



Rushcliffe Local Plan Part 2: Land and P Policies – Further Options

Bridge S 1092790
agent
Planning&Design
Group 776369

Response Form

Please return by **5pm on Friday 31 March 2017** to:
 Planning Policy, Rushcliffe Borough Council
 Rushcliffe Arena, Rugby Road
 Nottingham. NG2 7YG
 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>

Your Details		Agent details (where applicable)
Mr S Bridge	Name	Bob Woollard Planning and Design Group
Willowbrook Farm, Radcliffe Road, Nottingham	Address	Pure Offices, Lake View Drive, Sherwood Business Park, Nottingham NG15 0DT
Click here to enter text.	E-mail	Bk

Housing Development

Housing Land Supply

Question 1: Do you agree with the Council's assessment of the present housing supply situation and that enough land will need to be identified by Local Plan Part 2 to accommodate around 2,000 new homes?

Yes



No

Don't know

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

However given that there are still outstanding issues to resolve before these strategic allocations can start delivering housing numbers there is still uncertainty and a real risk that by April 2019 the shortfall is greater than 900 homes. This further options consultation for an additional 2,000 dwellings is based upon the expectation that the Local Plan Part 2 will identify enough land for around 1,100 dwellings, plus the assumed 900 dwellings shortfall from the undelivery of the strategic allocations. However, the plan does not provide the necessary flexibility in the event that the issues surrounding the strategic allocations continue to cause delays and do not come forward in the timescale envisaged, as such we recommend a 20% contingency be added into the plan. A 20% contingency buffer would cover the anticipated housing delivery in 2019 from the sites known as Land north of Bingham, Land at former RAF Newton Phase 2 and land south of Clifton, which it is assumed will start construction in 2019, however this is a clear risk to the Council's 5 year housing land supply. As such, this would mean an additional 1,080 dwellings, plus 1,100 dwellings as identified in the Issues and Options document, giving an overall total of 2,180 dwellings. This approach is considered to be consistent with the principles set out in the NPPF and would allow the Council to plan positively for the housing delivery.

Housing Sites adjacent to the Main Urban Area

Question 2: Do you agree with the Council's view that none of the three strategic allocations (Melton Road, Edwalton; South of Clifton; and East of Gamston/North of Tollerton) should be expanded as part of resolving the current shortfall in the amount of land that is available for housing development over the next few years?

Yes



No

Don't know

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

Expanding any of the three of the existing strategic allocations will not assist in the actual delivery of housing given the very reason for this further consultation for additional sites is due to the undelivery of housing on these sites. Allocating more housing numbers to these sites will only bring more risk to the plan and uncertainty over timescales. Furthermore, the issue of urban sprawl will be a serious concern given the scale of the existing allocations with will also put extra pressure on local services and facilities whilst adequate infrastructure is put in place where it is

feasible, an approach that is not considered sustainable. It is clear that the main urban allocations have already been fully explored through the examination and Local Plan process and it was concluded that the allocations and urban area are at development capacity and would represent unsustainable development if made larger. As such the Council should be looking to direct growth lower down the settlement hierarchy and where development would be sustainable in accordance with Core Strategy and the NPPF.

It is accepted that the Council has effectively sought to apply the Spatial Strategy of urban concentration and regeneration required by Policy 3 of the adopted Part 1 Local Plan (Core Strategy). It has correctly utilised the settlement hierarchy to apply a sequential selection process to identifying additional housing sites.

Question 3: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site HOL1 – Simkins Farm, Adbolton Lane, West Bridgford (potential capacity around 40 homes)			✓
Any other location (please specify which)			

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

The site is heavily constrained by conservation issues as Simkin Farmhouse is a Grade II listed building which directly adjoins the site. Given its proximity a development of 40 new dwellings would cause significant harm to the setting of the farmhouse and this was acknowledged in a previous refusal of planning permission. These matters are significant constraints to the site and clearly demonstrate the site is not suitable for housing. Taking into consideration the Government's clear message that suitable brownfield sites should be allocated for housing before greenfield sites we consider there are other sites which are currently developed that would be more well related to services and facilities that could accommodate new housing to assist with the shortfall.

