



Rushcliffe Local Plan Part 2: Land Policies – Further Options

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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 & Mrs Fox	Name	Natalie Dear
Click here to enter text.	Address	Natalie Dear Planning Consultancy 1, Bailey Lane Radcliffe-on-Trent Nottingham NG12 2DA
Click here to enter text.	E-mail	nk

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.

Click here to enter text.

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	<input type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

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

Click here to enter text.

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)	<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.

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>			

	Yes – all of site	Yes – but only part of site	No
<i>Site COT9 – Land south of Hollygate Lane (1) (potential capacity around 140 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site COT10 – Land south of Hollygate Lane (2) (potential capacity around 40 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site COT11 – Land south of Hollygate Lane (3) (potential capacity around 250 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site COT12 – Land south of Plumtree Lane (potential capacity around 250 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. 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>			

	Yes – all of site	Yes – but only part of site	No
Site KEY13 – Hillside Farm (potential capacity around 60 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY14 – Land south of Bunny Lane (potential capacity around 410 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.](#)

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"/>

	Yes – all of site	Yes – but only part of site	No
Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 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.

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)			

	Yes – all of site	Yes – but only part of site	No
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

X

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

Disagree that the site to the south of Abbey Lane should be the only greenfield allocation for housing development at Aslockton. SHLAA site reference 694 “Land to the rear of Acacia House, Aslockton” should also be included as an allocated site.

As was accepted by the Inspector in relation to the appeal for the site to the south of

Abbey Lane (14/00480/OUT), Aslockton is a sustainable settlement with a range of services and facilities and good transport links, including public transport options, to nearby settlements and the city of Nottingham.

It is noted that a more recent appeal decision, in relation to a proposed development of 65 dwellings on land to the north of Abbey Lane (15/01204/OUT) considered the issue of whether Aslockton was a sustainable location and that in that decision notice the Inspector concluded that the village “is not a “sustainable” location to accommodate substantial cumulative additions of new housing”.

Both of these appeal decisions have been taken into account in the representations made here.

The current consultation document acknowledges that a greater number of houses are needed to be provided for within Rushcliffe than had previously been envisaged and therefore a greater number of housing sites will be required. This means that consideration should be given to where these additional houses should be situated. The Inspector for the appeal on the land to the north of Abbey Lane, made the comments regarding sustainability within the context of no further housing sites being required to be delivered, whereas the situation has now changed and the current consultation document states that settlements known as “other villages” will now need to make provision for additional housing sites. Aslockton falls into the category of “other villages”. This limits the weight that should be attributed to the Inspector’s (15/01204/OUT) conclusions regarding the sustainability of Aslockton.

Rushcliffe’s 2016 SHLAA assesses site reference 694 and concludes that subject to a policy change, this site may be suitable for delivery in 5 plus years. It is inevitable that there will need to be a change in policy to enable the Borough Council to meet the requirement to demonstrate an adequate supply of housing land for the plan period. This means that sites outside existing settlement boundaries will need to be put forward for allocation in order to meet the additional requirements. The most logical extensions to existing settlements are, in principle, on land adjacent to the existing settlement boundary.

Whilst this site currently sits outside the settlement boundary for Aslockton, it is immediately adjacent to the boundary and is very well related to the existing dwellings on Abbey Lane and those at The Maltings which lie on the western edge of Aslockton. Importantly, the site would not extend the western boundary of the village and would not extend further north than the existing buildings associated with The Maltings. As set out in the SHLAA assessment, the site would deliver approximately 15 dwellings and so wouldn’t represent a substantial cumulative addition to new housing in Aslockton but would make an important, albeit modest contribution to the requirement to deliver a greater number of dwellings within Rushcliffe over the plan period. It would complement the proposed development at the land to the south of Abbey Lane.

Careful design would ensure that the development of the site would not have a detrimental impact on the character or appearance of Aslockton Conservation Area.

The SHLAA does not identify any significant constraints to the delivery of this site (other than it being outside the settlement boundary) and this is a site which can be delivered within the plan period.

In conclusion, SHLAA site reference 694 should be allocated for new housing

development in Aslockton as it would make a positive contribution to meeting the housing land supply for Rushcliffe for the plan period in a sustainable settlement.

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"/>
Gotham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sutton Bonington	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tollerton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other settlement (please specify which)	X	<input type="checkbox"/>	<input type="checkbox"/>

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

SHLAA site reference 694 should be allocated in Aslockton. Please see comments in relation to Q16 for further details.

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
<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
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)			

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
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)			

	Yes – all of site	Yes – but only part of site	No
<i>Site GOT7 – Land east of Hill Road (potential capacity around 160 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site GOT8 – Land south of Moor Lane (potential capacity around 15 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.

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
Site TOL1 – Land at Burnside Grove (potential capacity around 180 homes)			
Site TOL2 – West of Tollerton Lane and North of Medina Drive (potential capacity around 360 homes)			
Site TOL3 – Land east of Tollerton Lane (potential capacity around 50 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.

Other issues

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

Click here to enter text.

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Or to: localdevelopment@rushcliffe.gov.uk

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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.