



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

Representations on behalf of Terra Strategic

INTRODUCTION

These representations, made by Fisher German on behalf of Terra Strategic, relate to land to the east of Church Street, Cropwell Bishop (CB105).

The representations fully support the allocation of CB105, land east of Church Street, Cropwell Bishop for residential development of around 70 homes.

As detailed within these representations, and representations previously submitted to the emerging Local Plan Part 2, the land off Church Street, Cropwell Bishop represents an opportunity to deliver a high quality, well designed residential scheme with extensive open space and associated landscaping. Furthermore, the site will also be able to deliver the additional benefits of a car park for use by the village and a School drop off/pick up facility.



Figure 1: Site Location (Source, Google Earth)

RUSHCLIFFE LOCAL PLAN PART 2: LAND AND PLANNING POLICIES - PREFERRED HOUSING SITES

Comments have not been made to all questions posed in the Issues and Options paper, with the representations below focusing on those questions of most relevance to the land to the east of Church Street, Cropwell Bishop, CB105.

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. Terra Strategic support the increase in housing numbers proposed by the current consultation document. As detailed in previous representations, it is essential that the Council delivers a flexible Plan which will provide a buffer should delivery on the existing strategic allocations be delayed beyond what is currently expected. It is however essential that the figure of 2,550 homes is treated as a minimum figure for delivery.

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. Having regard to the delays in delivery of the existing strategic allocations, the approach proposed by Part 2, not to allocate sites adjacent to the main urban area of Nottingham, is fully supported.

As evidenced by the Local Plan Part 2, the Key Settlements and selected 'Other Villages' which include Cropwell Bishop, are sustainable locations for development and more than able to support the level of housing provision proposed. Development in these settlements, many of which have not experienced growth for in excess of 20 to 30 years, will ensure the ongoing, future vitality and viability of the services and facilities they offer.

In addition, the small to medium scale sites proposed within the Key Settlements and selected Other Villages are more attractive to the market, having less onerous infrastructure requirements than the strategic allocations. This means that construction can commence almost immediately once detailed planning permission has been achieved. The small to medium scale sites can therefore make a significant contribution to the early years of the Council's housing trajectory and make a significant contribution to the Council maintaining its five-year housing land supply. CB105 is an example of this, upon allocation it is expected that the 70 dwellings proposed will be completed well within five years.

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. Cropwell Bishop is a sustainable settlement which can, and should, accommodate housing growth on greenfield sites. The settlement has a good range of services and facilities to meet the daily needs of residents. These include a primary school, doctor's surgery, convenience store (including post office), butchers, public house, playground and recreational open space. The village is served by an hourly bus service to Nottingham Monday to Saturday.

As referred to in response to Question 3, settlements such as Cropwell Bishop have not experienced housing growth for in excess of 20 to 30 years. It is essential that the village is able to continue to grow, support and sustain the local services which currently exist.

The quantum of development proposed at Cropwell Bishop is considered to reflect the sustainable nature of the settlement and the capacity of the local services. The proposal to allocate greenfield land for residential development of around 160 dwellings is supported.

Question 15: Do you support the proposed allocation for housing development of sites CB102 and CB105?

The proposed allocation of CB105, land to the east of Church Street, Cropwell Bishop, is fully supported.

As demonstrated in the supporting documents which accompany this consultation document, the land to the east of Church Street, Cropwell Bishop (CB105) is clearly the most sustainable greenfield site for allocation for residential use in Cropwell Bishop.

CB105 represents an opportunity to deliver a high quality well designed residential scheme of up to 70 dwellings with extensive open space and associated landscaping. The proposed development will deliver tangible benefits to the community through the delivery of a new School drop off/pick up facility, to enable a new means of access to the Primary School where the existing access is very constrained. The scheme could also deliver a new car park, for use by the village.

The details of the scheme have been discussed in previous representations, but in summary the proposal can be described as below:

Use and Amount

The Indicative Masterplan set out below illustrates how the site could be developed for residential development of up to 70 dwellings.

A range of housing types and tenures, including 30% affordable housing will be provided, ensuring access to the new homes for all. New dwellings are proposed to be provided in line with the provisions of Core Strategy Policy 8 – Housing Size, Mix and Choice.

As set out above, the Masterplan also indicates a proposed new vehicular access to Cropwell Bishop School with drop off/pick up facility. A car park for use by the village is also shown.

Layout

The layout of the site has been developed to enhance the edge of the settlement through the provision of open space to the east and north east of the site with associated landscape planting.

The proposed provision of new woodland planting to the eastern edge of the site reflects the characteristics of the wider area as identified in the Council's Landscape Character Assessment.

Scale

Whilst the scale of the proposed dwellings is a matter that would be confirmed within a planning application, it is proposed that the dwellings be a maximum of two-storey in scale, reflecting the character of other existing dwellings in the village.

Appearance

A new residential development on this site will be designed to make a positive contribution to the public realm and create a sense of place. Enabling the creation of an attractive, safe, inclusive and healthy environment.

The building materials and appearance of the proposed dwellings will be appropriate to and reflect the materials and architectural style of existing dwellings in Cropwell Bishop.

Access

Safe vehicular and pedestrian access to the site can be achieved as demonstrated through an Access Appraisal previously prepared for the site. A Proposed Site Access Layout drawing illustrates an access with a 5.5m wide carriageway and 2m wide footways. The drawing demonstrates that appropriate visibility splays for the proposed access.

The site can deliver a new vehicular access to the school, with a new drop off facilities in order to remove the congestion issues that currently arise on Stockwell Lane, and create a new, safe environment for children, parents and teachers to use at the start and end of the school day.

A new carpark for residents and passers by to access the facilities in the centre of the village can also be facilitated.



Figure 2: Indicative Masterplan

Terra Strategic have sought to actively engage with the local community and Cropwell Bishop Parish Council in bringing forward the proposals for proposed allocation CB105, land to the east of Church Street, Cropwell Bishop.

A public exhibition was held in September 2017 to provide residents with an opportunity to view the proposals for the site. The event was well attended with residents expressing general support for the scheme and the benefits it would deliver, including the new school access. Local Councillors also attended the event. Terra Strategic subsequently met with the Parish Council, along with the promoters of CB102 to provide further detail on the scheme.

Terra Strategic recognise the importance of community engagement and will continue to work with the Parish Council in bringing forward the site for residential development.