

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)
c/o Agent	Name	Michael Davies
Click here to enter text.	Address	Savills Innovation Court 121 Edmund Street Birmingham B3 2HJ
Click here to enter text.	E-mail	

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.

It is appropriate that the Council have recognised that there is a shortfall of deliverable housing land supply, both overall by the end of the plan period and during the next five years.

The Housing Site Selection Interim Report calculates a potential shortfall of 899 dwellings between 2019 and 2024.

In the identified absence of a five year supply of deliverable housing sites, it is entirely appropriate and necessary for additional land to be allocated to deliver homes to the Borough.

Furthermore given that 40% of the Borough is in the Green Belt, as stated in the supporting Green Belt Review Part 2(b) (September 2017), it is entirely necessary for some Green Belt release to accommodate this housing development.

(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	N/A
No	N/A

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.

N/A

(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

N/A

No

N/A

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

N/A

(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

N/A

No

N/A

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

N/A

(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

N/A

No

N/A

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

N/A

(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)	N/A	N/A
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)	N/A	N/A

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.

N/A

(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	N/A
No	N/A

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

N/A

(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	N/A
No	N/A

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

N/A

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

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.

N/A

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.

Radcliffe on Trent is identified as a Key Settlement for Growth in the Core Strategy and should provide a significant proportion of the Borough's housing need.

The proposed allocation of six sites within Radcliffe on Trent, with an estimated capacity of 820 dwellings in total, would comprise 32.2% of the proposed 2,500 new dwellings proposed in this document.

Furthermore the proposal to deliver 820 dwellings within Radcliffe on Trent would provide 6.2% of the required growth for the Borough, as set out in the Core Strategy.

We are of the opinion that this is a proportionate scale to address the current identified shortage in deliverable housing sites.

We consider that sites RAD02 and RAD03 are appropriate for allocation in this Plan, and would provide 450 dwellings. These sites have been considered through numerous technical studies, and in addition to four other sites, have been deemed the most appropriate and deliverable sites within Radcliffe on Trent.

The supporting Sustainability Appraisal (September 2017) and Housing Site Selection Interim Report (September 2017) both considered the two sites to be of low Green Belt importance, whereby there would be a "rounding-off" of the north-east boundary of Radcliffe on Trent.

It was further stated that the removal of these two sites from the Green Belt would not result in unrestricted urban sprawl and was of low landscape value. These two sites comprise:

"essentially a large infill area between prominent existing residential developments [...] consequently they are not critical to the Green Belt or identified as sensitive in the landscape analysis".

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.		
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	X	
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	X	
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.

Further to our response to Question 10, we fully support the proposed allocation of sites RAD02 and RAD03 for new housing development in Radcliffe on Trent.

The supporting Sustainability Appraisal (September 2017) and Housing Site Selection Interim Report (September 2017) both considered the two sites to be of low Green Belt importance, whereby there would be a “rounding-off” of the north-east boundary of Radcliffe on Trent.

Furthermore site RAD02, when assessed in combination with RAD03, was found to

be of low landscape value.

In addition to the Borough's technical work that identifies the two sites to be appropriate and deliverable, the sites also garnered support at both the Issues and Options stage (February and March 2016) and the Further Options stage (February and March 2017) of consultation.

RAD02 in particular could be comfortably delivered within the next five years.

In terms of what the development should look like, any future planning application would propose a design, mix and layout that would be commensurate and in-keeping with the wider area and adhere to the Borough's design policies.

(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	N/A
No	N/A

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

N/A

(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)	N/A	N/A

	Yes	No
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	N/A	N/A
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	N/A	N/A
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)	N/A	N/A

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.

N/A

(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	N/A
No	N/A

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

N/A

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

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.

N/A

(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	N/A
No	N/A

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

N/A

(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)	N/A	N/A
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	N/A	N/A
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	N/A	N/A
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	N/A	N/A

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.

N/A

(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	N/A
No	N/A

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

N/A

(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)	N/A	N/A

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.

N/A

(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	N/A
No	N/A

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.

N/A

(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

N/A

No

N/A

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

N/A

(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.

N/A

(please continue on a separate sheet if necessary)

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Data protection: The details you submit to the Borough Council will be used in the plan making process and may be in use for the lifetime of the Local Plan and associated processes in accordance with the Data Protection Act 1998. Please note that comments and personal details cannot be treated as confidential and may be made available for public inspection both physically and/or through the Borough Council's website. We may publish all names, addresses and comments received, including on our website. We will use our best endeavours to not publish signatures, personal telephone numbers or email addresses. By sending the Council your

details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.