

Report of the Executive Manager - Communities

Cabinet Portfolio Holder Councillor R G Upton

1. Summary

- 1.1. The report establishes the level of new housing development that Local Plan Part 2 needs to plan for and recommends a number of proposed housing and mixed use site allocations at settlements across Rushcliffe in order to meet this need.
- 1.2. Following on from the earlier Issues and Options and Further Options consultations stages, it is proposed that the Borough Council identifies and publishes its preferred housing sites for the purposes of consultation. Following consultation, all feedback received will be considered before finalising the draft Local Plan Part 2.

2. Recommendation

It is RECOMMENDED that Cabinet

- a) Supports the proposed housing and mixed use site allocations as recommended in the report;
- b) Supports publication of the proposed housing and mixed use site allocations for the purposes of public consultation; and
- c) Delegates authority to the Executive Manager – Communities, in consultation with the Cabinet Member for Planning and Housing, to determine the form of consultation and the detail of the main consultation document.

3. Reasons for Recommendation

- 3.1. To enable preparation of the Local Plan Part 2 to progress further and to identify preferred housing and mixed use site allocations for the purpose of consultation prior to finalising the draft Plan.

4. Supporting Evidence

Rushcliffe Local Plan

- 4.1. The new Rushcliffe Local Plan will be formed by two parts. Part 1 is the Core Strategy which has already been completed and adopted by the Council. Part 2 is the Land and Planning Policies Plan which is currently being prepared.

Local Plan Part 1: Core Strategy

- 4.2. The Core Strategy was adopted by the Council on 22 December 2014. This followed an examination of the Plan by a Planning Inspector during 2014, which included public hearings in July 2014.
- 4.3. The Plan sets out the broad planning policy direction for Rushcliffe and allocates strategic sites for development. It provides the strategic policies for key areas in relation to housing, the economy, the environment, transport, renewable energy and supporting infrastructure.
- 4.4. The Plan covers the period up to 2028 but identifies some proposals that would continue post 2028. It is not its purpose to identify non-strategic sites for development. This will be dealt with in the subsequent part 2 of the Local Plan and possibly new neighbourhood plans.
- 4.5. The Plan sets out that there will be a minimum of 13,150 homes between 2011 and 2028 (774 per annum), which will increase Rushcliffe's housing stock from 47,350 in 2011 to 60,500 in 2028 (28% increase). Delivery of a minimum of 13,150 homes was planned in the Core Strategy as follows:
 - Within existing settlements – around 2,900 homes
 - South of Clifton – land is allocated for around 3,000 homes and around 20 hectares of employment development
 - Melton Road, Edwalton – land is allocated for around 1,500 homes and up to 4 hectares of employment development
 - East of Gamston/North of Tollerton – land is allocated for around 2,500 homes up to 2028, up to a further 1,500 homes post 2028 and 20 hectares of employment development
 - Land north of Bingham – land is allocated for around 1,000 homes and 15.5 hectares of employment development.
 - Former RAF Newton – allocated for around 550 homes and 6.5 hectares of employment development
 - Former Cotgrave Colliery – allocated for around 470 homes and 4.5 hectares of employment development
 - East Leake – a minimum target of 400 homes (adjacent to the village)
 - Keyworth – a minimum target of 450 homes (adjacent to the village)
 - Radcliffe on Trent – a minimum target of 400 homes (adjacent to the village)
 - Ruddington – a minimum target of 250 homes (adjacent to the village)

Local Plan Part 2: Land and Planning Policies

- 4.6. The Local Plan Part 2 (Land and Planning Policies) is the second part of the Local Plan. It will identify non-strategic allocations and designations in the Borough. It will also set out more detailed policies (sitting below the Core Strategy's more strategic level policies) for use in the determination of planning applications.
- 4.7. The latest anticipated timetable for preparation of the Local Plan Part 2 is:
- Issues and Options consultation – January 2016 (completed)
 - Further Options consultation – February 2017 (completed)
 - Preferred housing sites consultation – October 2017
 - Publication of final draft Plan – February 2018
 - Submission to Secretary of State for examination by an Inspector – April 2018
 - Examination hearing – May 2018
 - Adoption – August 2018

Issues and Options consultation

- 4.8. The Issues and Options consultation was the first stage of preparing the Local Plan Part 2. It identified those key issues that need to be addressed by the Plan and sought the views of all interested parties on these issues. This was in order to help determine which policies and proposals should be included in the final Plan. In relation to a number of these issues, the Core Strategy already sets out that further relevant policies and proposals would follow in Local Plan Part 2. One of the key issues that Local Plan Part 2 needs to address is to identify sites for new housing on the edge of the 'key settlements' of East Leake, Keyworth, Radcliffe on Trent and Ruddington. The Core Strategy sets a minimum target for new homes that need to be built on the edge of each these villages up to 2028 and identifies that it is the role of Local Plan Part 2 to allocate those sites needed to meet these targets.
- 4.9. The Issues and Options document posed a series of questions in relation to housing delivery at these key settlements and asked for views on the suitability or otherwise of a number of potential housing sites at each settlement. Issues in respect of other topic areas were also highlighted, including retail and town centre development, design, economic development, nature conservation, landscape protection and development in conservation areas.
- 4.10. The Issues and Options consultation period was for eight weeks ending on 24 March 2016. In total, 397 individuals and organisations responded to this and the associated Green Belt Review consultation conducted at the same time. A summary of the main issues raised concerning housing delivery is set out at Appendix 1 and a more comprehensive summary of consultation feedback is available as a background paper.
- 4.11. Following that consultation, it became clear that it was likely to be necessary for additional housing land to be allocated through Local Plan Part 2, over and above the level previously expected. This was in order to address:

- a) the current absence of a five year supply of deliverable housing sites; and
- b) the fact that the Core Strategy's allocated strategic sites are, as a whole, now very likely to deliver less housing during the plan period (to 2028) than had originally been expected.

Further Options consultation

- 4.12. It was consequently considered appropriate to undertake an additional round of public consultation for the Local Plan and for the Green Belt Review. This was to supplement the Issues and Options consultation feedback already received and to provide the opportunity for comments to be made in respect of the suitability of a number of extra potential options for housing development.
- 4.13. The Further Options consultation document was published in February 2017 and consulted on for six weeks up until 31 March 2017. A series of consultation exhibitions were held as part of the consultation at Cotgrave, Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton during March 2017.
- 4.14. In total, 1322 individuals and organisations responded to the Further Options consultation and the associated Green Belt Review consultation conducted at the same time. A summary of the main issues raised concerning housing delivery is set out at Appendix 2 and a more comprehensive summary of consultation feedback is available as a background paper.
- 4.15. A key question asked as part of the consultation was whether respondents agreed or not with the Council's assessment that land may need to be allocated through Local Plan Part 2 to accommodate around 2,000 new homes. The development industry were generally supportive that the Council had acknowledged that there was a housing shortfall. Nonetheless, a large number of respondents from this sector considered that the shortfall had been underestimated and that more than 2,000 homes need to be provided for. These respondents considered that the Council has over-estimated housing delivery rates in the housing trajectory, principally in relation to the strategic sites. A range of alternative minimum housing figures were suggested, ranging from 2,200 to 4,300. A smaller number of planning agents and developers agreed with the Council's figure of 2,000 homes.
- 4.16. The responses from most parish and town councils questioned whether the requirement should be as high as 2,000 homes and strongly argued against it going any higher. In terms of responses from residents, a common concern was that the proposed approach 'rewarded' developers for slow delivery on the strategic sites. There was general concern at allocating further greenfield and greenbelt sites as a result. Some suggested this approach was contrary to the Core Strategy policy of urban concentration and regeneration and was in contravention of the settlement hierarchy established. A number of respondents expressed frustration that more could not be done to get developers to build the sites that have already been identified and that the focus should be on bringing forward the larger sites instead of allocating further sites in less sustainable rural settlements.

- 4.17. In responding to both the Issues and Options and Further Options consultations, the development sector have generally been supportive of the allocation of as wide a range of housing sites as possible, in terms of both size and location. Parish/town councils and members of the public have generally been much less enthusiastic and most housing site options have attracted more opposition than support.

Preferred Housing Sites Consultation

- 4.18. It is now proposed that, following the earlier rounds of Local Plan consultation, the Borough Council should identify its 'preferred' proposed housing site allocations. These preferred sites will be published and consulted on as soon as possible during late September/October 2017. The consultation is likely to involve holding a number of public exhibitions in convenient locations across the Borough. Following consultation, all feedback received will be considered before finalising the draft Local Plan Part 2 early in 2018. The draft Plan, which will cover housing land delivery and all other relevant matters, would then be published and representations invited from anyone who wishes to support or object to its content. The draft Plan and all representations received would then be submitted to the Secretary of State. He or she would appoint a Planning Inspector to conduct an examination in public in order to determine whether or not the Plan is sound and legally compliant.

