



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

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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

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)
BT Hoyland and Sons	Name	Guy Longley, Pegasus Group
Click here to enter text.	Address	4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL
Click here to enter text.	E-mail	

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.

Pegasus previously made representations on the Further Options Consultation in relation to our client's land interests at Cotgrave. The Preferred Housing Sites consultation now proposes to make provision for some 2,550 dwellings in the Part 2 Plan to address identified shortfalls in the delivery of strategic sites along with a further level of provision to provide a further buffer should expected housing delivery be further delayed.

Whilst this additional buffer is to be welcomed, we remain concerned that the Part 2 Plan does not make sufficient provision to deal with under delivery from strategic sites. It is considered that the Part 2 Plan should be looking to allocate land to accommodate between 3,600 and 5,000 dwellings to ensure sufficient provision to address uncertainties in delivery from strategic sites.

(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.

The Preferred Housing Sites paper sets a housing requirement for Cotgrave of 350 dwellings based on the Education authority's assessment of capacity at the Primary School. It is our submission that the Part 2 Plan will need to make further allocations to adequately deal with the likely under delivery from strategic sites. Full use should be made of sustainable opportunities for development on sites adjoining the Key Settlements, including Cotgrave.

There is scope for development at Cotgrave to make appropriate contributions towards improved education facilities so that additional provision can be accommodated to help meet future housing requirements over the plan period. Land east of Hollygate Lane, Cotgrave represents a suitable opportunity for development and removal from the Green Belt, with appropriate contributions towards improved education facilities. It is considered that there is scope to accommodate at least 450 dwellings at Cotgrave. Release of the site from Green Belt would not result in any unacceptable impacts on the wider function of the Green Belt in this location. The site should be included as a further allocation in the Part 2 Local Plan to ensure that sufficient sites are allocated to meet housing requirements over the plan period.

(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)		
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)		

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.

The Preferred Housing Sites document proposes the allocation of 4 housing sites, including 3 sites off Hollygate Lane to provide a total of 350 dwellings. The Preferred Housing Sites Paper indicates that the sites off Hollygate Lane have good proximity to the centre of the town, community facilities and local services. The paper notes the advantage of these sites is that they would enhance connectivity between Hollygate Park and the existing main built up area of Cotgrave.

It is considered that our client's land off Hollygate Lane shares many of the advantages of the sites proposed for allocation. The Housing Site Selection Interim Report suggests that the site is not as conveniently located in terms of proximity to the settlements available services and facilities. The attached Facilities and Services plan at Appendix 1, shows that the site off Hollygate Lane is within reasonable walking distance of the range of services and facilities available in Cotgrave. Bus services operate along Hollygate Lane which would be accessible from the site. The site is closely related to the Hollygate Park development to the north and residents would enjoy easy access to proposed employment facilities at the Hollygate Park site. As with the proposed allocation sites, release of the site would help to improve connectivity between the Hollygate Park development and the village centre, with its wide range of services and facilities available.

In terms of Green Belt impacts, the site adjoins the Hollygate Park development to the north which is establishing a strongly urbanised feel in this location. The land proposed for allocation is buffered by the natural burial ground to the north and east. Planting of the natural burial site will provide strong landscape screening for the site. The photos and plans attached at Appendix 2 show how impacts from the development on the wider landscape and the purposes of including land within the Green Belt could be adequately mitigated. There is an essential need to release land within the Green Belt to meet housing needs. In our submission, the further

release of land should be made to ensure that the uncertainties over the delivery of the SUEs can be addressed.

(please continue on a separate sheet if necessary)

Please return by **5pm on Monday 27 November 2017** to:

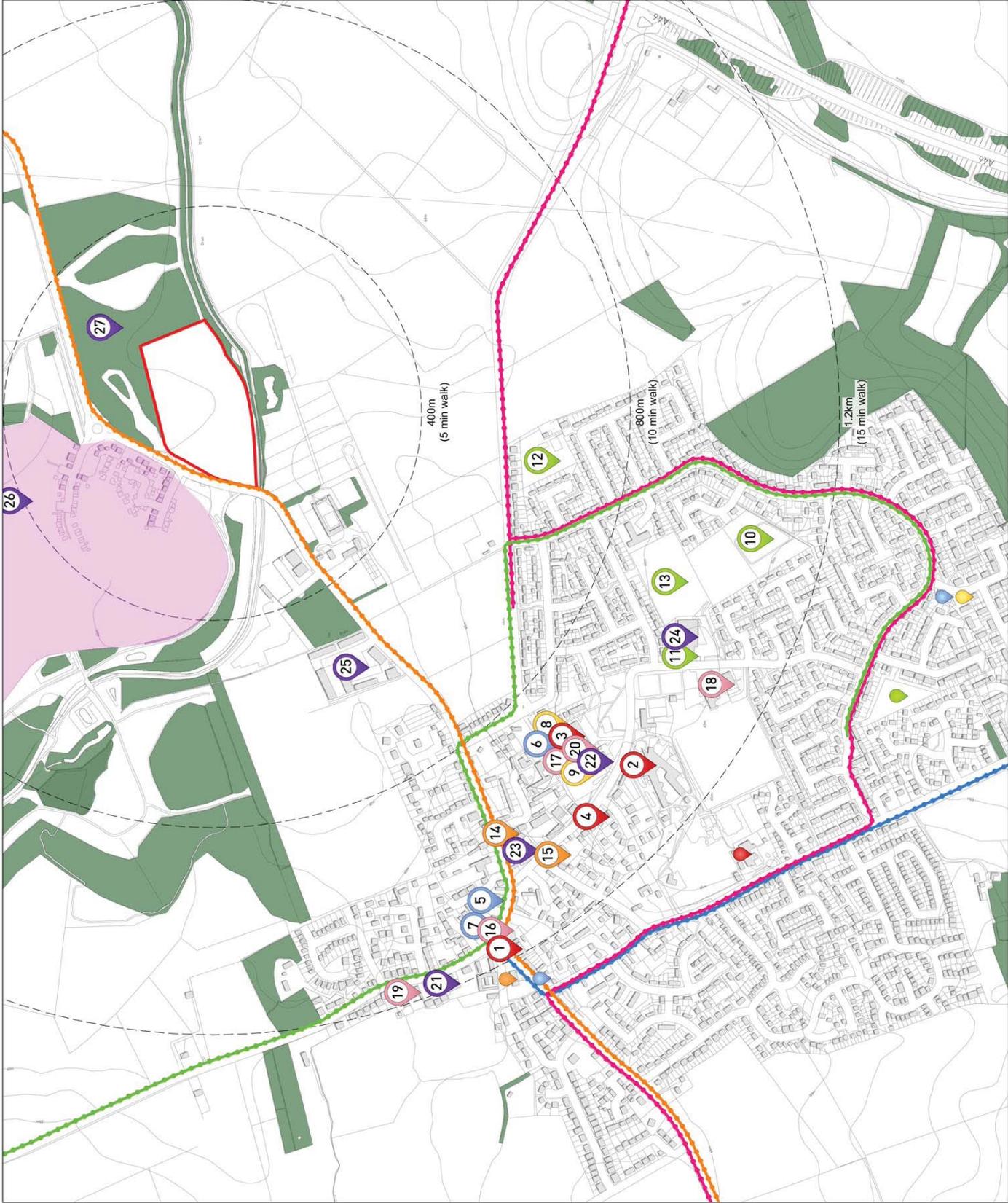
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Appendix 1: Services and Facilities Plan



- Key**
- Site location
 - Proposed residential Hollygate Park
 - Bus Route 822
 - Bus route 852
 - Bus route Cotgrave Connection
 - Bus route S4 / Shoptink
- Education**
- 1 Cotgrave C of E Primary School
 - 2 Cotgrave Candleby Lane Primary School
 - 3 Cotgrave Library
 - 4 Serendipity's Day Nursery & Preschool
- Shops**
- 5 Sainsbury's Local
 - 6 Co-Operative Food
 - 7 Cotgrave Post Office
- Health & Medical Services**
- 8 Cotgrave Health Centre
 - 9 Well Pharmacy
- Leisure**
- 10 Allotment Gardens
 - 11 Cotgrave Leisure Centre
 - 12 Grassmere Play Area
 - 13 Maddison Park
- Worship**
- 14 Cotgrave Methodist Church
 - 15 Our Lady of Grace Catholic Church
- Public Houses & Restaurants**
- 16 The Manners Arms
 - 17 Cotgrave Fish Bar
 - 18 Cotgrave Welfare Social Club
 - 19 The Rose & Crown
 - 20 Hot Pots Cafe
- Other**
- 21 Cotgrave Service Station
 - 22 Police Station
 - 23 Buttercross Veterinary Centre
 - 24 Cotgrave Town Council
 - 25 Manners Business Park
 - 26 Proposed Employment Site
 - 27 Natural Burial Ground

* All facilities listed are within a 1.2 km radius (15 minute walk)

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Appendix 2: Photos, Site Location and Relationship with Hollygate Park

View Across Site Looking Towards Hollygate Lane



Illustration of How Site would relate to Hollygate Park Development

