



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

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)
Langridge Homes Ltd	Name	Geoffrey Prince Associates Ltd
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	E-mail	CV47 2SJ

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.

The Local Plan part 2 should make provision for an additional 3,500 dwellings over the plan period, including 3,000 which can be delivered during the five year HLS period (2019-2024).

Please also refer to separate representations attached for explanation of this recommendation.

(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.

Cotgrave is a sustainable location with a comprehensive range of local facilities and has the capacity to accept more dwellings and still only have a minor negative impact having regard to the sustainability criteria. We consider that Cotgrave could accept another 500+ dwellings without this level of growth having any significant

negative impacts.

Please also refer separate representations attached for a fuller explanation.

(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.

We consider that COT 3 with capacity for upto 148 dwellings (Option 1 scheme) or 80 dwellings(option 2 scheme) is a more sustainable site due to its proximity to the village core and that the impact of the heritage assets in the village core will be negligible due to the presence of modern buildings between the village core and COT3. However, to meet the housing requirements it is likely that several sites will need to be allocated.

Please also refer to the separate representation attached for a fuller explanation.

(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 checked="" 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"/>

	Yes	No
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"/>
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



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 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



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 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)	<input type="checkbox"/>	<input type="checkbox"/>
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.

Click here to enter text.

(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 checked="" 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.*

Please see separate representations on housing issues attached.

(please continue on a separate sheet if necessary)

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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.

Rushcliffe Local Plan Part 2 – Preferred Housing Sites Consultation

Representations submitted on behalf of Langridge Homes Ltd

These representation are intended to supplement our responses to the questions set down in the Preferred Housing Sites Consultation Document.

Housing Land Supply

We concur with Rushcliffe Borough Council's assessment of its housing land supply that delays to five of the six large sites allocated by the Core Strategy has led to the situation whereby they are unlikely to deliver as many new homes as previously expected, both overall by the end of the plan period (2028) and also during the next five years (2019-24), and that this situation has created a current shortfall in the amount of land that is available for housing development over the next few years.

However, it should be remarked that this situation was clearly apparent when Rushcliffe Borough Council undertook the Issues and Options consultation during February and March 2016 and the Further Issues and Options consultation during February and March 2017. All that has happened in the intervening period is that the 5 year HLS situation has deteriorated and the delivery of new homes in Rushcliffe to meet housing need and demand has been post-poned to some future time. The housing land supply situation is compounded with most of the housing site allocations being located in the Green Belt.

Notwithstanding the above comments we are however of the opinion that the steps being taken through this Preferred Housing Sites Consultation document will not effectively address the short term housing land supply shortfalls due to over optimistic assumptions on the delivery timescales for the strategic allocation sites in the Local Plan Part 1 as set down in the 2016 Housing Trajectory, and also the over ambitious timescale for achieving an adopted Local Plan Part 2 at which point proposed housing allocation sites can be granted planning permission. Thus, Rushcliffe Borough Council is several years away from starting to address its five year housing land supply which is being compounded by an ever increasing backlog supply. Greater urgency is required to address these failures to improve housing land supply, and to contribute to the government's policy to boost significantly the supply of new housing, particularly for young people aiming to get on the housing ladder in a part of the country where housing need and market demand is high.

With regards to the timescale for the preparation of the Local Plan Part 2, we note that the Local Development Scheme (April 2016) indicates that the Plan will be adopted in July 2017 (already 4 months overdue). However, it still needs to produce and consult on its Pre Submission Publication Draft version of the Local Plan Document, submit it to the Secretary of State who will then need to appoint an Inspector to organise a Public Examination and then prepare his report (with potential delays at this point whilst Main Modifications to the Plan are considered and consulted upon) and finally adoption. It is unlikely that this process to achieve an adopted Plan will take less than two years (ie by late 2019), after which planning permissions can be granted for the allocation sites most of which require amendments to Green Belt boundaries. One is almost tempted to suggest that the snail's pace at which the Local Plan Part 2 is being taken forward is a deliberate ploy by the Borough Council to avoid having to approve planning applications for new housing development, contrary to the government's stated policy to increase housing supply.