Housing land supply and distribution

- 4.19. The Further Options document identified that, by April 2019, the shortfall in the amount of land available for housing development could lead to around 900 fewer homes being built than is required over the subsequent five years (2019 to 2024) unless action is taken through Local Plan Part 2 to fix this situation. It identified that the Plan may need to identify enough land for around 2,000 new homes in total. This is enough to satisfy the 1,100 homes it was previously expected the Plan would have to provide for, plus the likely 900 home shortfall. Since the Further Options were published in February 2017 there has been no significant change in circumstances and it, therefore, remains the case that Local Plan Part 2 needs to allocate land for at least 2,000 new homes. There has been no evidence submitted by respondents to the Further Options consultation which it is considered should alter this conclusion. It also remains the case that if there are further delays to the delivery of new homes on the existing strategic allocations, then this could cause the size of the housing shortfall to increase further. Details in respect of housing land supply are set out further in Appendix 3.
- 4.20. The Further Options document also identified the importance of widening the range of settlements and individual sites delivering new housing development across Rushcliffe. A greater stock of smaller to medium size housing allocations all delivering housing at once should markedly boost short to medium term housing delivery rates, thereby helping to address the present shortfall arising from the delays in delivering the large strategic allocations. If the present shortfall is not addressed it would be likely to further weaken the Council's ability to resist unwanted speculative development proposals.
- 4.21. The recommendations that follow in respect of preferred locations and sites for development have been informed by detailed evidence and other background work, including, but not limited to, the draft Green Belt Review

Part 2, landscape and visual analysis of potential development sites, sustainability appraisal of housing growth and site options and further analysis of all housing site options.

Housing sites within the Main Urban Area

- 4.22. Policy 3 of the Core Strategy adopts a spatial strategy of urban concentration with regeneration and includes an identified settlement hierarchy. This means that when looking to identify sites for housing development preference will usually be given to sites within and adjacent to the main urban area of Nottingham (within and around West Bridgford and to the south of Clifton) or areas that can benefit from extra development in order to bring disused sites into use or to help support or provide new services. The consequence of this strategy is that sites in and around larger urban areas will generally be preferred for housing development provided there are no significant obstacles to their development.
- 4.23. The Issues and Options document identified the following four sites within West Bridgford as potential housing allocations:
- Central College, Greythorn Drive;
 - Land south of Wilford Lane;
 - Land between Lady Bay Bridge and Radcliffe Road; and
 - Abbey Road Depot.
- 4.24. The first three sites now have planning consent for residential development and, given their location within the existing urban area, it is considered unnecessary to allocate them within the Local Plan. The Abbey Road Depot site (site WB1 – see Appendix 4), however, is yet to secure residential planning permission. The site lies within the main built up area and is classified as previously developed land meaning its redevelopment for housing is in principle acceptable. There are no constraints affecting the site that it is believed cannot be reasonably addressed. In order to support redevelopment of the site it is therefore recommended that it is identified as a proposed allocation for housing. The site is estimated to have capacity for around 50 dwellings.

Housing development adjacent to the Main Urban Area

- 4.25. In accordance with the strategy of urban concentration, the Core Strategy already allocates land at Melton Road, Edwalton, south of Clifton and east of Gamston for major mixed-use developments. Both the Issues and Options and Further Options consultations explored whether there would be merit in expanding any of these strategic sites to address the housing shortfall. Representations have been submitted by the owners of land to the west of Sharphill Wood at Edwalton promoting its inclusion within the adjacent strategic allocation at Melton Road, Edwalton. In respect of the east of Gamston strategic allocation, separate areas of land adjacent to it, both to the north and to the south of the site, are also being promoted for development. The conclusion, however, is that there would be no merit in including such sites within the strategic allocations. Expanding any one of them would not lead to more homes being built over the next few years than is already due to be delivered. Rather, any extra homes would be built further into the future at the very end of the development of these sites, thereby having no impact at all

on the immediate housing shortfall situation. Furthermore, the proposed removal of all these areas of land from the Green Belt for the purposes of development was previously considered during preparation of the Core Strategy and rejected at that stage.

- 4.26. Elsewhere adjacent to the main urban area, the Further Options consultation sought views on the suitability of Simkins Farm at Adbolton Lane, West Bridgford (site HOL1 – see Appendix 4) being allocated for development. The conclusion is that heritage assets present on site are sufficient to render it unsuitable for development. It is proposed therefore that it should remain within the Green Belt and not be allocated for housing.
- 4.27. There are no other sites adjacent to the main urban area that have been put forward by landowners/developers which are deemed to be either appropriate for development and/or would be able to deliver homes soon enough to address the current housing shortfall.

Bingham

- 4.28. The Core Strategy has already allocated land to the north of Bingham for around 1,000 homes and for 15.5 hectares of employment development. The Core Strategy makes no specific provision to require the allocation of further greenfield sites at Bingham. The only available option to allocate more housing land at Bingham would be to expand the existing housing allocation to the north of the town. This, however, would not help as part of resolving the current housing supply shortfall. It is anticipated that it will be at least nine years from now before all the new homes are built on the north of Bingham site. Expanding the site would not lead to any more homes being built on it over the next few years than are already due to be delivered. Rather, any extra homes would be built further into the future at the very end of the site's development, thereby having no impact at all on the more immediate housing supply shortfall. It is therefore recommended that no further land is allocated for housing development at Bingham.

Former RAF Newton

- 4.29. It has been suggested by the landowner that the former RAF Newton strategic allocation should be expanded to provide for additional housing delivery. As with the Bingham strategic allocation this would not result in greater housing delivery in the short term and therefore, aside from any other relevant suitability factors, for this reason it is considered inappropriate to increase the size of the allocation at the present time.

Cotgrave

- 4.30. The Core Strategy has already allocated the former Cotgrave Colliery site for around 470 homes and for 4.5 hectares of employment development. While the Core Strategy makes no specific provision to require the allocation of further greenfield sites at Cotgrave, it is considered appropriate that the town, as a designated 'key settlement', accommodates some further housing development. Cotgrave is identified as a key settlement because of the range of services and facilities it contains and also because there are some employment opportunities locally. This has enabled the town to support the redevelopment of the former colliery site and it should enable it to support

some extra housing development; although, further improvements to local facilities (e.g. primary schools) will be necessary in order to enable more development to take place.

- 4.31. It is considered that Cotgrave has scope to sustain around 350 dwellings on greenfield sites adjacent to the town. The key constraint restricting development beyond this level is that the Local Education Authority has indicated that pupil demand for primary school places from around 350 dwellings could be accommodated at Cotgrave, subject to developer contributions towards expanding existing primary school capacity, but no more than this.
- 4.32. The housing site options at Cotgrave are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is recommended that the following sites be proposed as housing allocations and be removed from the Green Belt:
- Site COT1 – Land rear of Mill Lane/The Old Park;
 - Site COT9 – Land south of Hollygate Lane (1);
 - Site COT10 – Land south of Hollygate Lane (2); and
 - Site COT11a – Land south of Hollygate Lane (3a)
- 4.33. Site COT1 (land rear of Mill Lane/The Old Park) would form an individual site. When taking into account open space requirements on site, it is anticipated that it has capacity to accommodate around 170 dwellings. On site open space would be required in part to protect heritage assets of archaeological interest that exist within the site.
- 4.34. Sites COT9, COT10 and COT11a, which are each in separate landownership, 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. 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 main built up area of Cotgrave. In order to accommodate development in this location at least two points of access for road traffic are likely to be required for the scheme as a whole.
- 4.35. The development of all these sites along Hollygate Lane would have an impact on the road and in particular its junction with Colston Gate/Bingham Road. It will need to be demonstrated that the proposed developments are able to appropriately mitigate any potential adverse highway impacts.

East Leake

- 4.36. The Core Strategy sets a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028. Planning permission has recently been granted on eight greenfield sites around the village that will deliver around 800 new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 400 homes. It is recommended that all those greenfield sites with planning permission on the edge of East Leake be included in the Local Plan as housing allocations, with the exception of those sites where development has already been completed.

4.37. It is recommended that it would be unacceptable to identify further land at East Leake for housing development over the plan period. It is considered that to do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support additional housing at this time and the affect that any further development would have on the character of the village. In particular, the Local Education Authority has identified that local primary schools have no capacity or potential for expansion in order to accommodate further housing growth beyond what already has planning permission.

Keyworth

4.38. The Core Strategy sets a target of a minimum of 450 new homes that need to be built on greenfield sites at Keyworth up to 2028. It is considered that Keyworth has scope to sustain around 580 dwellings in total on greenfield sites adjacent to the village. The key constraint restricting development beyond this level is that the Local Education Authority has indicated that pupil demand for primary school places from up to 580 dwellings could be accommodated at Keyworth, subject to developer contributions towards expanding existing primary school capacity, but no more than this.

4.39. The housing site options at Keyworth are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is recommended that the following sites be proposed as housing allocations and be removed from the Green Belt:

- Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes);
- Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes);
- Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes); and
- Site KEY13 – Hillside Farm (estimated capacity around 50 homes)

4.40. For KEY10 it is expected that the more elevated land forming the northern third of the site should remain free of development. It is the case that sites KEY4a, KEY8, and KEY10 are all recommended for housing development by the draft Keyworth Neighbourhood Plan. Whilst site KEY13 is not recommended for allocation by the neighbourhood plan, its allocation in Local Plan Part 2 is considered appropriate due to its comparatively low landscape value and because its removal from the Green Belt would have limited wider impacts on the openness of the Green Belt as a whole.

