



Rushcliffe Local Plan Part 2: Land and Planning Policies – Further Options

Response Form

Please return by **5pm on Friday 31 March 2017** to:
 Planning Policy, Rushcliffe Borough Council
 Rushcliffe Arena, Rugby Road
 Nottingham. NG2 7YG
 Or to: 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>

Your Details		Agent details (where applicable)
Barratt Homes North Midlands	Name	Click here to enter text.
2 Horizon Place Mellors way Nottingham Business Park Nottingham NG8 6PY	Address	Click here to enter text.
r	E-mail	Click here to enter text.

Housing Development

Housing Land Supply

Question 1: Do you agree with the Council's assessment of the present housing supply situation and that enough land will need to be identified by Local Plan Part 2 to accommodate around 2,000 new homes?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Please provide any comments you wish to make to support your response.

Sufficient land should be identified in the Local Plan Part 2 to ensure the delivery of a 'minimum' of 2000 new homes in the Borough.

Housing Sites adjacent to the Main Urban Area

Question 2: Do you agree with the Council's view that none of the three strategic allocations (Melton Road, Edwalton; South of Clifton; and East of Gamston/North of Tollerton) should be expanded as part of resolving the current shortfall in the amount of land that is available for housing development over the next few years?

Yes



No

Don't know

Please provide any comments you wish to make to support your response.

[Click here to enter text.](#)

Question 3: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site HOL1 – Simkins Farm, Adbolton Lane, West Bridgford (potential capacity around 40 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other location (please specify which)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you wish to make to support your answers. This

could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Housing Development at the 'Key Settlements'

Bingham

Question 4: Do you agree that Local Plan Part 2 should not allocate further greenfield land for housing development at Bingham in the plan period (up to 2028)?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Please provide any comments you wish to make to support your response.

Click here to enter text.

Cotgrave

Question 5: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cotgrave in the plan period (up to 2028)?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Please provide any comments you wish to make to support your response.

Additional housing should be directed towards this particular “key settlement” given its facilities and services and for the purpose of continued regeneration of this former coal mining centre. As such, further housing would comply with the 3 limbs of sustainability : economic, social and environmental and should be encouraged.

Question 6: *Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Cotgrave up to 2028? If possible, please give reasons for your answer.*

A minimum of 770 dwellings should be provided in Cotgrave up to 2028 given its position in the “key settlement” hierarchy reflecting size, population and provision of services, facilities and infrastructure.

Question 7: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site COT1 – Land rear of Mill Lane/The Old Park (potential capacity around 240 homes)</i>	✓		
<i>Site COT2 – Land at Main Road (potential capacity around 50 homes)</i>			✓
<i>Site COT3 – Land rear of and to the west of Main Road (potential capacity around 125 homes)</i>			✓
<i>Site COT4 Land off Woodgate Lane (potential capacity around 80 homes)</i>			✓
<i>Site COT5 – Bakers Hollow (potential capacity around 60 homes)</i>			✓
<i>Site COT6 – The Brickyard, Owthorpe Road (potential capacity around 100 homes)</i>			✓

	Yes – all of site	Yes – but only part of site	No
<i>Site COT7– Land behind Firdale (2) (potential capacity around 65 homes)</i>			✓
<i>Site COT8 – Land behind Firdale (potential capacity around 95 homes)</i>			✓
<i>Site COT9 – Land south of Hollygate Lane (1) (potential capacity around 140 homes)</i>			✓
<i>Site COT10 – Land south of Hollygate Lane (2) (potential capacity around 40 homes)</i>			✓
<i>Site COT11 – Land south of Hollygate Lane (3) (potential capacity around 250 homes)</i>			✓
<i>Site COT12– Land south of Plumtree Lane (potential capacity around 250 homes)</i>			✓
<i>Any other location (please specify which)</i>			✓

Please provide any comments you wish to make to support your answers. This could include comments on the services and facilities required to support development and the design, mix and layout of development.