With regard to delivery from the six strategic allocations we note that the 2016 Housing Trajectory indicates that these will deliver 9,020 new homes over the period up to 2028. To date only the sites at Cotgrave Colliery and at Edwalton are underway and appear likely to deliver homes in accordance with the Local Plan Part 1 during the plan period (1,950 in total). There are significant question marks over the delivery from the other four sites, even though two sites (at Bingham and RAF Newton) secured outline planning consents some 4 years ago. There is an undetermined outline planning application (submitted in July 2014) for 3,000 homes on the strategic allocation site on land south of Clifton, which suggests significant problems in negotiating a planning consent. As yet no application has been submitted for the site East of Gamston/North of Tollerton. On this basis there must be grave reservations over whether the delivery rates set down in the 2016 Housing

Trajectory for the strategic housing allocation sites (except at Cotgrave and Edwalton) will be achievable having regard to the 5 year housing land supply period (2019-24) and also over the plan period.

Indeed, even with the best will in the world it is unlikely that there will be any completions at Bingham and RAF Newton until 2021/22 at the earliest, given the need for the landowners to sell the sites to a developer, and then for the developer to secure RMAs, discharge conditions, undertake any site enabling works etc. The 2016 Trajectory shows these sites delivering houses in 2018/19. Thus, in the period up to 2024, I estimate that there will be a shortfall of delivery from these sites totalling approximately 800 units (350 at RAF Newton and 450 at Bingham). However, we consider that there is still the possibility that both sites can be completed by the end of the plan period (1,550 in total).

With regards to land at Clifton and East of Gamston/North of Tollerton, there appears to be little chance of these allocation sites starting to deliver any homes prior to 2024. Based on the housing trajectory then there would be an additional shortfall of 2,250 houses by 2024 (1,250 at Clifton and 1,000 at East of Gamston/North of Tollerton). Assuming they started to deliver from 2024/25 onwards at say 250 per annum at each site, then they would deliver 1,000 units at each site by the end of the plan period, resulting in a shortfall of 3,500 homes.

Thus the shortfall that the proposed new allocation need to address is not 900 over the five year HLS period to 2014, but around 3,000, and over the plan period there is a requirement to identify site allocations for an additional 3,500 houses (refer table below).

Strategic Site Allocations, Rushcliffe – Position Statement

Strategic Allocation	Housing provision	Current planning status	Comments	Estimated shortfall in delivery by 2024	Estimated shortfall in delivery by 2028
Land South of Clifton	3,000	Outline application submitted in July 2014, but remains undetermined		1,250	2,000
North of Bingham	1,000	Outline permission granted in December 2013	Since permission was granted 4 years ago there appears to be no further progress to report.	450	0
Former Cotgrave Colliery	470	Reserve Matters Approvals for 450 dwellings approved in January 2014	Development is underway	0	0
Shelford and Newton (RAF Newton)	550	Outline permission granted in January 2014	Since permission was granted 4 years ago there appears to be no further progress to report.	350	0
East of Gamston/North of Tollerton	2,500	No planning applications have been received		1,000	1,500
West Bridgford/Edwalton	1,500	Full planning permissions have been granted (October 2015)	Development is underway	0	0
TOTALS	9,020			3,050	3,500

Source: Rushcliffe Borough Council

Indeed, this failure of strategic allocations sometimes referred to as Sustainable Urban Extensions (SUEs) to deliver housing is a key reason why many local planning authorities across the East Midlands are failing to deliver their planned housing requirement. For example over the border in Leicestershire the LPAs have made 12 strategic site allocations and to date only one has started; some have been in adopted Local Plans for nearly 10 years. In neighbouring Gedling 3 large site allocations have been made in the adopted Aligned Core Strategy (ACS) and emerging Part 2 Local Plan. All were included in the 2005 adopted Local Plan and only one has now started due to HCA support. What is clear from this analysis is that more smaller allocation sites up to 500 homes are needed, which are less complex, do not have multiple land ownerships to address, and which do not require significant and expensive up front infrastructure to open up the sites.

With regards to the proposals to make provision for additional housing allocations in the Preferred Housing Sites document we do not disagree with these allocations, but for the reasons give above we consider that further allocations are necessary.

We broadly agree with the strategy not to make any further large allocations on the edge of the Urban Area at West Bridgford and also at Bingham, but consider that consider that further growth should be considered at the other Key Settlements. The evidence base documents (including the Housing Site Selection Interim Report, the Housing Sites Options Heritage Assets Assessment, the Green Belt Review of Rural Towns and Villages and the Sustainability Appraisal) underpinning the Preferred Housing Sites report clearly demonstrates that there are a significant number of unconstrained sites in sustainable locations within and adjoining these settlements where the impact on the Green Belt is low -medium and where the impact on heritage and environmental assets is negligible or can be easily mitigated. Of all the Key Settlements Cotgrave probably has the greatest potential to expand further.