Radcliffe on Trent

4.41. The Core Strategy sets a target of a minimum of 400 new homes that need to be built on greenfield sites within the existing Green Belt surrounding Radcliffe on Trent up to 2028. A critical issue influencing new housing numbers here is that the Local Education Authority has indicated that there are primary school capacity constraints affecting Radcliffe on Trent, with a lack of scope to expand existing school premises. It would appear therefore that to accommodate housing growth at Radcliffe on Trent a new primary school will need to be provided for in association with new housing development. To

generate the pupil numbers required to sustain a new primary school and to also generate sufficient developer contributions to cover the costs of a new school will require the delivery of upwards of 1,000 new homes. The Rushcliffe Clinical Commissioning Group has also indicated that a serviced plot will be required within one of the allocated sites for a new medical centre. This is because the village's existing medical centre is incapable of expansion to accommodate the needs that would be generated by the new housing.

4.42. The housing site options adjacent to Radcliffe on Trent are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity, flood risk, the availability of suitable sites for development and other relevant planning considerations, it is recommended that the following sites be proposed as housing allocations and be removed, where applicable, from the Green Belt to deliver around 820 new homes:

- Site RAD1 – Land north of Nottingham Road (estimated capacity around 150 homes);
- Site RAD2 – Land adjacent Grooms Cottage (estimated capacity around 50 homes);
- Site RAD3 – Land off Shelford Road (estimated capacity around 400 homes);
- Site RAD5a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes);
- Site RAD6 – 72 Main Road (estimated capacity around 5 homes)
- Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)

4.43. In respect of site RAD1, it is also recommended that it should include an element of employment land to form, overall, a mixed development. The recently examined draft Radcliffe on Trent Neighbourhood Plan identifies a local community desire for a balance of new and revitalised employment to support housing growth at Radcliffe on Trent. It is recommended that RAD1 provides such an opportunity given its western location close to the main Nottingham urban area, its accessibility to the A52, its low lying topography and the benefits that the former minerals railway line embankment along the western edge of the site would provide in terms of screening future development. Site RAD1 is divided by overhead powerlines which cross the site in a north-south direction. It would be logical for employment to be located to the western side of the powerlines and housing to the east, with development appropriately set back from the powerlines on each side. This would also serve to better avoid any potential conflict between new housing and the existing RSPCA Animal Shelter.

4.44. It would be expected that all the sites would contribute financially and equitably to the provision of a new primary school and medical centre for the village, with the exception of site RAD6 which would be too small to make financial contributions. There would be a requirement for one or two of the sites to provide land to accommodate these new facilities as necessary. Given the flexibility provided by its larger size it is expected that serviced land should be reserved for both the new primary school and the medical centre on site RAD3 (Land off Shelford Road).

Ruddington

- 4.45. The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. It is considered that Ruddington has scope to sustain around 410 dwellings in total adjacent to the village, based on the capacity of local services and the availability of suitable sites for development.
- 4.46. The housing site options adjacent to Ruddington are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity, heritage, flood risk and other relevant planning considerations, it is recommended that the following sites are proposed as housing allocations and be removed from the Green Belt:
- Site RUD1 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes);
 - Site RUD5 – Land south of Flawforth Lane (estimated capacity around 50 homes); and
 - Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)
- 4.47. In addition to these sites, site RUD11 (Old Loughborough Road) has been promoted as a site for self and custom build housing but with the land being retained within the Green Belt. It is argued by the site promoter that low density housing on this site would form a natural extension to development in this location and could take place in a form which reflects and respects the existing character of the area. This assessment has merit and it is therefore recommended that site RUD11 should be identified for self and custom build housing, but be retained within the Green Belt in order that any development schemes does not unduly impact on the openness of the Green Belt. It would have capacity for around 10 dwellings.
- 4.48. In removing sites RUD5 and RUD13 from the Green Belt it would be appropriate to also remove from the Green Belt the land immediately to their west in order to avoid an 'island' of Green Belt remaining. This includes the existing properties on Flawforth Avenue. It would also involve removing sites RUD6 and RUD14 from the Green Belt. However, both are considered to be unsuitable for housing allocations because of the contribution they currently make to the character of Ruddington's Conservation Area.

Housing development at 'other villages'

- 4.49. It was not originally expected that Local Plan Part 2 would need to allocate any sites for new housing at smaller 'other villages' because requirements would be met elsewhere – at the main urban area of Nottingham and at the 'key settlements' of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. However, it is now concluded that a number of other villages will need to accommodate some level of new housing on greenfield sites in order to help resolve the current housing shortfall. This is because it is not possible to allocate enough suitable land at the main Nottingham urban area (within Rushcliffe) and at the key settlements alone, which is fully capable of delivering a sufficient number of new homes quickly enough to completely meet the shortfall. There instead needs to be a wider range of

settlements and sites all delivering new housing development at the same time.

- 4.50. At Aslockton, planning permission has been granted for the development of up to 75 new homes on a site to the south of Abbey Lane. Consequently, this site already contributes to the supply of land available for housing development over the next few years. It is recommended that it is identified as a housing allocation in the Local Plan. However, beyond this it would be unsustainable, based on existing service and infrastructure provision, for any further greenfield sites to be identified for housing development at Aslockton or Whatton.
- 4.51. At the Further Options consultation stage in February 2017, the villages which were identified as potentially suitable to accommodate a limited level of housing development on greenfield sites, based on assessment work which has been undertaken, are as follows:
- Cropwell Bishop;
 - East Bridgford;
 - Gotham;
 - Sutton Bonington; and
 - Tollerton
- 4.52. These particular villages were identified because, while they do not provide for a full range of facilities as is the case at West Bridgford and the key settlements, the basic level of facilities (e.g. schools; shops) that are available were deemed capable of potentially supporting a relatively limited level of housing growth without compromising the strategy set out in the Core Strategy for the distribution of new housing.

Cropwell Bishop

- 4.53. It is considered that Cropwell Bishop has scope to sustain around 160 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed most suitable for housing development.
- 4.54. The housing site options adjacent to Cropwell Bishop are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is recommended that the following sites be proposed as housing allocations and be removed from the Green Belt:
- Site CBI2 – Land north of Memorial Hall(1) (estimated capacity around 90 homes); and
 - Site CBI5 – Land east of Church Street (estimated capacity around 70 homes)

East Bridgford

- 4.55. It is considered that East Bridgford has scope to sustain around 100 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed suitable for housing development.

4.56. The housing site options adjacent to East Bridgford are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is recommended that the following sites be proposed as housing allocations and be removed from the Green Belt:

- Site EBR6 – Closes Side Lane (west) (estimated capacity around 20 homes);
- Site EBR7 – Closes Side Lane (east) (estimated capacity around 20 homes);
- Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes); and
- Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)

Gotham

4.57. It is considered that Gotham has scope to sustain around 100 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of the site deemed most suitable for housing development.

4.58. The housing site options adjacent to Gotham are shown at Appendix 4. In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is recommended that the following site be proposed as a housing allocation:

- Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)

4.59. This would require the site's removal from the Green Belt. However, in removing this area from the Green Belt it is considered logical to also remove site GOT4 from the Green Belt. This site which contains elements of medieval ridge and furrow is however judged unsuitable for allocation as a housing site. The land would remain as a paddock.

Sutton Bonington

4.60. The Local Education Authority has identified that, based on existing information, Sutton Bonington Primary School currently has no capacity or potential for expansion in order to accommodate housing growth. As it stands it is not therefore possible at present to recommend any proposed housing allocations at Sutton Bonington. It is proposed that this situation is kept under review and should primary school capacity for new pupils be subsequently identified it may then be appropriate for land to be allocated for housing development. There are currently two housing site options, as shown at Appendix 4.

Tollerton

4.61. The Local Education Authority has identified that Tollerton Primary School currently has no capacity or potential for expansion in order to accommodate housing growth. This situation alone constrains any scope Tollerton might have to accommodate housing development at present. It is therefore

recommended that Local Plan Part 2 does not allocate any sites at Tollerton for housing development.

Bunny Brickworks

- 4.62. The 1996 Local Plan (its Policy E7) allows for Bunny Brickworks (since closed) to be redeveloped for employment purposes. It was asked as part of the Issues and Options consultation whether mixed use development (housing and employment) should be allowed on site in order to assist with its regeneration. The village of Bunny is not one of the 'other villages' that have been identified as potentially suitable for a limited level of new housing development. Nonetheless, to support its regeneration it is considered that there is merit in allowing an element of housing development on the former brickworks site. It is consequently recommended that the site (site BUN1 – see Appendix 4) is allocated for mixed housing and employment development. The provision of around 100 dwellings on site alongside new employment development is considered reasonable, taking into account Bunny's existing size and status and the capacity of its local services.

