



# Rushcliffe Local Plan Part 2: Land and Planning Policies – Preferred Housing Sites

Aldergate Properties Ltd  
89170 (East Bridgford) agent  
Stone Planning  
1024351

## Response Form

Please return by **5pm on Monday 27 November 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)
Aldergate Properties Limited	<b>Name</b>	Paul Stone
Click here to enter text.	<b>Address</b>	9 Yardley Close, Swanwick, Derbyshire.DE55 1EP
Click here to enter text.	<b>E-mail</b>	

### Housing Development

#### Housing Land Supply

**Question 1:** Do you agree with the Council's proposal that Local Plan Part 2 should identify enough land for around 2,550 new homes?

**Yes** .....

**No** .....

**Don't know** .....

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

This should be expressed as a minimum to provide greater flexibility. This is particularly important as the Council is reliant on a large number of very large strategic sites where delivery will be delayed.

(please continue on a separate sheet if necessary)

## Housing Sites within the Main Urban Area

**Question 2:** Do you agree with the Council's proposed allocation of the Abbey Road Depot (site WB01) for the development of around 50 new homes?

**Yes** .....

**No** .....

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

[Click here to enter text.](#)

(please continue on a separate sheet if necessary)

## Housing Sites adjacent to the Main Urban Area

**Question 3:** Do you agree with the Council's proposal that no sites adjacent to the main urban area of Nottingham (within Rushcliffe) should be allocated for housing development through Local Plan Part 2?

**Yes** .....

**No** .....

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

[Click here to enter text.](#)

(please continue on a separate sheet if necessary)

## Housing Development at the 'Key Settlements'

### Bingham

**Question 4:** Do you agree with the Council's proposal that no sites adjacent to Bingham should be allocated for housing development through Local Plan Part 2?

**Yes** .....



**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

### Cotgrave

**Question 5:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cotgrave for around 350 homes in total?

**Yes** .....

**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

**Question 6:** Do you support the proposed allocation for housing development of the following sites at Cotgrave:

	Yes	No
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Sites COT09 – Land south of Hollygate Lane (1); COT10 – Land south of Hollygate Lane (2); and COT11a – Land south of Hollygate Lane (3a) (estimated capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

## East Leake

**Question 7:** Do you agree with our proposal that only sites EL01, EL02, EL04, EL05 and EL08 (as shown at Figure 4) should be allocated for housing development at East Leake?

**Yes** .....



**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

## Keyworth

**Question 8:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Keyworth for around 580 homes in total?

**Yes** .....

**No** .....

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

See attached document

(please continue on a separate sheet if necessary)

**Question 9:** Do you support the proposed allocation for housing development of the following sites at Keyworth.

	Yes	No
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

See attached

(please continue on a separate sheet if necessary)

## Radcliffe on Trent

**Question 10:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Radcliffe on Trent for around 820 homes in total?

**Yes** .....

**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

**Question 11:** Do you support the proposed allocation for housing development of the following sites at Radcliffe on Trent.

	Yes	No
Site RAD01 – Land north of Nottingham Road (estimated capacity around 150 homes), with employment development to the west of the powerlines that separate the site.	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

*For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.*

Click here to enter text.

(please continue on a separate sheet if necessary)

## Ruddington

**Question 12:** *Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Ruddington for around 410 homes in total?*

**Yes** .....

**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

**Question 13:** *Do you support the proposed allocation for housing development of the following sites at Ruddington.*

	Yes	No
Site RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

*For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.*

Click here to enter text.

(please continue on a separate sheet if necessary)

## Housing Development at the 'Other Villages'

### Cropwell Bishop

**Question 14:** *Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cropwell Bishop for around 160 homes in total?*

**Yes** .....

**No** .....

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

Click here to enter text.



(please continue on a separate sheet if necessary)

**Question 15:** Do you support the proposed allocation for housing development of the following sites at Cropwell Bishop.

