



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

Wooley V 1075610  
agent DLP 1075609

## 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](mailto: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)
Mrs V A Wooley	<b>Name</b>	Miss Caroline Richardson
C/O Agent	<b>Address</b>	DLP Planning Ltd 1 East Circus Street Nottingham NG1 5AF
C/O Agent	<b>E-mail</b>	

### 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.

See supporting statement

(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.

Click here to enter text.

(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.

Click here to enter text.

(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.*

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)	<input type="checkbox"/>	<input 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 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)

## 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?

<b>Yes</b> .....	<input type="checkbox"/>
<b>No</b> .....	<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)

## 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.

[Click here to enter text.](#)

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

## 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.

Click here to enter text.

(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"/>
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"/>

	Yes	No
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.

Click here to enter text.

(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.

Click here to enter text.

(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)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 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)

## 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"/>
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?

<b>Yes</b> .....	<input type="checkbox"/>
<b>No</b> .....	<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)

**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.

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.

See supporting statement

(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)	✓	

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.

See supporting statement

(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?

<b>Yes</b> .....	<input type="checkbox"/>
<b>No</b> .....	<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)

## 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.

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.

Click here to enter text.

(please continue on a separate sheet if necessary)

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](mailto:localdevelopment@rushcliffe.gov.uk)

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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.

For and on behalf of  
**Mrs V. A. Woolley**

**REPRESENTATION TO:  
RUSHCLIFFE LOCAL PLAN PART 2: RUSHCLIFFE LOCAL PLAN PART 2: LAND  
AND PLANNING POLICIES – PREFERRED HOUSING SITES**

**Land at Field House Nursery, Leake Road, Gotham, Nottinghamshire**

Prepared by  
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November 2017

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## 1.0 INTRODUCTION

- 1.1 This representation has been prepared on behalf of Mrs V Woolley in response to the consultation on the Rushcliffe Local Plan Part 2: Land and Planning Policies – Preferred Housing Sites. The representation will provide responses to specific questions set out in the above-mentioned consultation document.
- 1.2 Mrs Woolley is sole owner of land at Field House Nursery in Gotham. This site forms part of a wider area which has already been promoted as being potentially suitable for housing development at Gotham (Land East of Gypsum Way/The Orchards). In this regard the site was assessed in the Council's 2016 Strategic Housing Land Availability Assessment Report (2016) (Site Ref: 132) and a representation submitted to the Rushcliffe Local Plan Part 2: Land and Planning Policies – Further Options & Rushcliffe Green Belt Review Part 2 (b) – Additional Sites consultation in March 2017.
- 1.3 This representation supports the wider allocation of Land East of Gypsum Way/The Orchards, but also promotes the land at Field House Nursery as a standalone parcel of land for residential development. In particular, this representation will demonstrate that the land at Field House Nursery is suitable and remains available, developable and deliverable for residential development.
- 1.4 This representation is submitted alongside the 'Response Form' and is structured as follows:
- Section 2 will provide a response to Question 1 – Housing Land Supply;
  - Section 3 will provide a response to Questions 18 and 19 - Housing Development at the 'Other Villages' Gotham focusing on Land east of Gypsum Way/The Orchards.
  - Section 4 will provide a site-specific assessment of land at Field House Nursery, Gotham in order to demonstrate that it is suitable for residential development and is available, developable and deliverable.
  - Section 5 will summarise the representation and provide our conclusions.

## 2.0 RESPONSE TO QUESTION 1

2.1 The National Planning Policy Framework (“the Framework”) at paragraph 182 outlines, that in order for a plan to be ‘sound’ it must be:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

2.2 As such, in order for the plan to be made sound, the Local Authority is required to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area; and identify and update annually a supply of specific, deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land (or 20% where there has been a record of persistent under delivery of housing), as outlined in paragraph 47 of the National Planning Policy Framework.

2.3 The Preferred Housing Sites document states that one of the key issues that Local Plan Part 2 needs to do is identify enough suitable land for housing development in order to help meet Rushcliffe’s housing target of 13,150 new homes between 2011 and 2028. This is in addition to the land that has already been allocated for housing development by the 2014 Core Strategy.

2.4 In this regard the Core Strategy allocated six large sites for housing development and the Council still expect that these large sites will supply the majority of the Council’ new dwellings to meet the identified housing target over the plan period. However, the

Council has identified a delay in housing delivery from all but one of the six allocated strategic sites which has resulted in a shortfall in housing supply in the short to medium term and it is highly likely that the Council through their own admission will not be able to demonstrate a 5-year housing land supply during the early part of plan period, which is a critical component of national planning policy.