Housing Development at the 'Key Settlements'

Bingham

Question 4: Do you agree that Local Plan Part 2 should not allocate further greenfield land for housing development at Bingham in the plan period (up to 2028)?

Yes

No

Don't know

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

Click here to enter text.

Cotgrave

Question 5: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cotgrave in the plan period (up to 2028)?

Yes

No

Don't know

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

Click here to enter text.

Question 6: Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Cotgrave up to 2028? If possible, please give

reasons for your answer.

Click here to enter text.

Question 7: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site COT1 – Land rear of Mill Lane/The Old Park (potential capacity around 240 homes)</i>			
<i>Site COT2 – Land at Main Road (potential capacity around 50 homes)</i>			
<i>Site COT3 – Land rear of and to the west of Main Road (potential capacity around 125 homes)</i>			
<i>Site COT4 Land off Woodgate Lane (potential capacity around 80 homes)</i>			
<i>Site COT5 – Bakers Hollow (potential capacity around 60 homes)</i>			
<i>Site COT6 – The Brickyard, Owthorpe Road (potential capacity around 100 homes)</i>			
<i>Site COT7– Land behind Firdale (2) (potential capacity around 65 homes)</i>			
<i>Site COT8 – Land behind Firdale (potential capacity around 95 homes)</i>			
<i>Site COT9 – Land south of Hollygate Lane (1) (potential capacity around 140 homes)</i>			
<i>Site COT10 – Land south of Hollygate Lane (2) (potential capacity around 40 homes)</i>			

	Yes – all of site	Yes – but only part of site	No
Site COT11 – Land south of Hollygate Lane (3) (potential capacity around 250 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site COT12– Land south of Plumtree Lane (potential capacity around 250 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other location (please specify which)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Click here to enter text.

East Leake

Question 8: Do you agree that, apart from those eight sites that already have planning permission for housing development (sites EL1 to EL8 as shown at Figure 5), further greenfield land should not be allocated for housing development at East Leake?

Yes

No

Don't know

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

Click here to enter text.

Question 9: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site EL9 – Land south of West Leake Road (potential capacity around 50 homes)</i>			
<i>Site EL10 – Land north of West Leake Road (potential capacity around 75 homes)</i>			
<i>Site EL11 – Brook Furlong Farm (potential capacity around 70 homes)</i>			
<i>Site EL12 – Land off Rempstone Road (north) (potential capacity around 235 homes)</i>			
<i>Site EL13 – Land off Rempstone Road (south) (potential capacity around 120 homes)</i>			
<i>Site EL14 – Land north of Lantern Lane (2) (potential capacity around 360 homes)</i>			
<i>Any other location (please specify which)</i>			

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.

Click here to enter text.

Keyworth

Question 10: *Do you have a view on the total number of new homes that should be built on greenfield sites at Keyworth up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 11: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
<i>Site KEY1 – Land east of Willow Brook (potential capacity around 40 homes)</i>			
<i>Site KEY2 – Land off Selby Lane and Willowbrook (potential capacity around 15 homes)</i>			
<i>Site KEY3 – Land south of Selby Lane (potential capacity around 60 homes)</i>			
<i>Site KEY4 – Land off Nicker Hill (potential capacity around 450 homes)</i>			
<i>Site KEY5 – Hill Top Farm, Platt Lane (1) (potential capacity around 50 homes)</i>			
<i>Site KEY6 – Hill Top Farm, Platt Lane (2) (potential capacity around 80 homes)</i>			
<i>Site KEY7 – Shelton Farm, Platt Lane (potential capacity around 160 homes)</i>			
<i>Site KEY8 – Land between Platt Lane and Station Road (potential capacity around 180 homes)</i>			
<i>Site KEY9 – Land north of Debdale Lane (1) (potential capacity around 110 homes)</i>			
<i>Site KEY10 – Land south of Debdale Lane (1) (potential capacity around 230 homes)</i>			
<i>Site KEY11 – Land south of Debdale Lane (2) (potential capacity around 200 homes)</i>			
<i>Site KEY12 – Land north of Debdale Lane (2) (potential capacity around 160 homes)</i>			
<i>Site KEY13 – Hillside Farm (potential capacity around 60 homes)</i>			
<i>Site KEY14 – Land south of Bunny Lane (potential capacity around 410 homes)</i>			

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

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.

