



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

Wheeldon Brothers  
Ltd 1092749 agent  
Planning&Design  
Group 776369

## 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](mailto: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)
Wheeldon Brothers Ltd	<b>Name</b>	Bob Woollard Planning and Design Group
Click here to enter text.	<b>Address</b>	Pure Offices, Lake View Drive, Sherwood Business Park, Nottingham NG15 0DT
Click here to enter text.	<b>E-mail</b>	B

### 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.

However given that there are still outstanding issues to resolve before these strategic allocations can start delivering housing numbers there is still uncertainty and a real risk that by April 2019 the shortfall is greater than 900 homes. This further options consultation for an additional 2,000 dwellings is based upon the expectation that the Local Plan Part 2 will identify enough land for around 1,100 dwellings, plus the assumed 900 dwellings shortfall from the undelivery of the strategic allocations. However, the plan does not provide the necessary flexibility in the event that the issues surrounding the strategic allocations continue to cause delays and do not come forward in the timescale envisaged, as such we recommend a 20% contingency be added into the plan. A 20% contingency buffer would cover the anticipated housing delivery in 2019 from the sites known as Land north of Bingham, Land at former RAF Newton Phase 2 and land south of Clifton, which it is assumed will start construction in 2019, however this is a clear risk to the Council's 5 year housing land supply. As such, this would mean an additional 1,080 dwellings, plus 1,100 dwellings as identified in the Issues and Options document, giving an overall total of 2,180 dwellings. This approach is considered to be consistent with the principles set out in the NPPF and would allow the Council to plan positively for the housing delivery.

## 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.

Expanding any of the three of the existing strategic allocations will not assist in the actual delivery of housing given the very reason for this further consultation for additional sites is due to the undelivery of housing on these sites. Allocating more housing numbers to these sites will only bring more risk to the plan and uncertainty over timescales. Furthermore, the issue of urban sprawl will be a serious concern given the scale of the existing allocations with will also put extra pressure on local services and facilities whilst adequate infrastructure is put in place where it is

*feasible, an approach that is not considered sustainable. It is clear that the main urban allocations have already been fully explored through the examination and Local Plan process and it was concluded that the allocations and urban area are at development capacity and would represent unsustainable development if made larger. As such the Council should be looking to direct growth lower down the settlement hierarchy and where development would be sustainable in accordance with Core Strategy and the NPPF.*

*It is accepted that the Council has effectively sought to apply the Spatial Strategy of urban concentration and regeneration required by Policy 3 of the adopted Part 1 Local Plan (Core Strategy). It has correctly utilised the settlement hierarchy to apply a sequential selection process to identifying additional housing sites.*

**Question 3: Do you support housing development at:**

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
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:**

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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>			
<i>Site COT9 – Land south of Hollygate Lane (1) (potential capacity around 140 homes)</i>			
<i>Site COT10 – Land south of Hollygate Lane (2) (potential capacity around 40 homes)</i>			
<i>Site COT11 – Land south of Hollygate Lane (3) (potential capacity around 250 homes)</i>			
<i>Site COT12– Land south of Plumtree Lane (potential capacity around 250 homes)</i>			
<i>Any other location (please specify which)</i>			

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:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
Site EL9 – Land south of West Leake Road (potential capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL10 – Land north of West Leake Road (potential capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site EL11 – Brook Furlong Farm (potential capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site KEY1 – Land east of Willow Brook (potential capacity around 40 homes)</i>			

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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>			
<i>Site KEY13 – Hillside Farm (potential capacity around 60 homes)</i>			
<i>Site KEY14 – Land south of Bunny Lane (potential capacity around 410 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.

### **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:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site RAD11 – North of Holme Lane (potential capacity around 115 homes)</i>			
<i>Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 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.

## 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)			
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)?

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

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
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"/>

	Yes	No	Don't know
Any other settlement (please specify which)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site CBI2 – Land north of Memorial Hall (1) (potential capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site CBI3– Land north of Memorial Hall (2) (potential capacity around 60 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site CBI4 – Land north of Fern Road (2) (potential capacity around 30 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site CBI5 – Land north of Fern Road (1) (potential capacity around 250 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Site CBI6 – Land to the north of Fern Road (3) (potential capacity around 70 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.