Thus, in order to come forward with a Local Plan Part 2 document which is sound, then the Borough Council should urgently identify further proposals for preferred housing site allocations. Constraints such as capacity of local schools and health facilities can be overcome by S106 contributions and/or ensuring sites for new schools and other infrastructure are included in the design briefs for specific site allocations in these settlements.

We also consider that the Borough Council should identify 'Reserve Sites' and additional 'Safeguarded Land'. One of the detailed recommendations of the Local Plans Expert Group which reported in March 2016 is that local planning authorities should:

- 1 Make an additional allowance in identifying their housing requirement for flexibility appropriate to local circumstances (Recommendation 40); and
- 2 Make a further allowance equivalent to 20% of their housing requirement in developable reserve sites for a minimum 15 year period from the date of plan adoption (Recommendation 41).

Whilst these recommendations are not yet set in stone in national policy, the idea of identifying reserve sites and safeguarded land (part of Green Belt policy as set down in the NPPF), equivalent to at least a further 20% of their housing requirement in districts such as Rushcliffe which have a poor record of housing delivery would make eminent sense, and demonstrate a strong commitment to boosting significantly the supply of housing over the plan period and beyond.

In this context we propose that all SHLAA sites which have been assessed as being of low or low/medium Green Belt importance in the Green Belt Part 2 assessment should be removed from the Green Belt, and be re-designated as allocation sites, reserve sites or safeguarded land. This will add resilience to the Local Plan. The identification of these sites for future housing development will provide a mechanism to enable the Council to respond to shortfalls in supply, particularly if there are further continuing delays in bringing forward the strategic site allocation sites. Such a step would also avoid the need to go through a full blooded Green Belt review process which based on current experience in Rushcliffe and other Green Belt authorities will take years to complete. Moreover it will enable Rushcliffe to make its contribution to meeting the housing needs and requirements in South Nottinghamshire where Nottingham City is regarded as one of the major provincial cities with significant growth prospects. These prospects will be enhanced with HS2, the establishment of a combined authority for Nottingham and Derby, growth of East Midlands Airport, strategic road improvements.

Additional Proposed Preferred Housing Site – Land West of main Road, Cotgrave

Langridge Homes Ltd through earlier consultations has submitted representations to promote land to the west of Main Road, Cotgrave. This site is referred to as Site Ref COT03 in the Housing Site Selection Interim Report (Sept 2017), and as SHLAA Ref 364.

It was disappointing to note that this site has not been recommended as a preferred housing site in the Preferred Housing Site consultation document, given the site's sustainable location adjoining the village centre and within walking distance of many local facilities and the fact that the evidence base did not identify any insurmountable constraints to the development of this site.

The conclusion to the site assessment in the Housing Site Selection Report (Sept 2017) states that:
'The site is not constrained by significant access, biodiversity, flood risk, or landscape issues and is closely located to the settlements services and facilities. Proximity of the site to the historic core and setting of listed buildings (most notably the Grade 1 listed church) is a constraint which would require mitigation. This is recognised in the Heritage Assessment, Green Belt Review and Landscape Appraisal.'

With regards to its proximity to the historic core and setting of listed buildings including the Grade 1 Listed Church and potential archaeological features, the Housing Sites Options Heritage Assets Assessment report (July 2017) makes the following observations under the heading 'Potential Harm' about this site:
'Limited visual impact, site well separated by existing development, potential impact on archaeology'.

Under the heading Proposed Avoidance and Mitigation it states:
'Avoid excessive height of development - limited to 2 storey with some limited 2 and a half storey potential. Opportunities to further knowledge and understanding of archaeology on site – findings must inform development and could potentially restrict scope for development across half of the site area.'

Thus impacts on heritage assets is not a constraint to development.