- 2.5 As set out in the Further Options consultation document (February 2017) the Council has calculated that, by April 2019, the shortfall in identified land supply for housing development could lead to around 900 fewer homes being built than is required over the subsequent 5-year period (2019 to 2024) unless action is taken through Local Plan Part 2 to address this situation. It has therefore been established that Local Plan Part 2 will need to identify land for at least 2,000 new homes in total (enough to satisfy the 1,100 homes originally needed plus the likely 900 home shortfall).
- 2.6 It is noted that the Planning Practice Guidance highlights that (031 ID: 3-031-20140306) an allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year land supply. Local Planning Authorities are required to provide robust, up-to-date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first five years. Plan makers will need to consider the time it will take to commence development, timescales for infrastructure enabling works on site and build out rates to ensure a robust five-year housing supply calculation.
- 2.7 It is agreed, and considered essential, that the deficit should be corrected in Local Plan Part 2 and at the earliest opportunity, and thus more housing allocations are required in order to provide some level of choice to the market and so provide a buffer should housing delivery on the existing strategic allocations be delayed further than is currently anticipated. The allocation of more housing sites would also provide a robust and flexible strategy in the Development Plan should any of the sites allocated in the Local Plan Part 2 not come forward as expected alongside the already identified deliverability constraints of the large strategic sites allocated in the Core Strategy.
- 2.8 To meet the shortfall identified in the Further Options consultation, the Preferred Housing Sites consultation document proposes the allocation of 25 sites which the

Council expects to deliver around 2,550 new homes to meet the housing requirements for the Borough. We consider that the allocation of the additional 25 sites should be an absolute minimum and is essential to boost significantly the supply of housing as required by National Planning Policy Framework. Furthermore, it is considered that the Council should seek to maximise housing supply via the widest possible range of sites by size and market location so that housebuilders of all types and sizes have access to suitable land in order to offer the widest possible range of products and maximise housing delivery.

### **Summary of Response to Question 1**

- 2.9 For the Rushcliffe Local Plan Part 2: Land and Planning Policies to be found sound under the four tests of soundness as defined by the Framework (paragraph 182), the Plan should be positively prepared, justified, effective and consistent with national policy.
- 2.10 It is considered that the Local Plan Part 2 should allocate as a minimum the 25 additional sites to accommodate at least 2,550 dwellings and ensure sufficient contingency in order to ensure that the plan meets the objectively assessed development requirements and is consistent with the National Planning Policy Framework.

### 3.0 RESPONSE TO QUESTIONS 18 & 19

#### Question 18

- 3.1 It is evident that the Council, through Local Plan Part 2, needs to identify further allocations to accommodate at least 2,000 new homes.
- 3.2 The previous Further Options consultation document highlighted the importance of widening the range of settlements and sites to deliver the required level of housing across Rushcliffe and sought views as to where these new homes should be built.
- 3.3 The Preferred Options consultation document states that a number of ‘other’ villages will need to accommodate some level of new housing on greenfield sites in order to address the current shortfall in the amount of land that is available for housing development particularly in the short term.
- 3.4 The Council recognise that it is not possible that the Local Plan Part 2 will be able to allocate enough suitable land within the main urban area of Nottingham and at key settlements alone. As the Council correctly identify this strategy would not be able to fully deliver the sufficient number of new homes quickly enough to meet the identified shortfall.
- 3.5 Accordingly, the Council has identified the following villages as suitable to accommodate a limited level of housing development on greenfield sites:
- Cropwell Bishop;
  - East Bridgford;
  - Gotham;
  - Sutton Bonington; and
  - Tollerton.
- 3.6 This representation seeks to focus on the settlement of Gotham, which is considered highly suitable to accommodate new housing development on greenfield sites.

- 3.7 One of the Core Principles outlined in the National Planning Policy Framework (“the Framework”) is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. Paragraph 30 of the Framework encourages local planning authorities to support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. Likewise, paragraph 37 aims to balance land uses so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.
- 3.8 In this regard, the Council’s ‘Identification of Additional Settlements Background Paper, February 2017’ highlights that the village of Gotham has a primary school, doctor’s surgery, village shop, post office, three public houses, village hall, library and a playing field, as well as local employment opportunities. The village is on the Navy Line 1 bus route which provides regular buses (including evening and Sunday services) to the larger settlements of Nottingham, Loughborough which offer a significant level of facilities, services and employment opportunities.
- 3.9 Given the above, it is unsurprising that the Greater Nottingham Accessible Settlement Study (2010) therefore ranked Gotham as the most sustainable settlement of the non-key settlement (other village) with best access to community services and facilities. In fact, the settlement scored higher than Cotgrave (which was subsequently identified as a key settlement in the Core Strategy).
- 3.10 Development within the village of Gotham would therefore clearly meet the aspirations of the Framework to make the fullest use of public transport, walking and cycling opportunities and encourage minimal, sustainable journey lengths for employment, leisure, education and other activities. The village has a number of community facilities and services itself and has good public transport links to the larger settlements of Nottingham and Loughborough. Gotham is considered a sustainable location for new housing development.
- 3.11 The Preferred Housing Sites consultation document states that it is the Council’s view that Gotham has scope to sustain around 100 dwellings on greenfield sites adjacent to the village. This figure is based on the existing size and status of the settlement, the

