



Local Plan Part 2: Land and Planning Policies

Identification of Additional Settlements Background Paper

February 2017

Introduction

1. During February and March 2016 Rushcliffe Borough Council consulted on the Local Plan Part 2: Land and Planning Policies Issues and Options. This consultation included potential sites for development on the edge of Rushcliffe's Key Settlements of Keyworth, Radcliffe on Trent, and Ruddington.
2. Following this consultation and recent planning appeal decisions, it has been established that the borough does not have an identified 5 year supply of deliverable homes. This shortfall has occurred due to delivery being slower than expected at the strategic allocations North of Bingham, Former RAF Newton, East of Gamston/North of Tollerton and South of Clifton. Whilst Rushcliffe Borough Council is working with the landowners and house builders to resolve the issues which are delaying their delivery, it has also recognised that it may require the release of additional housing sites on the edge of the key and non-key settlements (other villages) within the Borough in order to make up for the shortfall in housing land.
3. The allocation of small and medium sized sites for residential development on the edge of Rushcliffe's other villages may increase the Local Plan's flexibility and assist the authority in identifying a 5 year supply of deliverable homes.
4. This paper examines the sustainability of the other villages beyond those key settlements that are part of the settlement hierarchy contained within the Core Strategy. It seeks to identify those villages where additional houses could be accommodated. This is based on: the conclusions of the Greater Nottingham Accessibility Study (2010) and the Greater Nottingham Sustainable Locations for Growth Study (2010); and a further assessment of existing community services and facilities as at 2017 (e.g. primary schools, doctor's surgeries, recreational facilities, shops and post offices), proximity to employment opportunities, and access to these services elsewhere by non-motorised or public transport.
5. It concludes that, whilst not providing for a full range of facilities, as is the case within West Bridgford and the other key rural settlements, the existing community services and facilities in Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton and/or their accessibility by foot, bicycle or public transport to services elsewhere may enable the settlements to accommodate some additional residential development , without compromising the distribution of development as set out in the adopted Core Strategy.
6. The final number of new homes and their locations in each settlement will depend on the existing community facilities and services, accessibility by non-

motorised and public transport, highways issues, environmental and heritage constraints and, where applicable, Green Belt considerations. These will be examined through Local Plan Part 2: Land and Planning Policies.

Other Villages

7. The other villages (non-key settlements) within Rushcliffe consist of:

Table 1: All Other Villages

Aslockton*	Hickling	Shelton
Barton in Fabis	Kingston on Sour	Sibthorpe
Bradmore	Kinoulton	Stanford on Soar
Bunny	Kneeton	Stanton on the Wolds [†]
Car Colston	Langar cum Barnstone	Sutton Bonnington
Clipston on the Wolds	Newton	Thoroton
Colston Bassett	Normanton on Soar	Thorpe in the Glebe
Costock	Normanton on the Wolds	Thrumpton
Cropwell Bishop	Orston	Tithby
Cropwell Butler	Owthorpe	Tollerton
East Bridgford	Plumtree	Upper Broughton
Elton on the Hill	Ratcliffe on Sour	West Leake
Flawborough	Rempstone	Whatton in the Vale*
Flintham	Saxondale	Widmerpool
Gotham	Scarrington	Willoughby on the Wolds
Granby	Screveton	Wiverton Hall
Hawksworth	Shelford	Wysall

* Given their proximity to each other, whilst distinctive settlements in their own right, Aslockton and Whatton share some infrastructure and services.

† New homes on the edge of Keyworth, within the parish of Stanton on the Wolds, would count towards Keyworth's housing target.