In promoting this site Langridge Homes Ltd has previously submitted a desk top archaeology report undertaken by Trent and Peak Archaeology as part of a pre application submission (2013). This report noted that:

- There are no known designated heritage assets in the site area;
- There is one non designated asset within the boundary of the site – a terrace, bank and hollow (NHER Ref L7641);
- An aerial photo reveals possible earthworks including a possible track and 4 possible enclosures;
- Potential for other sub surface archaeological remains;
- A restricted direct view of the Grade 1 Listed All Saints Church (NMR Ref 1277792) but the report adds that *' Given the presence of pre-existing modern vertical elements here, **there will be no significant adverse impact upon the setting of these heritage assets as a result of the proposed redevelopment***

With regards to the archaeological features the report recommends a probable requirement for further on site evaluation and recording to include geophysical survey and trial trenching.

Against this evidence we consider that the assessment of the heritage assets (which also feeds into the Green Belt assessment) as a constraint to development has been overplayed in determining the suitability or otherwise of this site for development. In all other respects this site is very suitable, and as such represents a clear candidate for allocation as a housing site in the Local Plan Part 2 on the basis that the Council will need to identify additional sites.

With regards to the Housing Options Interim Sustainability Appraisal (Sept 2017) this concluded that growth of up to 100% at Cotgrave would only have a minor negative impact. In reaching this conclusion the SA notes that sites located north of Plumtree Road and west of Main Road (COT3 and COT4) contribute to the rural

setting of the historic core of the village which contains listed and local interest buildings. However as we state above we consider that the impact of development on COT 3 on the setting of the historic core has been overlaid due to the presence of existing structures between the listed buildings and COT3.

With regards to the Sustainability Appraisal of COT3 we consider that the following reference in the Conclusion should be removed *'The rural setting of the village and heritage assets within the historic core of Cotgrave would be adversely impacted, contrary to heritage and design objectives'* as this is an incorrect statement which does not tally with the Heritage Impacts Assessment Report.

A copy of the assessment of this site undertaken by Langridge Homes is attached to this representation at Appendix 1. The developer has proposed two options:

- Option Scheme 1 is for the total site area which extends to 6.3 ha and has a capacity for 148 dwellings based on the indicative layout;
- Option Scheme 2 assumes development of the single field which adjoins the village core. This site extends to 2.9 ha and based on the indicative layout has capacity for 80 dwellings.

A key benefit of both schemes is the opportunity to provide special needs including elderly persons housing on a site which adjoins the village centre and is therefore within easy walking distance of many village facilities including local shops, the church and community facilities. This opportunity is unique to this site at Cotgrave, which has an ageing population and accords with government's housing strategy to increase the supply of elderly persons housing in close proximity to local services.

Recommendations

- 1 To make provision for an additional 3,500 dwellings over the plan period, of which 3,000 should be capable of being delivered during the 5 year HLS period 2019-24;
- 2 For the Local Plan Part 2 to either to allocate all the SHLAA sites in Key Settlements except at Bingham which have been assessed as being of low/medium Green Belt importance in the Green Belt Part 2 Assessment report, and/or to designate these sites as 'Reserve Sites' or 'Safeguarded Land';
- 3 For the Local Plan Part 2 to allocate COT3 for residential development either in its entirety (Option 1 scheme for 148 dwellings) or for a smaller scheme (Option 2 scheme for 80 dwellings), and to acknowledge that the site will not impact on the setting of heritage assets in the village core due to it being separated from these assets by existing modern development.

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Appendix 1

Planning Assessment

Land to the west of Main Road, Cotgrave

SHLAA Site Ref 364; Site Selection Assessment Ref COT3)

1 Introduction

This Planning Assessment for Land to the west of Main Road, Cotgrave has been prepared in support of the representations submitted by GPA Ltd on behalf of Langridge Homes Ltd with regards to the LAPP Part 2, Preferred Housing Site consultation. It sets out:

- Site appraisal;
- Scheme description (two options are put forward and indicative Master Plans are attached to this statement);
- An assessment of the site against the Green Belt Review criteria;
- Scheme benefits.