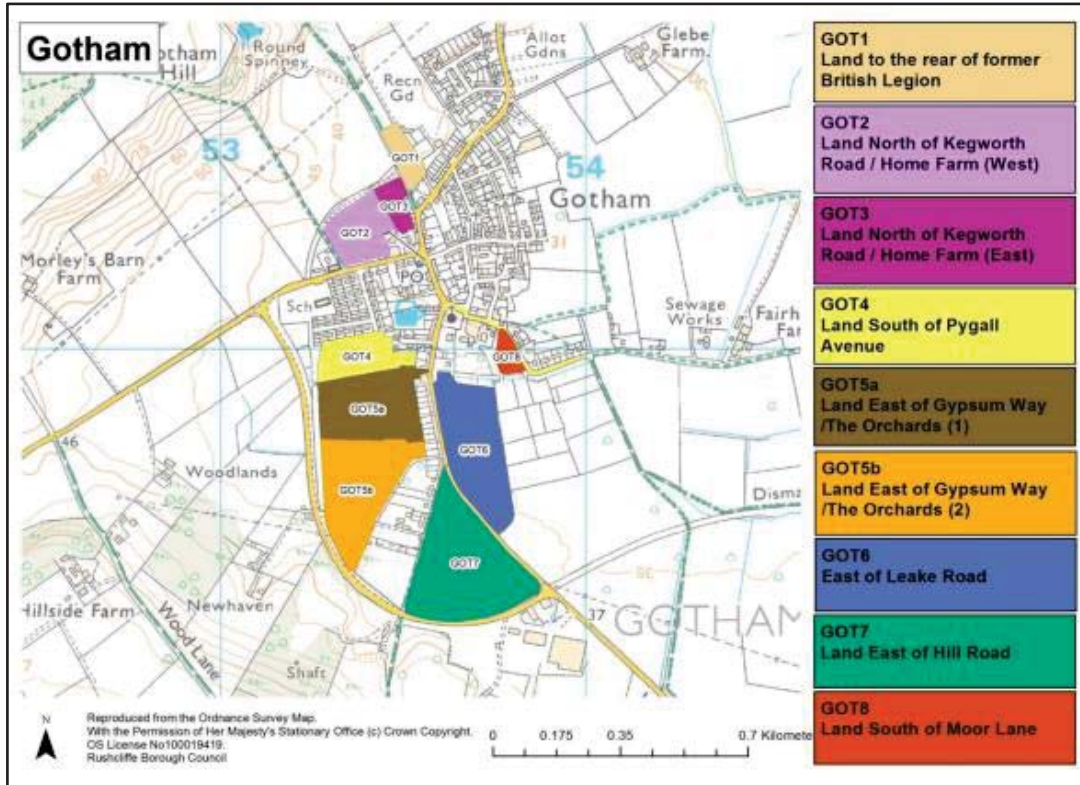
capacity of local services and the size of the site that is considered to be most suitable for housing development.

- 3.12 We strongly concur with the Council that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for at least 100 homes in total as it is obviously a highly sustainable location for development. However, we do not wish to place a ceiling on the total number of new homes that should be built up to 2028. In this regard, it is reiterated that the housing target of 13,150 dwellings is a minimum, not a maximum figure and both the Framework and the recently published Housing White Paper seeks to boost significantly the supply of housing.

**Question 19**

- 3.13 Gotham is considered to be a sustainable settlement for development and therefore has the ability to accommodate growth. Indeed, the Council's 'Identification of Additional Settlements Background Paper, February 2017' highlights the conclusions of the Tribal Study which stated that there is potential for a medium level of growth in Gotham compared with other settlements in the Greater Nottingham sub region. The Paper however, does acknowledge that there are constraints to growth, particularly the risk of coalescence with the Clifton strategic allocation and any growth would need to preserve and enhance the historic character and heritage of the settlement.
- 3.14 As detailed previously it is the Council's view that Gotham can accommodate around 100 dwellings on greenfield sites to the edge of the existing settlement. The Council have assessed a total of eight alternative site options in Gotham, the location of which is illustrated in Fig 1 below. The assessment of the sites is provided within the 'Housing Site Selection Interim Report', September 2017'.





