



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

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agent  
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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)
Mr Norman Davill	<b>Name</b>	Mr Nick Grace
c/o Agent	<b>Address</b>	GraceMachin Planning & Property, 5 Malin Hill, NG1 1JQ
Click here to enter text.	<b>E-mail</b>	n

### 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?

<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 to support your response.

Click here to enter text.

(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?

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

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?

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

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

See attached letter.

(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 checked="" type="checkbox"/>	<input type="checkbox"/>
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	<input checked="" 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.

See attached letter.

(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 .....	<input type="checkbox"/>
No .....	<input type="checkbox"/>

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 type="checkbox"/>

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 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)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 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)

## 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?

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

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 .....	<input type="checkbox"/>
No .....	<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)

## 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.

22nd November 2017

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

Dear Sir or Madam

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

### Executive Summary

We consider that land identified on the accompanying plans (Key 11 & 14) should be removed from the Green Belt and identified in the RBC Local Plan Part 2 as 'safeguarded land'.

These representations are accompanied by a 'Response Form' and we are commenting on the following questions:

#### *Keyworth*

**Question 8: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Keyworth for around 580 Homes – Answer YES – a minimum of 580 homes**

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

**Site Key 10 – Land South of Debdale Lane (1) (estimated capacity around 190 homes) – Answer YES**

**Site KEY13 – Hillside Farm (estimated capacity around 50 homes) – Answer - YES**

### Introduction

We were instructed by *Mr Norman Davill* to submit comments on the Submission Version of the Keyworth Neighbourhood Plan recently and have been instructed to again make representations on the Rushcliffe Local Plan Part 2: Site Allocations during November 2017.

This principally is to ensure that we are able to appear at future Local Plan Inspector led Hearing Sessions which we anticipate to take place in 2018.

We support the principle of removing land on the western side / edge of Keyworth currently within the Green Belt to accommodate new housing and also to identify 'safeguarded land' on the western edge of Keyworth close to the 'centre' of the Village to ensure that long term (to 2028 and beyond) Green

Belt boundaries have permanency and that the approach to Keyworth from the West (a 'key gateway') is enhanced for residents both in the short term but also for future generations.

Within this consultation exercise (Preferred Housing Sites in Rushcliffe) we are seeking to express our full support for the allocation of land to the west of Keyworth (Sites Key 10 and 13) for housing.

In broad terms, we consider it to be the most sustainable location for new development taking into its account its proximity (distance) to the centre of Keyworth where the majority of local services and facilities are located.

We also consider that an opportunity exists **now** to remove further land South of Bunny Lane (Key 11 and 14) from the Green Belt than the emerging Local Plan Part 2 currently identifies.

For ease of reference I attach a plan which identifies land to the South of Bunny Lane which these 'representations relate to. This land is within the freehold ownership of my client.

These are areas:

- Part Key 11 (circa 4.15 acres)
- Part Key 14 (circa 7.5 acres)

This land abuts 'Smeeton Land' – Key 13 on two sides.

The northern edge of 'Smeeton Land' and Key 11 abutting Bunny Lane and the eastern boundary of Key 13 abutting the built up area of Keyworth.

Area Key 11 is currently occupied by a residential property and a range of agricultural buildings which vary in construction type, appearance and condition.

New agricultural buildings are currently being erected on site Key 11. These are needed in the context of the current agricultural business activity of my client.

However, they could be removed and relocated.

A positive benefit of area Key 11 being removed from the Green Belt could be the re-instatement of an 'original field boundary' and much improved landscaping which has been lost in recent years.

## Formal Comments

As we have set out in previous correspondence on the emerging Keyworth Neighbourhood Plan, it is important to consider that my client is a working farmer and that area Key 11 accommodates not only a residential property (Lynwood) but an array of farm buildings and a large amount of farming paraphernalia.

We consider it important to be aware that practically sites Key 13 and Key 11 are very much 'co-joined' not only in a physical sense but that in the sense that the working farmyard activities of Key 11 do and would have a direct impact on the redevelopment of Key 13 for housing.

In simple terms development of site Key 13 for housing close to the common boundary of Key 11 and 13 would, to put it mildly, make farming activities 'very difficult'.

Farming is a 24 hours, 7 days a week, 52 weeks a year activity. Noise and disturbance associated with all year round delivery of new calf's and lambs for example, plus farm / commercial vehicular movements and maintenance.

It makes both practical sense and good planning sense to consider that if area Key13 is allocated for housing within the Part 2 RBC Local Plan (which we support) the opportunity to remove areas Key 11 and 14 (i.e. as 'safeguarded land') should not be overlooked now and the Green Belt boundary could be fixed to 2028 and beyond.