	Yes	No
Site CBI02 – Land north of Memorial Hall(1) (estimated capacity around 90 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site CBI05 – Land east of Church Street (estimated capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For both of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

### East Bridgford

**Question 16:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at East Bridgford for around 100 homes in total?

Yes .....	<input type="checkbox"/>
No .....	<input checked="" type="checkbox"/>

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

This should be expressed as a minimum to provide greater flexibility. This is particularly important as the Council is reliant on a large number of very large strategic sites where delivery will be delayed.

(please continue on a separate sheet if necessary)

**Question 17:** Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Yes	No
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	✓	
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	✓	
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)		
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)		

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

See attached

(please continue on a separate sheet if necessary)

## Gotham

**Question 18:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for around 100 homes in total?

**Yes** .....

**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

**Question 19:** Do you support the proposed allocation for housing development of the following site at Gotham:

	Yes	No
Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

### Bunny Brickworks

**Question 20:** Do you support the proposed allocation of the former Bunny Brickworks (site BUN01) for a mixed development of around 100 new homes and employment development?

**Yes** .....

**No** .....

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

## Flintham – Former Islamic Institute

**Question 21:** Do you support the proposed allocation of the former Islamic Institute at Flintham for the development of up to 95 new homes?

**Yes** .....

**No** .....

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

Click here to enter text.

(please continue on a separate sheet if necessary)

## Other Issues

**Question 22:** Please identify any matters related to housing development which are not covered here or elsewhere and which you wish to raise.

Click here to enter text.

(please continue on a separate sheet if necessary)

Please return by **5pm on Monday 27 November 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 plan making process and may be in use for the lifetime of the Local Plan and associated processes in

accordance with the Data Protection Act 1998. 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. By sending the Council your details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.

# Stone Planning Services Limited

---

Ref: SPS/0058

Date: 25<sup>th</sup> November 2017

Rushcliffe Borough Council

Planning Services

Rushcliffe Arena,

Rugby Road,

West Bridgford

Nottingham

NG2 7YG

Dear Sir/Madam,

## **Representations – Rushcliffe Local Plan Part 2 Land & Planning Policies Preferred Housing Sites – East Bridgford**

Stone Planning Services Limited is engaged by Aldergate Properties Limited with regard to the submission of Representations in respect of the Rushcliffe Local Plan Part 2 Land & Planning Policies Preferred Housing Sites.

### **East Bridgford**

East Bridgford is a settlement that is inset from the Green Belt – it has its own settlement boundary. It is a popular and sought-after place to live, accordingly demand here for housing is high. Facilities within the settlement are good and include a medical centre, everyday shops, Primary School and good connections to public transport; it is a sustainable location.

There has also been a significant amount of public investment in the new A46 which opened a few years ago. This road lies immediately adjacent East Bridgford and gives access to Grantham / Leicester to the South and Newark / Retford to the North. This should be an important material planning consideration when allocating new sites for development. The A46 investment is of particular importance for East Bridgford making it an even more popular place to live. Housing need should be met which in itself will help sustain the settlement.

The Sustainability Appraisal indicates there are very few differences in the impact on the Strategic Objectives between the “low growth” and the “medium growth” options. We consider that greater flexibility needs to be embedded in the Part 2 Plan to enable housing

# Stone Planning Services Limited

---

to be delivered at the identified sustainable settlements, such as East Bridgford. Hence, we suggest that the policy be amended to refer to a minimum of 100 dwellings in East Bridgford.

## Proposed Allocations

As the Council is aware our client owns land off Closes Side, East Bridgford. These are denoted as sites EBR06 and EBR07 in the consultation document. The sites cover a total area of approximately 1.82 hectares which we consider has capacity for 40-50 dwellings.