**Fig 1: Alternative site options at Gotham assessed in the Housing Site Selection Interim Report', September 2017**

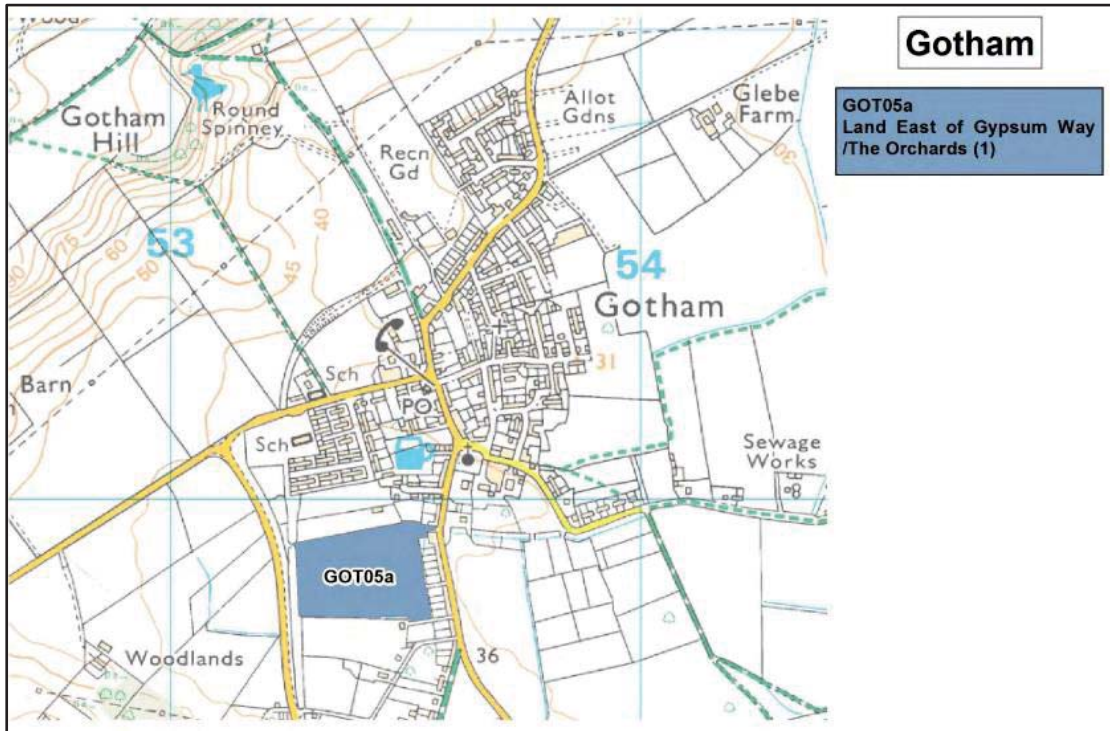
3.15 In the assessment of the eight sites the Council considered a wide range of factors including:

- Landscape and visual impact;
- Green Belt;
- Historic environment;
- Flood risk;
- Nature conservation and biodiversity;
- Highways and accessibility and
- Infrastructure.

3.16 Following a thorough assessment of the eight sites against the factors identified above and other relevant planning considerations, the Council are proposing to allocate Site



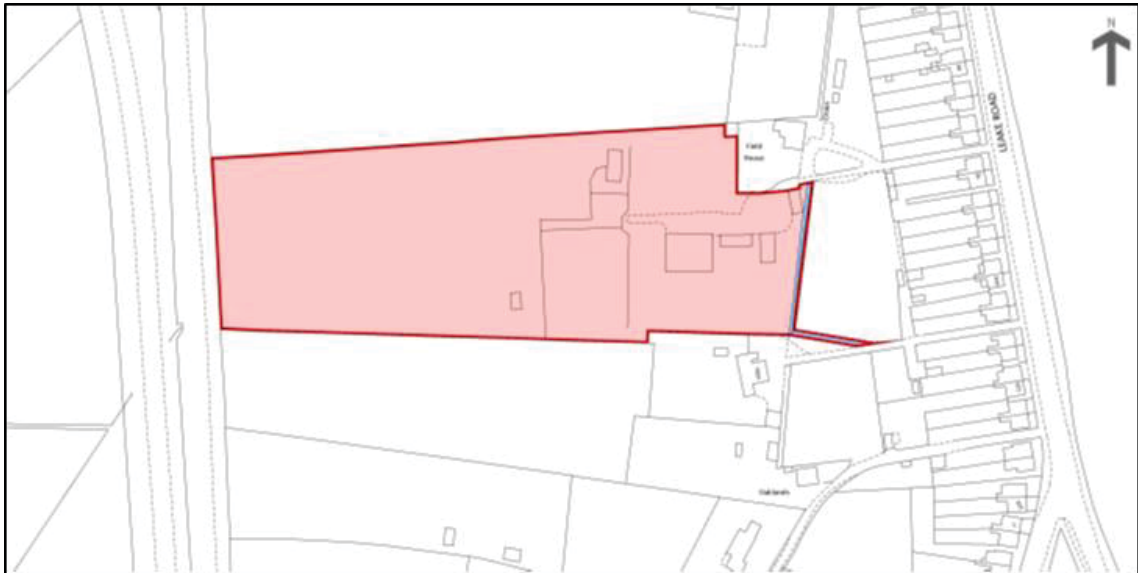
GOT05a – Land east of Gypsum Way / The Orchards (1) (see Fig 2 below). The Council estimate that the site has capacity to accommodate 100 homes.



