

# Online response

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

Respondent no: **1142894**

Respondent		Agent details (where applicable)
Mrs Victoria Vernon	Name	
Sport England	Organisation	
1142894	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.

Sport England appreciates that there is a need for new housing and would encourage the inclusion of a design policy which encourages developments to be designed to promote active lifestyles through sport and physical activity (through use of Sport England's and Public Health England's established Active Design guidance ( <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/> ) The Emerging Rushcliffe Playing Pitch Strategy (October

2017) (PPS) highlights deficiencies for most pitch sports, this suggests that playing field sites should be protected in accordance with in line with NPPF paragraph 74 . Sport England has concerns that this level of population increase would put pressure on existing facilities and contributions could be required to provide new facilities or improvements to current facilities in order to meet this demand as highlighted within the PPS and Built Facilities Strategy.

## 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:

	<b>Answer</b>
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.

## 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**

**No**

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

Sport England is concerned over the allocation of greenfield sites for development and seeks to ensure that care is taken not to include any playing field sites within this allocation. Sport England would encourage developments of this size to be designed to promote active lifestyles through sport and physical activity such as walkable communities and connected footpath and cycle routes (through use of Sport England's and Public Health England's established Active Design guidance ( <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/> ) This level of population increase would create further demand for sporting facilities. Therefore the council should use the PPS and BFS to understand and meet current and new demand.

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

	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)	No
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.

KEY08 would impact on and possibly prejudice the adjacent sports facilities by the introduction of residential properties and greater considerations of amenity. Does the proposal require an impact assessment to ensure that there is no impacts from adjacent cricket, ball strike etc. The PPS highlights that the current cricket provision is overlapped. However, the proposed site would cause the loss of potential areas for expansion of sports facilities.

### 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?

	No
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**Answer**

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

Sport England is concerned over the allocation of greenfield sites for development and seeks to ensure that care is taken not to include any playing field sites within this allocation. Sport England would encourage developments of this size to be designed to promote active lifestyles through sport and physical activity such as walkable communities and connected footpath and cycle routes (through use of Sport England's and Public Health England's established Active Design guidance ( <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/> ) This level of population increase would create further demand for sporting facilities. Therefore the council should use the PPS and BFS to understand and meet current and new demand.

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

	<b>Answer</b>
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)	

	Answer
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.

Sport England is concerned over the allocation of greenfield sites for development and seeks to ensure that care is taken not to include any playing field sites within this allocation. Sport England would encourage developments of this size to be designed to promote active lifestyles through sport and physical activity such as walkable communities and connected footpath and cycle routes (through use of Sport England's and Public Health England's established Active Design guidance ( <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/> ) This level of population increase would create further demand for sporting facilities. Therefore the council should use the PPS and BFS to understand and meet current and new demand.

**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)	
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 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.

This allocation involves the loss of a playing field site. Sport England find it encouraging that it is noted that equivalent or better provision is required as part of the application. However, to make the replacement site viable it should also be allocated as part of the local plan. The site is listed as an asset of community value and covered within the PPS as a disused site. However, the PPS also highlights deficiencies for playing fields provision within the area which suggests that the facility needs to be retained unless justification can be provided. In addition the growth in population may create demand for additional pitches and other sports facilities which should also be given consideration.

## 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	

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**

**No**

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

Impact on and possible prejudice to adjacent sports facilities by the introduction of residential properties and greater considerations of amenity. Does the proposal require an impact assessment to ensure that there is no impacts from adjacent cricket, ball strike etc. The allocation also causes the loss of potential areas for expansion of sports facilities.

### **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.

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