Flintham – Former Islamic Institute

- 4.63. It was also asked at the Issues and Options consultation stage whether the Local Plan should include new policy to explicitly support the regeneration of the former Islamic Institute at Flintham (Site FLI1 – see Appendix 4). This is a prominent site on the edge of the village which has been derelict for a number of years. The site has recently been granted planning permission for up to 95 dwellings. Accordingly, it is considered appropriate to propose its allocation for up to 95 dwellings.

Summary

- 4.64. In summary, it is recommended that the following new sites (sites which do not already have planning permission) are allocated for housing development.

	Estimated dwelling capacity
West Bridgford	
Site WB1 – Abbey Road Depot	50
Total	50
Cotgrave	
Site COT1 – Land rear of Mill Lane/The Old Park	170
Site COT9 – Land south of Hollygate Lane (1)	180
Site COT10 – Land south of Hollygate Lane (2)	
Site COT11a – Land south of Hollygate Lane (3a)	
Total	350
Keyworth	
Site KEY4a – Land off Nicker Hill (1)	150
Site KEY8 – Land between Platt Lane and Station Road	190
Site KEY10 – Land south of Debdale Lane (1)	190
Site KEY13 – Hillside Farm	50

	Estimated dwelling capacity
Total	580
Radcliffe on Trent	
Site RAD1 – Land north of Nottingham Road (mixed housing and employment development)	150
Site RAD2 – Land adjacent Grooms Cottage	50
Site RAD3 – Land off Shelford Road	400
Site RAD5a – Land north of Grantham Road to south of railway line (1a)	140
Site RAD6 – 72 Main Road	5
Site RAD13 – The Paddock, Nottingham Road	75
Total	820
Ruddington	
Site RUD1 – Land to the west of Wilford Road (south)	180
Site RUD5 – Land south of Flawforth Lane	50
Site RUD13 – Land opposite Mere Way	170
Site RUD11 – Old Loughborough Road	10
Total	410
Cropwell Bishop	
Site CBI2 – Land north of Memorial Hall (1)	90
Site CBI5 – Land east of Church Street	70
Total	160
East Bridgford	
Site EBR6 – Closes Side Lane (west)	20
Site EBR7 – Closes Side Lane (east)	20
Site EBR8 – Land to the north of Butt Lane	15
Site EBR10 – Land south of Butt Lane	45
Total	100
Gotham	
Site GOT5a – Land east of Gypsum Way/The Orchards (1)	100
Total	100
Bunny	
Site BUN1 – Bunny Brickworks	100
Total	100

- 4.65. As set out already, Local Plan Part 2 needs to allocate land for the construction of at least 2,000 new homes in total. The development of sites WB1 and RAD13 would not count against this total, as their housing delivery has already been accounted for separately. The remaining sites would collectively deliver around 2,545 new homes in total; 545 homes above the minimum 2,000 homes required. It is considered that this additional housing supply would be beneficial by providing a reasonable land supply buffer should housing delivery on the existing strategic allocations be further delayed. It would also help in guarding against any future housing delivery shortfall should any one of the housing allocations eventually included in Local Plan Part 2 not come forward as expected.

5. Other Options Considered

- 5.1. All reasonable alternatives have been assessed through the sustainability appraisal and housing site selection work undertaken as part of Local Plan 2 preparation.

6. Risk and Uncertainties

- 6.1. None identified.

7. Implications

7.1. Finance

- 7.1.1. There are no direct financial implications arising from this report.

7.2. Legal

- 7.2.1. It is a statutory requirement for the Council to have a Local Plan. The Local Plan Part 1: Core Strategy was adopted in December 2014. The Local Plan Part 2: Land and Planning Policies will, when adopted, mean that the Council has a complete and up to date Local Plan in place.

7.3. Corporate Priorities

- 7.3.1. The adoption of the Rushcliffe Local Plan is a key element of the Council's corporate priority of supporting economic growth to ensure a sustainable, prosperous and thriving local economy.

7.4. Other Implications

- 7.4.1. None.

For more information contact:	Richard Mapletoft Planning Policy Manager 0115 914 8457 email rmapletoft@rushcliffe.gov.uk
Background papers Available for Inspection:	Local Plan Part 1: Rushcliffe Core Strategy, December 2014 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart1corestrategy Local Plan Part 2: Land and Planning Policies, Issues and Options, January 2016 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/

	<p>Local Plan Part 2: Land and Planning Policies, Further Options, February 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p> <p>Rushcliffe Green Belt Review PART 2 (b) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe – Rural Towns and Villages), September 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p> <p>Local Plan Part 2: Land and Planning Policies, Issues and Options and Further Options – Summary of Consultation, September 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p> <p>Identification of Additional Settlements Background Paper, February 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p> <p>Housing Options Interim Sustainability Appraisal Report, September 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p> <p>Housing Site Selection Interim Report, September 2017 www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p>
<p>List of appendices (if any):</p>	<p>Appendix 1: Summary of Local Plan Part 2 Issues and Options consultation – main issues raised concerning housing delivery</p> <p>Appendix 2: Summary of Local Plan Part 2 Further Options consultation – main issues raised</p> <p>Appendix 3: Housing Land Supply</p> <p>Appendix 4: Housing Site Options</p>

Appendix 1: Summary of Local Plan Part 2 Issues and Options consultation – main issues raised concerning housing delivery

1. Issues raised relating to the main urban area (within West Bridgford and land adjacent to West Bridgford/Clifton):

- Most respondents do not support further allocations on the edge of the main urban area.
- A number of developers/landowners have argued for further housing sites adjacent to the main urban area. It is suggested that this is necessary because of delays in delivering the Core Strategy's strategic sites, an absence of a 5 year supply of deliverable housing sites, and the need to provide flexibility and a range of sites to meet demand.
- Additional land west of Sharphill Wood has been specifically suggested as housing land.
- There is general support for potential housing allocations at Abbey Road Depot, Central College and land between Lady Bay Bridge/Radcliffe Road. The levels of support versus opposition were more balanced towards the possible allocation of land south of Wilford Lane.

2. Issues raised relating to Bingham:

- Most respondents who expressed a view supported not allocating further greenfield sites for housing at Bingham. Developers, who supported further allocations in Bingham, have identified the need for further development to provide flexibility and increase delivery.

3. Issues raised relating to Cotgrave:

- More respondents support allocating additional sites at Cotgrave (including Barton in Fabis PC and East Leake PC) than those against, although there was heavy developer/landowner representation in these responses.
- The arguments made in favour of development, particularly from the development industry, include the absence of a 5 year supply of deliverable housing sites and delays in delivering the Core Strategy's strategic sites.

4. Issues raised relating to East Leake:

- The majority of respondents have agreed that, apart from the eight sites with planning permission, further greenfield sites should not be allocated. East Leake Parish Council supports this position.
- Additional housing sites have been put forward by developers/landowners. Gotham Parish Council and Barton in Fabis Parish Council also both support further housing on greenfield sites at East Leake.

5. Issues raised relating to Keyworth:

- In response to the questions relating to Keyworth and the possible allocation of those sites identified by the emerging Keyworth Neighbourhood Plan, around 30 agreed that these sites should be allocated and 70 disagreed.
- A significant number of representations from residents in the Nicker Hill area opposed the allocation of site KEYB (land off Nicker Hill), instead favouring site KEYA (land north of Bunny Lane). Conversely residents within the western half of Keyworth have tended to oppose KEYA and favour KEYB. Some developers/landowners have put forward alternative areas of land for development to those supported by the emerging Neighbourhood Plan.

6. Issues raised relating to Radcliffe on Trent:

- In response to those questions which asked in which directions housing development should be focused and which sites specifically should be allocated for development, the representations have been mixed, without particularly clear support for any of the options. A significant number of respondents opposed the housing target believing that services (health and education) and infrastructure (the road network) would not be able to meet the needs of new residents.
- Radcliffe Parish Council's view is that 400 homes should be the limit, otherwise local facilities would be overwhelmed. The Parish Council and the Neighbourhood Plan Steering Group both recommend that the new housing development should be spread around the village, with sites bounded on two or more sides by existing built form being considered the most appropriate.
- Developers/landowners support various options for housing growth, with some emphasising the need to go well beyond the minimum housing target (400 homes), in order to respond to the absence of a 5 year supply of deliverable housing sites and the delays in delivering the Core Strategy's strategic sites.
- The Crown Estate has, for the first time, put forward land to the north of Shelford Road (within Shelford Parish) as a proposed housing site.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site Name	Yes in full	Yes in part	No
RAD1 (Land north of Nottingham Road)	43	23	29
RAD2 (Land adjacent Grooms Cottage)	54	6	37
RAD3 (Land off Shelford Road)	33	25	48
RAD4 (Land of Grantham Road to north of railway Line)	12	21	59
RAD5 (Land of Grantham Road to south of railway Line (1))	37	22	37
RAD6 (72 Main Road)	67	4	23
RAD7 (Land north of Grantham Road to south of railway line (2))	33	12	51
RAD8 (Land south of Grantham Road)	43	11	40
RAD9 (Land at Radcliffe on Trent Golf Course (west))	51	2	40
RAD10 (Land at Radcliffe on Trent Golf Course (east))	55	1	42