**Fig 2: Proposed housing site allocations at Gotham identified in the Local Plan Part 2**

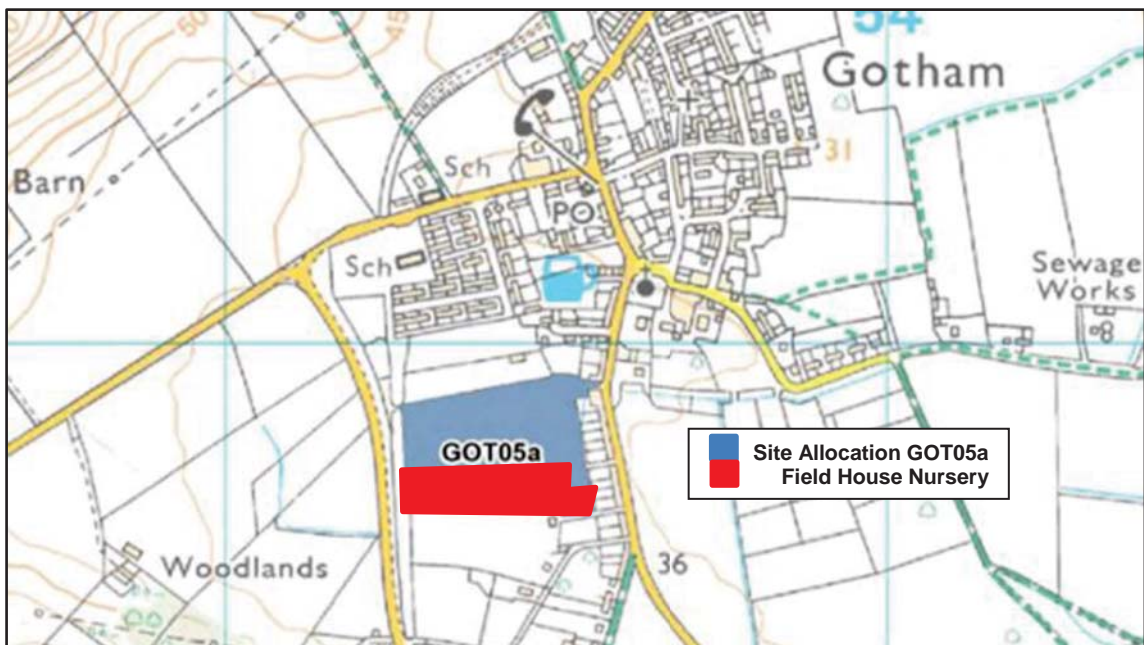
- 3.17 In their assessment the Council state that site GOT05a is contained by Gypsum Way and is screened from existing development by vegetation structures, neighbouring developments and the flat topography.
- 3.18 This position is reinforced in the Green Belt Review and landscape analysis which has shown proposed site allocation GOT05a is of low Green Belt importance and low landscape and low visual sensitivity. GOT05a can be accessed through the current bus depot and is in close proximity to the village centre. Within the bus depot is a grade 2 listed barn, meaning any development affecting its setting would be expected to make a positive contribution to or better reveal the significance of the listed building.

3.19 This representation is submitted on behalf of Mrs Woolley, who owns land at Field House Nursery (see Fig 3 for the extent of the Client’s ownership) which is a significant portion of proposed housing allocation GOT05a.



**Fig 3: Land at Field House Nursery**

3.20 The land at Field House Nursery forms part of the larger Site GOT05a – Land east of Gypsum Way/The Orchards which has an identified capacity to deliver around 100 homes (see Fig 4 below).



**Fig 4: The location of land at Field House Nursery in relation to proposed site allocation GOT05a**

- 3.21 We support the Council's recommendation to allocate site GOT05a for housing development. We consider the site would form a natural extension to the settlement with existing built form defining the eastern boundary of the site. Furthermore, Gypsum Way, provides a strong, permanent, defensible boundary to the west of the settlement. The site is clearly separated from the surrounding settlements (including the Clifton strategic allocation) meaning it would not result in the coalescence or merging of settlements. The site is in close proximity and well related to the existing settlement of Gotham and so well related to the services and facilities within the village and bus stops which provide regular access to the larger settlements of Nottingham and Loughborough. The site also has good connectivity to the local pedestrian and cycle links of Gotham.
- 3.22 We fully support housing development on Site GOT05a. We also support residential development at Field House Nursery as a standalone parcel of land. The site currently comprises a number of buildings and greenhouses associated with its former use as a nursery, together with a parcel of land which extends to Gypsum Way to the west. This parcel itself could be allocated in full, or in part, re-using the land which has formally been in use as a nursery. If left undeveloped the buildings onsite are at risk of deterioration in condition which would have a detrimental impact on the street scene and so character and appearance of the countryside.
- 3.23 The landowner is in active discussions with housebuilders who have shown a keen interest in the site.
- 3.24 Full details regarding the suitability, availability and deliverability of the land at Field House Nursery for housing development is provided in Section 4 of this Statement.



