



# Rushcliffe Local Plan Part 2: Land Use 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](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)
Cliffe Investments Limited	<b>Name</b>	Guy Longley Pegasus Group
Click here to enter text.	<b>Address</b>	4 The Courtyard Church Street, Lockington, Derbyshire. DE74 2SL
Click here to enter text.	<b>E-mail</b>	<input type="text"/>

### 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.

The Preferred Housing Sites consultation 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 Development at the 'Key Settlements'

### 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.*

The Preferred Sites paper indicates the potential to accommodate some 580 dwellings in Keyworth, reflecting capacity constraints at the local primary school identified by the Education Authority.

In our response above, it is submitted that the shortfall in provision from identified strategic sites could potentially be greater than identified and as a result, there is a need to consider further allocations in the identified Key Settlements to make up this shortfall. Full use should be made of sustainable options for growth in order to help meet housing requirements. There is scope for contributions to be made towards improved education facilities as part of any development within the area.

Four sites in Keyworth are proposed for allocation to provide a total of some 580 dwellings.

Our client has interests in land east of Willowbrook, assessed as site reference KEY1. The proposals have been dismissed on the basis of what are considered to be fundamental green belt constraints seeking to prevent the merging of Keyworth and Stanton on the Wolds.

This site provides what is considered to be a sustainable development option, well related to the existing settlement. In many respects the settlements of Stanton on the Wolds and Keyworth are already physically joined, with built development extending along Stanton Lane. The site is surrounded by development on three sides and would not represent an unacceptably damaging impact on the wider Green Belt in this location. Other open land around the junction of Willowbrook/Selby Lane and Widmerpool Lane would maintain a sense of separation between the two settlements. The proposed site has the scope to provide an additional 40 dwellings and should be included as an additional allocation in the Part 2 Local Plan.

(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 type="checkbox"/>
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site KEY13 – Hillside Farm (estimated capacity around 50 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.

It is our submission that there is a need to make further allocations to ensure that shortfalls in delivery from strategic sites are addressed. The land east of Willowbrook (site ref KEY1) has the potential to deliver some 40 dwellings and should be included as a further allocation in the Part 2 Plan.

(please continue on a separate sheet if necessary)

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**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.