



Rushcliffe Local Plan Part 2: Land and Planning Policies – Issues and Options

Response Form

Boyes 992619

Please return by **5pm on Thursday 24 March 2016** to:
Planning Policy, Rushcliffe Borough Council
Civic Centre, Pavilion Road
Nottingham. NG2 5FE
Or to: localdevelopment@rushcliffe.gov.uk

Your Details		Agent details (where applicable)
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Housing Development

Housing Development at the Main Urban Area

Question 1: Do you agree with the Council’s view that no other sites on the edge of West Bridgford or Clifton should be removed from the Green Belt and allocated for housing development.

Yes

No

Please provide any comments you wish to make to support your response. If you answered NO, please could you identify which site(s) on the edge of West Bridgford or Clifton should be removed from Green Belt and identified as suitable for development and why.

(please continue on a separate sheet if necessary)

Housing sites within the Main Urban Area

Question 2: Which sites within West Bridgford should be allocated for housing development in the LAPP?

	Yes	No
Site WB1 – Abbey Road Depot (potential capacity around 50 homes)	<input type="radio"/>	<input type="radio"/>
Site WB2 – Central College (potential capacity around 90 homes)	<input type="radio"/>	<input type="radio"/>
Site WB3 – South of Wilford Lane (potential capacity around 200 homes)	<input type="radio"/>	<input type="radio"/>
Site WB4 – land between Lady Bay Bridge and Radcliffe Road (potential capacity around 25 homes)	<input type="radio"/>	<input type="radio"/>
At any other location (please specify which)	<input type="radio"/>	<input type="radio"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Housing Development at the 'Key Settlements'

Bingham

Question 3: Do you agree that the LAPP should not allocate further greenfield land for housing development at Bingham in the plan period (up to 2028)?

Yes

No

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

(please continue on a separate sheet if necessary)

Cotgrave

Question 4: Do you agree that the LAPP should not allocate further greenfield land for housing development at Cotgrave in the plan period (up to 2028)?

Yes

No

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

(please continue on a separate sheet if necessary)

East Leake

Question 5: Do you agree that, apart from those eight sites that already have planning permission for housing development (as shown on Figure 3), further greenfield land should not be allocated for housing development at East Leake?

Yes

No

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

(please continue on a separate sheet if necessary)

Keyworth

Question 6: Do you agree that the draft Keyworth Neighbourhood Plan's proposals to allocate land north of Bunny Lane (site KEY A), land off Nicker Hill (site KEY B) and land off Platt Lane (site KEY C) (as shown on Figure 4) are appropriate in meeting the minimum target for 450 new homes at Keyworth over the plan period (up to 2028)?

Yes

No

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

I disagree that the land north of Bunny lane (Site KEY A) as highlighted in the draft Keyworth neighbourhood plan, should be used for housing. My reasons are as follows:

- 1. The proposal to site 200+ homes on this site North of Bunny lane will have a major visual impact on the local and wider area. The plot is sited on top of a hill, and is the highest point for up to 15 miles, with views out towards the west, starting from the North and moving anticlockwise for over 150 degrees towards the South. Compared with the 10 original sites from proposed Neighbourhood plan in May 2014, the site North of Bunny Lane is by far the site with the greatest visual impact on the landscape.*

This significant visual impact is both looking out from the village and looking in from the surrounding area, noting that the original Neighbourhood plan sight line photos are not correct. The land north of Bunny Lane is the highest topographically of all the sites proposed, and is visible from many miles away, including, Derby City Centre, Nottingham City centre, Bunny & Bunny Hill, Gotham, A453 up to the M1 junction and Clifton village.

- 2. Access to this site will be directly via Bunny lane at the edge of Keyworth village. Bunny lane is a key road in to the village, and its rolling/ undulating nature in the 1000m before you enter the village, not lend itself to a major road junction being added. A junction for a large housing development would create a large number of additional vehicles trying to access this road during busy periods throughout the working day, and is likely to become an accident hot spot at busy times during the day.*

Bunny Lane is exactly that, a country lane and is not suitable for another 500 cars per day. It is already very difficult to pass cyclists & horses, on the undulating surface. There have been a number of bad accidents on the lane and at the cross roads over the years. The proposed new housing on land to North of Benny lane will do little to reduce this risk.