#### 4.0 SITE SPECIFIC ASSESSMENT – LAND AT FIELD HOUSE NURSERY, GOTHAM

4.1 The site is located on the eastern side of Gypsum Way in the village of Gotham (see Fig 5 below for the site location).



Fig 5: Site Location Plan

4.2 The site subject to this representation is a former nursery and associated land. There is existing built form within the site boundary including buildings, greenhouses and car parking associated with the former nursery business.

4.3 The site boundaries are clearly defined by mature, well-established trees and hedgerows.

#### **Access**

4.4 Access to the site is currently taken off Leake Road via two existing access points, however a number of potential access options into the site are available. In part, the options available are dependent upon whether the site is developed on its own or as part of a more comprehensive development of proposed housing allocation GOT05a and comprise the following:

- Access via Leake Road;
- Access via Gypsum Way to the west; and
- Access via other land e.g. the Nottingham City Bus Depot to the north of the site.

4.5 In any case, a pedestrian route can be provided to Leake Road providing a link to the existing footpath on the western side of Leake Road. The existing footpath along Leake Road provides direct access to bus stops/services and local facilities within the village of Gotham.

4.6 Any future planning application would include a comprehensive assessment of the potential impact of residential development on the local highway network and demonstrate the identified access is suitable.

4.7 There are no Public Rights of Way that transverse the site, though opportunities will be taken where possible to connect with the surrounding footpath network.

#### **Proximity to Local Facilities**

4.8 The distance people need to travel in order to reach facilities and services will inevitably affect the mode of travel and subsequently the sustainability of a location. Paragraph 30 of the Framework states that Local Planning Authorities should support a pattern of

development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

4.9 As detailed previously a pedestrian route from the site to Leake Road can be provided. The site performs strongly in relation to access to local services and public transport. The site is located within a 400m walking distance of bus stops on Leake Road. The Nottingham City Transport Navy Line 1 service operates frequently Monday to Sunday from the bus stops on Leake Road.

4.10 The 1 service operates between Nottingham and Loughborough calling at destinations that include, Trent Bridge, Nottingham Trent University Clifton Campus, Clifton, and East Leake. The bus service also stops at Nottingham Railway Station providing easy access to rail network in the local area and beyond.

4.11 A range of services are located within the settlement including a primary school, doctor's surgery, village shop, post office, three public houses, village hall, library and a playing field.

4.12 It is evident that the Council consider Gotham to be a sustainable location for development, given the village has been identified as suitable to accommodate around 100 dwellings in the Preferred Housing Sites consultation document.

4.13 The Council's assessment of GOT05a in terms of sustainability stated '*GOT5a is in close proximity to the village centre.*'

4.14 It can therefore be concluded that Gotham is a sustainable location for development.

#### **Topography**

4.15 The site is considered flat. The Council's assessment of GOT05a concluded the site is "*flat topography*". It is therefore considered development of the site is not constrained by topography.

#### **Heritage Impact**

4.16 The site is not within a Conservation Area. There are no listed buildings or other defined heritage assets within the boundary or in close proximity to the site, aside from one listed building on the Depot site. The development of GOT05a has the potential to better reveal the significance of the listed building.

### **Landscape/Visual Impact**

4.17 In June 2016, Rushcliffe Borough Council appointed AECOM to undertake a Landscape and Visual Analysis ('LVA') of potential development sites. Each site was assessed for both its impact on the landscape and its visual impact; reflected in a score for each which is combined to give an overall score of sensitivity.

4.18 The site is located and considered as part of the wider site RBC/GOT/005. The analysis concluded that:

*'The site comprises several field boundaries with a mixture of pastoral, rough/equestrian and urban characteristics. There are some PRow's within the study area but none which directly influence the site. There are few conservational interests within the study area, with one listed building situated on the eastern edge of the site boundary. There is an overall low landscape value within the study area due to a combination of some degraded spaces and high levels of human influence. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is low partly due to the site being unimportant to visual amenity. Overall, there is low visual sensitivity.'*

