

31st March 2017

Owners of land
east of
Loughborough
Road 1092880
agent Savills
1092879

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

savills

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18 Low Pavement
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SENT VIA EMAIL ONLY

Dear Sir / Madam

Re: Land to the east side of Loughborough Road, Ruddington, Nottingham, NG11 6LQ

Savills (UK) Ltd are acting on behalf of the freehold owners of the Land to the east side of Loughborough Road, Ruddington, Nottingham.

This correspondence is submitted in response to the current consultation on the Local Plan Part 2: Land and Planning Policies (Further Options) and Rushcliffe Green Belt Review Part 2 (b) – Additional Sites (Draft for consultation) and relates specifically to site RUD12, 'Land to the east side of Loughborough Road' (please refer to accompanying site location plan).

The site was initially put forward for consideration for residential development in response to the previous consultation in March 2016 and our client is pleased to see that it is undergoing consideration as a location for housing within the Local Plan Part 2: Land and Planning Policies (Further Options).

Representations in response to the Local Plan Part 2: Land and Planning Policies (Further Options)

Question 15: Do you support housing development at:

Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes)

- Yes all of site**
- Yes part of site**
- 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.

The land to the east of Loughborough Road lies immediately to the east of the existing built up area of Ruddington and currently comprises a Greenfield site extending to approximately 10 acres.

The site is bound by Flawforth Lane (and residential properties) to the south, a house and fields to the north and east and Loughborough Road (and residential properties) to the west. The existing access is off Flawforth Lane but there appears to be sufficient road frontage for a second access along Loughborough Road.

Below, the site is considered against the tests within the NPPG¹ to demonstrate that it is suitable, available and achievable for development:

Suitable

The site is considered to be a suitable location for development. Ruddington is a sustainable location identified within the Core Strategy for a minimum of 250 new dwellings, and the Local Plan (Further Options) is examining whether it should accommodate in excess of this figure. RUD12 therefore provides an opportunity to contribute to this housing requirement.

Our clients have advised that there are no known physical limitations or constraints on the site. It is located within Flood Zone 1 and has good options for access from the public highway, with Loughborough Road (A60) immediately adjoining the western boundary and Flawforth Lane (30mph zone) immediately adjoining to the south.

The site is located in close proximity to existing residential development on the southern side of Flawforth Lane and eastern side of Loughborough Road, although the site itself is not constrained by immediate neighbouring properties other than Eastthorpe House to the north.

Available

The site is considered available for development as it is within the control of a single owner, and Savills are in active dialogue with a number of developers on behalf of the landowners at the present time with a view to bringing it forward for development. Whilst the details of these discussions and parties are commercially sensitive, we would be pleased to share further information with the Council on a confidential basis, if required.

Achievable

As noted above, our client has advised that there are no known technical constraints relating to the site and therefore it is considered its development would be economically viable. This is further supported by the fact that the land owner is actively engaged in discussions with developers at the present time.

Therefore, it is clear that the site presents a deliverable option for housing in Ruddington.

Rushcliffe Green Belt Review Part 2 (b) – Additional Sites (Draft for consultation)

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.

2. Please provide any others comments you wish to make

The assessment notes that the site makes a 'very limited' contribution in respect of preventing the merging of settlements, in part because development has already extended beyond Loughborough Road to the east, to the south of RUD12.

Whilst the overall score and impact is considered fair, the assessment that the site is 'fundamentally constrained' because of the impact on Eastthorpe House does not recognise the opportunity that a sensitively

¹ Paragraph: 019 Reference ID: 3-019-20140306; Paragraph: 020 Reference ID: 3-020-20140306; and Paragraph: 021 Reference ID: 3-021-20140306



designed scheme could present to preserve view corridors. The site is large, and future careful masterplanning could seek to ensure that the character and setting of the listed building is preserved. Other factors that are considered relevant in the assessment of the site are the fact that the site is privately owned and therefore not available for public use at the present time. In addition, there are no public footpaths that pass directly through RUD12 providing views from the site towards the listed building.

It is suggested that a balanced view must be taken, which sets the benefits of the development of this sustainably located site, which scores generally low-medium in relation to the impact on the Green Belt, against any impact on the listed building.

To conclude, Land to the east of Loughborough Road (RUD12) is considered a sustainable, deliverable site which is being actively promoted for residential development and would therefore be an appropriate location for a housing allocation within Ruddington.

We look forward to your response to the above.

Yours faithfully,

For and on behalf of **Savills (UK) Limited**

Ann Taylor BSc (HONS) MRICS
Associate Director

Lynette Swinburne BSc (HONS) DipTP MRTPI
Associate Director



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

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)
Owners of land to the East of Loughborough Road, Ruddington	Name	Ann Taylor
C/O Agent	Address	Savills (UK) Ltd Enfield Chambers 18 Low Pavement Nottingham NG1 7DG
C/O Agent		

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

No

Don't know

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
Site COT1 – Land rear of Mill Lane/The Old Park (potential capacity around 240 homes)			
Site COT2 – Land at Main Road (potential capacity around 50 homes)			
Site COT3 – Land rear of and to the west of Main Road (potential capacity around 125 homes)			
Site COT4 Land off Woodgate Lane (potential capacity around 80 homes)			
Site COT5 – Bakers Hollow (potential capacity around 60 homes)			
Site COT6 – The Brickyard, Owthorpe Road (potential capacity around 100 homes)			
Site COT7– Land behind Firdale (2) (potential capacity around 65 homes)			
Site COT8 – Land behind Firdale (potential capacity around 95 homes)			

	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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD14 – Croft House (potential capacity around 25 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.