The exits from Pendock Lane at Bradmore & Keyworth Lane at Bunny on to the A60 in the rush hour are almost impossible to negotiate by car, and are very dangerous. The queue to get on to the A60 can be up to 40 cars during times between 7-9am and 5-6pm. The queue back along the A60 from the A52 Nottingham Night bypass roundabout during the same times is already over 3 miles, daily trailing back through Bunny and up Bunny Hill.

With this amount of existing traffic congestion on the West side of Keyworth, the plan for another 500 vehicles exiting Keyworth along these roads, and adding to the queues, is not a good idea.

3. *The most sensible idea would seem to locate all of the new builds in the Platt Lane area, either North or South of Platt lane and provide a new double width access and new junction onto the main road A606 Melton road. This would provide much better access into Nottingham for the whole village. Also the land at Platt Lane is relatively low- lying and would have minimal visual impact on the surrounding countryside.*

(please continue on a separate sheet if necessary)

Radcliffe on Trent

Question 7: *With respect to general directions around the village, do you support housing development:*

	Yes	No
<i>To the east of the village</i>	<input type="radio"/>	<input type="radio"/>
<i>To the south of the village</i>	<input type="radio"/>	<input type="radio"/>
<i>To the west of the village</i>	<input type="radio"/>	<input type="radio"/>

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

Question 8: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site RAD1 – land north of Nottingham Road (potential capacity around 300 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD2 – land adjacent Grooms Cottage (potential capacity around 50 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD3 – land off Shelford Road (potential capacity around 400 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD4 – land north of Grantham Road to north of railway line (potential capacity around 900 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD5 – land north of Grantham Road to south of railway line (1) (potential capacity around 200 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD6 – 72 Main Road (potential capacity around 7 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD7 – land north of Grantham Road to south of railway line (2) (potential capacity around 180 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD8 – land south of Grantham Road (potential capacity around 20 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD9 – land at Radcliffe on Trent Golf Course (west) (potential capacity around 10 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RAD10 – land at Radcliffe on Trent Golf Course (east) (potential capacity around 10 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Yes – all of site	Yes – but only part of site	No
<i>Any other location (please specify which)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

(please continue on a separate sheet if necessary)

Ruddington

Question 9: With respect to general directions around the village, do you support housing development:

	Yes	No
To the north of the village	<input type="radio"/>	<input type="radio"/>
To the north east of the village	<input type="radio"/>	<input checked="" type="radio"/>
To the east of the village	<input type="radio"/>	<input checked="" type="radio"/>
To the south of the village	<input type="radio"/>	<input type="radio"/>
To the west of the village	<input type="radio"/>	<input type="radio"/>

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

Long Term strategy: The most sensible idea would seem to locate all of the new builds in the Platt Lane area, either North or South of Platt lane and provide a new double width access and new junction onto the main road A606 Melton road. This would provide much better access into Nottingham for the whole village. Also the land at Platt Lane is relatively low- lying and would have minimal visual impact on the surrounding countryside.

The South Wolds secondary school building is nearing its end of life and that there has been some suggestion that the school is relocated at Platt Lane. The benefits would be a new school closer to the playing fields, and new residential areas. It would also relieve the parking issues on Church drive, and would provide much better access for the buses bringing children in from the surrounding villages. The South Wolds site could then be used for new bungalows / residential areas sitting nicely between both established shopping areas.

(please continue on a separate sheet if necessary)

Question 10: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site RUD1 – land to the west of Wilford Road (south) (potential capacity around 180 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD2 – land to the west of Wilford Road (north) (potential capacity around 440 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD3 – land adjacent to St Peter’s Junior School (potential capacity around 60 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD4 – Easthorpe House and adjacent land (potential capacity around 15 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD5 – land south of Flawforth Lane (potential capacity around 40 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD6 – land at Loughborough Road (potential capacity around 30 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD7 – land north west of Asher Lane (potential capacity around 250 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD8 – land west of Pasture Lane (potential capacity around 370 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Site RUD9 – land south of Landmere Lane (potential capacity around 10 homes)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Yes – all of site	Yes – but only part of site	No
Site RUD10 – land adjacent to Landmere Farm (potential capacity around 5 homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Any other location (please specify which)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

(please continue on a separate sheet if necessary)

Housing sites within key rural settlements

Question 11: Should any sites within ‘key settlements’ be allocated for development in the LAPP?