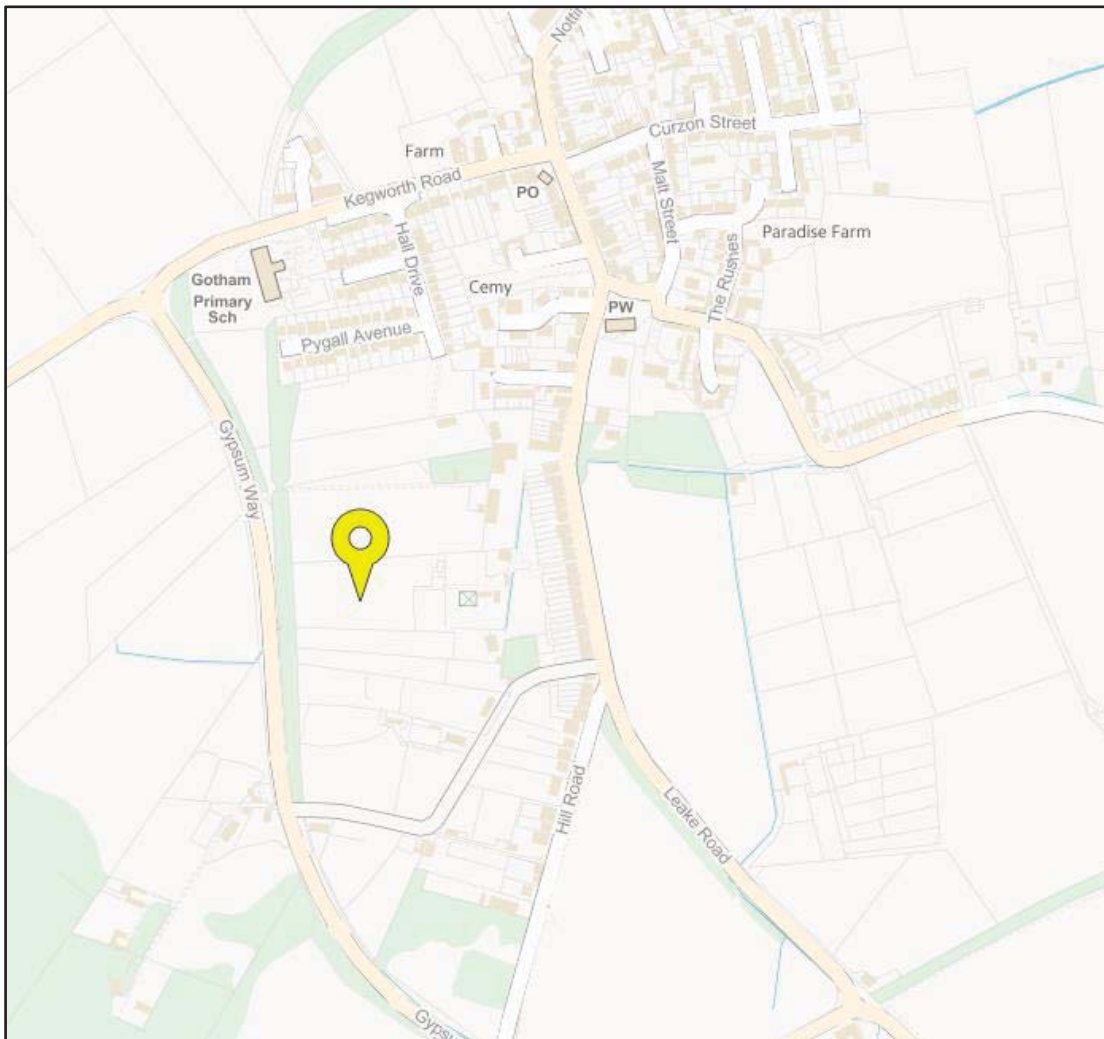
4.19 The Council's own evidence base for the emerging local plan concludes that the sites overall visual sensitivity is **low**. It is therefore considered the development of the site would not result in a significant detrimental impact on the surrounding landscape and/or visual impact.

4.20 The assessment of site GOT05a in the Preferred Options consultation document supports the above assessment and concluded that *'Site GOT05a is contained by the Gypsum Way and is screened from nearby locations by vegetation, neighbouring developments and the flat topography. This is reflected in the Green Belt Review and landscape analysis which has shown land is of low Green Belt importance and low landscape and low visual sensitivity.'* This is reflected in the Council proposing the site be allocated for residential development in the Local Plan Part 2.



### Flood Risk/Drainage

- 4.21 The site is located in Flood Zone 1 (low risk) as illustrated on the Governments Flood Map for Planning (see Fig 6 below). There are no known drainage constraints to the delivery of this site subject to detailed design and consideration of infrastructure capacity.



**Fig 6: Environment Agency Flood Map Results**

### Ecology/Trees

- 4.22 There are no known natural environment constraints. Trees are located to the western periphery of the site and are likely to be retained as part of any future development. In this regard they provide strong visual enclosure to the site screening it from Gypsum Way to the west of the site and also provide character within the local landscape.



- 4.23 The Council's assessment of site GOT05a in the Preferred Options consultation document concurs with the above stating '*Site GOT05a is contained by the Gypsum Way and is screened from nearby locations by vegetation*'.

#### **Material Planning Policy Considerations**

- 4.24 The site is currently located within Green Belt.
- 4.25 As noted above, the Council's own assessment considers the site to be of low Green Belt Importance and could be removed from the Green Belt and allocated for residential development without significant impact. This is reflected in the Council proposing the site be allocated for residential development in the Local Plan Part 2.