8. Following the first screening exercise the villages shaded in grey in Table 1 are considered unsuitable locations to allocate sites for development as they either do not contain any local services or community facilities (beyond a village hall and/or public house) and therefore are an unsustainable settlement or no land has been promoted for development within the village.
9. Following this initial filter, the following villages could potentially accommodate a limited number of new homes through the allocation of sites:

Table 2: Settlements with community services and facilities within them

Aslockton	Gotham	Sutton Bonington
Bradmore	Flintham	Tollerton
Bunny	Kinoulton	Whatton in the Vale
Costock	Langar cum Barnstone	Willoughby on the Wolds
Cropwell Bishop	Orston	
East Bridgford	Plumtree	

10. The second screening exercise has highlighted in Table 2 those settlements in grey that do not have a primary school and local convenience store/post office (or equivalent). These are essential community facilities that are expected to be easily accessible by walking or cycling. If absent from the village, new residents would be largely be reliant on the private car to access these essential facilities daily.
11. The remaining settlements are those which have easy access to a basic level of facilities (school, convenience shop, public house and village hall):

Table 3: Potential settlements

Aslockton	East Bridgford	Sutton Bonington
Bunny	Flintham	Tollerton
Cropwell Bishop	Gotham	Whatton in the Vale

12. A more detailed summary of services and facilities within these settlements is set out at Appendix A.

Aslockton and Neighbouring Whatton

13. The village of Aslockton has one primary school, village shop/post office, community hall and public house. The village of Whatton in the Vale has a village/community hall and playing field. The villages also have a railway station with an irregular service pattern to Nottingham and Grantham. There is generally an hourly bus service to Bingham and Nottingham however there is no service in the evening or on a Sunday. Services to other destinations are irregular.
14. The Greater Nottingham Sustainable Locations for Growth Study (2010) (hereafter referred to as the Tribal Study) assessed the sustainability of locating development in Aslockton and Whatton. It highlighted opportunities to share infrastructure within the Nottingham-Aslockton corridor as a positive factor. It concluded that overall there was potential for a medium to low level of growth compared to other settlements in the Greater Nottingham sub region.

15. The Greater Nottingham Accessibility Settlement Study (2010) examined the level of accessibility of settlements beyond the main urban area in terms of access to jobs, shopping, education and other services by walking, cycling and public transport. It identified Aslockton and Whatton's access to services and facilities as being the third and sixth highest non-key settlement respectively behind Gotham, Tollerton (Aslockton), East Bridgford and Plumtree (Whatton).
16. It is the Council's opinion that the medium to low level of growth suggested in the Tribal Study will be achieved following the approval and delivery of 75 units in Aslockton on land south of Abbey Lane (as stated in Land and Planning Policies further options consultation document). Further housing development, beyond small scale infill development or rural exception development is considered unsustainable given the level of accessibility and limitations of facilities within the village. This position has been supported by the recent decision by the planning inspectorate to dismiss the appeal against Rushcliffe Borough Council's decision to refuse planning permission for a further 65 homes in Aslockton. Notwithstanding Aslockton's access to rail and bus services, the inspector determined that Aslockton was not a sustainable settlement for further housing.

Bunny

17. Bunny has a primary school, village hall, a small local convenience store (within the petrol station) and public house. It is also located on the A60 (Loughborough Road) along which there is generally a half hourly bus service during the daytime to Nottingham, Loughborough and nearby Ruddington (where there are more community facilities).
18. There is no post office and, apart from a small children's play area, no publicly accessible recreational spaces.
19. Given its size, Bunny was not assessed within the Tribal Settlement Study. It was however assessed within the Greater Nottingham Accessible Settlement Study (2010). This identified it as having greater accessibility to services than Cropwell Bishop, but less than Sutton Bonington, Whatton, East Bridgford, Aslockton, Gotham and Tollerton at that time.
20. Bunny has a limited number of services (there is no post-office, doctor's surgery or formal recreational open space other than a small children's play area). Whilst it is served by public transport, residents would inevitably be reliant on the private car to access services in Ruddington or Nottingham. It is the Council's opinion that Bunny is not a sustainable location for housing, beyond small scale infill development, or rural exception development.

