



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

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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)
Andrew Tinnelly (Taylor Wimpey – Site COT9 in part) and Dr Parker (Site COT10)	Name	James Bonner
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a	E-mail	J k

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

No

Don't know

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

With regards the overall housing numbers, it is clear that the majority of the strategic sites have deliverability issues. While the additional 2,000 dwellings identified will go some way in helping to address this shortfall, our Clients would advise that this number is increased to accommodate any potential further slippage on all allocated sites, including strategic sites. Given the implications for five year housing land supply, without a sufficient buffer this could potentially result in the Local Plan being considered out of date. Additional allocations on deliverable sites within sustainable locations, such as our Clients', would help provide the necessary contingency to ensure the plan is sound, effective and consistent with national policy.

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.

Our Clients believe that given the previous issues with delivery, the strategic sites should not be relied on to meet the identified housing shortfall. A more appropriate means of delivering housing would be to direct it to sustainable locations within Key Settlements such as Cotgrave. In addition this would be a strategic matter for the Core Strategy to address.

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.

Our Clients have no comments to make regarding West Bridgford.

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.

As noted within the supporting text, Bingham has been allocated a substantial number of homes. Suitable locations for additional dwellings are limited to the north of the town, where delivery will not occur for at least nine years from now, according to page 13 of the Further Options document. The best means of providing more immediate housing supply is through the allocation of our Clients' Sites at Cotgrave, particularly given the need to direct more growth to the sustainable Key Settlement.

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.

Housing development at Cotgrave has not kept pace with other Key Settlements since the beginning of the Plan Period. The Council's SA records 36 housing completions at Cotgrave between 2010-2015 (although the land at former Cotgrave Colliery is expected to have delivered 112 in 2015/16). This is low when compared to dwelling completions in other Parishes, where Key Settlements (identified for growth) have experienced much higher levels of completions. Examples include Bingham (244 completions) and East Leake (200 completions), despite their populations within the 2011 Census being much lower than Cotgrave. Dwellings in Cotgrave were recorded at 2,993 in 2011, with only 1,998 in Bingham and 2,698 in East Leake. This suggests that Cotgrave has been constrained unnecessarily.

As noted within the Part 2 LAPP: Further Options, almost all of the strategic sites are having deliverability issues, with knock-on effects for the Council's 5 year housing land supply position. As a result the draft Plan identifies a shortfall of around 900 homes, in addition to the shortfall of 1,100 previously identified within the Part 2 Issues and Options document. To account for potential further slippage in 5 year housing land supply the Council should consider a larger number of dwellings to ensure flexibility.

For Cotgrave the only adopted strategic allocation within the ACS is at the former Cotgrave Colliery (around 470 homes). Other Key Settlements receive similar strategic allocations of growth, albeit Bingham receives an allocation of 1,000 homes.

However as noted above, Cotgrave has historically not kept pace with other key settlements like East Leake and Bingham and the allocation of 'around 470 homes' is responding only to constrained demand within Cotgrave that has failed to be addressed by the 36 completions to date (plus 112 for the Colliery). While the former Cotgrave Colliery may be expected to deliver all dwellings by April 2019, this does

not include headroom for potential slippage, as is the case with the other strategic allocations within the ACS.

Bearing in mind that the housing requirement within Policy 3 of the ACS is a 'minimum', we believe that the Council are correct to identify the need for additional sites. Importantly for Cotgrave this will also account for the constrained demand between 2011-2015 and it is therefore imperative to direct additional housing growth towards the Key Settlement on sites which can be delivered early on in the plan period. The Sites being put forward by our Clients are best placed in this respect.

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.

As noted above we would suggest that Cotgrave has been allocated, and consequently delivered, an inadequate number of homes bearing in mind it is a Key Settlement. With the delay to strategic sites across the Borough, it would be advisable ensure that the shortfall is increased to include contingency for further potential slippage. As the greatest need is going to be within the first five years of the plan period, it would be most appropriate to direct additional growth towards Cotgrave and the suitable, available and deliverable sites here within our Clients' ownership.

We suggest that a minimum of 150-200 additional dwellings are identified for Cotgrave.

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)			✓

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

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.

Our Clients' Sites were considered in the 2014 SHLAA (under the reference Site 42). The conclusion of the SHLAA assessment for Site 42 is that it is suitable for development subject to policy change. The Site Assessment form for Site 42 confirms that there are no technical constraints preventing it from being developed, and that in terms of landscape character and quality, 'visually, an expansion at Cotgrave in this location have a lesser impact because of the existing built environment.' Furthermore, with regards the site being within the Green Belt, we

note that the SHLAA Assessment for this Site refers to 'urban elements' that are 'frequent and exert a strong influence. Man made elements and landform have a localised influence on character.' The Assessment refers to the adjacent residential area, and the industrial estate on the north side of the road from our Clients' Sites. The employment land allocation and the former Cotgrave Colliery Allocations, also on the north side of the road, add to the urbanisation of the land east of Cotgrave, that includes Green Belt.