Yes

No

Please provide any comments in support of your response. If you answered YES, please could you identify which site(s) should be allocated for housing development.

(please continue on a separate sheet if necessary)

Housing development at 'other villages'

Question 12: Do you agree that the LAPP should not allocate any land for housing development at 'other villages' across the Borough?

Yes

No

Please provide any comments in support of your response. If you answered NO, please could you identify which site(s) should be allocated for housing development.

(please continue on a separate sheet if necessary)

Question 13: Should we allocate any sites for purely 'affordable housing' at 'other villages' across the Borough?

Yes

No

Please provide any comments in support of your response. If you answered YES, it would be helpful if you are able to identify which site(s) should be allocated for purely affordable housing development.

(please continue on a separate sheet if necessary)

Accessibility and wheelchair housing standards

Question 14: *Should we introduce policy in the LAPP to require a proportion of new homes to meet the enhanced Building Regulation standards for ‘accessible and adaptable dwellings’ and/or ‘wheelchair user dwellings’.*

Yes

No

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

(please continue on a separate sheet if necessary)

Gypsies, Travellers and Travelling Showpeople

Question 15: *Should the LAPP allocate any specific sites for Gypsy and Traveller accommodation?*

Yes

No

Please provide any comments in support of your response. If you answered YES, it would be helpful if you are able to identify which site(s) should be allocated.

(please continue on a separate sheet if necessary)

Custom and self-build housing

Question 16: *How should we specifically meet needs for custom and self-build housing across Rushcliffe?*

Support the availability of land to self-builders by:

- 1. Making available land which is in council ownership, but of no further use to the council, and has the potential to be suitable for self-building.*
- 2. Support self-building in the area, by providing reasonable planning applications to be approved*

(please continue on a separate sheet if necessary)

Other issues

Question 17: Please identify any matters related to housing development which are not covered here or elsewhere.

(please continue on a separate sheet if necessary)

Green Belt

Alterations to existing Green Belt 'inset' boundaries

Question 18: Do you support the alterations recommended by the draft Rushcliffe Green Belt Review (Part 2b) to the Green Belt inset boundaries at:

	Yes	No
<i>Cotgrave</i>	<input type="radio"/>	<input type="radio"/>
<i>Cropwell Bishop</i>	<input type="radio"/>	<input type="radio"/>
<i>East Bridgford</i>	<input type="radio"/>	<input type="radio"/>
<i>Keyworth</i>	<input type="radio"/>	<input checked="" type="radio"/>
<i>Radcliffe on Trent</i>	<input type="radio"/>	<input type="radio"/>

	Yes	No
Ruddington	<input type="radio"/>	<input type="radio"/>
Tollerton	<input type="radio"/>	<input type="radio"/>

Please provide any comments in support of your response.

I do not agree with the alterations to some of the green belt for Keyworth, as laid out in the draft Rushcliffe Green Belt Review (part 2b). My reasons are as follows:

- 1. Some of the proposed sites around Keyworth are in very prominent positions, and any building will have an extremely negative visual impact on the village. If areas are to be chosen around the village of Keyworth, the original 10+ sites identified in the Keyworth neighbourhood plan, should be reviewed to ensure that green belt land to be altered, is in low lying areas, which will have the smallest visual impact to the surrounding green belt land which will be left.*

An example of this is the land north of Bunny Lane (Site KEY A), which has been selected as one of 23 sites, from the previous 10 sites, as land to be developed as new housing. The proposal to site 200 homes on this site North of Bunny lane will have a major visual impact on the local and wider area. The plot is sited on top of a hill, and is the highest point for up to 15 miles, with views out towards the west, starting from the North and moving anticlockwise for over 150 degrees towards the South. Compared with the 10 original sites from proposed Neighbourhood plan in May 2014, the site North of Bunny Lane is by far the site with the greatest visual impact on the landscape.