Click here to enter text.

Radcliffe on Trent

Question 12: Do you have a view on the total number of new homes that should be built on greenfield sites at Radcliffe on Trent up to 2028? If possible, please give reasons for your answer.

Click here to enter text.

Question 13: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site RAD11 – North of Holme Lane (potential capacity around 115 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other location (please specify which)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

Click here to enter text.

Ruddington

Question 14: Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Ruddington up to 2028? If possible, please give reasons for your answer.

Click here to enter text.

Question 15: Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site RUD11 – Old Loughborough Road (potential capacity around 40 homes)			
Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes)			
Site RUD13 – Land opposite Mere Way (potential capacity around 170 homes)			
Site RUD14 – Croft House (potential capacity around 25 homes)			
Any other location (please specify which)			

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.

Click here to enter text.

Housing development at 'other villages'

Question 16: Do you agree that, apart from the site to the south of Abbey Road, Aslockton with planning permission for up to 75 new homes, Local Plan Part 2 should not allocate greenfield land for housing development at Aslockton and Whatton in the plan period (up to 2028)?

Yes

No

Don't know

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

Click here to enter text.

Question 17: Should Local Plan Part 2 identify the following 'other' villages as suitable for a limited level of housing growth on greenfield sites?

	Yes	No	Don't know
Cropwell Bishop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East Bridgford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	Don't know
<i>Gotham</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sutton Bonington</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tollerton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other settlement (please specify which)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Click here to enter text.

Cropwell Bishop

Question 18: *If greenfield land is allocated for housing development at Cropwell Bishop, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 19: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes – all of site	Yes – but only part of site	No
<i>Site CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road (potential capacity around 30 homes)</i>			
<i>Site CBI2 – Land north of Memorial Hall (1) (potential capacity around 75 homes)</i>			
<i>Site CBI3– Land north of Memorial Hall (2) (potential capacity around 60 homes)</i>			
<i>Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)</i>			
<i>Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)</i>			
<i>Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 homes)</i>			
<i>Any other location (please specify which)</i>			

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.

Click here to enter text.

East Bridgford

Question 20: *If greenfield land is allocated for housing development at East Bridgford, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 21: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)</i>			
<i>Site EBR2 – Land behind Kirk Hill (west) (potential capacity around 70 homes)</i>			
<i>Site EBR3 – Land north of Kneeton Road (1) (potential capacity around 95 homes)</i>			
<i>Site EBR4 – Land north of Kneeton Road (2) (potential capacity around 150 homes)</i>			
<i>Site EBR5 – Land at Lamma Lane (potential capacity around 40 homes)</i>			
<i>Site EBR6 – Closes Side Lane (west) (potential capacity around 20 homes)</i>			
<i>Site EBR7 – Closes Side Lane (east) (potential capacity around 20 homes)</i>			
<i>Site EBR8 – Land to the north of Butt Lane (potential capacity around 20 homes)</i>			
<i>Site EBR9 – Land to the south of Springdale Lane (potential capacity around 30 homes)</i>			
<i>Any other location (please specify which)</i>			

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.

Click here to enter text.