The 2014 SHLAA concludes that 'the western portion of the site relates far better to the settlement than the eastern part of the submission.' Parcel 42 is a large parcel extending eastwards towards Grantham Canal and Taylor Wimpey's land interests are the westernmost site within the assessed parcel. Now as a joint submission alongside the adjacent site to the west, the two sites together have greater traction. Our Clients' Sites are assessed separately within the 2016 SHLAA (references 375 and 847), which concludes that both Sites relate well to the settlement.

From a sustainability perspective, the Site is within a 5-10 minute walk of the local centre, is within a 10 minute walk of a bus stop, and presents opportunities for improved connectivity to the adjacent urban area and employment opportunities on land to the north.

The constraint to the Site coming forward for development at present is the Green Belt Designation. In terms of the sites listed at Question 7 and their assessment within the Part 2(b) Green Belt review (January 2016), only COT1, COT9 and COT10 have a 'Low' importance in relation to the Green Belt, each scoring 9. All other sites are 'Low-medium', scoring between 11 and 14; with the exception of COT7 which is 'Medium-high', scoring 16.

We have previously separately reviewed the Council's Green Belt evidence base in March 2016 and appraised the Taylor Wimpey Site against the purposes of including land within the Green Belt. While COT10 did not form part of this assessment, given it is between the town and the Taylor Wimpey land parcel, the assessment would continue to conclude that Site is suitable for release from the Green Belt.

The 2016 SHLAA notes that COT1 is subject to ownership constraints: "Complex site in multiple ownership - probable ransom strips - The site is owned by Rushcliffe Borough Council and is leased for agricultural purposes. The tenancy agreement is subject to a 12 month termination clause. Access may have to cross third party land." There is therefore some doubt as to the ability for COT1 to contribute to early delivery within the plan period. We understand that Cotgrave has been constrained in the past by a lack of land for school expansion. The Council-owned site would be best placed to deliver this additional school capacity. Our Clients' Site is without this ownership constraint and would be best placed to deliver much needed housing whilst providing a financial contribution towards school provision.

Our Clients own the respective Sites that are the subject of these representations, and a planning application can be prepared for the delivery of circa 150 dwellings that could be delivered within the same time frame as is envisaged for the Former Cotgrave Colliery (i.e. by 2019/20). This therefore would provide flexibility to the Council in terms of housing delivery and five year housing land supply, and on a

site that is consistent with the focus of the Spatial Strategy on Key Settlements – subject to the site being released from the Green Belt via this Part 2 LAPP.

Dr Parker's Site was subject to a previous refusal on highway grounds. As a joint submission with Taylor Wimpey's adjacent land interests, this provides sufficient land to mitigate this harm. As noted within the 2016 SHLAA, there is the potential to close the existing Bingham Road/Colston Gate through route and divert traffic through the Site between Hollygate Lane and Colston Gate. The benefits for this are noted within the SHLAA assessment for Site Reference 847: good bus penetration and better pedestrian and cycle linkage from the site to the district centre and schools beyond. Our Clients are willing to work with the Council to find a solution which improves the existing highway issues around the Hollygate Lane / Colston Gate junction and a comprehensive development of the Site here would help to achieve this whilst also addressing Cotgrave's pressing housing need.

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.

As noted above our Clients believe that additional growth should be directed towards the Key Settlement of Cotgrave given the comparatively low level of allocations and recent supply of dwellings.

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.

Our Clients have no specific comments to make on the above sites.

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.*

Our Clients have no comments to make regarding this question.

Question 11: Do you support housing development at:

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

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

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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)			
Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 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.

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.

Given that the focus of the Spatial Strategy is to direct growth to Key Settlements, of which Cotgrave is one, we fail to understand the sustainability case that can be made for distributing development to lower tier settlements that do not offer the same access to facilities and services (i.e. a local centre within 5-10 minutes' walk) that Key Settlements like Cotgrave do. Further allocations must be made towards the Key Settlements like Cotgrave that have historically been constrained and have the opportunity now to deliver new homes on sites that are available for development.

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>		✓	
<i>East Bridgford</i>		✓	
<i>Gotham</i>		✓	
<i>Sutton Bonington</i>		✓	
<i>Tollerton</i>		✓	
<i>Any other settlement (please specify which)</i>		✓	

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

Our Clients consider that significant additional development should be directed towards the Key Settlement of Cotgrave rather than smaller settlements further down the hierarchy.