### **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:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site EBR1 – Land behind Kirk Hill (east) (potential capacity around 15 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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.*

*The land to the north of Kegworth Road, Gotham represents a logical and deliverable option for housing in Gotham (SHLAA site ref 133). The site is bounded by existing residential development to the east of the site with properties on Home Farm Close. Kegworth Road forms the southern boundary of the site with*

*residential development fronting the site. The old Primary School is located immediately west of the site, with housing beyond. The northern boundary of the site comprises a substantial hedgerow and landscape strip which screens the Public Right of Way which follows the site boundary to the north. As such the site is well contained by existing development and the significant hedgerow screening to the north of the site and very well related to the settlement.*

*The site is a 2 minute walk to the bus stops on Leake Road providing very regular services between Nottingham and Loughborough. Future residents of the site will therefore have an opportunity to use existing transport infrastructure and reduce journeys undertaken by private car. Services and facilities including a shop and post office, pubs, Memorial Hall and Recreation Ground shops, takeaways and a medical centre are all located within a 10 minute walk of the site.*

*The site is approximately a 5 to 10 minute walk to the recreation ground. The development of the site could facilitate additional onsite open space provision and/or off site contributions to existing facilities. The development of the site would not result in the loss of existing recreational open space.*

*The development of the site will not result in the loss of a historic site nor does not impact a Conservation Area, Scheduled Ancient Monument or Historic Park and Gardens. The Old Primary School to the west of the site is a Grade II Listed Building. However, the in designing a scheme the setting of the Listed Building will be considered and the layout and appearance will seek to mitigate any impacts.*

*The site is within walking distance of existing community facilities including the Memorial Hall and recreation ground and the local primary school which is a 2 minute walk from the site. These facilities, being in such close proximity to the site, will assist in the creation of a cohesive and integrated community. It is understood that Gotham Primary School is currently undersubscribed. As such the proposed development can be accommodated will the existing school and will assist in boosting the school roll and sustaining the long term future of the school.*

*The development of the site will not result in the loss of all or part of a designated site of nature conservation interest. The proposed development would not involve the loss of existing habitat or trees or hedgerow. Trees and Hedgerow surrounding the site will be enhanced and strengthened as part of the development proposals. The development of the site provides the opportunity to deliver biodiversity enhancements through the provision of SUDs and the potential for onsite open space. The Council's assessment of the site in the SHLAA states that "Local Information suggests that there may be important habitats on the site which would require protection". However, from previous discussions and representations it would appear the landowners are not aware of any such habitats within the site. Further a review of the site on Magic.gov mapping does not identify any site constraints. It should be noted that an ecological assessment would however be submitted with any planning application for the development of the site. The proposed development would not involve the loss of existing habitat or trees or hedgerow. Trees and Hedgerow surrounding the site will be enhanced and strengthened as part of the development proposals. The development of the site provides the opportunity to deliver biodiversity enhancements through the provision of SUDs and the potential for onsite open space.*

*The site will not cause any harm to the water environment nor cause flooding elsewhere as a result of the development. The site is not at risk of Flooding as*



defined by the Environment Agency's online flood maps.

The development of this site could yield up to 50 dwellings which is considered to be a suitable amount of development for Gotham given its current size, facilities and location set within the surrounding glorious countryside. It is considered a larger allocation would be detrimental to the character of the village and put significant pressures on existing facilities. However, a smaller allocation would not bring to same infrastructure benefits or sustain the village's facilities for the long term. Whilst it is noted the site lies within the Nottingham and Derby Green Belt the Council currently has the opportunity to remove it in order to facilitate a sustainable and high quality housing development which would reflect the existing character of the village and assist in the Borough's housing delivery. The site is available and the housebuilder Wheeldon Brothers, a family run company, is interested in building out the site within the next 2 years.

We would welcome the opportunity to meet with officers to discuss this site further.

### **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:

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
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:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<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:

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

Or to: [localdevelopment@rushcliffe.gov.uk](mailto: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.

