

Rushcliffe Borough Council  
Civic Centre Pavilion Road  
West Bridgford  
Nottingham  
NG2 5FE

**Our ref:** LT/2006/000353/SL-  
01/PO1-L01  
**Your ref:**  
**Date:** 27 November 2017

Dear Sir/Madam

### **Rushcliffe Local Plan Part 2 – preferred housing sites**

Thank you for consulting us on your preferred housing sites. We would like to take this opportunity to highlight any environmental constraints and/or opportunities that exist for each of the sites.

#### **WB01 – Abbey Road Depot, 50 dwellings**

A large part of this site lies within flood zone 3 (high flood risk) and the rest within flood zone 2 (medium flood risk). The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment (GNSFRA) and national guidance on climate change allowances for flood risk assessments. Although this site is protected by the River Trent defences, the FRA should also consider the scenario of a breach in the defences. The GNSFRA (2016) modelled data shows the site is flooded in a 1 in 100year 30% climate change breach of defences scenario. The site is also shown as flooding in a 1 in 100 year 50% climate change scenario (due to overtopping of the Trent defences). The surface water risk should also be assessed.

#### **COT01 – Land Rear of Mill Lane/The Old Park, 170 dwellings**

##### Flood risk:

This site is within flood zone 1 (low risk) however the northernmost part of the site is adjacent to flood zone 3 (high risk) associated with the Grantham Canal. As this is not a main river we do not hold any more detailed data for the canal, the flood risk from this source is managed by Nottinghamshire County Council. We would advise that a more detailed assessment of the flood risk posed by the canal is undertaken in advance of the development of the area close to the flood zones 2 and 3. The surface water risk should also be assessed.

##### Biodiversity:

A watercourse runs through part of this site, which we would not want to see culverted under any circumstances. Instead, proposals should look to enhance the watercourse for local wildlife and occupants; for clarity, we would expect to see a 10m buffer zone

incorporated as part of any development proposals, with no footpaths, lighting or gardens within the buffer. The site is also adjacent to Cotgrave Colliery Local Wildlife Site (LWS) and Grantham Canal LWS. It is imperative that these sites are protected from harm, and where at all possible we would ask to see them enhanced as a result of any new development.

**COT09 – Land South of Hollygate Lane (1)**

**COT10 – Land South of Hollygate Lane (2)**

**COT11a – Land South of Hollygate Lane (3a)**

Together 180 dwellings. These sites are within flood zone 1 (low risk) however the northernmost part of site COT11a is adjacent to the flood zone 3 (high risk) associated with the Grantham Canal. As this is not a main river we do not hold any more detailed data for the canal, the flood risk from this source is managed by Nottinghamshire County Council. We would advise that a more detailed assessment of the flood risk posed by the canal is undertaken in advance of the development of the area close to the flood zones 2 and 3. The surface water risk should also be assessed.

**EL01 – Land North of Lantern Lane (1) – 170 dwellings**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

A number of drains run through this site which may hypothetically house protected species; if this is the case then the drains and species should be protected from development. Notwithstanding this, we would strongly encourage future applicants to investigate their potential enhancement as part of the site master planning where possible. East Leake bridleway verges are also located in close proximity and we would also ask to see these features enhanced from an environmental perspective where possible.

**EL02 – East of Meeting House Close – 150 dwellings**

The Northern part of the site is within Flood Zone 3 (high risk) as well as an area of Flood Zone 2 (medium risk). The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment and national guidance on climate change allowances for flood risk assessments. The source of the flood risk is the Kingston Brook, which is an ordinary watercourse not managed by the Environment Agency. The Lead Local Flood Authority, Nottinghamshire County Council, manage the flood risk from this ordinary watercourse and they may hold more data about the flood risk at this location. The Environment Agency do not have any detailed modelled data for this watercourse. The surface water risk should also be assessed.

**EL04 – East of Kirk Ley – 300 dwellings**

Flood risk:

The north-eastern edge of this site is within flood zone 3 (high risk) and flood zone 2 (medium risk). The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment and national guidance on climate change allowances for flood risk assessments. The source of the flood risk is an ordinary watercourse not managed by the Environment Agency. The Lead Local Flood

Authority, Nottinghamshire County Council, manage the flood risk from this ordinary watercourse and they may hold more data about the flood risk at this location. The Environment Agency do not have any detailed modelled data for this watercourse. The surface water risk should also be assessed.

Biodiversity:

The Sheepwash Brook runs along the Northern boundary of this site. We would expect to see a 10m buffer zone incorporated as part of any development proposals, with no footpaths, lighting or gardens within the buffer. Any development should also seek to enhance the watercourse for habitats and species and we would not want any part of the brook culverted.

**EL05 – Micropropagation services – 24 dwellings**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

The Sheepwash Brook runs along the Northern boundary of this site. We would expect to see a 10m buffer zone incorporated as part of any development proposals, with no footpaths, lighting or gardens within the buffer. Any development should also seek to enhance the watercourse for habitats and species and we would not want any part of the brook culverted.

**EL08 – The Heavens – 14 dwellings**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

BGS meadow LWS adjoins this site and so the development needs to ensure that there is no impact on the LWS; we would expect to see this development enhance the LWS as part of their proposals if possible. There is also a small water course to the north of the BGS meadow which needs to be protected from negative impacts and again enhanced, if at all possible. There is likely to be an indirect impact on the watercourse as a result of development on this site, and so we would strongly support any proposals which seek to enhance the quality of the water environment.

**KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

Plumtree disused railway WS runs to the North of the site and so any development needs to make sure that there is no detrimental impact on the LWS as a minimum. We would like to highlight the potential for development on this site to contribute to enhancing the LWS to provide a net gain in biodiversity, in line with the aspirations of the NPPF. There is also a watercourse which runs along Platt lane, and although not

directly impacted by the site, there is likely to be a run off impact. This water course needs to be considered in any development, and again, enhanced where possible.

### **KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)**

#### Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

#### Biodiversity:

There is a watercourse to the north of this site and so any development should ensure its protection as a minimum, but opportunities exist to provide enhancements to the water environment from the initial design onwards. We are strongly supportive of proposals which seek to enhance the natural environment to offset potential impacts. To the west of the site is Rancliffe Wood LWS; the development needs to ensure no impacts on the wood. We would like to highlight an opportunity for the development to contribute to its improvement through very simple measures such as tree planting accordingly, on site, to increase connectivity between habitats.

### **KEY13 – Hillside Farm (estimated capacity around 50 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

### **RAD01 – Land north of Nottingham Road (estimated capacity around 150 homes)**

#### Flood risk:

This site is within Flood Zone 2 (medium risk) with a small area in the south west corner within Flood Zone 3. We also have more detailed model information from the GNSFRA (2016) data, which shows flooding in a large area of the north of the site in a 1 in 100 year 20% climate change scenario, and flooding across the site in a 1 in 100 year 30% climate change breach of defences scenario. The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment and national guidance on climate change allowances for flood risk assessments. Although the site is protected by the River Trent defences, the FRA should also consider the scenario of a breach in the defences. The surface water risk should also be assessed.

#### Biodiversity:

A water course runs to the southwest of the site and so any development needs to ensure that a buffer is provided between any built development and the watercourse itself. Where possible, development proposals should take this opportunity to enhance the environment associated with the water course. Holme House Grassland is also adjacent to the site. The development must make sure there is no detrimental impact on this site.

### **RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)**

#### Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

#### Biodiversity:

The south of the site abuts the same watercourse as RAD05a. We would want to ensure that it is buffered from development similar to the other sites. The stream should be enhanced and incorporated sensitively within the site design and shouldn't be

culverted.

**RAD03 – Land off Shelford Road (estimated capacity around 400 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

The south of the site abuts the same watercourse as RAD05a. We would want to ensure that it is buffered from development similar to the other sites. The stream should be enhanced and incorporated sensitively within the site design and shouldn't be culverted.

**RAD05a – Land north of Grantham Road (south of railway line)(1a) (estimated capacity around 140 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

A stream runs through this site and we would want to ensure that a buffer is provided between built development and the stream, similar to the other sites. The stream would ideally be enhanced as part of any development proposals, and incorporated sensitively as part of the site design. We would not support proposals to culvert the watercourse. The site also abuts Saxondale Railway LWS which needs to be protected from the development, and ideally enhanced wherever possible.

**RAD06 – 72 Main Road (estimated capacity around 5 homes)**

This site is within Flood Zone 2 (medium risk). We also have more detailed model information from the GNSFRA (2016) data, which shows flooding at the site in a 1 in 100 year 30% climate change breach of defences scenario, as well as a 1 in 100 year 50% climate change scenario (due to overtopping of the Trent defences). The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment and national guidance on climate change allowances for flood risk assessments. The FRA should also consider the scenario of a breach in the defences. The surface water risk should also be assessed.

**RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)**

Flood risk:

This site is within Flood Zone 2 (medium risk) with the north eastern corner and northern edge within Flood Zone 3 (high risk). The site is therefore subject to application of the flood risk sequential test and if deemed sequentially preferable a site specific flood risk assessment (FRA) will be required that locates development at a site specific level. The FRA will need to be in line with the Greater Nottingham Strategic Flood Risk Assessment and national guidance on climate change allowances for flood risk assessments. The source of the flood risk is an ordinary watercourse not managed by the Environment Agency. The Lead Local Flood Authority, Nottinghamshire County



Council, manage the flood risk from this ordinary watercourse and they may hold more data about the flood risk at this location. The Environment Agency do not have any detailed modelled data for this watercourse. The site specific FRA should include modelled data of the flood risk at the site. The surface water risk should also be assessed.

Biodiversity:

This site is bounded to the North by a tributary of the Fairham Brook. It is essential that buffers are put in place between the brook and any development to maintain the watercourse as a corridor for wildlife and to protect habitats and species which may be present. It is also essential that it is not culverted and wherever possible it is enhanced as part of the development.

**RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**RUD11**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**CBI02 – Land north of Memorial Hall (1) (estimated capacity around 90 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

This site is adjacent to Hoehill Pasteur LWS and Grantham Canal LWS. It is essential that there are no impacts on these LWS from any development which is proposed and that the LWS are enhanced where possible.

**CBI05 – Land east of Church Street (estimated capacity around 70 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

This site has a watercourse running to the North West of the site. The watercourse needs to be buffered so as to protect it and maintain it as a corridor for wildlife. The watercourse should be enhanced where at all possible as part of the development.

**EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**EBR08 – Land to the north of Butt Lane (estimated capacity around 15 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)**

Flood risk:

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

Biodiversity:

The site is adjacent to Gotham disused Railway LWS. This site should be protected from harm and enhanced where possible by the development.

**BUN01 – Former Bunny Brickworks**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

**FLI01 – Former Islamic Institute**

This site is within flood zone 1 with a low risk of flooding from watercourses. The surface water risk should also be assessed.

End of site specific comments.

Should you have any questions about the content of our response, or wish to discuss any of these matters further, please don't hesitate to contact me on the number below.

Yours faithfully

**Mr Rob Millbank**  
**Planning Specialist**

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