

## 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](mailto:localdevelopment@rushcliffe.gov.uk)

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

Your Details		Agent details (where applicable)
Melanie Lindsley Planning Liaison Manager	<b>Name</b>	Click here to enter text.
The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	<b>Address</b>	Click here to enter text.
<b>pk</b> <b>E-mail</b> 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** .....

**No** .....

**Don't know** .....

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

The Coal Authority records indicate that there are 30 mine entries within the Rushcliffe District area. There are also three reported surface hazards within the area.

Although the Coal Authority has no specific comments to make on the number of houses proposed or their specific locations we would expect consideration to be given to ground conditions/land stability as part of the site allocations process.

This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

However, I would emphasise that former mining activities and related hazards are certainly not a strict constraint on development; indeed it would be far preferable for appropriate development to take place in order to remove these public liabilities on the general tax payer. The Coal Authority would therefore not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

### 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?

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

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

See response to Question 1

**Question 3:** Do you support housing development at:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
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.

See response to Question 1

## 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.

See response to Question 1

**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.

See response to Question 1

**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.

No comments to make.

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

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
Site COT1 – Land rear of Mill Lane/The Old Park (potential capacity around 240 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site COT2 – Land at Main Road (potential capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site COT3 – Land rear of and to the west of Main Road (potential capacity around 125 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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>			
<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.*

*See response to Question 1*

**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.

See response to Question 1

**Question 9:** Do you support housing development at:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
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.

See response to Question 1

### 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.

No comments to make.

**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)			

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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>			
<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.*

*See response to Question 1*

### **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.*



No comments to make.

**Question 13:** Do you support housing development at:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
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.

See response to Question 1

### **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.

No comments to make.

**Question 15:** Do you support housing development at:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site RUD11 – Old Loughborough Road (potential capacity around 40 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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.*

*See response to Question 1*

### **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.*

*See response to Question 1*

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

	<b>Yes</b>	<b>No</b>	<b>Don't know</b>
<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.*

*No comments to make.*

**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.*

*No comments to make.*

**Question 19:** *Do you support housing development at:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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.*

*See response to Question 1*

**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.*

*No comments to make.*

**Question 21:** *Do you support housing development at:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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>			

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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.*

*See response to Question 1*

### **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.*

*No comments to make.*

**Question 23:** *Do you support housing development at:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site GOT1 – Land to the rear of former British Legion (potential capacity around 25 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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.*

*See response to Question 1*

### **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.*

*No comments to make.*

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

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
Site SUT1 – Land north of Park Lane (potential capacity around 140 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.

See response to Question 1

## 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.

No comments to make.

**Question 27:** Do you support housing development at:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
Site TOL1 – Land at Burnside Grove (potential capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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.*

*See response to Question 1*

## **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](mailto: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.