

## Comment

**Consultee** Mrs Katherine Owen (1073273)

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**Event Name** Local Plan Part 2 Further Options

**Comment by** Costock Parish Council (Mrs Katherine Owen)

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**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 below), further greenfield land should not be allocated for housing development at East Leake?** Yes

### Question 17

The villages which we have identified as potentially suitable to accommodate a limited level of housing development on greenfield sites are as follows:

- . Cropwell Bishop;
- . East Bridgford;
- . Gotham;
- . Sutton Bonington; and
- . Tollerton

These particular villages have been identified because, while they do not provide for a full range of facilities as is the case at West Bridgford and the key settlements, the basic level of facilities (e.g. schools; doctors' surgery) that are available are deemed capable of potentially supporting a relatively limited level of housing growth without compromising the strategy set out in Local Plan Part 1 (Core Strategy) for the distribution of new housing.

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

**Cropwell Bishop**

**East Bridgford**

**Gotham**

**Sutton Bonington**

**Tollerton**

**Any other settlement (please specify which)**

**Question 19**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at Cropwell Bishop. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of each of those individual sites shown on the plan below and whether, in each case, the site should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road (potential capacity around 30 homes)**

**Site CBI2 – Land north of Memorial Hall (1) (potential capacity around 75 homes)**

**Site CBI3– Land north of Memorial Hall (2) (potential capacity around 60 homes)**

**Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)**

**Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)**

**Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 homes)**

**Any other location (please specify which)**

**Question 21**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at East Bridgford. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of each of those individual sites shown on the plan below and whether, in each case, the site should or should not be allocated for housing development. For

any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)**

**Site EBR2 – Land behind Kirk Hill (west) (potential capacity around 70 homes)**

**Site EBR3 – Land north of Kneeton Road (1) (potential capacity around 95 homes)**

**Site EBR4 – Land north of Kneeton Road (2) (potential capacity around 150 homes)**

**Site EBR5 – Land at Lammas Lane (potential capacity around 40 homes)**

**Site EBR6 – Closes Side Lane (west) (potential capacity around 20 homes)**

**Site EBR7 – Closes Side Lane (east) (potential capacity around 20 homes)**

**Site EBR8 – Land to the north of Butt Lane (potential capacity around 20 homes)**

**Site EBR9 – Land to the south of Springdale Lane (potential capacity around 30 homes)**

**Any other location (please specify which)**

### **Question 23**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at Gotham. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of each of those individual sites shown on the plan below and whether, in each case, the site should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site GOT1 – Land to the rear of former British Legion (potential capacity around 25 homes)**

**Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)**

**Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)**

**Site GOT4 – The Orchards, Leake Road (potential capacity around 50 homes)**

**Site GOT5 – Land east of Gypsum Way/The Orchards (potential capacity around 200 homes)**

**Site GOT6 – East of Leake Road (potential capacity around 45 homes)**

**Site GOT7 – Land east of Hill Road (potential capacity around 160 homes)**

**Site GOT8 – Land south of Moor Lane (potential capacity around 15 homes)**

**Any other location (please specify which)**

#### **Question 25**

There is one site that has been put forward by a landowner as potentially suitable for housing development at Sutton Bonington. This is shown on the plan below. The site, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of the site shown on the plan below and whether it should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of the site would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site SUT1 – Land north of Park Lane (potential capacity around 140 homes)**

**Any other location (please specify which)**

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

Consideration should always be given to the knock on effect of development on neighbouring communities - whether in terms of increased traffic, pressure on dangerous junctions or shared infrastructure and resources.

## Comment

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<b>Address</b>	26 Manor Close Costock Loughborough LE12 6XH
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<b>Comment by</b>	Costock Parish Council (Mrs Katherine Owen)
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### 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

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

If figures are accurate

### 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

### Question 3

There is, in our view, just one site on the edge of West Bridgford or Clifton that may be suitable for housing development and which could help tackle the current housing land supply shortfall. This is land at Simkins

Farm at Adbolton Lane, West Bridgford, which has a potential capacity of around 40 homes. The site is shown on Figure 2 below. We would like to know whether or not you think it is suitable for housing development.