This significant visual impact is both looking out from the village and looking on from the surrounding area. Note that the sight lines shown in the draft document are not correct. The land north of Bunny Lane is the highest topographically of all the sites, and is visible from many miles away, including, Derby City Centre, Nottingham City centre, Bunny & Bunny Hill, Gotham, A453 up to the M1 junction and Clifton village

- 2. The most sensible idea would release the land from green belt category for building new homes in the Platt Lane area, either North or South of Platt lane and provide a new double width access and new junction onto the main road A606 Melton road. This would provide much better access into Nottingham for the whole village. Also the land at Platt Lane is relatively low- lying and would have minimal visual impact on the surrounding countryside.*

(please continue on a separate sheet if necessary)

Creation of new Green Belt 'inset' boundaries

Question 19: Do you support the Green Belt inset boundaries recommended by the

draft Rushcliffe Green Belt Review (Part 2b) for:

	Yes	No
<i>Bradmore</i>	<input type="radio"/>	<input type="radio"/>
<i>Bunny</i>	<input type="radio"/>	<input type="radio"/>
<i>Cropwell Butler</i>	<input type="radio"/>	<input type="radio"/>
<i>Gotham</i>	<input type="radio"/>	<input type="radio"/>
<i>Newton</i>	<input type="radio"/>	<input type="radio"/>
<i>Plumtree</i>	<input type="radio"/>	<input type="radio"/>
<i>Shelford</i>	<input type="radio"/>	<input type="radio"/>
<i>Upper Saxondale</i>	<input type="radio"/>	<input type="radio"/>

Please provide comments to support your response.

(please continue on a separate sheet if necessary)

‘Safeguarding land’ within the Green Belt

Question 20 *Should we designate any further ‘safeguarded land’ within Rushcliffe?*

Yes

No

Please provide any comments in support of your response. If you answered YES, please could you identify which site(s) should be identified as 'safeguarded land'.

(please continue on a separate sheet if necessary)

Other matters

Question 21: *Please identify any matters related to Green Belts and Green Belt policy not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Allocation of land for employment development

Question 22: *Should we allocate any new sites for employment development in Rushcliffe?*

Yes

No

Please provide any comments you wish to make to support your response. If you answered YES, please could you identify which site(s) should be allocated for employment development.

(please continue on a separate sheet if necessary)

Remaining rural employment land allocations

Question 23: *Should the following sites (as shown on Figures 8 to 10) continue to be allocated for employment development?*

	Yes	No
<i>Sites at Chapel Lane, Bingham</i>	<input type="radio"/>	<input type="radio"/>
<i>Site at Hollygate Lane, Cotgrave</i>	<input type="radio"/>	<input type="radio"/>
<i>Site at Hathern Works, Sutton Bonnington</i>	<input type="radio"/>	<input type="radio"/>

Yes

No

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

(please continue on a separate sheet if necessary)

Bunny Brickworks and British Gypsum Works

Question 24: Should the following sites (as shown on Figures 11 and 12) continue to be identified as suitable for employment redevelopment?

	Yes	No
Bunny Brickworks	<input type="radio"/>	<input type="radio"/>
British Gypsum Works, Gotham	<input type="radio"/>	<input type="radio"/>

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

(please continue on a separate sheet if necessary)

Langar and Langar Airfield

Question 25: Should the LAPP allow for employment development to take place on the three areas at Langar, as defined on Figure 13?

Yes

No

Please provide comments in support of your response. If you answered YES, we would be interested to know whether you think the boundaries of the three defined areas are in the right place or whether one or more of them should be altered and, if so, how?

(please continue on a separate sheet if necessary)

Existing employment sites

Question 26: *Should we continue to protect viable employment sites through the inclusion within the LAPP of a criteria based policy similar to Policy EMP4 of the Rushcliffe Non-Statutory Replacement Local Plan?*

Yes

No

Please provide comments in support of your response. If you answered NO, it would be helpful to identify what alternative approach you think we should take.

(please continue on a separate sheet if necessary)

Centres of Excellence

Question 27: *Should the LAPP include further policy in relation to the Centres of Excellence?*

Yes – further detailed policy is required

No – there is sufficient policy already within Core Strategy Policy 5.....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP and whether any land should be allocated to allow for the expansion of any of the sites.

(please continue on a separate sheet if necessary)

Rural Diversification

Question 28: *Should the LAPP include further policy in relation to rural diversification?*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 5).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

(please continue on a separate sheet if necessary)

Other matters

Question 29: Please identify any matters related to economic development and employment land provision not covered here or elsewhere.

