

From: lynneodam
To: Localdevelopment
Subject: Rushcliffe local plan part 2: preferred housing site consultation
Date: 26 November 2017 23:30:27

Name-Lynne Odam

Address-11 Bladon Road,
Ruddington,
Notts,
NG116DR .

Dear Rushcliffe Borough Council

I am writing to object to the borough council's plans to allocate land for 410 new houses on Green Belt Land in Ruddington. My objection is based on the following facts:

- . The 2011 Census confirmed that, there was 3,146 dwellings in Ruddington;
- . Since then, the borough council has granted planning permission for 200 new homes in the village, many of which have been built, including 102 homes on Pasture Lane;
- . The borough council has identified further brownfield land which it considers appropriate for the building of a further 157 dwellings, including land at the Artex Blue Hawk site;
- . Adding on the 410 homes now proposed in the Greenbelt, this totals 767 new dwellings over a 20 year period, resulting in the village increasing in size by almost 25% in terms of the number of houses since the 2011 Census.

The adverse impacts of the new houses already built are already being felt in the village. Local services such as schools and the medical centre are already over-subscribed and the increased levels of congestion in the village are already dangerously high and are making the High Street a less attractive place to live, hence the number of shops on the High Street which have been empty for a significant length of time. If the borough council's proposed level of housing over the next 20 years is allowed, then I consider this is going to have a further significant adverse impact on quality of life in the village.

Ruddington is rightly considered an attractive and desirable place to live. With respect to delivering a wide choice of quality homes, Government planning policy states that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities."

I consider the significant high levels of housing building proposed in Ruddington, both brownfield and Greenbelt, will not enhance or maintain the vitality of Ruddington. In fact, I consider the complete opposite is the only likely result. The borough council has already raised its concerns about further housing on Greenbelt land in the village by refusing planning permission for housing on Asher Lane. The sites the borough council is now identifying would, if brought forward, result in similar adverse impacts and there is a need for an urgent rethink of the plans for the village and a significant reduction in the number of new homes being proposed.

PLEASE PROTECT RUDDINGTON FOR FUTURE GENERATIONS AND DO NOT ALLOW SUCH SIGNIFICANT LEVELS OF HOUSE BUILDING ON OUR GREENBELT.

Yours Sincerely,

Lynne Odam.

pla

Sent from my iPad y

Online response

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

Respondent no: **1074482**

Respondent		Agent details (where applicable)
Mr Keith Oliver	Name	
	Organisation	
1074482	ID number	

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?

Answer

No

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

I believe strongly that Green Belt land must not be lost to account for the suggested shortfall in provision. Both the Prime Minister and the Housing Minister have made clear statements on this: He said councils could only apply to take land out of the green belt in exceptional circumstances and after exhausting all other options including higher density building in urban areas and developing brownfield sites. If there are delays in developing existing sites then action should be taken on these

rather than looking for extra sites on protected land.

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?

Answer

Yes

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.

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?

Answer

Yes

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

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?

Answer

Yes

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

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?

Answer

Yes

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

Question 6: Do you support the proposed allocation for housing development of the following sites at Cotgrave:

	Answer
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.

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?

Answer

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

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?

Answer

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

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

Answer

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

	Answer
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	
Site KEY13 – Hillside Farm (estimated capacity around 50 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.

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?

Answer

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

Question 11: Do you support the proposed allocation for housing development of the following sites at Radcliffe on Trent.

	Answer

	Answer
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.	
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 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.

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?

Answer

No

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

I strongly disagree that Ruddington has capacity to absorb an additional 250 houses and certainly not 410. Road congestion is already bad with many roads including the A60 over capacity. The schools and medical facilities are already over subscribed with limited potential to expand. This level of extra housing could not be accommodated without significant loss of green belt land which the government has stated should only be a very last resort and would be completely detrimental to the village character.

Question 13: Do you support the proposed allocation for housing development of the following sites at Ruddington.

	Answer
Site RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)	No
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	Yes
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	No
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)	No

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.

RUD01 is a playing field given in trust to the village by Mr Sellors and a site of community value. The Parish council own it and agree that it should be protected. RUDD05 and RUDD11 are on the edge of the village and not in walking reach of village services they would simply add congestion to the A60

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?

Answer

Yes

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

Question 15: Do you support the proposed allocation for housing development of the following sites at Cropwell Bishop.

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

Answer

Yes

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

Yes

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.