7. Issues raised relating to Ruddington:

- In response to those questions which asked in which directions housing development should be focused and which sites specifically should be developed, the representations have been mixed, without particularly clear support for any of the options.
- Ruddington Parish Council have provided a record of how its councillors voted for or against each proposed housing site. The Parish Council has identified that RBC should consider other sites, but it has made no specific suggestions.
- Developers/landowners support various options for housing growth, with some emphasising the need to go well beyond the minimum housing target (250 homes), in order to respond to the absence of a 5 year supply of deliverable housing sites and the delays in delivering the Core Strategy's strategic sites.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site Name	Yes in full	Yes in part	No
RUD1 (land west of Wilford Road (south))	55	15	57
RUD2 (land west of Wilford Road (north))	18	23	85
RUD3 (land adjacent to St Peter's Junior School)	51	13	66

Site Name	Yes in full	Yes in part	No
RUD4 (Easthorpe House and adjacent land)	42	19	62
RUD5 (land south of Flawforth Lane)	80	17	30
RUD6 (land at Loughborough Road)	71	12	43
RUD7 (land north west of Asher Lane)	26	31	77
RUD8 (land west of Pasture Lane)	15	31	77
RUD9 (land south of Landmere Lane)	89	13	40
RUD10 (land adjacent to Landmere Farm)	67	12	39

8. Housing development at 'other villages':

- There was a mixed response as to whether Local Plan Part 2 should allocate housing sites at 'other villages' (all those villages that are not 'key settlements').
- Barton in Fabis, Gotham, Kinoulton and Orston Parish Councils, for example, support there being no allocated sites at 'other settlements'. East Leake Parish Council on the other hand believe consideration should be given to allowing some of the other villages to grow in planned and sympathetic way.
- Those representing the development industry have argued strongly in favour the identification of housing sites at other settlements and a number highlighted the need to deliver around 2,000 homes within such villages.
- A number of developers/landowners have suggested sites, in locations including Aslockton, Bradmore, Bunny, Cropwell Bishop, Costock, Kinoulton, Gotham and Sutton Bonington, on the basis that they can sustain development.
- Again, the absence of a 5 year supply of deliverable housing sites and delays in delivering the Core Strategy's strategic sites have been cited as part of the reason for allocating land for housing development in smaller settlements.

**Appendix 2: Summary of Local Plan Part 2
Further Options consultation – main
issues raised**

1. Housing Land Supply

- The development industry were generally supportive that the Council had acknowledged that there was a housing shortfall. Nonetheless, a large number of respondents from this sector considered that the shortfall had been underestimated and that more than 2,000 homes need to be provided for. These respondents considered that the Council has over-estimated housing delivery rates in the housing trajectory, principally in relation to the strategic sites. A range of alternative minimum housing figures were suggested, ranging from 2,200 to 4,300. A smaller number of planning agents and developers agreed with the Council's figure of 2,000 homes.
- The responses from most parish and town councils questioned whether the requirement should be as high as 2,000 homes and strongly argued against it going any higher. In terms of responses from residents, a common concern was that the proposed approach 'rewarded' developers for slow delivery on the strategic sites. There was general concern at allocating further greenfield and greenbelt sites as a result. Some suggested this approach was contrary to the Core Strategy policy of urban concentration and regeneration and was in contravention of the settlement hierarchy established. A number of respondents expressed frustration that more could not be done to get developers to build the sites that have already been identified and that the focus should be on bringing forward the larger sites instead of allocating further sites in less sustainable rural settlements.

2. Issues raised relating to the main urban area (within West Bridgford and land adjacent to West Bridgford/Clifton):

- The majority of respondents from the development industry agreed that expanding the current strategic allocations would not address the current shortfall, and that the only way for the Council to do this was by allocating smaller sites for housing in a wider variety of locations.
- Certain parish councils (for example, Holme Pierrepont and Gamston), did not support identification of land around the main urban area for housing development and argued for a more distributed pattern of development. Others, including East Leake and East Bridgford parish councils, favoured more emphasis on the main urban area.
- Of the responses received from members of the public, the majority disagreed with the Council's approach, arguing that the sites adjacent to the main urban area were more suitable as they were located in a more sustainable location and had availability of appropriate infrastructure compared to sites in the rural area.

3. Issues raised relating to Simkins Farm, Adbolton

- In response to whether respondents supported development at Simkins Farm, the majority disagreed. 52 agreed all of the site should be developed, 8 agreed part of the site and 110 disagreed with any development (with a further 84 anonymous respondents also disagreeing).
- Those respondents who were supportive of development cited the accessibility of the site in terms of proximity to the main urban area and associated facilities.
- Issues highlighted by respondents objecting to the site included the importance of the site as valued open space adjoining a built up area, negative impact on the character of Lady Bay and the precedent of previous applications on the site being refused on the grounds of Green Belt, archaeological value and heritage value.

4. Issues raised relating to Bingham:

- There was agreement from a clear majority of respondents for not allocating further greenfield sites for housing in Bingham.
- Representatives of the development industry highlighted, for instance, the single ownership by the Crown Estate of the majority of potentially developable land around Bingham as reason for not allocating further sites (given the lack of progress with land North of Bingham).
- There was only limited support for additional allocations on the edge of Bingham. Comments received in support related to the relative sustainability of the settlement in terms of public transport, services and facilities when compared to more rural settlements.

5. Issues raised relating to Cotgrave:

- In response to the question whether it is agreed that Local Plan Part 2 should allocate greenfield land for housing at Cotgrave in the plan period, 80 agreed, 102 disagreed and 38 stated that they did not know
- A number of reasons were cited by those of the view that Cotgrave should have no further housing allocations. In particular, many respondents believe that local services, facilities and road infrastructure are insufficient to accommodate further development.
- From those respondents who are more supportive of development, a number made the point that more housing would assist regeneration and that infrastructure should be delivered before any development goes ahead.

- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
COT1 – Land rear of Mill Lane/The Old Park	34	19	76
COT2 – Land at Main Road	27	10	87
COT3 – Land rear of and to the west of Main Road	22	14	95
COT4 Land off Woodgate Lane	17	12	102
COT5 – Bakers Hollow	30	14	86
COT6 – The Brickyard, Owthorpe Road	23	16	91
COT7– Land behind Firdale (2)	21	17	87
COT8 – Land behind Firdale	28	18	84
COT9 – Land south of Hollygate Lane (1)	43	29	73
COT10 – Land south of Hollygate Lane (2)	46	9	73
COT11 – Land south of Hollygate Lane (3)	30	15	86
COT12– Land south of Plumtree Lane	16	9	103
Any other location	2	1	11

6. Issues raised relating to East Leake:

- The responses clearly indicate that there is overwhelming agreement with the Council's position that no additional sites (beyond sites already granted planning permission) should be allocated. 333 respondents supported no further allocations, 32 did not support this position and 21 did not know.
- There are, however, a number of landowners/developers promoting the development of sites at East Leake who argue that the village can sustainably support further growth.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
EL9 – Land south of West Leake Road	16	10	300
EL10 – Land north of West Leake Road	17	13	300
EL11 – Brook Furlong Farm	18	7	304
EL12 – Land off Rempstone Road (north)	13	17	397
EL13 – Land off Rempstone Road (south)	8	9	308
EL14 – Land north of Lantern Lane (2)	8	12	305
Any other location	1	2	215

7. Issues raised relating to Keyworth:

- There was no overall consensus on the number of houses that should be built on greenfield sites in Keyworth. The majority of comments in this respect were received from the development industry and statutory consultees. There was only a limited response from members of the public suggesting an overall dwelling number, although of those who did respond there was resistance to growth, particularly above 450 homes. Keyworth Parish Council is still of the opinion that 450 dwellings should be the limit for Keyworth.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
KEY1 – Land east of Willow Brook	29	2	38
KEY2 – Land off Selby Lane and Willowbrook	30	0	39
KEY3 – Land south of Selby Lane	28	2	41
KEY4 – Land off Nicker Hill	22	19	31
KEY5 – Hill Top Farm, Platt Lane (1)	19	3	49
KEY6 – Hill Top Farm, Platt Lane (2)	17	2	51
KEY7 – Shelton Farm, Platt Lane	8	2	30
KEY8 – Land between Platt Lane and Station Road	24	15	29
KEY9 – Land north of Debdale Lane (1)	24	8	41
KEY10 – Land south of Debdale Lane (1)	30	22	27
KEY11 – Land south of Debdale Lane (2)	19	13	34
KEY12 – Land north of Debdale Lane (2)	17	9	56
KEY13 – Hillside Farm	49	7	40
KEY14 – Land south of Bunny Lane	24	24	41
Any other location	5	0	20

8. Issues raised relating to Radcliffe on Trent:

- There was no overall consensus on the number of houses that should be built on greenfield sites in Radcliffe. The majority of comments in this respect were received from the development industry and statutory consultees. There was only a limited response from members of the public suggesting an overall dwelling number, although of those who did respond there was resistance to growth, particularly above 400 homes. Radcliffe on Trent Parish Council accepted a maximum of 500 dwellings up to the year 2028, acknowledging the Borough Council's position in relation to the current housing shortfall. The figure of 500 was accepted on the basis that appropriate infrastructure was provided and any negative impacts on facilities were addressed and mitigated.