Approximately 300 dwellings can be accommodated at Site COT 1 north of Hollygate Lane, as indicated on Figure 4. It is well located in relation to the centre of Cotgrave and both existing and new (planned) employment opportunities in the vicinity. It also provides an ideal opportunity to enhance connectivity to/from the former Colliery and associated Country Park. The site can be ‘masterplanned’ thereby enabling a comprehensive approach towards residential and associated land uses. It represents the most sustainable (Green Belt) development option, in economic, social and environmental terms, around the settlement.

East Leake

Question 8: *Do you agree that, apart from those eight sites that already have planning permission for housing development (sites EL1 to EL8 as shown at Figure*

5), further greenfield land should not be allocated for housing development at East Leake?

Yes



No

Don't know

Please provide any comments you wish to make in support of your response.

Click here to enter text.

Question 9: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site EL9 – Land south of West Leake Road (potential capacity around 50 homes)			
Site EL10 – Land north of West Leake Road (potential capacity around 75 homes)			
Site EL11 – Brook Furlong Farm (potential capacity around 70 homes)			
Site EL12 – Land off Rempstone Road (north) (potential capacity around 235 homes)			
Site EL13 – Land off Rempstone Road (south) (potential capacity around 120 homes)			
Site EL14 – Land north of Lantern Lane (2) (potential capacity around 360 homes)			
Any other location (please specify which)			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to

support development and the design, mix and layout of development.

Click here to enter text.

Keyworth

Question 10: Do you have a view on the total number of new homes that should be built on greenfield sites at Keyworth up to 2028? If possible, please give reasons for your answer.

A minimum of 750 dwellings should be directed towards Keyworth up to 2028 given its position in the “key settlement” hierarchy reflecting size, population and provision of services, facilities and infrastructure.

Question 11: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site KEY1 – Land east of Willow Brook (potential capacity around 40 homes)			
Site KEY2 – Land off Selby Lane and Willowbrook (potential capacity around 15 homes)			
Site KEY3 – Land south of Selby Lane (potential capacity around 60 homes)	✓		
Site KEY4 – Land off Nicker Hill (potential capacity around 450 homes)			
Site KEY5 – Hill Top Farm, Platt Lane (1) (potential capacity around 50 homes)			
Site KEY6 – Hill Top Farm, Platt Lane (2) (potential capacity around 80 homes)			
Site KEY7 – Shelton Farm, Platt Lane (potential capacity around 160 homes)			

	Yes – all of site	Yes – but only part of site	No
<i>Site KEY8 – Land between Platt Lane and Station Road (potential capacity around 180 homes)</i>			
<i>Site KEY9 – Land north of Debdale Lane (1) (potential capacity around 110 homes)</i>			
<i>Site KEY10 – Land south of Debdale Lane (1) (potential capacity around 230 homes)</i>	✓		
<i>Site KEY11 – Land south of Debdale Lane (2) (potential capacity around 200 homes)</i>			
<i>Site KEY12 – Land north of Debdale Lane (2) (potential capacity around 160 homes)</i>			
<i>Site KEY13 – Hillside Farm (potential capacity around 60 homes)</i>	✓		
<i>Site KEY14 – Land south of Bunny Lane (potential capacity around 410 homes)</i>		✓	
<i>Any other location (please specify which)</i>			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Development on Sites KEY 10, KEY 13 and KEY 14 (Part) reflects the suitability of ‘west is best’ as the preferred direction of growth for the settlement ie north and south of Bunny Lane. This could be supplemented by KEY 3 on the south eastern edge of Keyworth. NB Site KEY 13 (Hillside Farm) is capable of accommodating approximately 90 dwellings which should be acknowledged in a revised ‘potential capacity’ calculation. Site KEY 14 has been reduced by 30 dwellings reflecting the potential increase (in numerical terms) on KEY 13. Whilst Site KEY 13 can come forward for development on its own, it could form part of a comprehensive release south of Bunny Lane and be masterplanned accordingly. In locational terms, Site KEY 13, as depicted on Figure 6, is not only the closest of the three (western) sites referenced above to the town centre and existing services and facilities but the nearest of ALL the sites indicated around Keyworth. It is suitable and available for development and represents the most sustainable of (Green Belt) development options, in economic, social and environmental terms, around the settlement.