Please refer to supporting letter

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
<i>Cropwell Bishop</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>East Bridgford</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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
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)			

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 Lammas 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
Site SUT1 – Land north of Park Lane (potential capacity around 140 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.

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.

Click here to enter text.

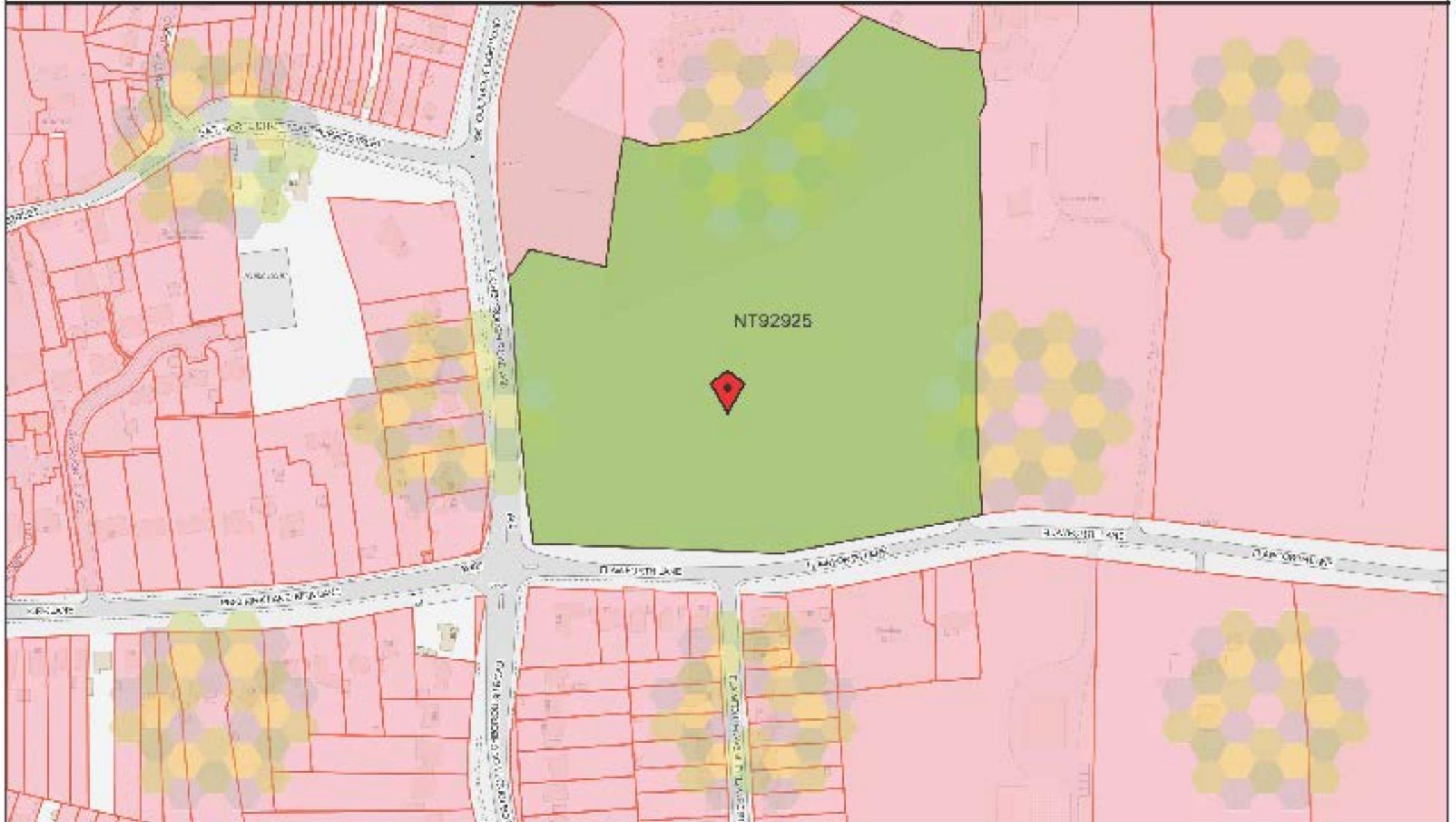
Please return by **5pm on Friday 31 March 2017** to:

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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.



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 17 NOVEMBER, 2015

Response Form

Your Details		Agent details (where applicable)
Owners of land to the East of Loughborough Road, Ruddington	Name	Ann Taylor
C/O Agent	Address	Savills (UK) Ltd Enfield Chambers 18 Low Pavement Nottingham NG1 7DG
C/O Agent	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.

Please refer to supporting letter

(please continue on a separate sheet if necessary)

2. Please provide any others comments you wish to make

Please refer to supporting letter

(please continue on a separate sheet if necessary)

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

to: Planning Policy
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