



Rushcliffe Local Plan Part 2: Land Use Policies – Further Options

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agent
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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 C Laud	Name	Natalie Dear
Pedigree Wholesale Ltd c/o Agent	Address	Natalie Dear Planning Consultancy 1, Bailey Lane Radcliffe-on-Trent Nottingham NG12 2DA
Click here to enter text.	E-mail	

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
Site COT9 – Land south of Hollygate Lane (1) (potential capacity around 140 homes)			
Site COT10 – Land south of Hollygate Lane (2) (potential capacity around 40 homes)			
Site COT11 – Land south of Hollygate Lane (3) (potential capacity around 250 homes)			
Site COT12 – Land south of Plumtree Lane (potential capacity around 250 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.

[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)	X		

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 see attached completed SHLAA Site Submission Form in relation to land at The Crescent, Radcliffe on Trent.

Pre-application advice for residential development of the land at The Crescent, Radcliffe on Trent was sought and received on 11th January 2016 (reference 15/02895/ADVICE). This confirmed that the principle of residential development on this site was acceptable and therefore it is a logical step for the site to be allocated as such in the Rushcliffe Local Plan Part 2.

Policy 3 Spatial Strategy of the Local Plan Part 1: Rushcliffe Core Strategy clearly sets out that a minimum of 400 new dwellings shall be provided in or adjoining Radcliffe on Trent and the latest consultation document regarding Part 2 of the Plan acknowledges that due to issues regarding delivery of housing within Rushcliffe to date, this figure may need to be higher.

It is noted that the current consultation document focuses on delivering housing on greenfield sites adjoining Radcliffe on Trent. However, in addition to seeking to make allocations on greenfield sites at Radcliffe on Trent, it is imperative that all brownfield site options are appropriately considered and assessed to establish whether any of the housing land allocations could be accommodated on such sites. Clearly, any allocations of housing land on brownfield sites releases the pressure to develop to a larger extent on greenfield sites. This follows the advice of the NPPF and reflects the intentions of the Government as set out in the February 2017 White Paper “Fixing Our Broken Housing Market”.

The site at The Crescent, Radcliffe on Trent is therefore put forward for allocation within the Rushcliffe Local Plan Part 2. The site is proposed to accommodate between ten and fifteen houses and whilst this will only make a relatively modest contribution to the housing requirement for Radcliffe on Trent, it is nevertheless an important contribution in a highly sustainable location on brownfield land which is sited within the settlement boundary. This site will therefore reduce the amount of development which is required to be located on greenfield sites around the settlement and represents a very sustainable option in this regard.

The site at The Crescent is currently in employment use, owned and operated by Pedigree Wholesale Ltd, however, it will be available for residential development within the next five to ten years. The existing three storey mill is no longer suitable

as a modern production environment to meet the company's requirements. Pedigree Wholesale Ltd is looking to increase the capacity of the business but it is not cost effective to do so within the existing building structure. Instead, an alternative site will be sought within close proximity to the existing site where a modern warehouse unit can either be constructed or converted to facilitate the ongoing development of this successful business. The existing site currently also hosts a retail store and it is proposed to relocate this to a new site, with consideration being given to retail opportunities within the Radcliffe on Trent area. This approach will secure the long term future of the business and employment of local people.

The area immediately surrounding the site is residential with a railway line running to the north and further residential properties beyond this. The use of this site for residential development is far more appropriate within this context than the existing employment use, albeit that the existing business has been located here for a considerable length of time (it is understood since 1906), and therefore prior to much of the housing. There are currently regular deliveries to and from the site by Heavy Goods Vehicles which are not ideal for the amenities of the neighbouring residential properties. These types of vehicles will be removed from The Crescent if the site is in residential use itself and provide a betterment for all existing residents.

The site is within easy walking distance of the village centre which has a range of services and facilities on offer. It is located adjacent to bus stops providing connections to Nottingham and Bingham and is within walking distance of the train station. All relevant utility services are already provided at the site and recently The Crescent access road was upgraded to a standard to meet Nottinghamshire County Council's requirements to enable it to serve up to fifteen dwellings (following the grant of planning permission reference 16/00369/FUL).

The site complies with the aspirations of the Radcliffe on Trent Neighbourhood Plan.

The site is put forward for inclusion within the Local Plan Part 2 at this stage, although it is not proposed to be developed until the second tranche of development in five to ten years time, to ensure that its allocation is secured.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.

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
<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
<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 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>			

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

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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site GOT2 – Land north of Kegworth Road/Home Farm (west) (potential capacity around 50 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site GOT3 – Land north of Kegworth Road/Home Farm (east) (potential capacity around 20 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes – all of site	Yes – but only part of site	No
<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)	<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.](#)

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

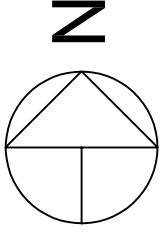
Please return by **5pm on Friday 31 March 2017** to:

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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.



Architect

Okrafo-Smart Architects
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Revisions

Client

Mr C Laud

Project

Proposed New Signage
Harrisons Pet & Garden Store
83 Bingham Road
Radcliffe-on-Trent
Nottingham

Drawing Title

Location Plan

Scale

1:500 @ A3

Date

March 2017

Revision

B

Drawing Number

PL 00