2 Site Appraisal

The key features of this site can be summarised as follows:

- **Location:** The site adjoins Cotgrave along its north west boundary, and is located along the main road leading out of Cotgrave to the A52, a key strategic route linking Nottingham with Grantham and the A46/A52 junction. Cotgrave is located within a triangle formed by the A52, A46 and A606, and is approximately 5 miles (8 km) to the south east of the centre of Nottingham. The Grantham Canal passes by the town;
- **Site boundaries and adjoining uses:** The site is adjoined by residential development to the east (along Main Road) and south (along Church Lane); the site is within walking distance of a range of local facilities including public houses, All Saints Church, a primary school, SureStart kindergarten, post office, local shops including a Sainsbury convenience store, local cafes, a petrol station and bus stops; the northern and western site boundaries are formed of hedges interspersed with a few trees. Further to the west is the Cotgrave Sewage Treatment Works. The field boundaries represent a clearly defined boundary to further outward expansion to the west of Cotgrave;
- **Land ownership:** The whole site is under the control of Langridge Homes Ltd, and as such there are no ownership constraints to the development of this site;
- **Existing Use:** Land is currently subject to a short term agricultural lease and is used for arable farming;
- **Accessibility:** The site is within 5 minutes walk of most village facilities, including bus stops;
- **Access:** There are good opportunities for the site to be accessed from Main Road – an initial Transport Assessment has been undertaken which clearly demonstrates that access from Main Road is achievable by demolishing existing properties owned by Langridge Homes along the Main Road frontage and which would enable appropriate design standards and visibility displays to be achieved (refer illustrative master plans for further details);

-
- **Green Infrastructure:** Footpath 15 runs along the southern boundary of the site and which connects Cotgrave to the wider countryside beyond. The footpath can be incorporated into the scheme to provide an enhanced public benefit;
 - **Capacity of the Services Infrastructure:** The site can be connected to the local utility networks which run along Main Road. There are no capacity constraints with regards to water, gas and electricity given the amount of development proposed on this site; however, it is noted that it may be necessary to upgrade the local sewage treatment works located to the west of the site, or possibly to consider an on-site package plant solution;
 - **Topography:** Flat with a slight upward slope from south to north; the land also tilts downwards slightly from west to east;
 - **Flood Risk:** The Environment Agency (EA) maps show that the site is not at risk from flooding;
 - **Natural Environment:** The site is not affected by any environmental designations;
 - **Historic Environment:** The site is not within the Conservation Area. Also there are no known heritage assets within the site. However, we note that the Nottinghamshire Historic Environments Records list one non designated heritage asset within the boundaries of the site, and this is listed as a terrace bank and hollows (NHER ref: L7464). Beyond the site there are 20 heritage assets within 1 km (10 Listed Buildings and 10 SAMs), including the Grade 1 All Saints Church, but it is considered that there will be no significant or adverse impact on the setting of the church due to the site's topography and existing built development along Church Lane including the Church Farm Nursing Home as a result of the proposed development, and also the lack of any public views across the site from public vantage points.

A Desk Top Archaeological Assessment has been undertaken by Trent and Peak Archaeology (2013). This identified a range of probable earthworks including a hollow way or track and four possible enclosures in the south field. Cropmarks including two lines and two possible circular features were also identified in the north field. The Assessment concluded that given that earthworks have been identified, there is potential for buried remains associated with occupation and cultivation during the Medieval and Post medieval period, as such further investigations (geophysical and trial trenching) may be required prior to commencement of development (this report is available on request).
 - **Landscape and Visual Assessment:** The site falls within Landscape Character Zone SN04 Cotgrave and Tollerton Village Farmlands, where the overall strategy is 'Enhance and Restore'. The landscape condition is regarded as moderate, and man-made elements have had a localised influence on character. Being relatively low lying, development on this site would be well contained by the surrounding landscape.
 - **Phase 1 Ecological Assessment:** The site is of low ecological value, although the hedgerows along the western and northern site boundaries are important wildlife corridors.
 - **Agricultural Land:** Grade 3A/3B. Irrespective of the grade, any loss would be relatively insignificant.
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3 Scheme Description

The two proposed schemes are shown on the illustrative Master Plans (attached).

Option 1 Scheme

The key features of this scheme are:

