

Online response

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

Respondent no: **1141908**

Respondent		Agent details (where applicable)
Mr Daniel Keane	Name	
	Organisation	
1141908	ID number	

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?

Answer

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

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?

Answer

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.

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?

Answer

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

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?

Answer

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

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?

Answer

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

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

	Answer
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	<div style="border: 1px solid black; height: 70px;"></div>
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)	<div style="border: 1px solid black; height: 70px;"></div>

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.

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?

Answer

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

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?

Answer

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

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

	Answer
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)	
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	

	Answer
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	

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.

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?

Answer	

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

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

	Answer
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.	

	Answer
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)	

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.

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?

Answer

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

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

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

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.

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?

Answer

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

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

Answer

Site CBI02 – Land north of Memorial Hall(1)
(estimated capacity around 90 homes)

Site CBI05 – Land east of Church Street
(estimated capacity around 70 homes)

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.

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?

Answer

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

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

	Answer
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	

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

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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?

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

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

	Answer
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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?

Answer	
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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.

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?

Answer

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

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.

Online response

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

Respondent no: **1143320**

Respondent		Agent details (where applicable)
Mr Stewart Kemp	Name	
	Organisation	
1143320	ID number	

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?

Answer	Don't Know
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Please provide any comments you wish to make to support your response.

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?

Answer

Yes

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.

Yes due to already being contained within an existing built up area

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?

Answer

Yes

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

New housing should be built with existing built up area rather than using greenfield sites. Brown field sites should be exhausted before considering greenfield.

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?

Answer

Yes

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

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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?

Answer

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

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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?

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Answer

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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.

Sellor's playing field There is a covenant protecting it and it is a registered Asset of Community Value. Rural view The rural views and last remaining green fields on the edge of the village would be lost to this inappropriate development Access and traffic Increased traffic from additional housing would affect Wilford Road and other congested routes through the village which at times can become gridlocked especially Grices hill in the centre of the village. Flooding The area has a history of flooding. There are concerns that development could increase the risk of flooding for nearby properties Coalescence The development of this Green Belt land would reduce the open space between the village and the City of Nottingham. This increases the risk of the two merging in the future Wildlife and Nature An important wildlife habitat would be lost. Village Schools already at capacity without additional investment to cope with increase of new housing. Parking - No additional parking space for the village to handle the extra housing as parking already at a capacity within the village for local users. Amenities - are already at capacity for things like doctors surgeries etc

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?

Answer

No

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

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	Answer
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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.

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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?

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	Answer
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	Answer
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	No
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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?

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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?

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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?

Answer

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

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.

Online response

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

Respondent no: **1142620**

Respondent		Agent details (where applicable)
Miss Alyson Kennett	Name	
	Organ-isation	
1142620	ID number	

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?

Answer

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	Answer
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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?

Answer

No

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

Ruddington is already a very busy village. Building a large number of new houses without additional provision for transport (especially roads through the village centre) and local services is a bad idea. One of the proposed sites is particularly bad in this regard, since it is to build on a children's playing field.

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

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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.

Larger developments in Ruddington should not be considered without a clear and detailed commitment (as part of the plan) about what local services will also be added and what measures will be taken to alleviate the additional traffic pressure in the centre of the village, as well as transport links for the new houses to encourage sustainable and green transport instead of car use. RUD01 is the worst of the

proposed developments since one of the fields to be built on is liable to flooding and a playing field would also be built on. Clearly this proposal is unacceptable in its current form and should be scaled back or relocated entirely.

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Other Issues

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Elizabeth Beardsley

From: Debbie King < 27 November 2017 16:51
Sent: Localdevelopment
To: Housing Consultation for Ruddington
Subject:

68 St Marys Crescent,
Ruddington
Nottingham
NG11 6FR

27th November, 2017

Dear Sir / Madam,

Re: Housing Consultation for more Housing in Ruddington

In reference to the House Building Consultation for Ruddington, I would like to add particular concerns I have about the amount of housing proposed to take place on the Green Belt especially in terms of the strain on facilities within the village, such as schools, GPs and more traffic going through the village.

