



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

Oglesby Mr and
Mrs 648688 agent
Savills 1076095

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)
Mr & Mrs Oglesby	Name	Grace Allen
C/O Agent	Address	Savills (UK) Limited Innovation Court 121 Edmund Street Birmingham B3 2HJ
Click here to enter text.	E-mail	

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.

It is appropriate that the Council has recognised that there is a shortfall of deliverable housing land supply, particularly for the period 2019 - 2024, at this stage as this provides an opportunity to appropriately allocate sites for development – especially given the extent of Green Belt 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

No

Don't know

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

No

Don't know

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

Click here to enter text.

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.

Click here to enter text.

Question 7: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site COT1 – Land rear of Mill Lane/The Old Park (potential capacity around 240 homes)			
Site COT2 – Land at Main Road (potential capacity around 50 homes)			
Site COT3 – Land rear of and to the west of Main Road (potential capacity around 125 homes)			
Site COT4 Land off Woodgate Lane (potential capacity around 80 homes)			
Site COT5 – Bakers Hollow (potential capacity around 60 homes)			
Site COT6 – The Brickyard, Owthorpe Road (potential capacity around 100 homes)			
Site COT7 – Land behind Firdale (2) (potential capacity around 65 homes)			

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

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

<input type="checkbox"/>
<input type="checkbox"/>

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL10 – Land north of West Leake Road (potential capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL11 – Brook Furlong Farm (potential capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL12 – Land off Rempstone Road (north) (potential capacity around 235 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL13 – Land off Rempstone Road (south) (potential capacity around 120 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL14 – Land north of Lantern Lane (2) (potential capacity around 360 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.

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.

Click here to enter text.

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)			
Site KEY8 – Land between Platt Lane and Station Road (potential capacity around 180 homes)			
Site KEY9 – Land north of Debdale Lane (1) (potential capacity around 110 homes)			
Site KEY10 – Land south of Debdale Lane (1) (potential capacity around 230 homes)			

	Yes – all of site	Yes – but only part of site	No
<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.

Click here to enter text.

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.*

Radcliffe on Trent is identified as a key settlement for growth in the Core Strategy with a proposed minimum development of 400 dwellings within or adjoining the settlement. This is 3% of the required growth for the Borough.

We consider that sites RAD2 and RAD3 are appropriate for allocation in this Plan for Radcliffe on Trent and would result in a 10% increase in the size of the settlement (in terms of land area) which would be appropriate and proportionate in relation to the existing settlement.

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.

We support growth to the east of the village of Radcliffe-on-Trent. We consider that the allocation of sites RAD2 and RAD3 should be seen together as RAD2 is an integral part of RAD3. These two sites could accommodate a total of around 450 dwellings which is higher than the Core Strategy target of 400 dwellings but is only a marginal increase and appropriate to the settlement size.

RAD2 and 3 would be the most appropriate location for development for a number of reasons. We consider that the release of these sites from the Green Belt would not significantly impact on its five purposes:

1. It would not encroach further into the countryside as development would not extend beyond the furthest edges of the existing settlement;
2. Will not constitute unrestricted sprawl as it will create an even edge of the settlement;
3. There are no towns to the east that development at this location could merge into;
4. There is no historic town that could be affected;and
5. Radcliffe on Trent does not have enough brownfield land to accommodate 400+ dwellings.

In terms of landscape, the Landscape and Visual Analysis or Potential Development Sites published in January 2017 sets out the suitability of each of the proposed allocations in terms of landscape value. Sites to the west of Radcliffe on Trent have been assessed of being of low landscape value, however it was noted that development of the site has potential to locally increase the perceived sense of urbanisation. Sites RAD2 & 3 were assessed as having low visual sensitivity but medium visibility and susceptibility. However, the Green Belt Assessment (2013) identifies that there is a potential direction for growth to the north east and south east of Radcliffe on Trent. It also notes that infill may be possible to the eastern side of Radcliffe on Trent, north of Harlequin. We consider that this is referring to sites RAD2 and RAD3 and therefore reinforcing the suitability of these sites for

development. The assessment also states that westward extension would lead to risk of coalescence with Nottingham and the proximity to Holme Pierrepont Hall a concern. Therefore in Green Belt terms, expansion to the east would be more appropriate and the allocation of RAD2 and RAD3 could be more suitable than sites to the west of Radcliffe on Trent.

In comparison to the sites to the west of Radcliffe on Trent, RAD2 and 3 are similar in terms of distance to key facilities including the High Street, train station, primary and secondary schools. Therefore, we consider that land to the east of Radcliffe on Trent performs better in Green Belt terms and the Green Belt assessment favours extension to the east of the settlement supports the release of this land for development.

RAD2, given its relatively small size, could be easily delivered in the next five years where the shortfall should be addressed, thus highlighting the suitability of the site for allocation. Allocating a variety of site sizes in Radcliffe on Trent will ensure that NPPF Paragraph 47 is met and that the Council will be able to provide a sufficient supply of deliverable housing land to meet its target and appropriately address the shortfall.

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.

Click here to enter text.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes – all of site	Yes – but only part of site	No
<i>Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site RUD13 – Land opposite Mere Way (potential capacity around 170 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site RUD14 – Croft House (potential capacity around 25 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other location (please specify which)</i>	<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.

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
<i>Cropwell Bishop</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>East Bridgford</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Gotham</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sutton Bonington</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tollerton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other settlement (please specify which)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Click here to enter text.

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
<i>Site CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road (potential capacity around 30 homes)</i>			
<i>Site CBI2 – Land north of Memorial Hall (1) (potential capacity around 75 homes)</i>			
<i>Site CBI3– Land north of Memorial Hall (2) (potential capacity around 60 homes)</i>			
<i>Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)</i>			
<i>Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)</i>			
<i>Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 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.

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
<i>Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)</i>			
<i>Site EBR2 – Land behind Kirk Hill (west) (potential capacity around 70 homes)</i>			
<i>Site EBR3 – Land north of Kneeton Road (1) (potential capacity around 95 homes)</i>			
<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>			

	Yes – all of site	Yes – but only part of site	No
Site GOT8 – Land south of Moor Lane (potential capacity around 15 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.](#)

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
Site SUT1 – Land north of Park Lane (potential capacity around 140 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.

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:

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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.