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.*

Our Clients have no comments to make regarding this question.

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)			
Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 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.

Our Clients have no comments to make regarding this question.

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.*

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.*

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

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.*

Our Clients have no comments to make regarding this question.

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.

Our Clients have no comments to make regarding this question.

Other issues

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

Click here to enter text.

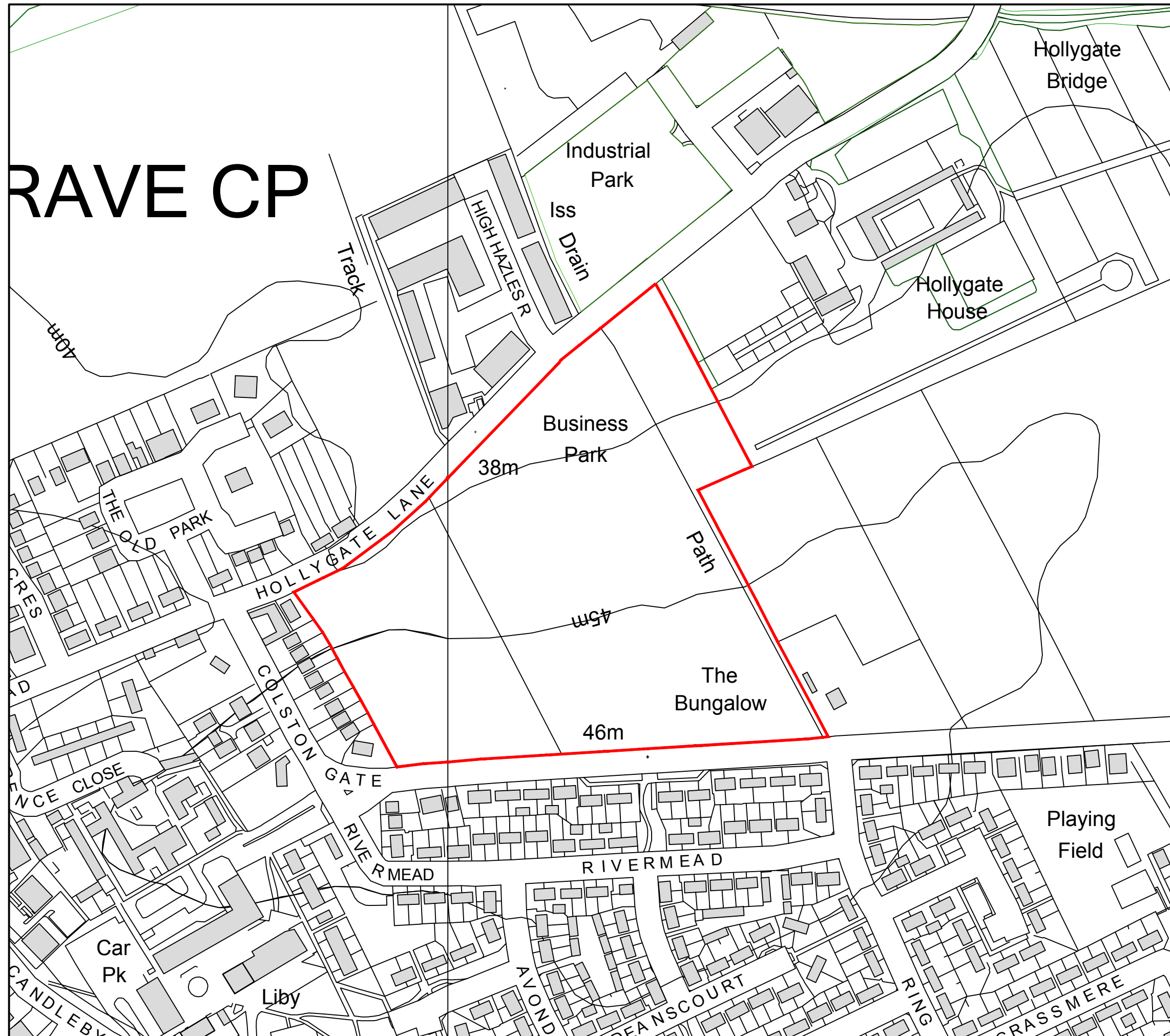
Please return by **5pm on Friday 31 March 2017** to:

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

Or to: localdevelopment@rushcliffe.gov.uk

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

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.



RAVE CP

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd

Legend

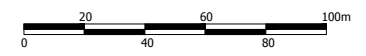
 Site Boundary

Please note that this is an indicative plan. Title extracts for the respective parcels can be found on the subsequent pages.

