



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

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)
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Click here to enter text.	Address	Thornbury House, 18 High St, Cheltenham, GL50 1DZ
Click here to enter text.	E-mail	t

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	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

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

As a minimum.

(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	<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)

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

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

Please see accompanying 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 type="checkbox"/>
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	<input checked="" 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.

Please see accompanying document.

(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?

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 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)

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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>

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.

**Representation in support of the Rushcliffe Local Plan
Part 2: Land and Planning Policies – Preferred
Housing Sites October 2017.**

**Land to between Platt Lane and Station Road,
Keyworth**

On behalf of
Miller Homes limited

Our ref: 5073

November 2017

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1.0 Introduction

- 1.1 This representation has been prepared on behalf of Miller Homes Limited by Hunter Page Planning in response to the Rushcliffe Local Plan Part 2: Land and Planning Policies – Preferred Housing sites October 2017 (hereafter referred to as RLP). Rushcliffe Borough Council has publicised the RLP and invited representations on the document.
- 1.2 The Core Strategy sets a target of a minimum of 450 new homes that need to be built on greenfield sites at Keyworth up to 2028. It is Rushcliffe Borough Council’s view that Keyworth has scope to sustain around 580 dwellings in total on greenfield sites adjacent to the village. The RLP details that Keyworth’s housing growth is based around four key sites;
- Site KEY4a - Land off Nicker Hill (estimated capacity of 150 homes)
 - Site KEY8 - Land between Platt Lane and Station Road (estimated capacity of around 190 homes)
 - Site KEY10 - Land south of Debdale Lane (estimated capacity of 190 homes)
 - Site KEY13 - Hillside Farm (estimated capacity of around 50 homes)
- 1.3 It is noted that the principle of the proposed allocation for Site KEY8 reflects the proposed allocation as detailed within the Keyworth Parish Neighbourhood Development Plan Submission Draft – December 2016 (hereafter referred to as the KNDP). Representations of support have been submitted on behalf of Miller Homes to Rushcliffe Borough Council in response to the KNDP allocation.
- 1.4 This representation will support the principle of the housing allocation Site KEY8, establishing that the site referred to as land between Platt Lane and Station Road, (hereafter known as the subject site) is a suitable, achievable and available site for residential development in line with the recommendation.
- 1.5 This representation will firstly provide a short description of the subject site and surrounding area, followed by brief reference to its development potential. In discussing the advantages of the site, reference will be made to the fact that the subject site is suitable, available and achievable in accordance with relevant planning policy and as such is appropriate for residential development to assist in meeting the 450 dwellings identified for Keyworth in the RLP.

2.0 Site Description

- 2.1 The subject site is situated to the north east edge of Keyworth. Keyworth is a settlement situated approximately 14 km to the south east of Nottingham City Centre, 1 km to the south west of Normanton-on-the-Wold and 1 km south of Plumtree.
- 2.2 Like all the draft allocated sites the subject site is currently undeveloped. It measures approximately 9 hectares.
- 2.3 The site is bound to the south east by Platt Lane, beyond which are a group of buildings occupied by The British Geological Survey. The west and south western boundary joins Station Road, beyond which is the main built-up area of Keyworth. The north eastern boundary joins a sports facility known as Platt Lane Sports Complex which comprises playing fields and sports pitches and associated buildings such as changing rooms and other sports buildings. A railway line forms the north eastern boundary of this sports facility, forming a boundary between this site and the open countryside beyond. The northern boundary adjoins a relatively small and constrained agricultural field beyond which is the railway line.
- 2.4 The site is contained by mature hedgerows and other vegetation on Platt Lane and Station Road.
- 2.5 It is evident therefore that the site's strongest characteristic is its physical and visual enclosure; by two roads, the sports pitches and buildings and disused railway line to the north east, the British Geological Survey buildings to the south and residential properties to the west. This sense of enclosure would therefore be retained should the site be released for development.
- 2.6 The site is within the Green Belt.

Accessibility

Walking

- 2.7 There are currently footways on both Station Road and Platt Lane which link the subject site to the wider footway network of Keyworth.
- 2.8 The subject site is situated within 1 km of a number of facilities and services including a primary school, a medical centre, shops and a leisure centre. These distances are within the "preferred

maximum” walking distances for commuting and school journeys respectively as noted at Table 3.2 of the IHT Guidance “Providing for Journeys on Foot”.

Bus

- 2.9 The site lies adjacent to two bus stops which links Keyworth with Tollerton and Nottingham every 15 minutes on a weekday basis.
- 2.10 The subject site is therefore located within a sustainable position, being accessible to a number of facilities and services by sustainable modes of transport.

3.0 Potential Development

3.1 The RLP recommends that the subject site is suitable to accommodate around 190 dwellings.

3.2 Initial assessment work carried out by Miller Homes indicates that the site could sensitively accommodate 200 dwellings, therefore exceeding the suggested 190 units. In order to make the best use of the land and provide the Parish Council's preferred mix (i.e. for smaller rather than larger dwellings), it is therefore considered that the paragraph should be amended to allow for a slight increase in the number of dwellings.

3.3 A new safe and suitable access can be delivered from either Station Road or Platt Lane. Furthermore, it is proposed that any new development on the land identified will be designed to:-

- Provide an appropriate mix of dwellings, including affordable housing;
- Respond to the site within the local context through the delivery of a high quality design;
- Have regard for and seek to integrate with existing development;
- Have regard to the cottages opposite the site which have been identified as 'Local Interest Buildings'.
- Make efficient use of the land, but delivering housing in appropriate locations which respond to the landscape context and minimise visual impact;
- Incorporate a suitable landscape strategy to achieve an appropriate new edge to the development;
- Deliver sustainable drainage strategies to restrict any surface water runoff from the site through the use of a scheme of SUDs; and
- Deliver appropriate new vehicular and pedestrian accesses.