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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?

Answer

Yes

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

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Question 17: Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Answer
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	Yes
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	Yes
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	Yes
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	Yes

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.

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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?

Answer

No

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

Question 19: Do you support the proposed allocation for housing development of the following site at Gotham:

Answer

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

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.

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?

No

Answer	
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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.

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?

Answer	Yes
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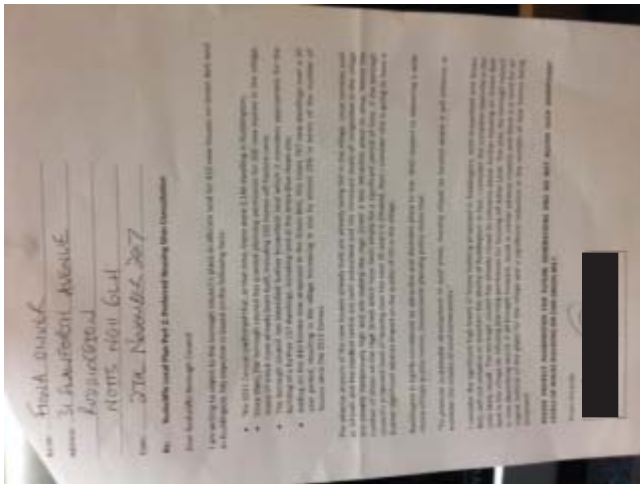
Please provide any comments you wish to make to support your answers.

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.

Elizabeth Beardsley

From: Fiona <> 27 November 2017 20:23
Sent: Localdevelopment
To: Ruddington Development Proposals
Subject:



Sent from my iPad

Online response

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

Respondent no: **989519**

Respondent		Agent details (where applicable)
E Owen	Name	
	Organisation	
989519	ID number	

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?

Answer

No

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

The villages can't cope with this huge amount of expansion. Why should the villages have to cope with the shortfall? They will no longer be villages but small towns. Ruddington, for example, will increase in size by almost 25% over a 20 year period if the additional houses proposed are permitted.

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?

Answer

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.

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Answer

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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.

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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?

Answer

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

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?

Answer

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

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Answer

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(estimated capacity around 150 homes)

Yes

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

Yes

	Answer
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	No
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	No

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.

No to KEY10 and 13 because these are beautiful fields and are located down a quiet lane which will become busy and dangerous.

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?

Answer	No

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

Question 11: Do you support the proposed allocation for housing development of the following sites at Radcliffe on Trent.

	Answer

	Answer
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.	
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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?

Answer

No

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

What capacity for local services? It would be good to see some actual facts and figures rather than the comment of "it is our view" and "based on the capacity of local services". Have you been through Ruddington recently? Congestion in the village is dangerously high and, taking into account that there are 2 separate schools which are linked, and parents often have children attending both schools, I'm very concerned about encouraging additional car journeys from the additional housing proposed. People don't walk - they drive. I note the comments below: " All developments would need to fund improvements to local facilities where necessary to support the new homes. This is likely to include expanding existing primary school provision and enhancing local healthcare facilities." Therefore you admit that Ruddington doesn't currently have capacity with its current local services - you want the developers to contribute to the local services as part of the planning permission. These provisions, from what I've seen of recent developments, are usually shoddy and we have to wait for ages for them to be implemented, thereby putting more strain on Ruddington's facilities.

Question 13: Do you support the proposed allocation for housing development of the following sites at Ruddington.

	Answer
Site RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)	Yes
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	No
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	Yes

	Answer
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)	No

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.

I note the statement "Sites RUD05 and RUD13 are located east of the A60 and are therefore less sensitive in Green Belt terms compared to most areas to the west and north of the village. They can be accessed without causing significant highways impacts, and are not constrained by heritage factors, unlike other sites within the vicinity." Have you tried to live on the A60 like I do? The section of the A60 from Kirk Lane southwards is one of the busiest and most congested bottlenecks in the area. Traffic queues back through Bradmore and Bunny most mornings. I live on the A60 and it is proving dangerous and very difficult to turn out of my driveway, especially if I'm doing a right turn. I have nearly had a collision with a motorcyclist travelling down the middle of the road outside my house. If the housing is allowed there will be lots of extra traffic - 170 homes x 2 cars per household (usually nowadays) with presumably those households having children attending the schools in the village and the vast majority not walking. Take into account that the A60 is EXTREMELY difficult to cross as a pedestrian over as there are no crossings or central refuges for pedestrians, this makes car travel most people's default option. Public transport links are inadequate for anyone that works outside the city centre. Therefore if these housing developments are allowed then proper pedestrian crossings/refuges need to be included on the A60 and the Kirk Lane/Loughborough Road junction. Building on RUD 13 will have an impact on Croft House and the green belt land to the south of it and will have a detrimental effect on the conservation area. Especially in the winter (providing that the developers will be made to keep the hedges that bound their developments against Croft House and the land south of Croft House) with the loss of leaves, the developments will be very visible. If the developers aren't made to keep the hedging then the developments will be an eyesore. Will the developers be made to design the buildings to complement the conservation area?