Project
Land at Cotgrave, Rushcliffe
 Drawing Title
Site Location Plan



Date 30.03.17	Scale 1:2,500@A3	Drawn by M.S.	Check by J.R.
Project No 26066	Drawing No SL-P-01	Revision A	



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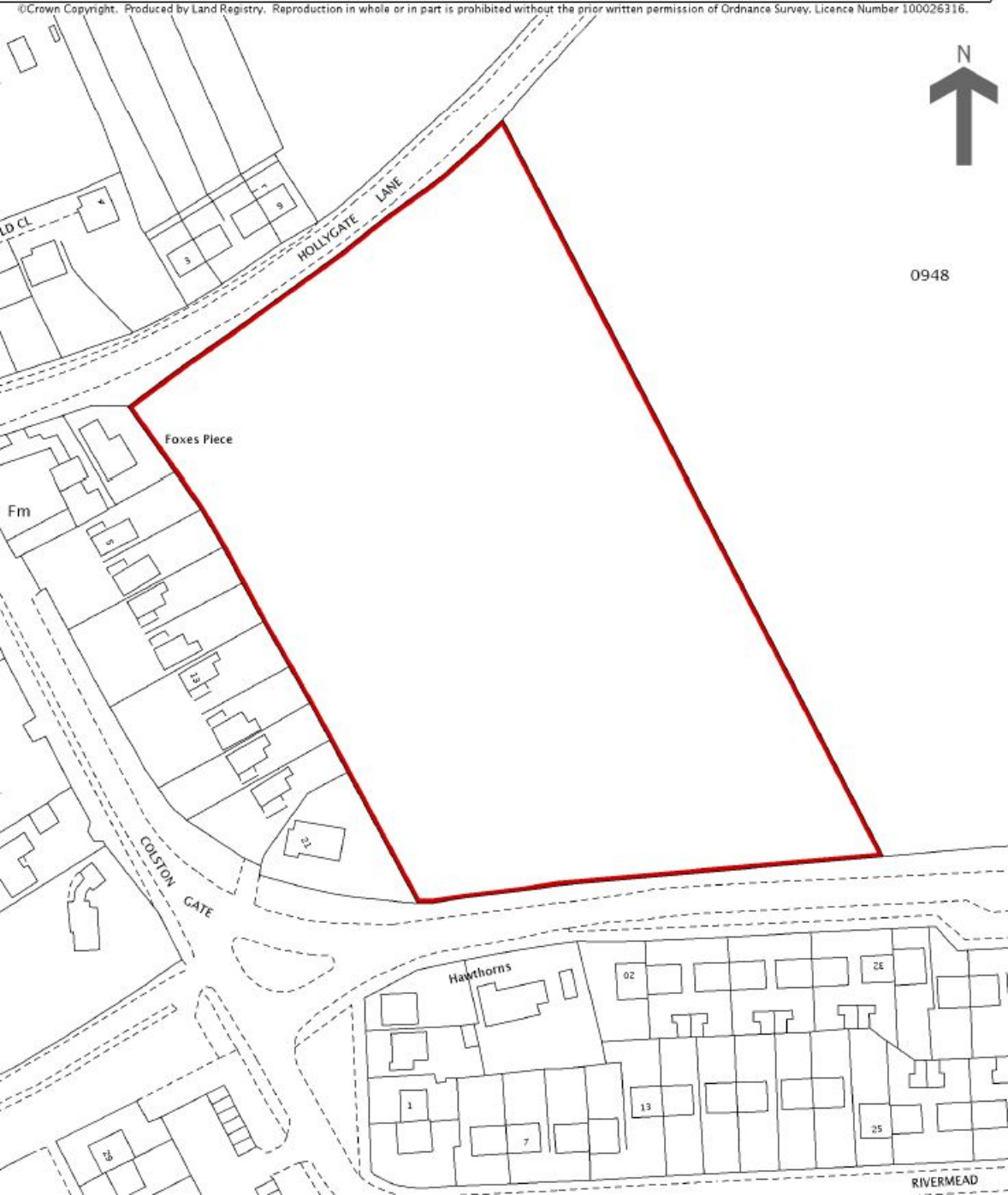
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Offices at Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds London Manchester Newcastle Reading Solihull Southampton



0948





0879
2 104ha
5-20

1876
1 275ha
3-15

2173
938ha
2-32

2880
453ha
1-12

2368
287ha
71

2966
3 353ha
8-29

0948
4 399ha
10-87

2349
1 016ha
2-54

2819
367ha
1-40

BM 38 62m

Hollygate Bridge

The Paddocks

The Bangalow

COLSTON GATE

Ward Rd

Glebe Farm

Hewthorns

Shelter

37.5m

38.3m