



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)
The Trustees of Butler Reynolds Retirement and Death Benefit Scheme	Name	Guy Longley, Pegasus Group
Click here to enter text.	Address	4 The Courtyard, Church Street, Lockington, Derbyshire. DE74 2SL
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 type="checkbox"/>
No	<input checked="" type="checkbox"/>
Don't know	<input type="checkbox"/>

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

The Preferred Housing Sites consultation proposes to make provision for some 2,550 dwellings in the Part 2 Plan to address identified shortfalls in the delivery of strategic sites along with a further level of provision to provide a further buffer should expected housing delivery be further delayed.

Whilst this additional buffer is to be welcomed, we are concerned that the Part 2 Plan does not make sufficient provision to deal with under delivery from strategic sites. It is considered that the Part 2 Plan should be looking to allocate land to accommodate between 3,600 and 5,000 dwellings to ensure sufficient provision to address uncertainties in delivery from strategic sites.

(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"/>

	Yes	No
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

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 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"/>

	Yes	No
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

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 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)

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 Preferred Sites Paper proposes to allocate sites for development in ‘Other Villages’, with proposed allocations at Cropwell Bishop, East Bridgford, and Gotham. The Paper recognises the importance of widening the range of settlements and individual sites delivery new housing development across Rushcliffe. The benefits of a range of sites delivering housing, boosting short term delivery is recognised.

The benefits of delivering housing in smaller rural communities to help meet local needs are clear. Without some additional development, settlements can stagnate and lose essential services and facilities. The NPPF advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

The Preferred Sites Paper refers to Additional Settlements Background Paper, February 2016. This discounted a number of smaller settlements as suitable locations for some further growth due to the limited services and facilities available. Costock is one of the settlements identified as having insufficient local services and facilities.

The assessment appears to have been based on settlements having both a primary school and a local convenience store/post office. This is considered to be overly restrictive and does not recognise the sustainability of those settlements with primary schools, and the benefits of small scale housing development in ensuring that these smaller schools remain open. Costock has a primary school and there are a range of services and facilities easily accessible in the nearby larger settlement of East Leake. There is also a regular bus service along the A60 connecting to Loughborough and Nottingham.

The Part 2 Plan should consider the scope for limited residential development in Costock. Our client owns land at Parklands, Loughborough Road. The site extends to some 0.68 hectares and is currently in commercial use. The operator is looking to be relocated to better premises. The site is previously developed land. The NPPF seeks to encourage the effective use of land by reusing land that has been previously developed. There is scope for the development of up to 24 dwellings on the site. The site is well related to the existing residential properties on Loughborough Road. A site location plan is attached with these submissions.

The site, including the wider nursery land was assessed in the SHLAA 2016 under site reference 845, Six Acre Nursery. The assessment concluded that redevelopment of the northern half of the site, adjacent to the A60 may be acceptable given its closer proximity to Costock and its predominant brownfield status. An extract from the SHLAA is attached at Appendix 1.

The Part 2 Plan should allocate the land at Parklands, Loughborough Road, Costock as a housing site with the capacity to develop up to 24 dwellings. This would represent the effective use of an available brownfield site that could help to support local services and facilities in the village in a location that enjoys good access to public transport.

(please continue on a separate sheet if necessary)