Our Client's site would provide an ideal location for market and local needs housing in East Bridgford. It is a modest site that is in a very sustainable location – it is available and deliverable. Having existing development on 3 sides, its development is a logical infill to East Bridgford. To demonstrate its suitability for housing the following assessment is provided for this site:

In terms of the loss of green belt we consider that the site scores low when appraised against the 5 purposes for including land within the Green Belt (para 80 NPPF). Our assessment is set out below

<b>Site Name</b>	Closes Side Lane	
<b>SHLAA Ref</b>	Part of 580	
<b>Strategic Green Belt Area</b>	East Bridgford	
<b>Green Belt Purpose</b>	<b>Score</b>	<b>Justification</b>
Check unrestricted sprawl of settlements	<b>2</b>	Removal of this site from the Green Belt is a logical rounding the settlement. It would allow for development in a sustainable location that would meet market and local housing need in East Bridgford.
Prevent merging of settlements	<b>1</b>	It will have no impact on the merger of settlements, this is a small site
Assist in safeguarding the countryside from encroachment	<b>2</b>	There would be minimum encroachment on the countryside

## Stone Planning Services Limited

---

Preserve setting and special character of historic settlement	<b>2</b>	The site is in proximity to the Conservation Area. Accordingly this would need to be taken into consideration.
Assist in urban regeneration	<b>3</b>	There are no specific urban regeneration projects in East Bridgford
Green Belt Score	<b>10</b>	<b>Low</b>

Based on our above analysis this site would fall into the "low" Green Belt score category meaning that it is a suitable site for release in order to meet housing need. This assessment adopts the Council's scoring methodology; however, we consider that a score of 3 for assisting in urban regeneration is high and a more accurate figure would be 1.

We support the allocation of Sites EBR06 and EBR07 for residential purposes. They are deliverable sites in a sustainable location.

We do not agree with the Council that Sites EBR08 and EBR10 have "less impact on the setting of the village". There is no evidence to support this conclusion. Sites EBR08 and EBR10 both lie on the principal road passing through East Bridgford and are highly visible. The setting of the village will clearly and significantly change if developed. The developments would elongate the village to the east, creating ribbon development. Our client's sites represent rounding off of the settlement boundary. The Plan on Page 35 of the Consultation document is a misrepresentational of what is actually on the ground. It does not show Fosters Close; this may have influenced the Council's comment.

Furthermore, the Sustainability Appraisal does not support the Council's conclusion. EBR06 and EBR07 score the same as Site EBR08 save for the impact on Natural Resources, where a "red negative" is ascribed. This score is clearly an error as the same text appears on the SA Assessment for EBR08 yet that scores "Orange negative". We suggest that the Council reviews this and deletes any reference to sites EBR08 and EBR10 having "less impact on the setting of the village."; there is no evidence to support this.

Sites EBR06 and EBR07 could generate in the region of 40 - 50 dwellings including provision of a policy compliant level of affordable housing. Some initial work has been undertaken by



## Stone Planning Services Limited

---

our client such that we can confirm there are no technical highway or drainage matters that would hinder delivery. We can also confirm there are no legal impediments to delivery.

Existing hedgerows will be retained on site where appropriate and a strengthened landscape boundary to the new green belt boundary would be established. The site is modest in size such that early delivery is possible; unlike the many strategic sites in the Borough there is relatively little front-loaded infrastructure costs.

We attach an indicative Concept Master Plan (Plan 1) for sites EBR06 and EBR07 and are eager to engage with the Council on the detail of the scheme.

We would be grateful, if you would take consideration of our comments.

Yours faithfully



Paul Stone  
Director - Stone Planning Services Limited

Plan 1 – Concept Master Plan



**ALDERGATE  
PROPERTIES LTD**

CLIENT

DRAWING TITLE	Scale	NTS
CLOSES SIDE LANE, EAST BRIDGFORD, ILLUSTRATIVE MASTER PLAN	Ref.	APL/CSL/01
	Revision	B
	Date	23.03.2017
	Drawn By	CDAL

**Carlton Design**  
Architecture Ltd

Architectural Consultants  
Robness, Croydon, Surrey, CR9 3BD.  
Tel: 01889 82623 Fax: 01889 82623  
E-Mail: info@carltondesign.co.uk