(please continue on a separate sheet if necessary)

Regeneration

Question 30: Should the following sites be identified as suitable for regeneration and be allocated as such through the LAPP?

	Yes	No
Bunny Brickworks	<input type="radio"/>	<input type="radio"/>
Former Islamic Institute, Flintham	<input type="radio"/>	<input type="radio"/>
At any other location (please specify which)	<input type="radio"/>	<input type="radio"/>

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the design, mix and layout of development and any services and facilities required to support development.

(please continue on a separate sheet if necessary)

Other matters

Question 31: Please identify any matters related to regeneration not covered here or elsewhere.

(please continue on a separate sheet if necessary)

Retail Centres

Defining the boundary of centres and primary shopping areas

Question 32: Do you support the suggested centre boundaries, primary shopping areas, primary frontages and secondary frontages, as defined at Appendix C, for:

	Yes	No
<i>Bingham District Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>West Bridgford District Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>Cotgrave Local Centre</i>	<input type="radio"/>	<input type="radio"/>

	Yes	No
<i>East Leake Local Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>Keyworth (The Square) Local Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>Keyworth (Wolds Drive) Local Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>Radcliffe on Trent Local Centre</i>	<input type="radio"/>	<input type="radio"/>
<i>Ruddington Local Centre</i>	<input type="radio"/>	<input type="radio"/>

Please provide comments to support your answers. If you answered NO for any one of the centres, we would be interested to know what alternations you think should be made.

(please continue on a separate sheet if necessary)

Non-retail uses in centres

Question 33: *Do you have any comments to make on what the approach should be towards the proportion of A1 (shops) uses and non-A1 uses within the primary shopping areas of District and Local Centres?*

(please continue on a separate sheet if necessary)

Allocation of sites within or on the edge of retail centres

Question 34: *Should we allocate land for new retail or other commercial development in or around any of Rushcliffe's district or local centres, or elsewhere in the Borough?*

Yes

No

Please provide any comments you wish to make in support of response. If you answered YES, we would be interested to know which land should be allocated, what for and why?

(please continue on a separate sheet if necessary)

Centres of Neighbourhood Importance

Question 35: *Should we designate those 'areas set out at Appendix D as Centres of Neighbourhood Importance (CoNI)? If so, are the boundaries correctly defined?*

(please continue on a separate sheet if necessary)

Question 36: Are there any other locations that should be defined as CoNIs?

(please continue on a separate sheet if necessary)

Question 37: Should a mix of Use Classes A1, A2, A3, A4 and A5 be supported within CoNIs?

(please continue on a separate sheet if necessary)

Retail development in edge-of centre and out-of-town locations

Question 38: Should we set a local threshold requiring an impact assessment for all retail proposals with a gross floorspace of 500m² or more across the whole of Rushcliffe?

Yes

No

Please provide any comments you wish to make to support your response. If you answered NO, we would be interested to know what you think the locally set threshold should be.

(please continue on a separate sheet if necessary)

Other matters

Question 39: *Please to identify any matters related to retail centres and retail development not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Design and Landscape Character

General Design

Question 40: *Should the LAPP include more detailed policy in relation to the design of new development*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 10).....

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

(please continue on a separate sheet if necessary)

Landscape Character

Question 41: *Please make any comments you have about what should be included in the LAPP in respect of the landscape character, including whether there are any areas of locally valued landscape requiring additional protection.*

(please continue on a separate sheet if necessary)

Other issues

Question 42: *Please identify any matters related to design and landscape character that are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Historic Environment

Question 43: Please identify any elements of the historic environment of Rushcliffe Borough that should be specifically identified in the LAPP?

(please continue on a separate sheet if necessary)

Locally listed assets

Question 44: Should we identify a local list of heritage assets within Rushcliffe Borough?

(please continue on a separate sheet if necessary)

Question 45: Please make any comments you have about what a local heritage assets policy should include or any other comments you have about the issue of locally listed heritage assets.

(please continue on a separate sheet if necessary)

Development affecting designated heritage assets

Question 46: *Should we include within the LAPP policies on development affecting designated assets?*

Yes – *policies are required for designated assets*.....

No – *they have sufficient policy protection already (e.g within the NPPF)*.....

Please provide any comments you wish to make to support your response. If you answered YES, please provide information about what such policies should include.