- The development industry were generally supportive of including a higher minimum housing figure than the 400 stated in the Core Strategy. Alternative minimum housing figures suggested ranged from 600 to 700 houses. It was argued that an increasing of the minimum housing figure was needed to ensure the plan's flexibility.
- In order to build upon site specific consultation that was undertaken at Issues and Options stage, a further two additional sites that have been submitted to the Borough Council as available for development were consulted upon. In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

	Yes-all of the site	Yes-part of the site	No
Site RAD11 – North of Holme Lane (potential capacity around 115 homes)	17	6	14
Site RAD12 – Land to the north of Shelford Road (potential capacity around 180 homes)	16	5	22
Other location	3	1	9

9. Issues raised relating to Ruddington:

- In terms of whether sites should be allocated for more than 250 dwellings, Ruddington Parish Council is of the view that 250 should be the maximum number on greenfield allocations. A number of comments from the general public also support this view.
- There is a general consensus amongst most developers and landowners that it would be possible for Ruddington to sustain more than the minimum of 250 dwellings.
- In order to build upon site specific consultation that was undertaken at Issues and Options stage, a further four additional sites that have been submitted to the Borough Council as available for development were consulted upon. In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

	Yes-all of the site	Yes-part of the site	No
RUD11-Old Loughborough Road	25	8	38
RUD12-Land to the East side of Loughborough Road	34	5	26
RUD13- Land Opposite Mere Way	31	7	29
RUD14-Croft House	33	5	31
Other location	15	2	15

10. Housing development at Aslockton and Whatton

- In terms of support for the Borough Council’s view that no further greenfield allocations should be made at Aslockton and Whatton, the following responses were received.

Support for Borough Council’s position for no further allocations for greenfield development as Aslockton and Whatton	
Yes	37
No	19
Don’t know	26

- Aslockton Parish Council states that it has already undergone considerable expansion for a small village with so few facilities and limited public transport. Expansion will already increase car-borne travel and with 75 additional houses already committed the village should only accommodate very small individual developments such as conversions, annexes etc.
- A number of landowners/developers promoting sites at Aslockton and Whatton made a number of points in an attempting to justify that it would be appropriate for further growth at one or both villages.

11. Housing development at ‘other villages’:

- Overall, the level of support and no support for development at other villages was as follows:

	Yes	No	Don’t know
Cropwell Bishop	53	56	35
East Bridgford	53	64	31
Gotham	74	59	24
Sutton Bonington	41	64	34
Tollerton	39	120	22
Other settlement	18	15	16

- The general view of the parish councils of these villages is that, other than minor levels of new housing development, significant housing growth would be unsustainable. East Leake Parish Council in contrast supports spreading growth as wide as possible.

12. Housing development at ‘Cropwell Bishop’:

- In relation to the principle of identifying Cropwell Bishop as a suitable village for a limited level of growth, the majority of residents were not in favour, but a reasonable number did support it.

- There was no overall consensus on the number of new homes that could be accommodated on greenfield sites adjacent to Cropwell Bishop. The option of no growth received the most support from residents but there was also support from residents for some growth. This ranged from in the region of 10 units to 150. There was a relatively even distribution of support within this range.
- Cropwell Bishop Parish Council suggested a maximum of 150 homes stating that this could be accommodated in the village providing the infrastructure is upgraded.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

	YES – all of site	YES – part of site	No
CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road	42	23	78
CBI2 – Land north of Memorial Hall (1)	39	21	96
CBI3 – Land north of Memorial Hall (2)	24	17	104
CBI4 – Land north of Fern Road (2)	26	34	85
CBI5 – Land north of Fern Road (1)	14	32	103
CBI6 – Land north of Fern Road (3)	14	16	109
Other location	14	1	9

13. Housing development at 'East Bridgford':

- In relation to identifying East Bridgford as a suitable village for a limited level of growth, most respondents opposed rather than supported new development at the village. East Bridgford Parish Council does not support any development in the Green Belt around East Bridgford.
- A number of landowners/developers promoting sites at East Bridgford made a number of points in an attempting to justify that it would be appropriate for further growth at the village.
- In terms of those who specifically expressed a preference for the housing site options, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
EBR1- Land behind Kirk Hill (east)	24	8	51
EBR2 – Land behind Kirk Hill (west)	17	7	60
EBR3 – Land north of Kneeton Road (1)	19	7	66
EBR4 – Land north of Kneeton Road (2)	13	5	71
EBR5 - Land at Lammas Lane	14	11	66
EBR6 – Closes Side Lane (west)	25	15	53
EBR7 – Closes Side Lane (east)	21	15	55
EBR8 – Land to the north of Butt Lane	24	19	48

Site	Yes – all of site	Yes – but only part of site	No
EBR9 – Land to the south of Springdale Lane	15	11	60
Any other location	7	1	32

14. Housing development at ‘Gotham’:

- In relation to identifying Gotham as a suitable village for a limited level of growth, more responses supported rather than opposed new development at Gotham, although answers were often qualified in relation to matters such as the number and type of new dwellings, the infrastructure required to enable development to take place, and the sites that are considered suitable.
- In total, 74 responses supported development on greenfield sites around Gotham, 59 did not support development on greenfield sites around Gotham and 24 responses did not know.
- In terms of support for specific sites contained within the further options consultation document. The responses received were mostly negative about most of the sites. The only site that that gained more support than those that objected was GOT1:

	Yes – all of site	Yes – but only part of site	No
GOT1-Land to the rear of former British Legion	55	13	37
GOT2-Land North of Kegworth Road/Home Farm (West)	18	10	70
GOT3-Land North of Kegworth Road/Home Farm (East)	29	8	59
GOT4-The Orchards Leake Road	22	13	70
GOT5-Land East of Gypsum Way	17	14	73
GOT6-East of Leake Road	18	15	70
GOT7-Land East of Hill Road	16	14	56
GOT8- Land South of Moor Lane	29	4	59
Any other location	2	1	44

15. Housing development at ‘Sutton Bonington’:

- In relation to identifying Sutton Bonington as a suitable village for a limited level of growth, more responses opposed rather than supported new development at the village. The Parish Council does not support any development adjacent to the existing village.

- When asked whether there was support for any additional sites, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
SUT1 – Land north of Park Lane	24	8	47
Any other location	1	1	8

16. Housing development at ‘Tollerton’:

- In relation to identifying Tollerton as a suitable village for a limited level of growth, more responses opposed rather than supported new development at the village. Tollerton Parish Council does not support any removal of land from the Green Belt and stated that exceptional circumstances have not been proven and Tollerton does not have basic levels of facilities, including a GP, and the primary school is at capacity. In its view, road capacity, safety, absence of cycle ways, pavements and limited public transport issues restrict further housing.
- When asked whether there was support for any of the additional sites, the following responses were received:

Site	Yes – all of site	Yes – but only part of site	No
TOL1 - Land at Burnside Grove	17	5	137
TOL2 – West of Tollerton Lane and North of Medina Drive	14	13	135
TOL3 – Land east of Tollerton Lane	28	11	123
Any other location	9	1	43

Appendix 3: Housing Land Supply

Housing Land Supply

Anticipated housing land supply at 1 April 2019

	Homes
Housing target over Plan Period (2011 to 2028)	13,150
Housing target for period 2011 to 2019*	4,150
Housing target for period 2019 and 2028**	9,000
Annual target 2019 to 2028	1,000
Projected total number of homes built between 2011 to 2019	3,268
Projected shortfall in homes built between 2011 and 2019 (4,150 target minus 3,268 homes built)	882
Housing requirement for 5 year period 2019 to 2024 (1000 per year over 5 years plus 882 home shortfall, with a 20% buffer applied [†])	7,058
Total number of homes expected to be built on deliverable sites between 2019-2024 ^{††}	6,159
Potential shortfall in homes built between 2019 and 2024 (housing requirement minus anticipated housing supply)	899

* Calculated based on Core Strategy Policy 3 (part 3) – 500 homes between 2011-3, 2,350 homes between 2013-2018 and 1,300 homes between 2018-19.

** Core Strategy paragraph 3.3.9 sets out that once the Local Plan Part 2 is adopted the housing requirement for subsequent years will be calculated on an 'annualised calculation' basis.

† National planning policy requires a 20% buffer to be applied where there has been substantial under delivery of new homes in preceding years.

†† Based on the 'Rushcliffe housing trajectory as at April 2016' (see below) and on the previous assumptions that Local Plan Part 2 would only need to allocate enough land for 1,100 new homes.