## Response Form

Your Details		Agent details (where applicable)
Wheeldon Brothers Ltd	Name	Bob Woollard Planning and Design Group
	Address	Pure Offices, Lake View Drive, Sherwood Business Park, Nottingham NG15 0DT
	E-mail	Bob.woollard@panddg.co.uk

### 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.

We agree with the review and principle of altering the Green Belt boundaries. As acknowledged by the Council there is a need for additional allocations which should be made across the full range of sustainable settlements, including Gotham. It is accepted that the Council has effectively sought to apply the Spatial Strategy of urban concentration and regeneration required by Policy 3 of the adopted Part 1 Local Plan (Core Strategy). It has correctly utilised the settlement hierarchy to apply a sequential selection process to identifying additional housing locations. The land north of Keyworth Road, Gotham is an excellent opportunity to provide up to 50 high quality dwellings in a location which is well related to the settlement and facilities and would round off the village using a clear defensible boundary.

Given the challenging circumstances faced by the Council in finding at least 900 additional dwellings it is vital that further land is released from the Green Belt to meet the development needs now and in the future. The NPPF is clear that Green Belt reviews should ensure that boundaries can endure beyond the plan period, so the identification of safeguarded land must also be considered at this stage.

The review of the Green Belt must look to release those sites which are considered most suitable, having regard both to the 5 purposes of the Green Belt, and also to the suitability of each site for residential development. This should be determined having regard to the established principles of sustainable development in the NPPF.

The land to the north of Kegworth Road, Gotham represents a logical and deliverable option for housing in Gotham (SHLAA site ref 133). The site is bounded by existing residential development to the east of the site with properties on Home Farm Close. Kegworth Road forms the southern boundary of the site with residential development fronting the site. The old Primary School is located immediately west of the site, with housing beyond. The northern boundary of the site comprises a substantial hedgerow and landscape strip which screens the Public Right of Way which follows the site boundary to the north. As such the site is well contained by existing development and the significant hedgerow screening to the north of the site and very well related to the settlement.

The site is a 2 minute walk to the bus stops on Leake Road providing very regular services between Nottingham and Loughborough. Future residents of the site will therefore have an opportunity to use existing transport infrastructure and reduce journeys undertaken by private car. Services and facilities including a shop and post office, pubs, Memorial Hall and Recreation Ground shops, takeaways and a medical centre are all located within a 10 minute walk of the site.

The site is approximately a 5 to 10 minute walk to the recreation ground. The development of the site could facilitate additional onsite open space provision and/or off site contributions to existing facilities. The development of the site would not result in the loss of existing recreational open space.

The development of the site will not result in the loss of a historic site nor does not impact a Conservation Area, Scheduled Ancient Monument or Historic Park and Gardens. The Old Primary School to the west of the site is a Grade II Listed Building. However, the in designing a scheme the setting of the Listed Building will be considered and the layout and appearance will seek to mitigate any impacts.

The site is within walking distance of existing community facilities including the Memorial Hall and recreation ground and the local primary school which is a 2 minute walk from the site. These facilities, being in such close proximity to the site, will assist in the creation of a cohesive and integrated community. It is understood that Gotham Primary School is currently undersubscribed. As such the proposed development can be accommodated will the existing school and will assist in boosting the school roll and sustaining the long term future of the school.

The development of the site will not result in the loss of all or part of a designated site of nature conservation interest. The proposed development would not involve the loss of existing habitat or trees or hedgerow. Trees and Hedgerow surrounding the site will be enhanced and strengthened as part of the development proposals. The development of the site provides the opportunity to deliver biodiversity enhancements through the provision of SUDs and the potential for onsite open space. The Council's assessment of the site in the SHLAA states that "Local Information suggests that there may be important habitats on the site which would require protection". However, from previous discussions and representations it would appear the landowners are not aware of any such habitats within the site. Further a review of the site on Magic.gov mapping does not identify any site constraints. It should be noted that an ecological assessment would however be submitted with any planning application for the development of the site. The proposed development would not involve the loss of existing habitat or trees or hedgerow. Trees and Hedgerow surrounding the site will be enhanced and strengthened as part of the development proposals. The development of the site provides the opportunity to deliver biodiversity enhancements through the provision of SUDs and the potential for onsite open space.

