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Ref: JBC  
Date: 30<sup>th</sup> March 2017

Planning Policy  
Rushcliffe Borough Council  
Civic Centre  
Pavilion Road  
West Bridgford  
NOTTINGHAM  
NG2 5FE

Dear Sirs,

## **RUSHCLIFFE LOCAL PLAN PART 2: LAND AND PLANNING POLICIES FURTHER OPTIONS**

I write on behalf of William Davis Ltd in respect of additional settlement options being considered by the Borough Council to meet the identified housing land supply shortfall. Separate representations have been made on behalf of William Davis Ltd in respect of certain of the issues identified within the consultation paper by Pegasus Planning and Define. This separate representation is made in addition to these representations and does not therefore seek to expand on the matters which they have raised. It seeks to address the question posed under Q17 as to whether any other settlements are considered suitable for a limited scale of housing growth on greenfield sites.

William Davis considers that the settlement of Costock should be added to the list of settlements identified as suitable for a limited level of housing growth on greenfield sites. In the accompanying Background Paper (Identification of Additional Settlements, February 2017) it is clear that the Council has sought to undertake a very strict sieving process taking account of the availability of what has been deemed to be essential basic level facilities, and this has overridden other considerations such as Green Belt location. Costock appears to have been excluded from the second screening exercise on the basis of not having “a primary school and local

Convenience Store” in spite of the village being located beyond the Green Belt. In fact, of course, the village does have a primary school but doesn't currently have a convenience store, although it does have a number of other business including a Public House and Garden Centre. The village is also less than 1 mile from shopping facilities in East Leake (including a medium sized supermarket) and the village benefits from a high frequency bus service to higher order facilities in Loughborough and Nottingham (every 30 minutes).

William Davis Ltd considers that these mitigating factors should be taken into account in determining the suitability of Costock for a limited scale of development particularly given its location outside of the Green Belt.

Yours sincerely  
For WILLIAM DAVIS LIMITED

*John Coleman*

JOHN COLEMAN Dip TP, MRTPI  
PLANNING MANAGER

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