



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)
Peveril Homes	Name	Mr S Chadwick, WYG Planning Ltd
c/o Agent	Address	Rowe House, 10 East Parade, Harrogate HG1 5LT
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



No

Don't know

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

Whilst Peveril Homes is supportive of the Council's housing requirement being increased to 2,550 new homes, it is important that this is deliverable. Thus the amount of housing actually allocated should reflect the likely fall off rate of existing permissions and any constraints on delivery of allocated sites. This should result in significantly more than the 2,550 homes being allocated within the Plan period and the delivery of allocations over a five year, ten year and fifteen year period being considered in accordance with the NPPF. The Council's trajectory rates should ensure that housing delivery on allocated sites ensures a minimum five year supply of land at all times during the Plan period.

The pattern of allocations should also relate to the overall sustainability of the sites and the settlements in which they are proposed. In this regard Peveril considers that significantly more emphasis should be placed on the ability of the area around Tollerton to meet a greater proportion of the housing requirement for the Borough. A strategy of concentration around Tollerton – adding to the existing strategic allocation would be a more sustainable solution than the dispersal of housing sites in some of the smaller settlements (outside Bingham and Radcliffe on Trent).

It is understood the principal reason why additional houses are not proposed in the Tollerton area relates to the perceived problems with education capacity. This would be easily resolved through housing allocations on a scale to provide investment in existing education infrastructure including Tollerton primary school. If a comprehensive additional development came forward at Tollerton this could be accompanied by a masterplan that could designate land for potentially a new primary school and other community facilities.

Peveril's comments relate to land to the north of the Tollerton strategic allocation as shown on the attached plan. This land could in itself constitute a stand-alone additional development or as a logical extension of the strategic site. The Council should re-consider its position not to allocate further development at Tollerton. Although the Peveril site is Green Belt, it is considered the exceptional circumstances to potentially release it for housing as per paragraphs 84 and 85 of the NPPF. The potential to channel development to areas such as Tollerton which are immediately adjacent to the Greater Nottingham conurbation would be consistent with the policy in paragraph 84.

(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.

No comment.

(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.

The settlement of Tollerton which is close to the main urban area of Nottingham should be considered for further allocation of housing and related development.

(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.

No comment.

(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.

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

(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 checked="" 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 checked="" 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.

Consideration should be given to re-allocate some or all of these dwellings for these sites at Tollerton.

(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 checked="" type="checkbox"/>

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

Consideration should be given to re-allocate some or all of these dwellings for these sites at Tollerton.

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

No

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

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

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 checked="" type="checkbox"/>
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)	<input type="checkbox"/>	<input checked="" 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.

Consideration should be given to re-allocate some or all of these dwellings for these sites at Tollerton.

(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.

No comment.

(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"/>

	Yes	No
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"/>
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.

No comment.

(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

No

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

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

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)		✓
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)		✓
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)		
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 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.

Consideration should be given to re-allocate some or all of these dwellings for these sites at Tollerton.

(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.

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

(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 checked="" type="checkbox"/>
Site CBI05 – Land east of Church Street (estimated capacity around 70 homes)	<input type="checkbox"/>	<input checked="" 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.

Consideration should be given to re-allocate some or all of these dwellings for these sites at Tollerton.

(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

No



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

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

(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.

No comment.

(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

No

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

Consideration should be given to re-allocate some or all of these dwellings for this site at Tollerton.

(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.

No comment.

(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

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.

No comment.

(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.

No comment.

(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.*

The need to specifically allocate the land to the north of Tollerton referred to in control of Peveril Homes in the answer to question 1.

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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.



Bassingfield

Gamston

Edwalton



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