



Rushcliffe Local Plan Part 2: Land Use Policies – Preferred Housing Sites

Davidsons 652883
(Cropwell Bishop)
agent Landmark
Planning 654069

Response Form

Please return by **5pm on Monday 27 November 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)
Davidsons Developments Ltd	Name	Landmark Planning Ltd
Wilson House Leicester Road Ibstock LE67 6HP	Address	10 Salisbury Road Leicester LE1 7QR
Click here to enter text.	E-mail	

Housing Development

Housing Land Supply

Question 1: Do you agree with the Council's proposal that Local Plan Part 2 should identify enough land for around 2,550 new homes?

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

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

Landmark Planning Ltd previously made representations to the Local Plan Part 2 Further Options consultation on behalf of Davidsons Developments Ltd which suggested that Rushcliffe Borough Council (RBC) should be seeking to accommodate more than that 2,000 homes identified at that stage. The Preferred Housing Sites consultation proposes to now make provision for some 2,550 dwellings in the Part 2 Plan to address identified shortfalls in the delivery of strategic sites along with a further level of provision to provide a further buffer should expected housing delivery be further delayed.

The Council's proposed additional buffer to deal with the Borough's housing supply issues is welcomed, however, we are still concerned that this does not make sufficient provision to deal with the under delivery of housing on the strategic sites. It is considered that the Local Plan Part 2 should be looking to allocate land to accommodate between 3,600 and 5,000 dwellings to ensure sufficient provision to address uncertainties in delivery from strategic sites.

(please continue on a separate sheet if necessary)

Housing Sites within the Main Urban Area

Question 2: Do you agree with the Council's proposed allocation of the Abbey Road Depot (site WB01) for the development of around 50 new homes?

Yes

No

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Housing Sites adjacent to the Main Urban Area

Question 3: Do you agree with the Council's proposal that no sites adjacent to the main urban area of Nottingham (within Rushcliffe) should be allocated for housing development through Local Plan Part 2?

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Housing Development at the 'Key Settlements'

Bingham

Question 4: *Do you agree with the Council's proposal that no sites adjacent to Bingham should be allocated for housing development through Local Plan Part 2?*

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Cotgrave

Question 5: *Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cotgrave for around 350 homes in total?*

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 6: Do you support the proposed allocation for housing development of the following sites at Cotgrave:

	Yes	No
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Sites COT09 – Land south of Hollygate Lane (1); COT10 – Land south of Hollygate Lane (2); and COT11a – Land south of Hollygate Lane (3a) (estimated capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

East Leake

Question 7: Do you agree with our proposal that only sites EL01, EL02, EL04, EL05 and EL08 (as shown at Figure 4) should be allocated for housing development at East Leake?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Keyworth

Question 8: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Keyworth for around 580 homes in total?

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 9: Do you support the proposed allocation for housing development of the following sites at Keyworth.

	Yes	No
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Radcliffe on Trent

Question 10: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Radcliffe on Trent for around 820 homes in total?

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 11: Do you support the proposed allocation for housing development of the following sites at Radcliffe on Trent.

	Yes	No
Site RAD01 – Land north of Nottingham Road (estimated capacity around 150 homes), with employment development to the west of the powerlines that separate the site.	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Ruddington

Question 12: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Ruddington for around 410 homes in total?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 13: Do you support the proposed allocation for housing development of the following sites at Ruddington.

	Yes	No
Site RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Housing Development at the 'Other Villages'

Cropwell Bishop

Question 14: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cropwell Bishop for around 160 homes in total?

Yes ✓	<input type="checkbox"/>
No	<input type="checkbox"/>

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

It is considered that smaller villages with a range of facilities that meet the essential day to day needs of residents have an important role to play in delivering sustainable

housing development, particularly in the context of a five year housing shortfall, delayed delivery of the strategic allocations and the lack of a complete local plan. Small, greenfield sites with less complicated infrastructure issues are generally quicker to deliver and can make a significant contribution to boosting housing supply in the short term.

Cropwell Bishop is one such village that could support some housing growth without compromising the housing distribution strategy set out in the Local Plan Part 1 (Core Strategy). Scope for meaningful housing delivery on brownfield sites is somewhat limited and thus development of greenfield sites (indeed Green Belt sites in this location) is inevitable if villages with capacity for providing sustainable housing development are to play a role in meeting housing requirements.

The Council’s own evidence base, as well as the work undertaken by Davidsons Developments Ltd and submitted to RBC in response to the Further Options consultation in March 2017, demonstrate that Cropwell Bishop could accommodate additional housing adjoining the village without have an adverse landscape impact and without undermining the five purposes of the Green Belt. The village has a number of key services and facilities to support day-to-day requirements making a suitable location for new housing.

Turning to the scale of development, we have not suggested a specific number of homes that should be built in Cropwell Bishop to 2028. However, in the context of our response to Question 1, which suggests that between 3,600 and 5,000 additional homes should be provided for in the Local Plan Part 2, it is considered that providing for 160 dwellings is a conservative assessment. Balancing the landscape and green belt constraints of the village and the availability and range of the existing services and facilities, it is argued that a greater number of houses could be accommodated in Cropwell Bishop.