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?

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

Question 15: Do you support the proposed allocation for housing development of the following sites at Cropwell Bishop.

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

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.

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?

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

Question 17: Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Answer
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 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.

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?

Answer

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

Question 19: Do you support the proposed allocation for housing development of the following site at Gotham:

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

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.

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?

Answer	

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.

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?

Answer	
Please provide any comments you wish to make to support your answers.	

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.

1143669

5, The Old Park,
Cotgrave,
Nottingham.
Ng12 3TN

Tel. [REDACTED]

Mr. John King.
Planning Policy.
Rushcliffe Borough Council.
Rushcliffe Arena.
Rugby Road.
West Bridgford.
Nottingham. NG2 7YG.

Dear Mr King.

In reference to our telephone conversation dated 12/10//17.

I have been asked to express my views on the housing development "COT 1".

I live in a bungalow backing onto the field destined for development. I appreciate the need for more housing but in planning for these houses I would ask you to be sympathetic to the residents who back on to the designated area.

The ground to the field has a natural slope towards the properties. The majority of these are bungalows. The ground on which some of these bungalows are built is apx. five feet lower than the field. You can appreciate my concern as anything built in front of these properties will totally eclipse them.

I would appreciate, if when planning for the houses, you would take this into consideration.

Yours sincerely.

[REDACTED]
G.A.Owen.(Ms.)

Professor Markus Owen
238 Loughborough Road
Ruddington
Nottinghamshire
NG11 6NX

26 November 2017

Dear Rushcliffe Borough Council,

RE: Rushcliffe Local Plan Part 2: Preferred Housing Sites Consultation

I am writing to object to the borough council's plans to allocate land for 410 new houses on Green Belt land in Ruddington. Such expansion is unsustainable and will be detrimental to the village community, and residents' quality of life and health.

Many new houses have been built in Ruddington in recent years, there is already permission for a further 200 new houses, and additional brownfield sites have already been identified (such as land at the Artex site). These developments alone would increase housing provision in Ruddington by more than 10% from the 2011 number of 3146 dwellings in 2011. This is on top of significant expansion in the last 20 years (between 2002 and 2010, 422 dwellings were built in Ruddington, an increase of 15%).

This expansion has and will have significant adverse effects on the village and community. Local services are over-subscribed, traffic congestion is a major problem and air quality is not what it should be. These problems will get much worse if the proposed Green Belt developments are allowed. Congestion on Loughborough Road is a major and worsening issue, and development on sites RUD05 (land south of Flawforth Lane, 50 homes) and RUD13 (land opposite Mere Way, 170 homes) would add hundreds of cars to the problem. Experience suggests that the vast majority will be car users and if they do shop in the village, they will drive. Inevitably, most residents will also drive to both James Peacock and St Peter's schools (if those schools can cope with the numbers). Public transport is simply not a viable option for all except those that work on the main bus routes (Clifton, West Bridgford or central Nottingham). Getting anywhere else via public transport requires multiple trips and typically an hour or so door to door (e.g. bus to Nottingham city, tram to QMC).

Finally, the amenity and character of the village is at risk, and building on the green belt will set a dangerous precedent. **Please do not allow such significant expansion and please don't build on the green belt.**

Yours faithfully,

Markus Owen

John King

From: Phil Marshall
Sent: 04 December 2017 09:34
To: Localdevelopment
Subject: FW: Local Plan Part 2 – objection site RUDD11
Attachments: Ruddington Local Plan Part 2.pdf

Principal Policy Planner
Rushcliffe Borough Council

From: John Owers-Bradley [<mailto:>] **Sent:** 01 December 2017 18:02
To: Phil Marshall
Subject: FW: Local Plan Part 2 – objection site RUDD11

