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Richard Mapletoft
Planning Policy Manager
Rushcliffe Borough Council
localdevelopment@rushcliffe.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

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Dear Richard

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

Thank you for your consultation on the above dated 09 October 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has reviewed the preferred housing site document and has comments only on Questions 6, 7 & 9 relating to BMV Agricultural Land as follows:

We note that that according to the agricultural land classification that several of the proposed allocations contain best and most versatile (BMV) agricultural land. These sites are as follows:

Cotgrave – COT 9, 10 and 11a: Land south of Hollygate Lane

East Leake – ELO 2: Land east of Meeting House and ELO5 and ELO6: Land east of Kirk Ley

Keyworth – KEY 8: Platt Lane and KEY 4a: Nicker Lane Key

Whilst it would appear that the proposed allocations would not lead to the loss of over 20 ha BMV land we advise that paragraph 112 of the National Planning Policy Framework should be considered and we suggest that guidance on soil handling is followed which is available on the gov.uk website: [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#).

Development Specifications

In addition to the addressing the site specific questions posed within the document we would also like to add the following general comment:

Any allocations should include specifications which enhance green infrastructure, biodiversity and deliver net gains where possible, as set out in the Core Strategy policies 16 and 17. In particular the following should be considered:

- Enhancement of existing features, especially on-site hedges, wetlands, woods, aged and veteran trees, watercourses and any geological features.
- New habitat creation measures.
- Proportion of green roofs on commercial buildings.
- Bird and bat boxes.

- Biodiversity plan for site (or biodiversity incorporated into any scheme for GI/open spaces).
- Measures to protect/enhance/link neighbouring/nearby SSSIs or local sites.
- Maximise the biodiversity contribution of any SUDS.
- Opportunities to improve links to the rights of way network.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Roslyn Deeming on . For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Roslyn Deeming
Lead Adviser
Sustainable Development team
East Midlands Area