Nonetheless, it shouldn’t be the case that a figure is imposed as ceiling but should be expressed as a minima requirement to build some flexibility in to the policy to deal with changing circumstances and potential continued under-delivery. In light of current concerns about housing shortfall, it would seem sensible to make the most efficient use of the land available where this would not compromise the principles of sustainable development or the spatial strategy. We believe that this would be the case with Cropwell Bishop, particularly in respect of site CBI02, which potentially has some additional capacity above the 90 dwellings highlighted in the Preferred Options document.

(please continue on a separate sheet if necessary)

Question 15: Do you support the proposed allocation for housing development of the following sites at Cropwell Bishop.

	Yes	No
Site CBI02 – Land north of Memorial Hall(1) (estimated capacity around 90 homes)	✓	

	Yes	No
Site CBI05 – Land east of Church Street (estimated capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For both of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

We support the proposed allocation for housing development of land to the north of Memorial Hall, Cropwell Bishop. This land is held under option by Davidsons Developments Ltd, a well-respected developer of high quality homes across the Midlands. Davidsons Developments is committed to early delivery of the site and there are no ownership constraints that would prevent this.

Davidsons Developments Ltd has already undertaken some technical work on this site to demonstrate its suitability for new housing. This comprises a transport appraisal (ADC Infrastructure), a flood risk and drainage strategy technical note (Rodgers Leask), a Landscape and Visual Appraisal (LDA Design) and a Green Belt Review (LDA Design). To show how a development on the site could work successfully a concept masterplan has also been prepared, incorporating the findings of the technical work. This indicates that the site could accommodate in the region of 115 dwellings. These technical documents and the masterplan were submitted alongside the representations made to the Further Options consultation in March 2017. As they are already with RBC they are not submitted again with these representations, however, they remain relevant to the proposed allocation of the site and can be submitted again if required.

It is proposed to access the site via an extension of Mercia Avenue (not from Nottingham Road). The road is already 5.5m in width with 2m footways and is therefore of suitable dimensions to serve new housing on the site. Furthermore, there is no ransom situation to prevent or delay access to the site being gained. Whilst we are currently considering alternative access options with stakeholders and members of the public, it is clear that the site can be accessed satisfactorily from Mercia Avenue.

The concept masterplan establishes a number of design principles for the development of the site. Adherence to these will ensure that the rural character and setting of Cropwell Bishop will not be adversely affected by the provision of new homes on Site CBI02 and would help to address concerns raised in the consultation. These design principles include:

- Retention of existing screening vegetation supplemented with new native tree and hedge planting to ensure the site remains visually contained.
- Lower density development around the site perimeter and dwellings facing out to the countryside to create a soft edge and a more cohesive character and dispersed pattern to the settlement than currently exists.
- Existing public rights of way accommodated within the site layout along new 'green corridors' to create attractive linkages between the site, the playing

field and continuing access to the countryside beyond.

- 'Village feel' with focal green spaces and tree planting
- Direct pedestrian connections from the site to the existing play/recreation and community facilities at the Memorial Hall through to Nottingham Road and the bus stops.
- Provision of a green buffer/corridor along bridleway to the eastern boundary of the site to provide separation between existing residents and the new houses.
- Surface water attenuation on site which will perform a functional as well as an amenity role.
- House types ranging from 2 bedroom to 5 bedroom homes (including affordable homes), utilising the high standards of design and construction associated with Davidsons Developments Ltd.

The previously submitted Transport Appraisal demonstrates that the increase in traffic generated by the development can be safely accommodated by the existing highways infrastructure, with the junctions at the A46 Stragglethorpe roundabout and Hoe View Road/Mercia Avenue and Nottingham Road/Hoe View continuing to operate well within capacity. Within the village centre conditions would not materially alter. It is therefore concluded that there would be no adverse highway impacts and no mitigation works would be required to delivery the development.

In summary, site CBI02 is held under option by Davidsons Developments Ltd and thus has real prospects for early delivery to assist the Council in securing its housing supply. Community engagement undertaken by Davidsons has highlighted local residents' concerns regarding access to the site, traffic impact and the effect on the rural character of the village. It is our view that following the design principles outlined above will ensure that development will be sensitive to both the site's location and its existing characteristics. A range of housing could be provided to meet identified housing needs and create a high quality and visually attractive development.

It is therefore considered that the Council should continue to progress the allocation of site CBI02 for housing in the Local Plan Part 2.

(please continue on a separate sheet if necessary)

East Bridgford

Question 16: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at East Bridgford for around 100 homes in total?

Yes

No

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

[Click here to enter text.](#)

(please continue on a separate sheet if necessary)

Question 17: Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Yes	No
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Gotham

Question 18: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for around 100 homes in total?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 19: Do you support the proposed allocation for housing development of the following site at Gotham:

	Yes	No
Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Bunny Brickworks

Question 20: Do you support the proposed allocation of the former Bunny Brickworks (site BUN01) for a mixed development of around 100 new homes and employment development?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Flintham – Former Islamic Institute

Question 21: *Do you support the proposed allocation of the former Islamic Institute at Flintham for the development of up to 95 new homes?*

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Other Issues

Question 22: *Please identify any matters related to housing development which are not covered here or elsewhere and which you wish to raise.*

Click here to enter text.

(please continue on a separate sheet if necessary)

Please return by **5pm on Monday 27 November 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 plan making process and may be in use for the lifetime of the Local Plan and associated processes in accordance with the Data Protection Act 1998. 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. By sending the Council your details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.