Gotham

Question 22: *If greenfield land is allocated for housing development at Gotham, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 23: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site GOT1 – Land to the rear of former British Legion (potential capacity around 25 homes)</i>			
<i>Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)</i>			
<i>Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)</i>			
<i>Site GOT4 – The Orchards, Leake Road (potential capacity around 50 homes)</i>			
<i>Site GOT5 – Land east of Gypsum Way/The Orchards (potential capacity around 200 homes)</i>			
<i>Site GOT6 – East of Leake Road (potential capacity around 45 homes)</i>			
<i>Site GOT7 – Land east of Hill Road (potential capacity around 160 homes)</i>			
<i>Site GOT8 – Land south of Moor Lane (potential capacity around 15 homes)</i>			
<i>Any other location (please specify which)</i>			

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.

Click here to enter text.

Sutton Bonington

Question 24: *If greenfield land is allocated for housing development at Sutton Bonington, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

Click here to enter text.

Question 25: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site SUT1 – Land north of Park Lane (potential capacity around 140 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other location (please specify which)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

Click here to enter text.

Tollerton

Question 26: *If greenfield land is allocated for housing development at Tollerton, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

[Click here to enter text.](#)

Question 27: *Do you support housing development at:*

	Yes – all of site	Yes – but only part of site	No
<i>Site TOL1 – Land at Burnside Grove (potential capacity around 180 homes)</i>			
<i>Site TOL2 – West of Tollerton Lane and North of Medina Drive (potential capacity around 360 homes)</i>			
<i>Site TOL3 – Land east of Tollerton Lane (potential capacity around 50 homes)</i>			
<i>Any other location (please specify which)</i>			

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.

[Click here to enter text.](#)

Other issues

Question 28: *Please identify any matters related to housing development which are not covered here or elsewhere.*

Recent reforms to the planning system ensure that it supports the delivery of housing, including homes on previously developed land. The NPPF makes clear planning should encourage the effective re-use of land and support sustainable housing to deliver a sufficient amount of housing to meet local needs. The February 2017 Housing White Paper expressly identifies that the Government is changing the NPPF to allow 'development on brownfield land in the Green Belt.....where it contributes to the delivery of starter homes and there is no substantial harm to the openness of the Green Belt.' The Council are seeking to allocate a significant number of sites to deliver at least 1,100 dwellings plus an identified shortfall from the strategic allocations in the Local Plan Part 1, and it is incumbent on the Council to seriously consider all opportunities to re-use degraded land.

Willowbrook Farm is located on the A52, near the Gamston roundabout (see appendix 1). The site comprises of a house and a number of sheds, argo-industrial buildings, and silos. For over 20 years the site operated as an intensive pig farm, housing around 3000 pigs with attendant vehicle movements involving the removal of slurry, import of food and relocation of animals. In addition the site operated as a licensed HGV operating centre for up to 16 HGVs (articulated tankers) involved in the distribution and supply of foodstuffs. In recent years much of the operation has relocated and the site is surplus to the business operation. The site is now in serious decline, both in appearance and economically. The site's prominent location on the 'gateway' to Rushcliffe / Nottingham means its continuing deterioration detracts from the attractiveness of the area. The buildings are old and in disrepair and without the investment to maintain the buildings they will continue to diminish the sites visual and environmental value. Whilst we acknowledge the site is not Previously Developed, by the NPPFs rather narrow definition, any common sense view would accept that the site is brownfield in nature and character. The site is currently located within the Nottingham and Derby Green Belt however the Council currently has the opportunity to remove the site from the Green Belt, facilitating a sustainable and effective re-use of the site to assist in the delivery of the Borough's housing numbers. Given the nature of the site any contribution that it might make to the openness of the Green Belt has already been removed with the majority of the site comprising of sheds and outbuildings. This on balance with the increasing need to find an effective and viable long term use for the site demonstrates a need to consider this sites role within the delivery of housing.