Radcliffe on Trent

Question 12: Do you have a view on the total number of new homes that should be built on greenfield sites at Radcliffe on Trent up to 2028? If possible, please give reasons for your answer.

A minimum of 400 dwellings should be provided in Radcliffe on Trent up to 2028 in accordance with the existing Core Strategy/Local Plan Part 1.

Question 13: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site RAD11 – North of Holme Lane (potential capacity around 115 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other location (please specify which)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Ruddington

Question 14: Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Ruddington up to 2028? If possible, please give reasons for your answer.

A minimum of 250 dwellings should be provided in Ruddington up to 2028 in accordance with the existing Core Strategy/Local Plan Part 1

Question 15: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site RUD11 – Old Loughborough Road (potential capacity around 40 homes)			
Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes)			
Site RUD13 – Land opposite Mere Way (potential capacity around 170 homes)			
Site RUD14 – Croft House (potential capacity around 25 homes)			
Any other location (please specify which)			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Housing development at ‘other villages’

Question 16: Do you agree that, apart from the site to the south of Abbey Road, Aslockton with planning permission for up to 75 new homes, Local Plan Part 2 should not allocate greenfield land for housing development at Aslockton and Whatton in the plan period (up to 2028)?

Yes

No

Don't know

Please provide any comments you wish to make in support of your response.

Click here to enter text.

Question 17: Should Local Plan Part 2 identify the following 'other' villages as suitable for a limited level of housing growth on greenfield sites?

	Yes	No	Don't know
Cropwell Bishop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
East Bridgford	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gotham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sutton Bonington	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tollerton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other settlement (please specify which)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you wish to make to support your answers.

Additional housing outside of the “Main Urban Area” should be directed towards “Key Settlements” rather than ‘other’ villages.

Cropwell Bishop

Question 18: If greenfield land is allocated for housing development at Cropwell Bishop, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.

Click here to enter text.

Question 19: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road (potential capacity around 30 homes)			
Site CBI2 – Land north of Memorial Hall (1) (potential capacity around 75 homes)			
Site CBI3– Land north of Memorial Hall (2) (potential capacity around 60 homes)			
Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)			
Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)			

	Yes – all of site	Yes – but only part of site	No
Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other location (please specify which)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

[Click here to enter text.](#)

East Bridgford

Question 20: If greenfield land is allocated for housing development at East Bridgford, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.

[Click here to enter text.](#)

Question 21: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR2 – Land behind Kirk Hill (west) (potential capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR3 – Land north of Kneeton Road (1) (potential capacity around 95 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes – all of site	Yes – but only part of site	No
<i>Site EBR4 – Land north of Kneeton Road (2) (potential capacity around 150 homes)</i>			
<i>Site EBR5 – Land at Lammas Lane (potential capacity around 40 homes)</i>			
<i>Site EBR6 – Closes Side Lane (west) (potential capacity around 20 homes)</i>			
<i>Site EBR7 – Closes Side Lane (east) (potential capacity around 20 homes)</i>			
<i>Site EBR8 – Land to the north of Butt Lane (potential capacity around 20 homes)</i>			
<i>Site EBR9 – Land to the south of Springdale Lane (potential capacity around 30 homes)</i>			
<i>Any other location (please specify which)</i>			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Gotham