Subject: Local Plan Part 2 – objection site RUDD11

Dear Mr Marshall

I wish to object to the proposal to develop site RUD11 for the following reasons:

- It sets a precedent for further development of the hamlet of Landmere which is outside the village of Ruddington.
- It will inevitably lead to coalescence of the area with Ruddington village
- The houses will be in a prominent position and not within the character of the existing low density housing
- There is no safe, easy walking access to local amenities for young people likely to be living in these houses.
- Old Loughborough Road and Landmere Lane are one continuous country lane with the same 30mph speed limit (reduced from 60mph) only for issues of safety. Therefore, issues pertaining to not supporting the previous sites RUDD9,10 and 16 on Landmere Lane must apply also to site RUDD11.

Further detail is enclosed.

Regards

John Owers-Bradley
Home Farm
Landmere
Ruddington
NG11 6ND

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permitted by UK legislation.

Local Plan Part 2 – objection site RUDD11 ; 27 Nov 2017

By email from: Mrs L Owers-Bradley, Home Farm, Landmere Lane, Ruddington
NG11 6ND

I wish to object to the proposal to develop site RUD11 for the following reasons:

Firstly, note that the map included in Local Plan Part 2 is out of date and misleading since 'Old Loughborough Road' and Landmere Lane are the same continuous road. The map implies they are separate roads which they are not. For only historical reasons, each end has a separate name but they are one continuous country lane with the same 30mph speed limit (reduced from 60mph) only for issues of safety. Therefore, issues pertaining to not supporting the previous sites RUDD9,10 and 16 on Landmere Lane must apply also to site RUDD11.

1. SELECTING SITE RUDD11 WOULD SET A CATASTROPHIC PRECEDENT FOR FUTURE DEVELOPMENT

There have been no new sites developed in this area for 50 years. Previous development has been only **conversion** of agricultural buildings or a **replacement** new build following the demolition of a bungalow on the same site (Wayte Court barn conversions; Landmere Farm barn conversions; Old Road bungalow demolitions).

Any apparent 'new houses' on Old Road (adjacent to the back of the site) were built each on the site of a demolished bungalow (approval for demolition also granted). Housing development in this settlement has been only on the site of existing housing and existing brick agricultural buildings.

New houses ('self-build or custom' is a non sequitur) on a new site will set a very poor precedent for

- further development of the settlement and
- for merging the settlement with the built-up area of Ruddington village.

2. IN PREVIOUS LOCAL PLANS, THE BOROUGH COUNCIL HAVE CONSISTENTLY RESISTED DEVELOPMENT LYING ON THE EDGES OF VILLAGES

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Ruddington Parish Council response 89122 – March 2017

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The only justification stated is **the opinion of the site promoter** who states that they are a 'natural development of the settlement'. For all the reasons I state and as stated by Ruddington Parish Council (4. above) with regard to promoting coalescence, this site is not suitable for consideration.

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8. DEVELOPMENT OF SITE RUDD11 WILL EXTEND AN EXISTING SETTLEMENT WHICH CURRENTLY COMPRISES A SINGLE ROW OF VERY LOW DENSITY HOUSING ON A COUNTRY LANE

The lane is a continuation of Landmere Lane signed 'Loughborough Road leading to Landmere Lane'. It comprises only of a single row of large detached houses on 1 acre plots with minimum ½ acre front gardens; direct frontage with individual driveways onto Loughborough Rd and no shared access.

A development of 'cluster housing' on this scale would both EXTEND the housing down a country road and encroach beyond and be totally out of place with the existing line of houses. It would require further shared access roads.

A development of 10 new houses does not fit with the character of the area. The only similar clusters of housing on the road are conversions of original brick farm buildings. The term 'self-build' and 'custom houses' are non sequiturs in terms of justifying development – they are **brand new houses**, regardless of their design.

9. THE OTHER PREFERRED SITES IN RUDDINGTON ARE WITHOUT ISSUES OF PROMOTING COALESCENCE AND ARE WITHIN THE BOUNDARIES OF RUDDINGTON VILLAGE.

Other sites are NOT OUTSIDE THE VILLAGE SEPARATED FROM THE VILLAGE BY COUNTRYSIDE ON A COUNTRY LANE – no pavement; only a footpath; ancient ad-hoc street lighting commensurate with a country lane – note that 'Loughborough Rd leading to Landmere Lane' and 'Landmere Lane' is one continuous lane - and a speed limit only relatively recently reduced from 60mph to 30mph along its entire length only for road traffic safety reasons and the safety of pedestrians for the dangers listed above and for the reason that this is a narrow country lane.