- **Net and gross development areas:** The gross development area is 6.3 ha and the net developable area (less open space and SUDS area) is 5.5 ha.
 - **Total number and mix of dwellings:** 148 dwelling units, which could include elderly/special needs housing at the southern end of the site close to the local amenities. The other dwellings would comprise mainly 2-5 bedroomed family houses to suit market conditions and also affordable houses in accordance with policy. The net density would be around 26 dwellings per ha, and the gross density would be around 23 per ha;
 - **Non residential uses:** We have shown an area for commercial or community uses at the southern end of the site where it adjoins Main Road.
 - **Open Space:** The scheme includes an area of public open space (0.8 ha), centrally located in the development and linked to the SUDS feature. Within the development area incidental areas will be included and shown at the detailed design stage. If required land could be made available for a recreation area/sports pitches.
 - **Access:**
 - Two access points are shown, at the southern and northern end of Main Road. The northern junction will be located at the existing garden of number 55 Main Road, a property owned by Langridge Homes Ltd. The proposed site access would provide a 5.5m carriageway width and 2m wide footways on both sides of the access which would link into the existing footway provision along Main Road. Minimum visibility splays of 2.4m x 43m are achievable in both directions;
 - The southerly vehicular access junction will be located at the existing retail unit, directly to the south of the petrol filling station situated along Main Road. The retail unit is owned by Langridge Homes Ltd. The proposed site access would provide a 5.5m carriageway width and 2m wide footways on both sides of the access which would link into the existing footway provision along Main Road. Minimum visibility splays of 43m from a point 2.4m back from the give-way line are achievable in both directions from the proposed site access;
 - The 2 separate vehicular accesses will be linked via the development's internal site road network;
 - The proposed development will generate between 90 and 100 vehicular trips during each of the peak hour periods. These figures equate to one additional vehicle on the local highway network every 36 to 40 seconds during the peak periods. The proposed development is predicted to generate a total of 818 vehicular trips during the course of a whole day. An initial traffic impact assessment shows that the proposed development will not result in any capacity issues to the operation of any local junctions and will have negligible impacts on junctions further afield.
 - A separate pedestrian access is also shown from Church Lane which is part of the Public Footpath 15.
 - Main Road provides a carriageway width of between approximately 5.5m and 6.5m, and the section of Main Road running directly adjacent to the proposed development site is subject to a
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30mph speed limit. Footways, part of which is a shared footpath/cycleway, and street lighting are provided along this section of Main Road.

- The closest bus stops to the site are situated along Main Road, adjacent to the site, and within a walking distance of 200m from both of the proposed vehicular site access locations. The bus stops are served by regular bus routes 22, 50 and the Cotgrave Connection. The Cotgrave Connection runs at 20 minute intervals from early am until late evening Mon-Sats, and at hourly intervals on Sundays.

- **Sustainable Urban Drainage:** In order to ensure that surface water drainage does not exceed agricultural run off rates with an allowance for climate change, the site has been designed to incorporate a SUDS pond where storm water can gather before being released into the wider drainage network once the storm water has abated.

- **Landscape and boundary treatments:** Existing hedges along the southern and western site boundaries will be reinforced;

- **Ecological Treatment:** At present the site is of low ecological value. It is proposed that a Planning Application would be accompanied by a Ecology Management Plan to demonstrate how the site will achieve an ecological enhancement across the site as a result of development

Option 2 Scheme

The key features of this scheme are:

- **Net and gross development areas:** The gross development area is 2.9 ha (net 2.65 ha);

- **Total number and mix of dwellings:** 80 dwelling units, which could include elderly/special needs housing at the southern end of the site close to the local amenities. The other dwellings would comprise mainly 2-5 bedroomed family houses to suit market conditions and also affordable houses in accordance with policy. The net density would be around 30 dwellings per ha, and the gross density would be around 27 per ha;

- **Open Space:** The scheme includes an area of public open space, centrally located in the development and linked to the SUDS feature. Within the development area incidental areas will be included and shown at the detailed design stage. If required land could be made available for a recreation area/sports pitches.

- **Access:**
 - A single access point is shown, at the southern end of Main Road. The vehicular access junction will be located at the existing retail unit, directly to the south of the petrol filling station situated along Main Road. The retail unit is owned by Langridge Homes Ltd. The proposed site access would provide a 5.5m carriageway width and 2m wide footways on both sides of the access which would link into the existing footway provision along Main Road. Minimum visibility splays of 43m from a point 2.4m back from the give-way line are achievable in both directions from the proposed site access;
 - The proposed development will generate between 50 and 60 vehicular trips during each of the peak hour periods. These figures equate to one additional vehicle on the local highway network every 60 to 75 seconds during the peak periods. The proposed development is predicted to