A number of other sites on the edge of West Bridgford or Clifton have been ruled out at this stage because they are not considered capable of being developed. If, however, you think there are any sites that should be developed we would like to know. It may be useful to refer to our Strategic Housing Land Availability Assessment (SHLAA) which identifies all those sites that have been put forward by developers and others as potentially suitable for housing development – please see

<http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/strategiclandavailabilityassessment/>

**Do you support housing development at:**

**Site HOL1 - Simkins Farm, Adbolton Lane, West Bridgford (potential capacity around 40 homes)**      Yes - all of site

**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

**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)?**      Don't know

**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 below), further greenfield land should not be allocated for housing development at East Leake?**      Yes

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

East Leake cannot support further development, its infrastructure is already stretched beyond capacity particularly in terms of access and health facilities.

Consideration must be given to surrounding communities which share the resources and to the effect on traffic which accesses East Leake. A main access route is along Costock Road and through Costock village to the A60. This is already heavily used, particularly at peak hour times and the A60 cross roads has been the scene of a number of accidents in recent years.

An alternative access via Brookside and the A6006 is via a difficult T junction

Consideration needs to be given to safety at both these junctions.

**Question 9**

If, however, extra housing land does need to be allocated at East Leake, there are a number of sites that have been put forward by developers and others as potentially suitable for housing development. These are also shown below (sites EL9 to EL14). We would like to know what you think about the suitability of each of the six sites and whether each one should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required,

the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

<b>Site EL9 – Land south of West Leake Road (potential capacity around 50 homes)</b>	No
<b>Site EL10 – Land north of West Leake Road (potential capacity around 75 homes)</b>	No
<b>Site EL11 – Brook Furlong Farm (potential capacity around 70 homes)</b>	No
<b>Site EL12 – Land off Rempstone Road (north) (potential capacity around 235 homes)</b>	Yes - part of site
<b>Site EL13 – Land off Rempstone Road (south) (potential capacity around 120 homes)</b>	No
<b>Site EL14 – Land north of Lantern Lane (2) (potential capacity around 360 homes)</b>	No

**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.**

Any of these areas would create further traffic issues for the village centre. They are too far for most people to walk to do shopping etc.

**Question 16**

**Do you agree that, apart from the site to the south of Abbey Lane, 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)?**

Don't know

**Question 17**

The villages which we have identified as potentially suitable to accommodate a limited level of housing development on greenfield sites are as follows:

- . Cropwell Bishop;
- . East Bridgford;
- . Gotham;
- . Sutton Bonington; and
- . Tollerton

These particular villages have been identified because, while they do not provide for a full range of facilities as is the case at West Bridgford and the key settlements, the basic level of facilities (e.g. schools; doctors' surgery) that are available are deemed capable of potentially supporting a relatively limited level of housing growth without compromising the strategy set out in Local Plan Part 1 (Core Strategy) for the distribution of new housing.

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

**Cropwell Bishop**

**East Bridgford**

**Gotham**

**Sutton Bonington**

**Tollerton**

**Any other settlement (please specify which)**

**Question 19**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at Cropwell Bishop. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of each of those individual sites shown on the plan below and whether, in each case, the site should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road (potential capacity around 30 homes)**

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**Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)**

**Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)**

**Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 homes)**

**Any other location (please specify which)**

**Question 21**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at East Bridgford. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

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the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)**

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**Site EBR8 – Land to the north of Butt Lane (potential capacity around 20 homes)**

**Site EBR9 – Land to the south of Springdale Lane (potential capacity around 30 homes)**

**Any other location (please specify which)**

### **Question 23**

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at Gotham. These are shown on the plan below. Most of the sites, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of each of those individual sites shown on the plan below and whether, in each case, the site should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

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**Do you support housing development at:**

**Site GOT1 – Land to the rear of former British Legion (potential capacity around 25 homes)**

**Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)**

**Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)**

**Site GOT4 – The Orchards, Leake Road (potential capacity around 50 homes)**

**Site GOT5 – Land east of Gypsum Way/The Orchards (potential capacity around 200 homes)**

**Site GOT6 – East of Leake Road (potential capacity around 45 homes)**

**Site GOT7 – Land east of Hill Road (potential capacity around 160 homes)**

**Site GOT8 – Land south of Moor Lane (potential capacity around 15 homes)**

**Any other location (please specify which)**

#### **Question 25**

There is one site that has been put forward by a landowner as potentially suitable for housing development at Sutton Bonington. This is shown on the plan below. The site, if identified as suitable for housing development, should be able to deliver new homes relatively quickly and, therefore, contribute to resolving the current shortfall in the amount of land that is available for housing development over the next few years.

We would like to know what you think about the suitability of the site shown on the plan below and whether it should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of the site would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

**Do you support housing development at:**

**Site SUT1 – Land north of Park Lane (potential capacity around 140 homes)**

**Any other location (please specify which)**