(please continue on a separate sheet if necessary)

Other issues

Question 47: *Please identify any matters related to the Historic Environment which are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Renewable and low carbon energy generation

Question 48: *Should we identify areas of the Borough as suitable for renewable and low carbon energy generation?*

Yes

No

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

(please continue on a separate sheet if necessary)

Reducing carbon dioxide emissions

Question 49: *Should we introduce further policy in the LAPP on how development should contribute to reducing carbon dioxide emissions?*

Yes

No

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

(please continue on a separate sheet if necessary)

Water efficiency standards

Question 50: *Should we introduce further policy in the LAPP to require the lower optional Building Regulations standard of 110 litres per person per day water use.*

Yes

No

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

(please continue on a separate sheet if necessary)

Managing flood risk

Question 51: *Please make any comments you have about how we should define areas within Flood Zones 2 and 3 where windfall site development is appropriate in flood risk terms, subject to the application of the exception test.*

(please continue on a separate sheet if necessary)

Question 52: *Is there a need for any further policy on managing flood risk and Sustainable Urban Drainage Systems?*

Yes

No

Please provide any information in support of your response.

(please continue on a separate sheet if necessary)

Other issues

Question53: *Please identify any matters related to climate change, flood risk and related issues that are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Green Infrastructure and Biodiversity

Green infrastructure networks

Question 54: Which types of land use should also be incorporated into the Green Infrastructure network?

	Yes	No
<i>Parks and County Parks</i>	<input type="radio"/>	<input type="radio"/>
<i>School playing fields</i>	<input type="radio"/>	<input type="radio"/>
<i>Allotments</i>	<input type="radio"/>	<input type="radio"/>
<i>Sports pitches</i>	<input type="radio"/>	<input type="radio"/>
<i>Amenity space (e.g. information open space)</i>	<input type="radio"/>	<input type="radio"/>
<i>Golf courses</i>	<input type="radio"/>	<input type="radio"/>
<i>Designated and non-designated nature conservation sites</i>	<input type="radio"/>	<input type="radio"/>
<i>Flood alleviation areas</i>	<input type="radio"/>	<input type="radio"/>
<i>Other (please specify which)</i>	<input type="radio"/>	<input type="radio"/>

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

(please continue on a separate sheet if necessary)

Question 55: *What are your views on the following:*

a) *Where are Rushcliffe's existing local Green Infrastructure corridors and how do they relate to the strategic priorities?*

(please continue on a separate sheet if necessary)

b) *What evidence exists to support the identification of existing and proposed Green Infrastructure?*

(please continue on a separate sheet if necessary)

c) *How should new Green Infrastructure corridors be identified? Does Core Strategy Policy 16 (part 3) provide suitable selection criteria?*

(please continue on a separate sheet if necessary)

d) *Core Strategy Policy 16 (part 2d) refers to 'areas of identified deficit', where are these and how do they relate to the strategic priorities?*

(please continue on a separate sheet if necessary)

e) *Once an identified network is established, does the Core Strategy provide sufficient policy guidance to ensure multi-functional Green Infrastructure is delivered, protected and enhanced?*

(please continue on a separate sheet if necessary)

f) *How should the network be recognised within the Local Plan, for example should it be identified within the proposals map and supported by a detailed policy, or within a stand-alone Green Infrastructure Strategy?*

(please continue on a separate sheet if necessary)

Local Green Spaces

Question 56: *Are there any spaces in Rushcliffe that should be designed as a Local Green Space and what should a policy within the LAPP to ensure their protection from development include?*

(please continue on a separate sheet if necessary)

Protection of Parks and open space

Question 57: *Should the LAPP include further policy to protect parks and open space?*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 16).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

(please continue on a separate sheet if necessary)

Open space, sports and recreation standards

Question 58: *Please make any comments you have about what the LAPP should include in respect of open space, sports or recreation space standards.*

(please continue on a separate sheet if necessary)

Biodiversity

Question 59: *In relation to improving the Biodiversity Network, what are your views on the following:*

- a) *Where are Rushcliffe's existing biodiversity networks, what habitats do they consist of and where do opportunities to enhance the network exist?*

(please continue on a separate sheet if necessary)

- b) *What evidence exists to support the identification of existing and proposed biodiversity networks?*