Question 22: *If greenfield land is allocated for housing development at Gotham, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 23: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site GOT1 – Land to the rear of former British Legion (potential capacity around 25 homes)</i>			
<i>Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)</i>			
<i>Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)</i>			
<i>Site GOT4 – The Orchards, Leake Road (potential capacity around 50 homes)</i>			
<i>Site GOT5 – Land east of Gypsum Way/The Orchards (potential capacity around 200 homes)</i>			
<i>Site GOT6 – East of Leake Road (potential capacity around 45 homes)</i>			
<i>Site GOT7 – Land east of Hill Road (potential capacity around 160 homes)</i>			
<i>Site GOT8 – Land south of Moor Lane (potential capacity around 15 homes)</i>			
<i>Any other location (please specify which)</i>			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Sutton Bonington

Question 24: *If greenfield land is allocated for housing development at Sutton Bonington, do you have a view on the total number of new homes that should be*

built up to 2028? If possible, please give reasons for your answer.

Click here to enter text.

Question 25: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site SUT1 – Land north of Park Lane (potential capacity around 140 homes)</i>			
<i>Any other location (please specify which)</i>			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Tollerton

Question 26: *If greenfield land is allocated for housing development at Tollerton, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 27: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site TOL1 – Land at Burnside Grove (potential capacity around 180 homes)</i>			
<i>Site TOL2 – West of Tollerton Lane and North of Medina Drive (potential capacity around 360 homes)</i>			
<i>Site TOL3 – Land east of Tollerton Lane (potential capacity around 50 homes)</i>			
<i>Any other location (please specify which)</i>			

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Click here to enter text.

Other issues

Question 28: Please identify any matters related to housing development which are not covered here or elsewhere.

Click here to enter text.

Please return by **5pm on Friday 31 March 2017** to:

Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
Nottingham. NG2 7YG

Or to: localdevelopment@rushcliffe.gov.uk

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Data protection: The details you submit to the Borough Council will be used in the Local Plan preparation and associated processes. Please note that comments and personal details cannot be treated as confidential and may be made available for public inspection both physically and/or through the Borough Council's website. We may publish all names, addresses and comments received, including on our website. We will use our best endeavours to not publish signatures, personal telephone numbers or email addresses.

Response Form

Your Details		Agent details (where applicable)
Barratt Homes North Midlands	Name	
2 Horizon Place Mellors Way Nottingham Business Park Nottingham NG8 6PY	Address	
robert.galij@barratthomes.co.uk	E-mail	

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 review of the additional Green Belt sites around “Key Settlements” and “other villages” undertaken as part of the Green Belt Review (Part 2(b)) is endorsed.

(please continue on a separate sheet if necessary)

2. Please provide any others comments you wish to make

Additional Green Belt sites around Keyworth have not been presented in this particular document but are contained within (and depicted on) Figure 6 of the accompanying Local Plan Part 2 : Land and Planning Policies – Further Options Consultation. My comments relating to Keyworth are on the Further Options Response Form which should be read in conjunction with this Response Form.

(please continue on a separate sheet if necessary)

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

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Rushcliffe Community Infrastructure Levy Preliminary Draft Charging Schedule

Response Form

Please return by **5pm on Friday 31 March 2017** to:
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Rushcliffe Arena, Rugby Road
Nottingham. NG2 7YG
Or to: 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>

Your Details		Agent details (where applicable)
Barratt Homes North Midlands	Name	
2 Horizon Place Mellors Way Nottingham Business Park Nottingham NG8 6PY	Address	
r	E-mail	

Your Comments

The publication of the Preliminary Draft Charging Schedule is noted and, in particular, the proposed rates for residential development (by Zone) across the Borough, as identified in paragraph 5.2 and Appendix 1.

The content of the Preliminary Draft Regulation 123 List is acknowledged and the introduction of an "Instalment Policy" for payment of the Levy is welcomed.

Please continue on a separate sheet of paper as necessary

Please return by **5pm on Friday 31 March 2017** to:

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Rushcliffe Arena
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Or to: localdevelopment@rushcliffe.gov.uk

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