The apparent isolation of the site is mis-leading as in fact the site is well related to existing services and facilities and is within walking distance of Gamston centre. A bus stop served by the Trent Barton Rushcliffe Main Line Nottingham to Bingham service (every 10 minutes Monday – Saturday) is located within 600m of the site is accessible by walking or cycling. The site is very well connected to the local road network with Nottingham, Gamston, Radcliffe-on-Trent and Bingham all easily accessed off the A52. This sustainable location also means numerous employment opportunities are accessible, either by walking, cycling or bus. Whilst the site is identified as within flood zone 2 and 3 on the Environment Agency flood maps, a review of the SFRA shows the site is not at risk of flooding except for a very small area in the north west corner which is shown as a 1 in 1000 annual chance flood outline (see appendix 2). The site does not comprise of any listed or locally listed buildings, nor would the development effect any setting of a heritage asset. The site is not within a Conservation Area. In terms of impacts upon the local road network the agricultural use of the site was intensive with numerous slow moving vehicles accessing the site. It is considered the existing access would provide a safe and adequate access into the site and the proposed number of vehicles generated by the

development is not considered to have a detrimental impact on the road network.

Notably, Policy 3 of the Part 1 Local Plan provides the Spatial Strategy for the Borough, with the central tenets being 'Urban Concentration and Regeneration'. It is clear that given the location and nature of the site it has obvious potential to meet both criteria central to the Spatial Strategy.

The re-development of the site would yield up to 20 dwellings (subject to that number being appropriate in context) and would represent a clear opportunity to re-use a degrading site which is in decline, both visually and economically in order to assist in housing delivery. The site is available and with the support of an allocation could deliver 20 dwellings within the next 5 years.

We would welcome the opportunity to meet with officers to discuss this site further.

Please return by **5pm on Friday 31 March 2017** to:

Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
Nottingham. NG2 7YG

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.

Response Form

Your Details		Agent details (where applicable)
Mr S Bridge	Name	Bob Woollard Planning and Design Group
Willowbrook Farm, Radcliffe Road, Nottingham	Address	Pure Offices, Lake View Drive, Sherwood Business Park, Nottingham NG15 0DT
	E-mail	

1. Green Belt Review Part 2 (b): Additional sites review

Do you agree or disagree with the review of the additional Green Belt sites around Rushcliffe's Key Settlements and other villages against the purposes for including land within the Green Belt? 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.

We agree with the review and principle of altering the Green Belt boundaries. As acknowledged by the Council there is a need for additional allocations which should be made across the full range of sustainable settlements, including Gamston. Willowbrook Farm, located on the A52 on the edge of Gamston is a good opportunity to re-use a degrading site which with the passage of time will become a significant eye-sore in the prominent 'gateway' to Rushcliffe / Nottingham.

Given the challenging circumstances faced by the Council in finding at least 900 additional dwellings it is vital that further land is released from the Green Belt to meet the development needs now and in the future. The NPPF is clear that Green Belt reviews should ensure that boundaries can endure beyond the plan period, so the identification of safeguarded land must also be considered at this stage.

The review of the Green Belt must look to release those sites which are considered most suitable, having regard both to the 5 purposes of the Green Belt, and also to the suitability of each site for residential development. This should be determined having regard to the established principles of sustainable development in the NPPF.

Willowbrook Farm comprises of a house and a number of sheds and agro-industrial buildings and silos. The site comprises of a house and a number of sheds and outbuildings. For over 20 years the site operated as an intensive pig farm, housing around 3000 pigs with attendant vehicle movements involving the removal of slurry, import of food and relocation of animals. In addition the site operated as a licensed HGV operating centre for up to 16 HGVs (articulated tankers) involved in the distribution and supply of foodstuffs. In recent years much of the operation has relocated and the site is surplus to the business operation. The site is now in serious decline, both in appearance and economically.

The site's prominent location on the 'gateway' to Rushcliffe / Nottingham means its continuing deterioration detracts from the attractiveness of the area. The outbuildings are old and in disrepair and without the investment to maintain the buildings they will continue to diminish the sites visual and environmental value. Whilst we acknowledge the site is not brownfield, by definition, any common sense view would accept that the site is brownfield in nature. The site is currently located within the Nottingham and Derby Green Belt however the Council currently has the opportunity to remove the site from the Green Belt, facilitating a sustainable and effective re-use of the site to assist in the delivery of the Borough's housing numbers. Given the nature of the site the openness of the site as protected by the Green Belt has already been removed with the majority of the site comprises of sheds and outbuildings. This on balance with the

increasing need to find an effective and viable long term use for the site demonstrates a need to consider this sites role within the delivery of housing.