(please continue on a separate sheet if necessary)

c) *How should the networks be recognised in the LAPP?*

(please continue on a separate sheet if necessary)

d) *Does Core Strategy Policy 17 sufficiently protect, restore and expand the biodiversity network without the need for further policy in the LAPP?*

(please continue on a separate sheet if necessary)

Question 60: *In relation to the protection of designated and non-designated nature conservation interests, what are your views on the following:*

a) *Does Core Strategy Policy 17 sufficiently cover the level of protection necessary for designated and non-designated sites or is further policy required in the LAPP?*

(please continue on a separate sheet if necessary)

b) *Should the LAPP have a specific policy to protect and enhance ancient woodland and veteran trees and, if so, why?*

(please continue on a separate sheet if necessary)

c) *Should the LAPP include a policy on biodiversity off-setting, to ensure compensation is delivered and, if so, why?*

(please continue on a separate sheet if necessary)

Other issues

Question 61: Please identify any matters related to Green Infrastructure, Biodiversity and recreation space which are not covered here or elsewhere.

(please continue on a separate sheet if necessary)

Culture, Tourism and Sports Facilities

Question 62: Should we allocate any new sites for cultural, tourism or sports development in Rushcliffe?

Yes

No

Please provide any comments you wish to make to support your response. If you answered YES, please could you identify which site(s) should be allocated for development.

(please continue on a separate sheet if necessary)

Question 63: Should the LAPP include further policy to determine proposals for new cultural and sporting facilities and/or to protect existing facilities?

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 13).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

(please continue on a separate sheet if necessary)

Safeguarded recreational facilities

Question 64: Should the LAPP also include policy to safeguard the following locations from development which would prejudice the ecological, recreational, tourism and commercial potential?

	Yes	No
<i>the River Trent</i>	<input type="radio"/>	<input type="radio"/>
<i>the River Soar</i>	<input type="radio"/>	<input type="radio"/>
<i>the Grantham Canal</i>	<input type="radio"/>	<input type="radio"/>
<i>the Great Central Railway</i>	<input type="radio"/>	<input type="radio"/>

	Yes	No
<i>any other location (please specify which)</i>	<input type="radio"/>	<input type="radio"/>

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

If you answered YES in relation to the Grantham Canal, we would be interested to know whether you think a route should also be safeguarded for a new canal link between the existing canal and the River Trent.

(please continue on a separate sheet if necessary)

Other issues

Question 65: *Please identify any matters related to culture, tourism and sports facilities which are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Contamination and Pollution

Contamination and land instability

Question 66: *Should we include more detailed policy in the LAPP in relation to the contamination and land instability.*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

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

(please continue on a separate sheet if necessary)

Noise pollution

Question 67: *Should we include more detailed policy in the LAPP in relation to the noise pollution:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

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

(please continue on a separate sheet if necessary)

Light pollution

Question 68: *Should we include more detailed policy in the LAPP in relation to light pollution:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

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

(please continue on a separate sheet if necessary)

Air quality

Question 69: *Should we include more detailed policy in the LAPP in relation to the air pollution:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

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

(please continue on a separate sheet if necessary)

Other issues

Question 70: Please identify any matters related to contamination and pollution which are not covered here or elsewhere.

(please continue on a separate sheet if necessary)

Transport

General transport policy

Question 71: Do you agree that no further local transport policy is required in the LAPP?

Yes—additional local policy is not needed.....

No – further local policy is needed (please identify what policy).....

Please provide any comments you wish to make to support your response. If you answered NO, please provide information about what policy is needed.

(please continue on a separate sheet if necessary)

Highway design and parking standards

Question 72: *Should we (please tick one):*

Continue to use the guidance in the 6Cs Highway Design Guide?

Set out and adopt an approach through the LAPP?.....

Adopt another approach (please set out what)?.....

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

(please continue on a separate sheet if necessary)

Other issues

Question 73: *Please identify any matters related to transport which are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Telecommunication Infrastructure

Question 74: *Should we include more detailed policy in the LAPP in relation to telecommunications:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

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

(please continue on a separate sheet if necessary)

Other issues

Question 75: *Please identify any matters related to telecommunications which are not covered here or elsewhere.*

(please continue on a separate sheet if necessary)

Question 76: Please identify any topics or issues which you consider need to be covered by the LAPP which are not addressed elsewhere in this document.