Cropwell Bishop

21. Cropwell Bishop has a primary school, doctor's surgery, a convenience store (which includes a post office), butchers, public house, playground and recreational open space and local creamery (cheese shop). It is served by hourly bus services to Nottingham during the daytime, with infrequent services during the evenings and none on Sundays.
22. The Tribal Study highlighted that sufficient infrastructure capacity existed to support growth which would sustain local infrastructure and services, and that there were no environmental constraints. The low levels of public transport and accessibility has been identified.
23. The Greater Nottingham Accessible Settlement Study identifies Cropwell Bishop as having the least non-motorised access to community services and facilities, compared to the other villages assessed at this stage.
24. The Tribal Study concluded that, whilst public transport provision is an issue, there is potential for medium to low level of growth compared to other settlements in the Greater Nottingham sub region. The proportion of growth would need to reflect the small size of the existing settlement.
25. Notwithstanding the conclusions of the accessibility study, given that Cropwell Bishop has a basic level of facilities, it could potentially contribute to the borough's housing target, through allocations for residential development in the Local Plan that are proportionate to the size of the settlement.

East Bridgford

26. East Bridgford has a primary school, village shops, post office, village hall, public house and doctor's surgery. It also has a recreational sports ground within the centre of the village, that contains a children's play area.
27. The village is served by hourly busses to Nottingham and Bingham during the daytime together with less regular services elsewhere. There are limited services in the evenings and none on a Sunday.
28. The Tribal Study determined there is sufficient infrastructure capacity to support growth, even though there are limited public transport services. It concluded there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth would need to be taken into consideration and any growth would need to be proportionate to

the existing size of the settlement, the village's conservation area and general historic character.

29. The Greater Nottingham Accessible Settlement Study ranked East Bridgford forth in terms of other villages (non-key settlements in Rushcliffe) and their access to services and facilities (behind Gotham, Tollerton and Aslockton).
30. Due to the existing community infrastructure, East Bridgford could potentially accommodate allocations for residential development, commensurate to the size of the settlement.

Flintham

31. Flintham is located close to the northern border of the borough, 6 miles south of Newark and 6 miles north of Bingham. Both of which are easily accessible by private car on the A46.
32. The village has a primary school, children's play area (at Coney Grey Spinney), cricket pitch and community shop (which is run by volunteers and open 11-1pm and 3-5pm (weekdays) and 2-4pm (Saturdays) (subject to volunteer availability)).
33. The village is served by an hourly bus service to Nottingham and Newark during weekdays and weekends. This service however stops at Coney Grey Spinney which is a 20 minute walk on the opposite side of the A46. There are less regular morning and evening services to Bingham and Aslockton with stops in the centre of the village.
34. The Tribal Study did not assess the sustainability of Flintham as a possible settlement for growth.
35. Due to the lack of community facilities within the village, the Greater Nottingham Accessible Settlement Study ranked Flintham the 36th most accessible non-key settlement out of 51. It is the lowest ranked settlement assessed at this stage.
36. Whilst Flintham is served by hourly bus services during weekdays and weekends, these are not easily accessible by the majority of residents who live east of the A46. As the village has limited community services and facilities and accessing others would rely on the private car, it is concluded that Flintham is not a sustainable location for housing, beyond small scale infill development, or rural exception development.

Gotham

37. Gotham is located between East Leake (a Key Settlement) and the strategic allocation south of Clifton (adjacent to Nottingham's main urban area). The village has a primary school, doctor's surgery, village shop and post office, and three public houses. It also has a village hall, library and playing field (all at the Memorial Hall). There are also local employment opportunities.
38. Gotham is on the Navy Line 1 bus route which provides regular buses to Nottingham, Loughborough and East Leake, with a services in the evenings and on a Sunday that are less frequent
39. The Tribal Study concluded that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the risk of coalescence with the Clifton strategic allocation, would need to be taken into consideration and any growth would need to preserve and enhance the historic character and heritage of the settlement.
40. The Greater Nottingham Accessible Settlement Study (2010) ranked Gotham as having the non-key settlement (other village) with most access to community services and facilities. It also scored higher than Cotgrave (a key settlement in the Core Strategy)
41. Due to the existing community infrastructure, Gotham could accommodate a limited number of new homes and contribute, sustainably, to the borough's housing target.