The site is well related to existing services and facilities and is within walking distance of Gamston centre. A bus stop served by the Trent Barton Rushcliffe Main Line Nottingham to Bingham service (every 10 minutes Monday – Saturday) is located within 600m of the site is accessible by walking or cycling. The site is very well connected to the local road network with Nottingham, Gamston, Radcliffe-on-Trent and Bingham all easily accessed off the A52. This sustainable location also means numerous employment opportunities are accessible, either by walking, cycling or bus. Whilst the site is identified as within flood zone 2 and 3 on the Environment Agency flood maps, a review of the SFRA shows the site is not at risk of flooding except for a very small area in the north west corner which is shown as a 1 in 1000 annual chance flood outline. The site does not comprise of any listed or locally listed buildings, nor would the development effect any setting of a heritage asset. The site is not within a Conservation Area. In terms of impacts upon the local road network the agricultural use of the site was intensive with numerous slow moving vehicles accessing the site. It is considered the existing access would provide a safe and adequate access into the site and the proposed number of vehicles generated by the development is not considered to have a detrimental impact on the road network.

The re-development of the site would yield up to 20 dwellings (subject to that number being appropriate in context) and would represent a clear opportunity to re-use a degrading site which is in decline, both visually and economically in order to assist in housing delivery. The site is available and with the support of an allocation could deliver 20 dwellings within the next 5 years.

To assist the Council in their consideration of sites, an assessment has been undertaken of Willowbrook Farm against the Assessment Matrix Scoring system. This has been provided under a separate cover accompanying this response form. The assessment concludes the site is of low Green Belt value and therefore advocates its removal from the Green Belt. We would welcome the opportunity to meet with officers to discuss this site further.

(please continue on a separate sheet if necessary)

2. Please provide any others comments you wish to make

(please continue on a separate sheet if necessary)

Please return by **5pm 31 March 2017**

to: Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Or to: localdevelopment@rushcliffe.gov.uk

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Willowbrook Farm, Radcliffe Road

Green Belt Site Assessment

March 2017



To assist the Council in their consideration of sites, an assessment has been undertaken of Willowbrook Farm, near Gamston against the Assessment Matrix Scoring system. This is set out below, and demonstrates that the site is suitable for release from the Green Belt.

Green Belt Purpose	Score	Justification
To check unrestricted sprawl of large built-up areas	2	The re-development of site would not erode the open countryside as the site is well contained and does not extend over topographical features. The site contains existing built form and the extent of re-development would not extend beyond the existing site footprint.
Prevent merging of settlements	1	The site contains existing built form and the development would not reduce distances between settlements and would not lead to any physical or perceptual merging of existing settlements.
Assist in safeguarding the countryside from encroachment	2	The site includes numerous sheds and outbuildings which are deteriorating due to an unviable business. The site is well contained, its development would not represent encroachment into the countryside. The edge of the settlement is visible but not an overriding feature.
Preserve setting and special character of historic settlement	1	The does not contain or form the setting of a designated heritage asset.
To assist in urban regeneration	3	The re-development of site would make an effective re-use of land which has fallen into decline. It would secure the long term future of the site.
Total Score	9	Low Green Belt Value



Willowbrook Farm clearly represents an obvious opportunity to re-develop a site which is in decline and holds low Green Belt value. The site is well contained and located for a development in a sustainable location, whereby future residents can support the vitality and viability of the existing services the settlement offers. Furthermore, the government has recently signalled in the Housing White Paper, that well located, brownfield, sites, in the Green Belt should be considered positively for residential development. We therefore ask the Council to seriously consider removing the site from the Green Belt where it can then be used to best effect to support housing delivery.



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