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- generate a total of around 500 vehicular trips during the course of a whole day. The proposed development will not result in any capacity issues to the operation of any local junctions and will have negligible impacts on junctions further afield.
- A separate pedestrian access is also shown from Church Lane which is part of the Public Footpath 15.
 - Main Road provides a carriageway width of between approximately 5.5m and 6.5m, and the section of Main Road running directly adjacent to the proposed development site is subject to a 30mph speed limit. Footways, part of which is a shared footpath/cycleway, and street lighting are provided along this section of Main Road.
 - The closest bus stops to the site are situated along Main Road, adjacent to the site, and within a walking distance of 200m from both of the proposed vehicular site access locations. The bus stops are served by regular bus routes 22, 50 and the Cotgrave Connection. The Cotgrave Connection runs at 20 minute intervals from early am until late evening Mon-Sats, and at hourly intervals on Sundays.
- **Sustainable Urban Drainage:** In order to ensure that surface water drainage does not exceed agricultural run-off rates with an allowance for climate change, the site has been designed to incorporate a SUDS pond where storm water can gather before being released into the wider drainage network once the storm water has abated.
 - **Landscape and boundary treatments:** Existing hedges along the northern and western site boundaries will be reinforced;
 - **Ecological Treatment:** At present the site is of low ecological value. It is proposed that a Planning Application would be accompanied by an Ecology Management Plan to demonstrate how the site will achieve an ecological enhancement across the site as a result of development

4 Green Belt Assessment

The assessment of the importance of this site to the Green Belt is discussed in our representations on the Green Belt Review. This concluded that:

- The Option 1 proposals should have its Green Belt score adjusted downwards from 14 to 11 to reflect the fact that the impact on the Green Belt purpose to preserve the setting and special character of the historic environment is negligible, as the site is hidden from the setting of the historic core of the village and the Grade 1 listed All Saints Church by existing modern development along Church Lane. Also the character of this site is on eof countryside adjoining the village edge – and not open countryside as suggested in the assessment; and
- The Option 2 proposals should have its Green Belt score adjusted downwards from 14 to 7. The impacts of development on the Green Belt purposes to check the unrestricted sprawl of settlements , to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic environment are significantly less than for the Option 1 proposal.

5 Benefits

The allocation of this site for housing development will deliver significant benefits:

- It will appeal to local people living in Cotgrave who want to purchase a family house or downsize as the site is within walking distance of a range of community facilities;
- Specifically the scheme includes provision of specialist housing for the elderly in a highly sustainable location, something which the former Cotgrave Colliery site and other proposed allocations off Hollygate Lane will not be able to deliver due to its distance from the village centre;
- Cotgrave is one of the most sustainable key settlements in Rushcliffe;
- It will provide a supply of housing after 2020 when the former Cotgrave Colliery site is due for completion and will be able to contribute towards the Council's 5 year HLS (2019-2024).
- It will contribute towards a rebalancing and rejuvenation of the settlement's population.

General Notes:
Do not scale off this drawing. Do not rely on this drawing for purposes other than that stated in the title block Status.
Read this drawing with all other project related architects drawn and specified information including risk assessments.
Constructors must be familiar with the client's building asbestos register ahead of building work contained on this drawing.



Accommodation Schedule

- 8 No. 5 Bed Houses (5.4%)
- 20 No. 4 Bed Houses (13.5%)
- 53 No. 3 Bed Houses (35.8%)
- 2 No. 3 Bed Bungalows (1.4%)
- 24 No. 2 Bed Houses (16.2%)
- 11 No. 2 Bed Bungalows (7.4%)
- 21 No. 2 Bed Flats (14.1%)
- 6 No. 1 Bed Bungalows (4.1%)
- 3 No. 1 Bed Flats (2.0%)

Total = 148 Dwellings
Site Area = 6.3ha
Public Open Space = 0.8ha

23 Dwellings / ha inclusive of open space
26 Dwellings / ha exclusive of open space

Housetype Key

[Green]	5 Bed House
[Light Green]	4 Bed House
[Yellow]	3 Bed House
[Light Blue]	3 Bed Bungalow
[Blue]	2 Bed House
[Light Green]	2 Bed Bungalow
[Yellow]	1 Bed Bungalow
[White]	Flats
[White]	Garage / Carport



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS

Rev A - 06/09/16 - South East entrance amended, additional fish added, amenity area added, amenity area added
Liverpool 0151 7088944 Nottingham 0115 9597960 Newcastle 0191 4560255 Preston 01772 719996

Client Langridge Homes Limited	Title Option 1 Site Layout	Revisions	
Project Main Road, Cotgrave	Status PRELIMINARY	Drawn CS	Checked MLJ
Job No. N1127	Drawn No. 101	Scale A2	Date Aug '13

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