While realising the importance of the need for more housing in Rushcliffe, I am concerned about housing development in Ruddington at the Sellors Field end of the village, West of Wilford Road. The reason for my concern is that this is low lying ground where water can lie in the field (next to Sellors Field) at the back of Brookside Road for days and days after heavy rain. I know this, because I walk regularly through Sellors Field to Brookside Road. The water doesn't seem to be able to drain away very well at all. I used to live on Camelot Street where the house I lived in had damp rising, I know of other houses in the area with similar problems, not just on Camelot Street but also on Wilford Road. Since the new estate was built at the end of Camelot Street and beginning of Brookside Road I know from a longstanding local resident of Brookside Road that the water lying in the field has got worse. I can only see the situation getting much worse with the proposed building of more houses in this area. I am very concerned about 180 homes being built there. The surface water has great difficulty in draining away **now** from the field next to Sellors Field. I would appreciate serious consideration over the future planning of housing in this Green Belt area of Sellors Field, West of Wilford Road for the reasons given.

Yours faithfully,

Mrs. D. A. King

Sent from [Mail](#) for Windows 10

Online response

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

Respondent no: **1138365**

Respondent		Agent details (where applicable)
Nigel King	Name	
	Organisation	
1138365	ID number	

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?

Answer

Don't Know

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

The council should not include convenented land , such a Sellors' field in RUDD1.

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?

Answer

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.

This is not a question.

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?

Answer

No

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

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?

Answer

No

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

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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?

Answer

Yes

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

--

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

	Answer
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	
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)	

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.

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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?

Answer

Yes

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

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?

Answer

Yes

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

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

	Answer
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)	
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	

	Answer
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	
<p>Please provide any comments you wish to make to support your answers.</p> <p>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.</p>	
<div style="border: 1px solid black; height: 30px;"></div>	

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?

Answer

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

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

	Answer
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.	

	Answer
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)	

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.

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?

Answer

No

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

The council should not include convenented land , such a Sellors' field in RUDD1.

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

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

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.

The council should not include convenented land , such a Sellors' field in RUDD1.

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?

Answer

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

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

Answer

Site CBI02 – Land north of Memorial Hall(1)
(estimated capacity around 90 homes)

Site CBI05 – Land east of Church Street
(estimated capacity around 70 homes)

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.

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?

Answer

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

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

	Answer
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	

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.

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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?

Answer

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

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

	Answer
Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)	

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.

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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?

Answer	Yes
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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.

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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?

Answer

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

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.

Name: MR. RAY KINSLEY

Address: 9 DISTILLERY STREET

RUDDINGTON

NOTTINGHAM NG11 6HL

Date: 6/11/17

Re: Rushcliffe Local Plan Part 2: Preferred Housing Sites Consultation

Dear Rushcliffe Borough Council

I am writing to object to the borough council's plans to allocate land for 410 new houses on Green Belt land in Ruddington. My objection is based on the following facts:

- The 2011 Census confirmed that, at that time, there were 3,146 dwelling in Ruddington;
- Since then, the borough council has granted planning permission for 200 new homes in the village, many of which have already been built, including 102 homes off Pasture Lane;
- The borough council has identified further brownfield land which it considers appropriate for the building of a further 157 dwellings, including land at the Artex Blue Hawk site;
- Adding on the 410 homes now proposed in the Green Belt, this totals 767 new dwellings over a 20 year period, resulting in the village increasing in size by almost 25% in terms of the number of houses since the 2011 Census.

The adverse impacts of the new houses already built are already being felt in the village. Local services such as schools and the medical centre are over-subscribed and the increased levels of congestion in the village are already dangerously high and are making the High Street a less attractive place to shop, hence the number of shops on the High Street which have been empty for a significant period of time. If the borough council's proposed level of housing over the next 20 years is allowed, then I consider this is going to have a further significant adverse impact on the quality of life in the village.

