

27th November 2017

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

Dear Sir or Madam

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

Executive Summary

We consider that land identified on the accompanying plan (HM Land Registry Title number NT424496) should be identified in the RBC Local Plan Part 2 as allocated land for housing.

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

'Section – Housing Development at the 'Key Settlements':

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***

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

Sites COT09 – Land South of Hollygate Lane (1); **YES**

COT10 – Land South of Hollygate Lane (2); and - **YES**

COT11a – Land south of Hollygate Lane (3a); **YES**

(Estimated capacity around 180 homes)

Introduction

We are instructed by *Dr Tim and Dr Julie Parker* to make representations on the Rushcliffe Local Plan Part 2: Site Allocations before 5pm on the 27th November 2017 ('the deadline').

This principally is to ensure that we are able to appear at future Local Plan Inspector led Hearing Sessions which we anticipate to take place in 2018 although we understand that a further consultation exercise will take place in early 2018.

This consultation in early 2018 will finally identify which housing sites Rushcliffe BC consider should be 'allocated' across the Borough, (including Cotgrave).

We support the principle of removing land on the south side of Hollygate Lane (North of Colston Gate) currently within the Green Belt to accommodate new housing.

New housing close to the 'centre' of the Village will ensure that long term (to 2028 and beyond) Green Belt boundaries have permanency and the housing needs of local residents will be met in the short term but also for future generations.

Within this consultation exercise (Preferred Housing Sites in Rushcliffe) we are seeking to express our full support for the allocation of site COT10 – Land South of Hollygate Lane (2) for housing.

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

Formal Comments

We consider that the site is:

- Suitable for development
- Available for development
- Deliverable for development in the short term (i.e. next 5 years)

Suitable for Development

The site is contained by development on 3 sides. The forth boundary (eastern boundary) comprises a well-established and mature hedgerow.

Clearly the development of the site would contribute to the rounding off of the settlements urban edge although it is understood that RBC consider that sites COT 9, 10 and 11a would form a

"Single allocation and would be expected to be delivered as one single comprehensive development scheme, with an anticipated capacity of around 180 dwellings"

(Source: Rushcliffe Local Plan Part 2 – Housing Site Selection Interim Report – Sept 2017)

In this location, there would clearly be no issues in relation to the merging of settlements and it has currently an 'urban fringe character'.

The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.

Development of the site will not intrude into open countryside.

As the LPA have stated a

“Significant advantage for this area of land is that its development would enhance connectivity between Hollygate Park (the former Cotgrave Colliery) and the existing built up area of Cotgrave”.

We consider Cotgrave to be a town and 'key settlement' where new housing development is appropriate in this Part 2 of the Local Plan.

It has a range of facilities and amenities and we consider site COT10 to be the most suitable and sustainable site in Cotgrave for new housing development. It is well located close to existing bus stops and sources of employment such as the RBC 'Manvers Business Park'.

Available for Development

My clients (as landowners) are practising medical Doctors and do not live in the East Midlands.

They are fully committed to the release and sale of this land for housing development at the point of the land being removed from the Green Belt and allocated for housing in this Part 2 Local Plan.

They have an appointed 'agent' – *Mr Michael Granger* of Andrew Granger & Co (Land & New Homes) based in Melton Mowbray, Leicestershire.

Deliverable for development in the short term (i.e. next 5 years)

My clients have had commercial approaches and high interest has been expressed in the land by national housebuilders.

We consider that the site itself could be developed by a regional or national housebuilder and link to adjoining land to ensure that areas COT 9, 10 and 11a could be developed comprehensively as RBC suggest.

We are not aware of any technical reason or reasons why this site could not be developed for housing.

Housing Land Supply

A very recent appeal decision, Ref: APP/P3040/W17/3178343, dated the 20 November 2017 (for 235 houses in East Leake) confirms that the Council is currently unable to demonstrate a 5-year supply of housing land.

According to the appeal decision (Paragraph 4), the reported position was that the LPA could only demonstrate a 3.43-year supply of housing land.

In order to ensure and maintain a flexible rolling five year housing land supply position, that is able to adapt to changes in circumstances and the requirements of the market, it is clear that sufficient land must be allocated to accommodate the requisite housing needs of the Borough.

Conclusions

- 1 Cotgrave is a sustainable settlement / area which can accommodate future growth. **The allocation of land for new housing at Site COT 10 is supported by the freehold land owners of the site. We also support the allocation of Sites COT09 and COT11a for new housing.**
- 2 My client's landholding in partnership with the land owners to the East will potentially deliver a residential development on land which is immediately adjoining the main built up area of Cotgrave and is readily accessible to the range of facilities and services within this settlement, as well as to the public transport network. The Site is suitable, achievable and deliverable in the short term, with no technical constraints or potential delays to bringing this development forward.
- 3 The Site has been carefully assessed against the reasons for including land within the Green Belt, as set out within the NPPF and it is submitted that the proposed residential allocation of this Site will not result in the unrestricted sprawl of the area or the encroachment of development into the countryside.
- 4 In order to ensure that the Rushcliffe Local Plan Part 2 Local Plan is considered sound at Examination, we believe that this land / site must be allocated to accommodate the objectively assessed housing needs of this area.
- 5 For this reason, and based upon my clients willingness to release this land for new homes, we will urge the duly appointed Planning Inspector at future 'hearing sessions' to support the Council's proposed allocation at **COT 10** for residential development.

