

Comment

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Address	23 Chaworth Road Nottingham NG2 7AE
Event Name	Local Plan Part 2 Further Options
Comment by	Sharphill Action Group (Mr Peter Peter Jaggar)
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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

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

It is clear that only one of these sites is progressing at present, that is at Melton Road, Edwalton close to the Wheatcroft roundabout. However, this has been at too slow a pace to assist with the notional need for a 5 year land supply. There have been difficulties with establishing access to the larger tract of Sharphill land and the postponement of the intended Waitrose supermarket will probably slow the arrival of other employment generating uses in the south-west corner of the site.

In these circumstances, and with the need to protect the remaining green belt land to the west of Sharphill Wood being paramount, there is no case for extending this already over-committed strategic site. The same thinking applies to the other 2 strategic allocations which have seen no final planning layouts or building activity.

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

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.

This is an area of W. Bridgford that has largely escaped large development pressure in recent years, and perhaps its time has come again if flooding concerns can be effectively mitigated.

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 15

The plan below identifies sites on the edge of Ruddington that have been put forward by developers and others as potentially suitable for housing development. We have already asked for views on the suitability for development of sites RUD1 to RUD10 as part of the Issues and Options consultation stage which we undertook early last year.

Since last year's consultation a further three sites (RUD11 to RUD14) have been put forward by developers and others as potentially suitable for housing development. We would also like to know what your views are on 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:

Site RUD11 – Old Loughborough Road (potential capacity around 40 homes) No

Site RUD12 – Land to the east side of Loughborough Road (potential capacity around 60 homes) No

Site RUD13 – Land opposite Mere Way (potential capacity around 170 homes) Yes - part of site

Site RUD14 – Croft House (potential capacity around 25 homes) Yes - all of site

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)

Question 27

There are a number of sites that have been put forward by developers and others as potentially suitable for housing development at Tollerton. 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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Do you support housing development at:

Site TOL1 – Land at Burnside Grove (potential capacity around 180 homes) Yes - all of site

Site TOL2 – West of Tollerton Lane and North of Medina Drive (potential capacity around 360 homes) No

Site TOL3 – Land east of Tollerton Lane (potential capacity around 50 homes) 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.

There is surely no conceivable case for linking TOL2 site with the existing large allocation at Gamson/Tollerton Airport. This would desecrate the green belt and establish a considerable urban extension effectively linking the Radcliffe Road (A.52) to the A.606 at Tollerton. However, a medium-sized infill off Burnside Grove (adding shape to the village) might be a reasonable compromise, and could take housing pressure off West Bridgford.

Comment

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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.

Yes, reluctantly, since the Council are having to play by the Government's rules, whose ministers consistently fail to recognise that the supply-led market mechanism has failed, and that by allocating more residential land, they are just filling the land banks of developers -who will release it at their own pace. This is a disgrace at a time of housing crisis when there is minimal release of sites or building activity to make available more social or so-called affordable housing

Question 17

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

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East Bridgford

Gotham

Sutton Bonington

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Any other settlement (please specify which)

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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)

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Do you support housing development at:

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

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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.

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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.

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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)