Housing trajectory as at April 2016

	Completions												Future years												Total 2028-2031 (beyond plan period)	Total 2028-2031 (beyond plan period)
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 (beyond plan period)	2029-2030 (beyond plan period)	2030-2031 (beyond plan period)						
Completions on non-allocated sites and identified SHLAA capacity	293	209	199	373	375	365	299	283	281	87	87	91	1	1	0	100	90	50	13	0	3,247	63				
Land at Melton Road, Edwalton (1,500) (Policy 20)						50	100	150	150	150	150	150	150	150	150	150					1,500	0				
Land at former Colgrave Colliery (450) (Policy 21)					112	100	100	100	44												456	0				
Land at Former RAF Newton Phase 2 (550) (Policy 22)							50	150	150	150	150	50									550	0				
Land north of Bingham (1,050) (policy 23)							50	150	150	150	150	150	150	100							1,050	0				
Land south of Clifton (5,000) (Policy 24)							50	200	250	250	250	250	250	250	250	250	250	250	250	250	2,250	750				
East of Gamston/North of Tollerton (2,500-4,000) (Policy 25)									50	200	250	250	250	250	250	250	250	250	250	250	2,000	750				
infill and changes of use in broad locations									103	103	103	103	103	103	103	76	76	76	76	76	873	228				
Outstanding East Leake to be allocated (400) Policy 3																					0	0				
Outstanding Keyworth to be allocated (450) Policy 3									50	50	50	50	50	50	50	50	50				450	0				
Outstanding Redcliffe on Trent to be allocated (400) Policy 3									50	50	50	50	50	50	50	50					400	0				
Outstanding Ruddington to be allocated (250) Policy 3									50	50	50	50	50								250	0				
Projected completions cumulative	293	502	701	1,074	1,561	2,076	2,575	3,268	4,546	5,786	7,179	8,373	9,427	10,431	11,384	12,310	13,026	13,652	14,241	14,817	13,026	1,791				

