

Online response

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

Respondent no: **1143342**

Respondent		Agent details (where applicable)
Mr Gary Mason	Name	
Nottingham City Transport	Organisation	
1143342	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.

Yes - Rushcliffe is a large borough and has sufficient green bely land that could be made available without unacceptable environmental impact.

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.

The Abbey Road site is in a high value area and should be a valuable asset for Rushcliffe. Residential housing would be preferable to the existing depot.

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.

I cannot see why further sites should not be investigated.

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.

No Comment

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.

No Comment

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.

No Comment

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.

East Leake is a growing suburb with existing transport links and will benefit from additional development.

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.

No Comment

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)	
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)	
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.

No Comment

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.

No Comment

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.	
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.

No Comment

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

Yes

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

Ruddington is a sought after location with existing transport links and would benefit from expansion.

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)	Yes
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.

All sites are good residential locations for Greater Nottingham

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.

No Comment

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.

No Comment

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.

No Comment

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.

No Comment

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

Yes

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

A greenfield site should be allocated from green belt land only. Land that is already in use, such as GOT05a should not be considered as this will add considerable cost to the development and reduce employment opportunities and other income for Gotham village.

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)

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.

The site GOT5a includes the Nottingham City Transport Gotham Depot, which provides essential access to the site to the east of Gypsum Way from Leake Road. This is an award winning bus depot that generates employment opportunities and secondary income for the village of Gotham. The Gotham depot employs a total of 118 staff that are based in the depot and use the nearby shops and facilities. Additionally, the NCT no. 1 bus service is operated from Gotham depot and links Gotham village to East Leake and Loughborough in the south and Clifton and Nottingham in the north. It will not be possible for Nottingham City Transport to

release the land that the depot currently occupies unless an acceptable alternative freehold site is made available to Nottingham City Transport, situated between Gotham and Clifton.

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

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.

No Comment

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.

No Comment

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.

No Comment