

Summary of Cotgrave 'The Gates' Hollygate Lane Planning Reference 08/00613/OUT

Description of Development : -

Development of site for residential units (Class C3) (approximately 415), a pub/restaurant (Class A3/A4) and ancillary works.

Location : - Land off Hollygate Lane (situated between Hollygate Lane and Colston Gate)

Applicant : - A consortium of William Davis Ltd, Taylor Wimpey and Landridge Homes.

The initially submitted documents contain proposals for 16.42 hectares of land

- 415 dwellings on ha, 30% to be affordable, of which 50% social rented and 50% intermediate. A mix of 1 – 5 bed buildings up to principally 2 storey but with some 2.5 and 3 storey
- Public House / Restaurant 0.15 ha
- Play space and incidental open space and structural planting
- Sustainable urban drainage systems
- Access via two junctions on Hollygate Lane and two junctions on Colston Gate
- Pedestrian and cycle routes

S106 : -

The developers have committed to payments through a legal agreement towards the following : -

- Health facilities contribution
- Education contribution
- Affordable housing contribution
- Leisure facilities contribution
- Public open space / maintenance contribution
- Integrated transport measures

Additional contributions : -

- Cotgrave regeneration contribution
- Link Road

The detailed amounts / form of contribution will be finalised through the consultation process.

Documents available on Blueprint

Transport Assessment
Flood Risk Assessment
Environmental Statement
Statement of Community Engagement
Planning Statement
Design and Access Statement
Draft S.106

Plans : - Site location plan
 Site development / Framework Plan

The Consultation Process:-

The applicants have carried out pre-application consultations and submitted information about this with their application documents.

The application has now been formally advertised in accordance with Planning Legislation and the Council's Statement of Community Involvement in the following way:-

- Individual letters have been sent to 221 local residents
- Site Notices have been displayed
- An advertisement has been placed in the Evening Post
- Individual notifications have been sent to Ward Members and adjacent Ward Members
- Notifications have been sent to the Town Council and adjacent Parish Councils
- Notifications have been sent to Statutory Consultees:-
 - Ramblers Association
 - Nottinghamshire County Council – Planning, Highways, Nature Conservation, Archaeologist, Rights of Way, Education
 - Rushcliffe Borough Council Waste Advisor, Design and Conservation, Policy, Leisure Facilities, Estates, Environmental Health, Housing Enabling
 - Nottingham City Council
 - Highways Agency
 - Police
 - Primary Care Trust
 - British Waterways
 - Environment Agency
 - Severn Trent Water Ltd
 - Natural England
 - Nottinghamshire Wildlife Trust
 - Grantham Canal Partnership

The formal consultation period is 21 days (5 May 2008) and to ensure that your comments are taken into account you should send them in as soon as possible, although comments will be taken into account until the date the decision is made.

Over the next 5-6 weeks comments will be collected and analysed. A summary of the comments received will be posted on this web site in mid May.

Consultation responses

These can be made through the Blueprint website www.rushcliffe.gov.uk and following the link to the Planning and Building page or by email to developmentcontrol@rushcliffe.gov.uk Alternatively written comments can be sent to Rushcliffe Borough Council, Planning and Place Shaping, Civic Centre, Pavilion Road, West Bridgford, Nottingham, NG2 5FE.