlements.</p> <p>3.57. The screening of the land from external viewpoints and the pastoral fields however increase the perception that, from within the site, the land is open countryside.</p> <p>3.58. Whilst substantial the Green Belt performs poorly against 3 of the 5 Green Belt purposes and consequently is deemed to be of <b>low</b> Green Belt importance</p>	<p>This large area of Green Belt west of Gotham, is internally subdivided by mature hedgerows and is contained by the Gypsum Way. A parcel of this size could increase the size of Gotham by up to 50% and therefore would constitute urban sprawl. It would also reduce the intrinsic established irregular nature of Gotham's built up environment.</p> <p>The screening of the land from external viewpoints and the pastoral fields however increase the perception that, from within the site, the land is open countryside. Also the parcel contains a number of existing developments and includes one field of pre-enclosure ridge and furrow.</p> <p>3.58. The parcel performs well against 3 of the 5 Green Belt purposes and consequently is deemed to be of <b>Medium-high</b> Green Belt importance</p>

<b>Site Name</b>	<b>Land south of Hall Drive</b>			
<b>Green Belt Site Ref</b>	<b>GOT7</b>			
<b>SHLAA Reference</b>	<b>134 (Local Plan Pt2. Further Options reference GOT4)</b>			
<b>Green Belt Purpose</b>	<b>Old Score</b>	<b>Justification</b>	<b>Revised Score</b>	<b>Revised Justification</b>
Check unrestricted sprawl of settlements	1	<p>Shares two boundaries with Gotham (rear of properties along Pygall Avenue and Monks Lane).</p> <p>The land is contained by Gypsum Way and tree belts to the east and an established hedgerow to the south.</p> <p>The land comprises two fields split by a mature hedgerow.</p>	4	<p>Shares one long boundary with Pygall Avenue and a short boundary with Monks Lane (2 properties).</p> <p>The land is contained by the old railway line a historic non-designated heritage asset and tree belts to the east and an established hedgerow to the south.</p> <p>Before the completion of Gypsum Way the site was connected to the open countryside of the West Leake Hills and remains visually connected to this green space.</p> <p>The land comprises two fields split by a mature hedgerow.</p>
Prevent merging of settlements	1	<p>The nearest settlement west of Gotham is Ratcliffe-on- Soar, a small hamlet adjacent to the power station. The removal of this land would only result in a minor reduction in the distance between these settlements.</p> <p>Containment by the Gypsum Way west of the land and the West Leake Hills and Gotham Hill further reduces the perception of Gotham merging with settlements west.</p>	1	<p>The nearest settlement west of Gotham is Ratcliffe-onSoar, a small hamlet adjacent to the power station. The removal of this land would only result in a minor reduction in the distance between these settlements.</p> <p>Containment by the Gypsum Way west of the land and the West Leake Hills and Gotham Hill further reduces the perception of Gotham merging with settlements west.</p>
Assist in safeguarding the countryside from encroachment	2	<p>Land does not contain inappropriate development. The edge of Gotham is visible and prominent, most notably within the field adjacent to properties on Pygall Avenue.</p>	3	<p>Land does not contain inappropriate development. The edge of Gotham is visible and prominent, most notably within the field adjacent to properties on Pygall Avenue.</p> <p>The wider countryside to the west is screened from view by the route of the Gotham railway a historic non-designated heritage asset and the hedgerows along it.</p> <p>Before the completion of Gypsum Way this area belonged to an area of open countryside stretching to the West Leake Hills</p>
Preserve setting and special character of historic settlement	1	<p>Apart from ridge and furrow, there are no heritage assets within the site, or within locations nearby that would be affected by the removal of this area of land from the Green Belt.</p>	5	<p>Both fields have extensive and very well defined 'ridge and furrow' features an important heritage asset which would be destroyed by any development.</p> <p>The route of the Gotham railway a historic non-designated heritage asset runs along the western boundary of the site.</p>
Assist in urban regeneration	3	<p>There are no specific urban regeneration projects within Gotham.</p>	3	<p>There are no specific urban regeneration projects within Gotham</p>