#### **Capacity**

- 4.26 The site in the ownership of Ms Woolley is approximately 1.8 hectares and has the capacity to deliver approximately 45 dwellings.
- 4.27 However, the site could be developed in phases if this is preferable to the Council, for example, by developing the former nursery area of the site first.
- 4.28 Equally the site could be developed as part of a wider development including all or some of the land identified as GOT05a in Local Plan Part 2: Land and Planning Policies (Preferred Housing Sites) which the Council consider has the capacity to deliver circa 100 homes.
- 4.29 The landowner is keen to cooperate with the adjoining land owners and in particular positive discussions are ongoing with the owners of the land immediately to the north. Likewise, active discussions are taking place with national housebuilders who have demonstrated a strong interest in the site with regards to the comprehensive development of the land.

#### **Suitability**

- 4.30 This section of the representation has demonstrated that the site is not known to be constrained in terms of topography, ecology, flood risk, or heritage.
- 4.31 The site is within a sustainable location for residential development and further residential development would contribute to and enhance the continued growth of Gotham. Future residents of the site would have access to a range of services and

facilities within the settlement and the opportunity to travel via a frequent bus service to services and facilities within the wider area.

4.32 The Council has identified Gotham as suitable to accommodate housing development of around 100 dwellings. Subsequently the Council assessed eight sites and in balancing sustainability, Green Belt, and other relevant planning considerations the Council are proposing site GOT05a and so remove it from the Green Belt and allocate the site for residential development.

4.33 The site subject to this representation forms part of the proposed allocation GOT05a and is therefore considered to be entirely suitable for residential development.

#### **Availability**

4.34 The site is available for development now. There is strong developer/housebuilder interest in the site. There are ongoing positive discussions with developers/housebuilders that are interested in securing a land option on the site and the early delivery of residential development on the site.

#### **Achievability**

4.35 The site is a greenfield site which lies adjacent to existing residential development to the east of the site. Existing residential development within Gotham extends beyond the site to the south and north.

4.36 The site is not known to be unduly constrained in terms of topography, ecology, flood risk, or heritage. A number of potential access arrangements exist and are currently being considered.

4.37 There are no known development constraints and the site is therefore considered to be achievable in terms of viability.

4.38 The site is not constrained by ownership issues and there has been strong developer/housebuilder interest in the site for residential development.

4.39 The site subject to this representation forms part of proposed housing allocation GOT05a. The proposed allocation clearly demonstrates that the Council consider housing development on the site to be achievable.

4.40 The site is therefore considered to be realistically deliverable within the next five years and will assist the Council in meeting the identified shortfall in housing land supply.

**Summary**

4.41 The site is available for residential development now, it is considered to be a suitable site in a sustainable location for growth with development readily achievable with the delivery of new dwellings within the next five years of the plan period. The site is within a sustainable location in terms of access to essential shops, services and infrastructure. The site is deemed to be of low Green Belt importance and would make a logical and sustainable extension to the settlement of Gotham and will support the wider growth aspirations of the Core Strategy and emerging Local Plan Part 2.

4.42 The site forms part of proposed housing allocation GOT05a which clearly demonstrates that there are no insurmountable physical constraints which would prevent the efficient use of this site for residential development.

4.43 The inclusion of site GOT05a for housing in the adopted Local Plan Part 2 would assist in achieving the Government's aims and objectives regarding the delivery of additional residential stock throughout the Country and serve to meet the objectively assessed housing need of Rushcliffe Borough.

## 5.0 CONCLUSION

- 5.1 This report provides a representation to the consultation on the Rushcliffe Local Plan Part 2: Land and Planning Policies (Preferred Housing Sites).
- 5.2 The representation has demonstrated that the Council need to allocate additional housing sites to accommodate at least 2,000 new dwellings over the plan period and a robust supply of contingency sites in order to ensure that the plan meets the objectively assessed housing requirements and is therefore consistent with the National Planning Policy Framework.
- 5.3 The representation supports the Council's view that Gotham is a suitable location for housing growth, and has numerous facilities and services highlighting the sustainability credentials of the village.
- 5.4 The Council assessed eight alternative site options at Gotham in the 'Housing Site Selection Interim Report' September 2017. The assessment concluded that in balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, the preferred housing site to allocate was GOT05a – Land east of Gypsum Way/The Orchards (1).
- 5.5 The representation fully supports the allocation of Site GOT05a – Land east of Gypsum Way/The Orchards (1) either in part or in full, but specifically promotes the land at Field House Nursery as a standalone parcel of land to be allocated for residential development in the Local Plan Part 2.
- 5.6 This representation demonstrates that development of the land at Field House Nursery is available for residential development now, in a sustainable location for residential development with development readily achievable to deliver new homes within the next five years of the plan period.
- 5.7 The landowner is keen to work cooperatively with the other landowners of GOT05a and is in active talks with housebuilders who have expressed a keen interest in the site.

5.8 In conclusion, this representation therefore supports the Councils view to:

- **Allocate the site at Field House Nursery, Gotham for housing in the Rushcliffe Local Plan Part 2: Land and Planning Policies as part of site GOT05A - Land east of Gypsum Way/The Orchards (1)**

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