3.4 No significant constraints have been identified to the delivery of the site for housing.

- 3.5 In addition to the number of dwellings proposed, it is anticipated that the site could also accommodate open space and appropriate landscaping. Contributions would be made towards, amongst others, highway improvements and education (if deemed necessary).
- 3.6 It is therefore anticipated that any development on the subject site would comply fully with allocation KEY8 in the RLP.

4.0 Benefits offered by the subject site.

4.1 Miller Homes applauds Rushcliffe Borough Council for recommending the subject site for the development of housing as it is suitable, available and achievable for this purpose. Paragraphs 151 and 152 of the National Planning Policy Framework 2012 (The Framework) identifies that local plans must be prepared with the objective of contributing to the achievement of sustainable development, advice reflected by Policies within the adopted Rushcliffe Local Plan Part 1: Core Strategy. These issues are discussed below.

Suitability

- 4.2 The subject site is currently used for agricultural purposes. Whilst the site currently lies within the Green Belt, it has been assessed within the Rushcliffe Draft Green Belt Review 2016 (the Review). Within the Review, the subject site is identified as having the lowest strategic Green Belt score within Keyworth and is therefore the least sensitive in terms of its overall impact on the openness of the Green Belt compared to the other preferred sites. This conclusion is undoubtedly due the site's physical and visual containment provided by the railway line and sports pitches/buildings to the east, by the road and then British Geological Survey buildings to the south and existing Station Road and residential development to the west. It is also relatively flat unlike alternative sites and so its development will have less impact on the key landscape characteristics of the land that currently surrounds the village.
- 4.3 Land east of Station Road, is adjacent to two existing bus stops, and within a 10 minutes' walk (600m) of the local primary school.
- 4.4 Additionally, the site is adjacent to the sports facilities in Keyworth and connected to the public rights of way network.
- 4.5 The site is therefore located within a sustainable position and is equally suitable for housing development terms of its connectivity when compared to other recommended sites identified within the RLP.
- 4.6 The recommendation that the subject site be allocated for housing development complies with the requirements of the Framework in that such an allocation would represent sustainable development for the following reasons.

- 4.7 Residential development of the site would meet the *social* dimension of sustainable development by providing a range of housing, including affordable housing, to meet the needs of both the Parish and Rushcliffe Borough as a whole. The site is within close proximity to a range of facilities and services within Keyworth and there is also established public transport connections to larger urban areas.
- 4.8 The *economic* dimension would be met by providing a range of dwellings in a sustainable location which would contribute to economic growth. New residents would help towards the economic dimension, with a proportion of their income being spent on local services and facilities. Additional employment would arise from the construction and sales phases of the development.
- 4.9 Finally, the *environmental* dimension can be met through the development of land that is not constrained by any historic or ecological designations. The site lies within Flood Risk Zone 1, the lowest category of flood risk, according to the Environment Agency Flood Risk Maps for Planning. As discussed above, the subject site does currently lie within the Green Belt but is identified as having a low Green Belt contribution when compared to other potential sites and therefore its allocation provides a logical extension to the settlement of Keyworth to meet the increased housing pressures of Rushcliffe Borough.
- 4.10 Future housing development at this site would lead to the loss of a greenfield site. However, this is offset by the Borough's need to maintain a 5 Year Housing Land Supply against the identified OAN and the need to allocate other greenfield sites within the District and in Keyworth. It is clear that the development of the subject site for housing, in accordance with the recommendation, will deliver substantial social, environmental and economic benefits.
- 4.11 Overall, the recommendation of the subject site for residential development within the RLP is considered to be suitable, justified and compliant with national and local policy.

Availability

- 4.12 There are no legal or ownership problems to preclude delivery within the plan period, or earlier. Miller Homes are committed to the site's timely delivery of housing. The site is available immediately with delivery of all units within 5 years. The site is therefore available.

Achievability

- 4.13 The land in question is a greenfield site and has no physical constraints thus contributing to its timely delivery.
- 4.14 Overall, land between Platt Lane and Station Road, is considered to be suitable, available and achievable for a residential development in accordance with the recommendation within the RLP.

5.0 Conclusions

- 5.1 This representation is written on behalf of Miller Homes in support of the RLP Part 2 for residential development. It supports the draft allocation of the site for housing. However, the subject site is capable of accommodating up to 200 dwellings which slightly exceeds the stipulated 190 dwellings referred to within the RLP. It is therefore recommended that the wording of KEY8 should be amended to allow for an increased number of dwellings on the subject site. This complies with the advice provided within the Framework which encourages development to make efficient use of land.
- 5.2 It is also noted that the subject site is identified within the Keyworth Neighbourhood Plan as a site which is suitable for housing.
- 5.3 This representation supports the findings of the RLP which, following careful consideration of the available sites, their impact on traffic generation, the Green Belt and the landscape character, and responding to the community consultation, identifies the subject site as being suitable for additional housing development due to its sustainable location. It has evidently been recognised by the Rushcliffe Borough Council that the subject site has a low green belt value and, as such, provides a very appropriate site for removal from the Green Belt to help meet the growing housing pressures within the Borough.
- 5.4 Miller Homes agrees that the subject site is suitable, available and achievable for residential development and can be developed in accordance with the RLP recommended allocation.