(please continue on a separate sheet if necessary)

Signed:	<i>Oliver Boyes</i>	Date:	18/03/2016
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Please return by **5pm on Thursday 24 March 2016** to:

Planning Policy
Rushcliffe Borough Council
Civic Centre, Pavilion Road
West Bridgford
Nottingham. NG2 5FE

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>

Data protection: The details you submit to the Borough Council will be used in the Local Plan preparation and associated processes. 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.



Rushcliffe
Borough Council

Rushcliffe Green Belt Review Part 2 (b) (Draft for consultation)

Response Form

Your Details		Agent details (where applicable)
Oliver Boyes	Name	
Willowbrook House 9 High Court Drive Keyworth NG12 5LY	Address	
oliboyes@sky.com	E-mail	

1. Green Belt Review Part 2 (b): Proposed insets for washed over villages

Do you consider the methodology for identifying the inset village Green Belt boundaries is appropriate (page 7 of the review)? If you do not, please state how the methodology for new inset boundaries could be improved.

(please continue on a separate sheet if necessary)

2. Green Belt Review Part 2 (b): Proposed insets for washed over villages

Do you agree or disagree with the suggested inset boundaries for the settlements currently washed over? If you disagree, state why the boundary is incorrect and where the new boundary should be. Your comment should focus on the contribution the land makes to the openness of the Green Belt, long term permanence and the presence of recognisable defensible boundaries.

(please continue on a separate sheet if necessary)

3. Green Belt Review Part 2 (b): Minor Amendments to Existing Boundaries

Do you consider the methodology for identifying minor amendments appropriate (pages 19 to 20 of the review)? If you do not, please state how the methodology for minor amendments could be improved.

(please continue on a separate sheet if necessary)

4. Green Belt Review Part 2 (b): Minor Amendments to Existing Boundaries

Do you agree or disagree with the suggested minor amendments to existing settlement boundaries? If you disagree, please identify which minor amendment is incorrect and state why and how the minor amendment should be changed. This should be based on the contribution the land makes to the

openness of the Green Belt, long term permanence and the presence of recognisable defensible boundaries.

(please continue on a separate sheet if necessary)

5. Green Belt Review Part 2 (b): Key Settlement Review

Do you consider the methodology for assessing land around Rushcliffe's Key Settlements against the purposes for including land within the Green Belt is appropriate (pages 39 to 44 of the review)? If you do not, please state how the methodology could be improved.

(please continue on a separate sheet if necessary)

6. Green Belt Review Part 2 (b): Key Settlement Review

Do you agree or disagree with the assessment of Green Belt land around Rushcliffe's Key Settlements against the purposes for including land within the Green Belt (pages 44 to 148 of the review)? If you disagree, state why the assessment is incorrect and provide your Green Belt score and conclusions on Green Belt importance. Your comment should focus on the land's performance against Green Belt purposes.

I do not agree with the green belt scoring for the area around Keyworth, and in particular Keyworth West and the land to the North of Bunny Lane (KEY11, KEY12 and KEY13).

The land within KEY 11 is sited on top of a hill, and is the highest point on the Western edge of the village, with views of over 15 miles, out towards the west, starting from the North and moving anticlockwise for over 150 degrees towards the South. This significant visual impact is both looking out from the village and looking on from the surrounding area. The land north of Bunny Lane is the highest topographically of all the sites, and is visible from many miles away, including, Derby City Centre, Nottingham City centre, Bunny & Bunny Hill, Gotham, A453 up to the M1 junction and Clifton village.

The proposal for this site to house 200+ homes on this site North of Bunny lane will have a major visual impact on the local and wider area.

I therefore think the scoring of KEY 11 need to be reviewed, as I believe it has a Green belt score of 14 not 11, and a Strategic Green Belt Assessment score of 17 not 14.

(please continue on a separate sheet if necessary)

7. Please provide any others comments you wish to make

(please continue on a separate sheet if necessary)

Signed:	Oliver Boyes	Date:	18/03/16
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Please return by **5pm on Thursday 24 March 2016** to: Planning Policy
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Civic Centre, Pavilion Road
West Bridgford
Nottingham. NG2 5FE
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