Green Belt Score	8	Low	16	Low-medium
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Conclusions	Old Conclusion (numbering is from the GB Further Options Doc.)	Revised Conclusion
	<p>3.60. This area of Green Belt shares two boundaries with Gotham and is contained by an established tree belt and Gypsum Way beyond. As the area does not extend west beyond Pygall Avenue and is well contained by these physical boundaries, the importance of the Green Belt against the purposes of restricting sprawl and the prevention of merging is significantly reduced.</p> <p>3.61. The edge of Gotham is a prominent feature within the adjacent field - however this only results in a score of two.</p> <p>3.62. Overall the land scored poorly against Green Belt purposes and reflects the lands <b>low</b> Green Belt importance.</p>	<p>This area of Green Belt shares two boundaries with Gotham and the old railway line a historic non-designated heritage asset. Logan Way and important new footpath will run along this section of the old railway. The southern boundary is an established hedgerow.</p> <p>If developed the land would compromise the irregular nature of the village and would therefore not safeguard the countryside from encroachment.</p> <p>The fields contain one of the most prominent ridge and furrow assets in the area which should be preserved and lead to a score of 5 for the preservation of the special character of the historic settlement.</p> <p>Overall the land scored well against Green Belt purposes and reflects the lands <b>low-medium</b> Green Belt importance.</p>

References and links to related documents (it's easiest to either search for the document or to use the shortened url of the form bit.ly/xxxx)

## Department for Communities and Local Government

National Planning Policy Framework - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf) or <http://bit.ly/2wLrRwb>

## Rushcliffe Borough Council

Local Plan Pt. 1 Core Strategy (adopted) - <http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/corestrategyexamination/9%20Local%20Plan%20Part%201%20Rushcliffe%20Core%20Strategy.pdf> or <http://bit.ly/2wL3dMj>

Local Plan Pt.2 - Land and Planning Policies (Issues and Options) - [http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/Rushcliffe%20LAPP\\_final\\_low%20res.pdf](http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/Rushcliffe%20LAPP_final_low%20res.pdf) or <http://bit.ly/2wLkZ1X>

Local Plan Pt.2 - Land and Planning Policies (Further Options) - <http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/Further%20options%20final.pdf> or <http://bit.ly/2wLdAjf>

Green Belt Review Further Sites - [http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/GB%20Review\\_further%20sites\\_final%20Feb%202017.pdf](http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/GB%20Review_further%20sites_final%20Feb%202017.pdf) or <http://bit.ly/2tfBpi4>

Neighbourhood Planning Site - <http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/> or <http://bit.ly/2wL6tqU>

Plans for the large developments including Clifton South - <http://www.rushcliffe.gov.uk/planningandgrowth/potentiallargedevelopments/> or <http://bit.ly/2wLb1N1>

Strategic Housing Land Availability Assessment (2106) - <http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/monitoring/FULL%20SHLAA%20report%202016.pdf> or <http://bit.ly/2tYdxem>

Residential Design Guide - [http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/Residential\\_design\\_guide.pdf](http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/Residential_design_guide.pdf) or <http://bit.ly/2wLqNsk>

Gotham Rural Housing Needs Survey - <http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/housing/ruralhousingneeds/Gotham%20HNS%202012.pdf> or <http://bit.ly/2wLjzo2>

Affordable Housing in Rural Communities (a guide for Parish Councils) - <http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/housing/Parish%20Council%20Guide%202017%20FINAL.pdf> or <http://bit.ly/2u96zDD>

## Notts County Council

Gotham Heritage Assets documented by NCC can be found on the Heritage Gateway. These include listed buildings, archaeological sites and finds, important old buildings, ridge and furrow assets etc. Enter Gotham into the search facility at <http://www.heritagegateway.org.uk/Gateway/>

The Rushcliffe Biodiversity Opportunity Mapping Report (2015) - [http://www.nottsbc.org.uk/pdfs/RushcliffeBOMReport2015\\_V3.pdf](http://www.nottsbc.org.uk/pdfs/RushcliffeBOMReport2015_V3.pdf) or <http://bit.ly/2wKku8A>

## Council for the Protection of Rural England

What's Special to you (Landscape Issues in your Neighbourhood Plan) - <https://www.cpre.org.uk/resources/countryside/landscapes/item/4626-what-s-special-to-you-landscape-issues-in-your-neighbourhood-plan> or <http://bit.ly/2wL63kn>