10. THE PROPOSED DEVELOPMENT WILL DOMINATE THE EXISTING AREA

The proposed site is elevated; on a dominant slope and high ground, making the site extremely dominant. It is a total loss of countryside as a beautiful 10 acre agricultural field adjacent to an ancient historical 'public bridleway', to the woods of Mickleborough Hill and to the estates of Ruddington Hall and Easthorpe House. Its loss would be significant and detrimental to the character of the area – this is one of very few fields bordered by an old country hedgerow contributing to the approach to the boundary of Ruddington. Development here elongates the settlement thereby it significantly reduces the separation of the settlement from the built-up area of Ruddington. Its development is contrary to preventing the merging of settlements and coalescence - see 3. and 4. above

11. DOES NOT FIT THE CHARACTER OF THE AREA

See 1. above. There has been no new sites in the area for 50 years – any new dwellings have been either conversions of old agricultural brick buildings or

replacement dwellings on the site of demolished bungalows, therefore, by definition, development of site RUDD11 cannot fit the character of the area.

The character of the area is old country hedgerows and agricultural land, not new sites with new housing.

12. IMPACT ON PROTECTED WILDLIFE SPECIES

Site RUDD11 is in the countryside – it is a significant part of the agricultural land around Mickleborough Hill. There are regular sightings of badgers by residents on Old Loughborough Rd/Landmere Lane. This field makes a valuable contribution to wildlife in this area.

13. ADVERSE IMPACT ON CARBON FOOTPRINT – no easy access to local amenities by foot

Developing site RUDD11, will have an adverse impact on carbon footprint – this site is part of a rural hamlet lying on ‘Loughborough Rd leading to Landmere Lane’ and OUTSIDE Ruddington village. I am concerned how the village and bus stops could be walked to safely. There is no pavement suitable for pushchairs, wheelchairs, only a narrow path and poorly lit consistent with a country lane. There is no adequate access to/from the nearest bus stop on the main Loughborough Road A60 at the entrance to Old Loughborough Rd. The stop is in the middle of field grass 20cm long and the only ‘path’ to Old Loughborough Road involves walking into a large copse of trees on an unlit, unmaintained muddy winding ‘animal track’. The alternative is to walk along the edge of the main A60 with no pavement and no lighting. Walking further down Old Loughborough Rd on a track (not a pavement) to enter the village involves crossing the main A60, where there is no safe pedestrian crossing. For the young, the elderly and the infirm, in particular, this is not a safe site to access by foot.

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There is also no access to high speed broadband due to the distance from the exchange. Minimal ad-hoc street lighting and the lack of pavements is

consistent with a country lane. It is inappropriate to support development in an area with no amenities.

Local Plan Part 2 – objection site RUDD11 ; 27 Nov 2017

By email from: Mrs L Owers-Bradley, Home Farm, Landmere Lane, Ruddington
NG11 6ND

I wish to object to the proposal to develop site RUD11 for the following reasons:

Firstly, note that the map included in Local Plan Part 2 is out of date and misleading since ‘Old Loughborough Road’ and Landmere Lane are the same continuous road. The map implies they are separate roads which they are not. For only historical reasons, each end has a separate name but they are one continuous country lane with the same 30mph speed limit (reduced from 60mph) only for issues of safety. Therefore, issues pertaining to not supporting the previous sites RUDD9,10 and 16 on Landmere Lane must apply also to site RUDD11.

1. SELECTING SITE RUDD11 WOULD SET A CATASTROPHIC PRECEDENT FOR FUTURE DEVELOPMENT

There have been no new sites developed in this area for 50 years. Previous development has been only **conversion** of agricultural buildings or a **replacement** new build following the demolition of a bungalow on the same site (Wayte Court barn conversions; Landmere Farm barn conversions; Old Road bungalow demolitions).

Any apparent ‘new houses’ on Old Road (adjacent to the back of the site) were built each on the site of a demolished bungalow (approval for demolition also granted). Housing development in this settlement has been only on the site of existing housing and existing brick agricultural buildings.

New houses (‘self-build or custom’ is a non sequitur) on a new site will set a very poor precedent for

- further development of the settlement and
- for merging the settlement with the built-up area of Ruddington village.

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