The site will not cause any harm to the water environment nor cause flooding elsewhere as a result of the development. The site is not at risk of Flooding as defined by the Environment Agency's online flood maps.

The development of this site could yield up to 50 dwellings which is considered to be a suitable amount of development for Gotham given its current size, facilities and location set within the surrounding glorious countryside. It is considered a larger allocation would be detrimental to the character of the village and put significant pressures on existing facilities. However, a smaller allocation would not bring to same infrastructure benefits or sustain the village's facilities for the long term. Whilst it is noted the site lies within the Nottingham and Derby Green Belt the Council currently has the opportunity to remove it in order to facilitate a sustainable and high quality housing development which would reflect the existing character of the village and assist in the Borough's housing delivery. The site is available and the housebuilder Wheeldon Brothers, a family run company, is interested in building out the site within the next 2 years.

To assist the Council in their consideration of sites, an assessment has been undertaken of the land north of Kegworth Road, Gotham against the Assessment Matrix Scoring system. This has been provided under a separate cover accompanying this response form. The assessment concludes the site is of low Green Belt value and therefore advocates its removal from the Green Belt. We would welcome the opportunity to meet with officers to discuss this site further.

(please continue on a separate sheet if necessary)

**2. Please provide any others comments you wish to make**

(please continue on a separate sheet if necessary)

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

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

Or to: [localdevelopment@rushcliffe.gov.uk](mailto: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.

# Land North of Kegworth Road, Gotham

## Green Belt Site Assessment

March 2017



To assist the Council in their consideration of sites, an assessment has been undertaken of the land north of Kegworth Road, Gotham against the Assessment Matrix Scoring system. This is set out below, and demonstrates that the site is suitable for release from the Green Belt.

<b>Green Belt Purpose</b>	<b>Score</b>	<b>Justification</b>
To check unrestricted sprawl of large built-up areas	1	The site has development adjacent to three of its existing boundaries and visually well contained. The northern boundary of the site is strong with a substantial hedgerow containing the site and rounding off the development edge in this location. The site is naturally flat and has clear field boundaries which are reinforced by existing hedgerow.
Prevent merging of settlements	1	The site is located to the north west of Gotham. Built development in the form of the old school and the residential dwellings to the west of the site, extend the settlement out beyond the boundaries of the site. The development would therefore not reduce distances between settlements and would not lead to any physical or perceptual merging of existing settlements.
Assist in safeguarding the countryside from encroachment	1	The site does not contain any inappropriate development however, surrounding land uses immediately adjacent to the site have already significantly encroached on the countryside. As described previously, the site has clearly defined boundaries on all aspects with development extending beyond the site into the countryside. The site is well contained; its development would not represent encroachment into the countryside.



		<p>The Council in its own assessment of the site scored this category as 2. We disagree with this assessment as there is not a 'substantial telephone exchange building' on the site and the development around the school has further urbanised the area beyond the site. This further emphasises the sites relationship with the village rather than the countryside. As a hobby equestrian use rather than an agricultural use, the site can be considered domesticated.</p>
Preserve setting and special character of historic settlement	3	<p>The site is adjacent to a Grade II Listed Building. The design of the development scheme is proposed to respond positively to this.</p> <p>The Council in its own assessment of the site scored this category as 4. We disagree as the setting of the Grade II listed building has already been altered by the residential development recently built in its grounds. Furthermore, as the site has a hobby equestrian use the relationship with the countryside has been eroded.</p>
To assist in urban regeneration	3	There are no specific urban regeneration projects within Gotham.
<b>Total Score</b>	<b>9</b>	<b>Low Green Belt Value</b>

Land north of Kegworth Road, Gotham clearly represents an obvious opportunity to develop a site which is sustainable, well related and contained within the existing settlement and holds low Green Belt value. The site is located whereby future residents can support the vitality and viability of the existing services the settlement offers. Wheeldon Brothers is a family run company who deliver high quality homes and have



extensive experience of delivery housing in rural locations. We therefore ask the Council to seriously consider removing the site from the Green Belt where it can then be used to best effect to support housing delivery.



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