We look forward to hearing from you

Yours faithfully

Nick Grace

Nick Grace BA (Hons) Dip TP MRTPI

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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)
Dr T & Dr J Parker	Name	Mr Nick Grace
c/o Agent	Address	GraceMachin Planning & Property, 5 Malin Hill, Nottingham, NG1 1JK
Click here to enter text.	E-mail	nick

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.

Click here to enter text.

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)		
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.

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"/>

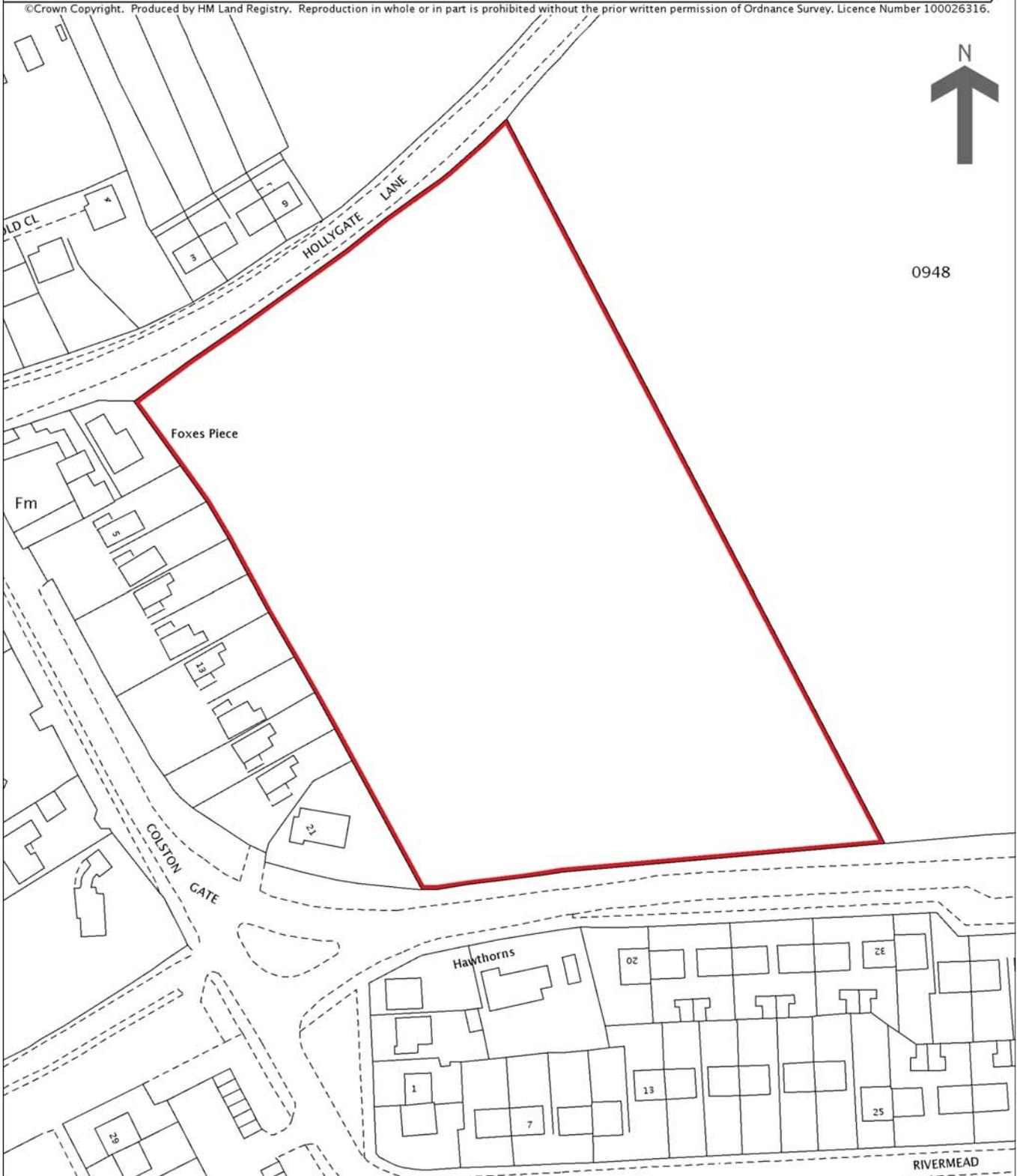
Please provide any comments you wish to make to support your response.

Click here to enter text.

(please continue on a separate sheet if necessary)



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This title is dealt with by HM Land Registry, Nottingham Office.