Sutton Bonington

42. Sutton Bonington is located close to Kegworth which outside of the Borough in North West Leicestershire. It has a range of community facilities and services which include a primary school, doctor's surgery, library, village hall, post office, local convenience store, playing field and two public houses. The Nottingham University Campus and Kegworth also provide local employment opportunities.
43. The village is also served by the Skylink service runs hourly between Loughborough and Nottingham via East Midlands Airport. During the day, but not in the evenings or on a Sunday. There are other infrequent services to other destinations.
44. Notwithstanding the sub-optimal public transport services, the Tribal Study has concluded that there is potential for a low level of growth east towards East Leake, and south east but not beyond the A6006. It is a small settlement with a

distinctive character, therefore any growth would need to be in proportion with its size and should seek to minimise impact on the existing village.

45. The Greater Nottingham Accessible Settlement Study (2010) has identified Aslockton/Whatton, East Bridgford, Aslockton, Tollerton and Gotham as having better access to community services and facilities.
46. Due to the range of community facilities and proximity to employment opportunities, Sutton Bonington could potentially accommodate some residential development on allocations proportionate to the size of the settlement and contribute to the borough's housing target.

Tollerton

47. Tollerton is located close to the edge of Nottingham's main urban area (within Rushcliffe) and the Gamston/Tollerton strategic allocation. It has a primary school, a small parade of shops, post office, petrol station, playing field and play ground, public house, Methodist Hall and parish meeting rooms.
48. There are busses to Nottingham every 15 minutes during the day (the Keyworth Connection) and these can be hailed from bus stops on the A606. Less regular services can be hailed from within Tollerton, on Burnside Grove, and on Tollerton Lane. The Keyworth Connection also runs on a semi frequent basis in the evenings and on Sundays).
49. The Tribal Study concludes that overall, Tollerton potentially is suitable for low-medium levels of growth as there are no serious constraints in terms of either transport or infrastructure and no environmental showstoppers apart from limited flood risk to the east and coalescence.
50. The study determined that there is potential for a medium to low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth would need to be taken into consideration and any growth would need to be proportionate to the existing size and historic character of the settlement.
51. Within the Greater Nottingham Accessible Settlement Study Tollerton was determined to have the second best access to community services and facilities of the other villages, behind Gotham.
52. Due to the absence of transport or infrastructure constraints and presence of essential community facilities and services, Tollerton could potentially accommodate housing allocations proportionate to the size of the settlement in order to contribute to the borough's housing target.

Summary

53. Having examined existing community infrastructure and services, this background paper identifies the following settlements as potentially sustainable locations for a limited number of new homes.

- Cropwell Bishop
- East Bridgford
- Gotham
- Sutton Bonnington
- Tollerton

54. The number of new homes and their locations will be determined through Local Plan Part 2: Land and Planning Policies, according to the particular environmental, heritage and infrastructure constraints within each village.

Appendix A: Summary of Community Services and Facilities

Settlement	Primary School	Convenience Store (or Similar)	Other Retail (A1) Stores	Doctor's Surgery	Library	Post Office	Recreational Open Space (playing field)	Village Hall /Community Centre	Public House/Cafe	Public Transport Services to Nottingham or Key Settlement (1 per hour or greater frequency during the day)	Public Transport Services to Nottingham or Key Settlement (1 per hour during evenings and Sundays)
Aslockton	✓	✓				✓	✓ (in Whatton)	✓	✓	✓	
Bunny	✓	✓					✓	✓	✓	✓	✓
Cropwell Bishop	✓	✓	✓	✓		✓	✓	✓	✓	✓	
East Bridgford	✓	✓		✓		✓	✓	✓	✓	✓	
Flintham	✓	✓					✓	✓	✓	✓	
Gotham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sutton Bonington	✓	✓		✓	✓	✓	✓	✓	✓	✓	
Tollerton	✓	✓	✓			✓	✓	✓	✓	✓	✓
Whatton in the Vale	✓ (in Aslockton)	✓ (in Aslockton)				✓ (in Aslockton)	✓	✓	✓ (in Aslockton)	✓	