#### **Four Key Points - Conclusions**

- 1. These representations seek to ensure that the matter of 'safeguarded land' around Keyworth is considered and debated at future Inspector led Hearing Sessions.**
- 2. We consider that land identified on the accompanying plans (Key 11 & Key 14) should be removed from the Green Belt by RBC in their Part 2 Local Plan.**
- 3. We consider that ultimately the removal of existing buildings in area Key 11 would have a beneficial and positive impact on this key 'gateway' approach into Keyworth from the West (along Bunny Lane).**
- 4. We consider that this Local Plan provides an opportunity to do this by removing the land west of Key 13 from the Green Belt.**

Please note that we wish to appear at any future Inspector led 'hearing sessions' on the Local Plan Part 2 relating to Keyworth.

We look forward to hearing from you

Yours faithfully

*Nick Grace*

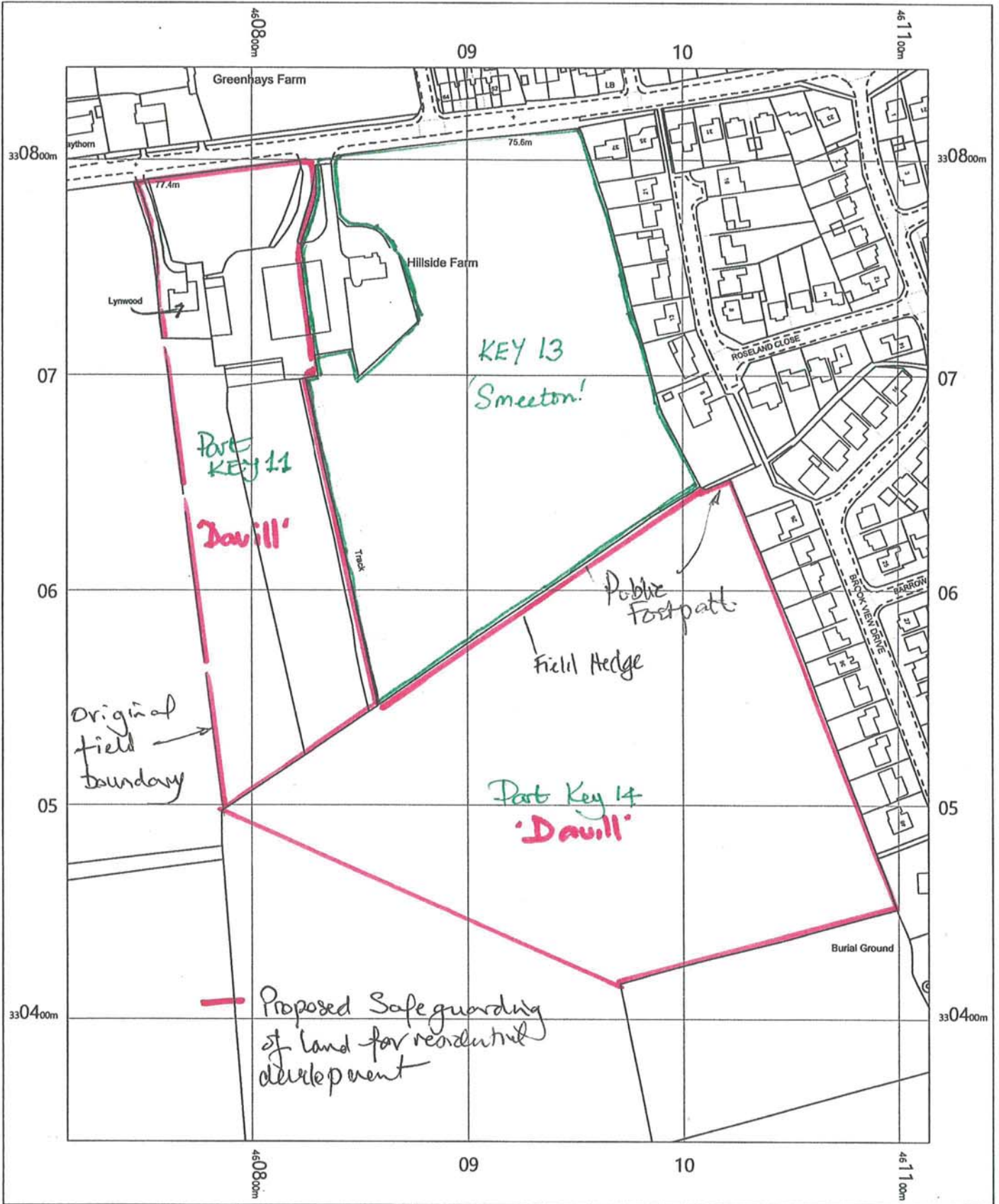
**Nick Grace BA (Hons) Dip TP MRTPI**

*Partner at GraceMachin Planning & Property*

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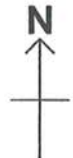
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