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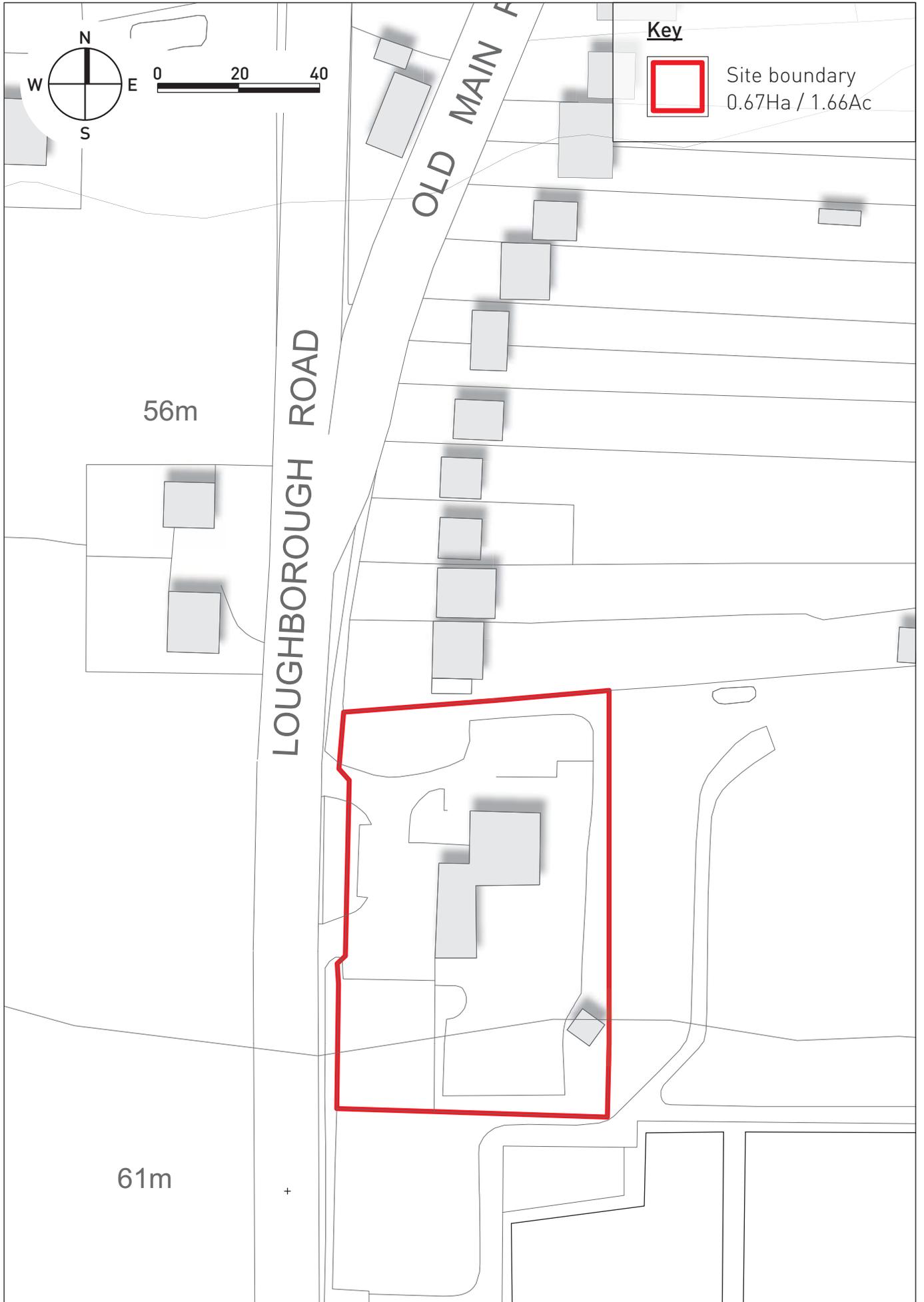
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Data protection: The details you submit to the Borough Council will be used in the plan making process and may be in use for the lifetime of the Local Plan and associated processes in accordance with the Data Protection Act 1998. Please note that comments 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.

Appendix 1: Extract from 2016 SHLAA

Site Ref: 845 Six Acre Nursery, Costock			
Site Area -3.6	Number of Dwellings Proposed -	54	Number of Dwellings Remaining 54
Eastings: 457690	Northing: 325995	Density (DPH) 15	Planning Reference:
Planning Policy Status:	<i>No formal allocation or no extant planning permission for residential development -</i>	Bad Neighbours:	<i>Setting with no adverse effects -</i>
Existing Use	-	Flood Risk	<i>EA Maps suggest area at no risk from flooding from rivers or watercourses -</i>
Location:	<i>Adjacent named settlement -</i>	Natural Environment Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations except Land Use:	<i>Significant policy constraint which may be removed in the long term - The nursery is open in character and could be considered open countryside.</i>	Contaminated Land Issues:	<i>No known constraints -</i>
Landscape Quality and Character:	<i>NW03: East Leake Rolling Farmland - The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features (LCA 2009).</i>	Contaminated Land Issues 1:	-
Agricultural Land:	<i>Grade 3a and 3b (Good/Moderate) - Further work required to establish whether land is Grade 3a or 3b.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>Moderate appearance of site and streetscape, neutral perception of the area, likely to attract wide variety of end users -</i>	PP Implementation Progress:	<i>No formal allocation or no extant planning permission for residential development -</i>
Topographical Constraints:	<i>No topographical constraints - Land slopes gently from south to north.</i>	Ownership Constraints:	<i>Unknown -</i>
Ridgelines and Site Prominence:	<i>Development on the southern half of the site (on the current nursery) would be more prominent. -</i>	Operational or Tenancy Issues:	<i>Unknown - Site is occupied by construction machinery company and Nursery.</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	-
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment -</i>	Constrained by Bad Neighbours affecting Res Amenity:	-
Utilities Water:	<i>No capacity constraints for given level of development (with assessment made) -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop -</i>
Utilities Drainage:	-	Proximity to Tram Stops:	<i>No tram or rail stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>No capacity constraints for given level of development (with assessment made) -</i>	Facilities within the Locality:	<i>Village or local centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Requires direct assessment of costings / timescale for development based upon known infrastructure constraints - Site has low voltage power lines running north/south through the site.</i>	Pedestrian and Cycling accessibility to site:	<i>A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby -</i>
EIA:	-	Green Infrastructure Public Benefit:	<i>No public benefit identified or too expensive to deliver -</i>
Delivery:	Could be suitable if policy changes 5+ years		Delivery Period: N/A
Final Reasoned Judgment:			
Redevelopment of northern half of the site, adjacent to the A60, may be acceptable given its closer proximity to Costock and its predominant brownfield status. The nursery is more open and rural in character.			



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PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

LOUGHBOROUGH ROAD, COSTOCK - SITE LOCATION PLAN