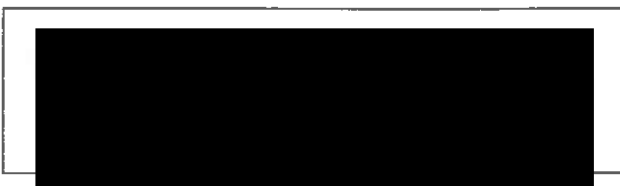
Ruddington is rightly considered an attractive and desirable place to live. With respect to delivering a wide choice of high quality homes, Government planning policy states that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities."

I consider the significant high levels of house building proposed in Ruddington, both brownfield and Green Belt, will not enhance or maintain the vitality of Ruddington. In fact, I consider the complete opposite is the only likely result. The borough council has already raised its concerns about further housing on Green Belt land in the village by refusing planning permission for housing off Asher Lane. The sites the borough council is now identifying would, if all brought forward, result in similar adverse impacts and there is a need for an urgent rethink of the plans for the village and a significant reduction in the number of new homes being proposed.

PLEASE PROTECT RUDDINGTON FOR FUTURE GENERATIONS AND DO NOT ALLOW SUCH SIGNIFICANT LEVELS OF HOUSE BUILDING ON OUR GREEN BELT.

Yours sincerely



Online response

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

Respondent no: **1142723**

Respondent		Agent details (where applicable)
Ms Lesley Kirby	Name	
	Organisation	
1142723	ID number	

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?

Answer

Yes

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

More than enough has already been built and what about services and the road network, flood plains - has this been considered - clearly not!

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?

Answer

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.

If this has already been accounted for then why is this included in this application, double counting should not be permitted as it confuses the issues the public have.

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?

Answer

Yes

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

These areas do link to more substantial road networks, particularly the one adjacent to South Clifton, the tram and the new retail parks can service this build.

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

Answer

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

Bingham has a good transport network and as long as Schools are appropriately resourced then this would have less of an impact than other locations. I don't know of any flooding issues in Bingham which does impact other areas.

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?

Answer**Yes**

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

Again, the transport routes are much better placed to cope but other services would need to be considered.

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

	Answer
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	Yes
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)	Yes

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.

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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?

Answer

Yes

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

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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?

Answer

Yes

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

--

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

Answer

	Answer
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)	Yes
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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.

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?

Answer

Yes

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

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

	Answer
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.	Yes
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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.

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?

Answer

No

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

The land identified on Wilford Road was gifted to the village and is a playing field for the families of Ruddington. Building on this land would cause flooding issues and the road network in Ruddington cannot cope with the expansion at this end of the village. The Schools in the area cannot cope with the increase of children needing a School and there are no other suitable Schools in and around the area that are in easy reach for families. The other two sites are less likely to have a impact in the road network through Ruddington but there would still be issues of other services - try getting a Drs appointment but then I am sure you don't need to... The wildlife and rural views would be put at jeopardy...

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

Answer

Site RUD01 – Land to the west of Wilford Road (south)
(estimated capacity around 180 homes)

No

Site RUD05 – Land south of Flawforth Lane
(estimated capacity around 50 homes)

Yes

Site RUD11 – Old Loughborough Road
(estimated capacity around 10 self and custom-build homes)

Yes

Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)

Yes

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.

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?

Answer

Yes

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

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

	Answer
Site CBI02 – Land north of Memorial Hall(1) (estimated capacity around 90 homes)	Yes
Site CBI05 – Land east of Church Street (estimated capacity around 70 homes)	Yes

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.

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?

Answer

Yes

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

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

Answer

Site EBR06 – Closes Side Lane (west)
(estimated capacity around 20 homes)

Site EBR07 – Closes Side Lane (east)
(estimated capacity around 20 homes)

Site EBR8 – Land to the north of Butt Lane
(estimated capacity around 15 homes)

Site EBR10 – Land south of Butt Lane
(estimated capacity around 45 homes)

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.

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?

Answer

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

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

Answer

Site GOT5a – Land east of Gypsum Way/The Orchards (1)
(estimated capacity around 100 homes)

Yes

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.

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?

Answer

Yes