Appendix 4: Housing Site Options

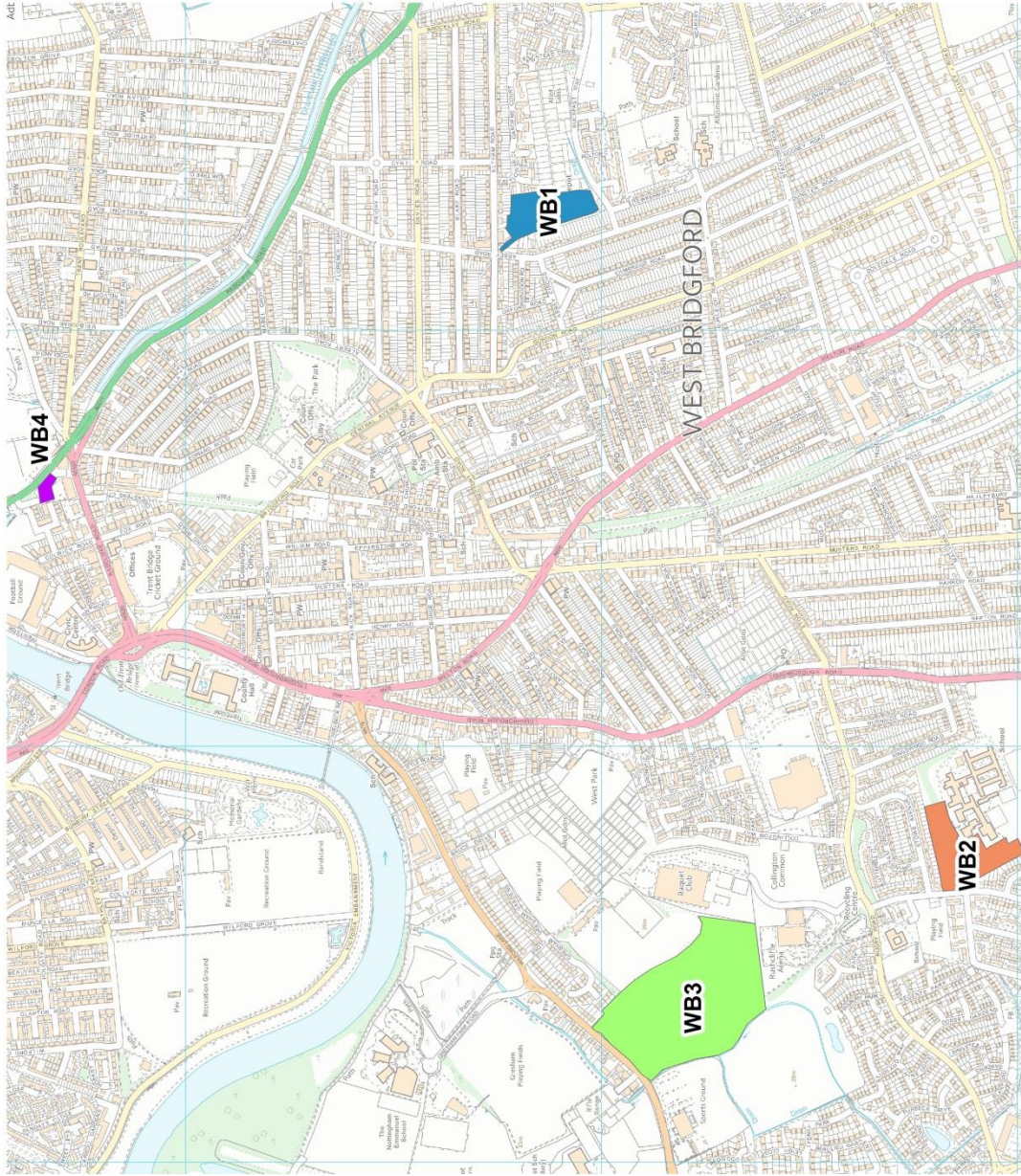
West Bridgford

WB1
Abbey Road Depot

WB2
Central College

WB3
South of Wilford Lane

WB4
Land Between Lady Bay
Bridge/Radcliffe Road



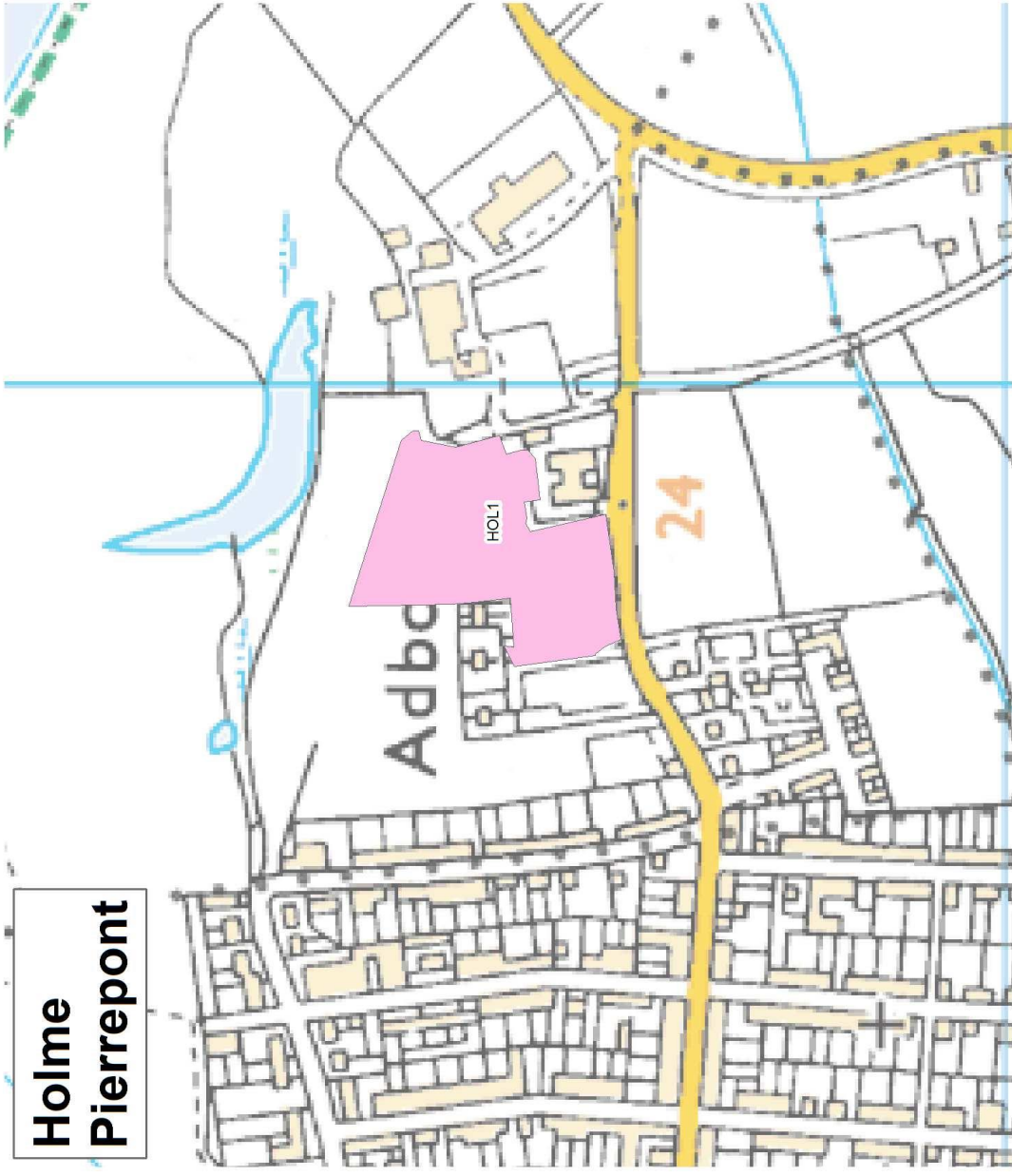
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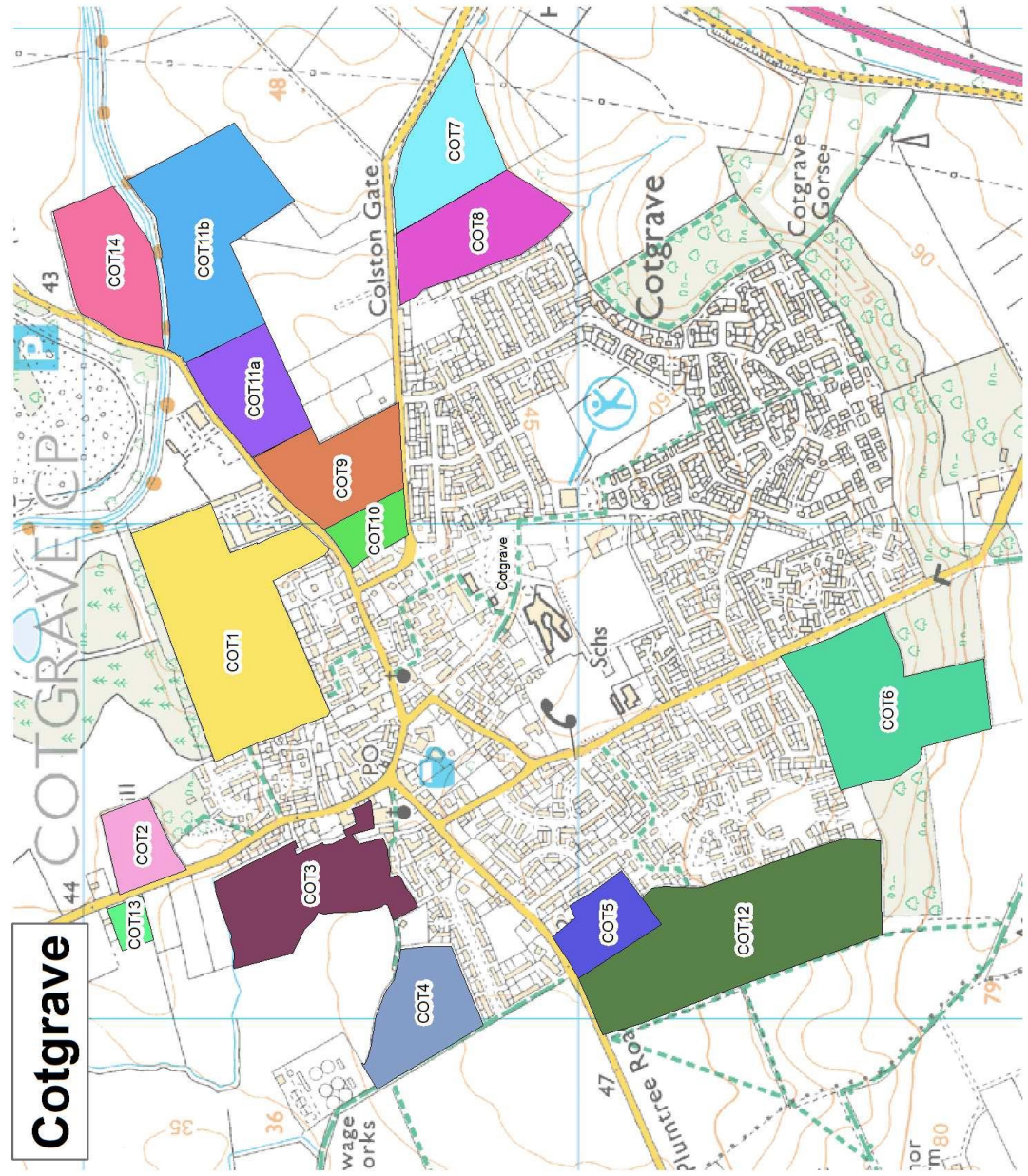
0 0.25 0.5 1 Kilometers

**Holme
Pierrepoint**

**HOL1
Simkins Farm**



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0.5 Kilometers



COT1 Land rear of Mill Lane/The Old Park
COT2 Land at Main Road
COT3 Land rear of and to the West of Main Road
COT4 Land off Woodgate Lane
COT5 Bakers Hollow
COT6 The Brickyard, Owthorpe Road
COT7 Land behind Firdale (2)
COT8 Land behind Firdale
COT9 Land South of Hollygate Lane (1)
COT10 Land South of Hollygate Lane (2)
COT11a Land South of Hollygate Lane (3a)
COT11b Land South of Hollygate Lane (3b)
COT12 Land South of Plumtree Lane
COT13 Land off Main Road and south of Gozen Lodge
COT14 Land East of Hollygate Lane

Cotgrave

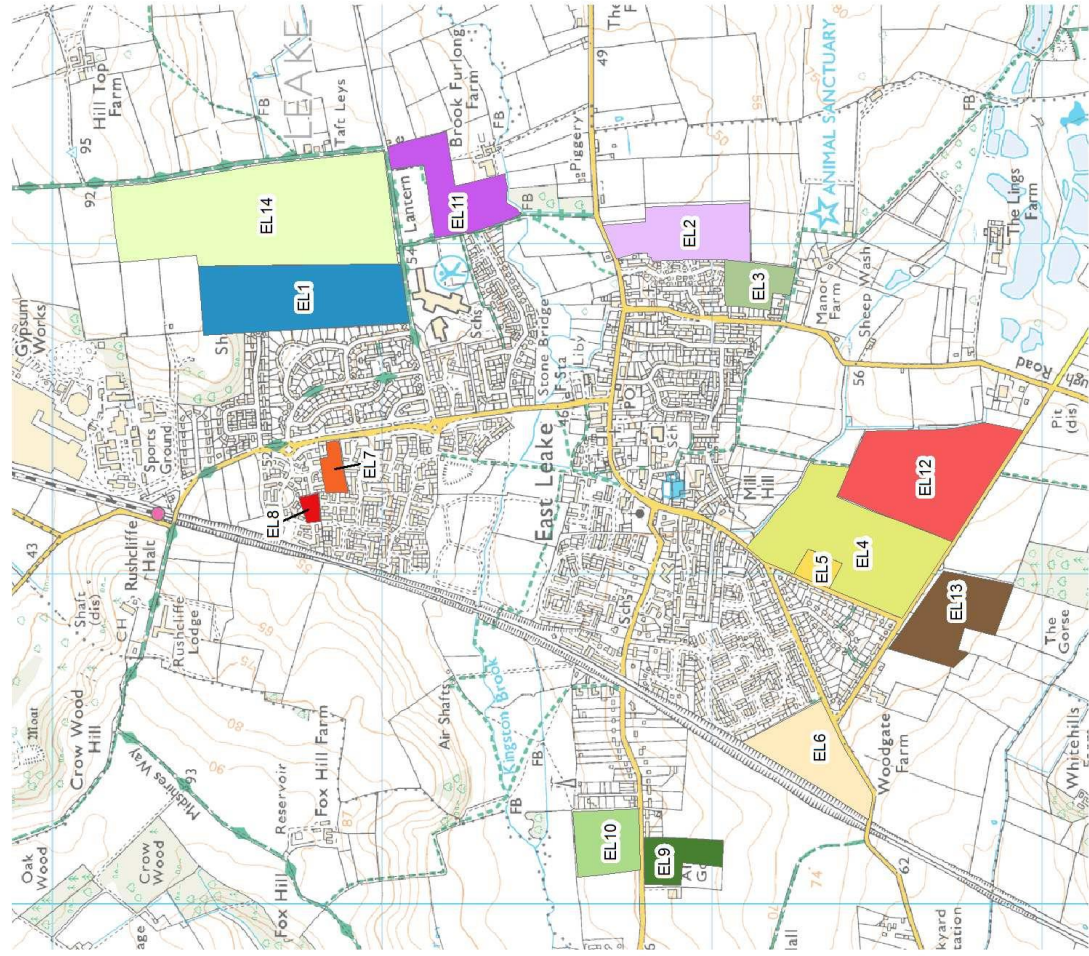
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- EL1**
North of Lantern Lane (1)*
170 homes
- EL2**
East of Meeting House Close*
150 homes
- EL3**
Meeting House Close*
61 homes
- EL4**
East of Kirk Ley*
up to 287 homes
- EL5**
Micropropagation Services*
24 homes
- EL6**
Woodgate Road*
80 homes
- EL7**
Former Rabbit Farm*
28 homes
- EL8**
The Heavens*
14 homes

- EL9**
Land South of West Leake Road
- EL10**
Land North of West Leake Road
- EL11**
Brook Furlong Farm
- EL12**
Land off Rempstone Road (North)
- EL13**
Land off Rempstone Road (South)
- EL14**
North of Lantern Lane (2)

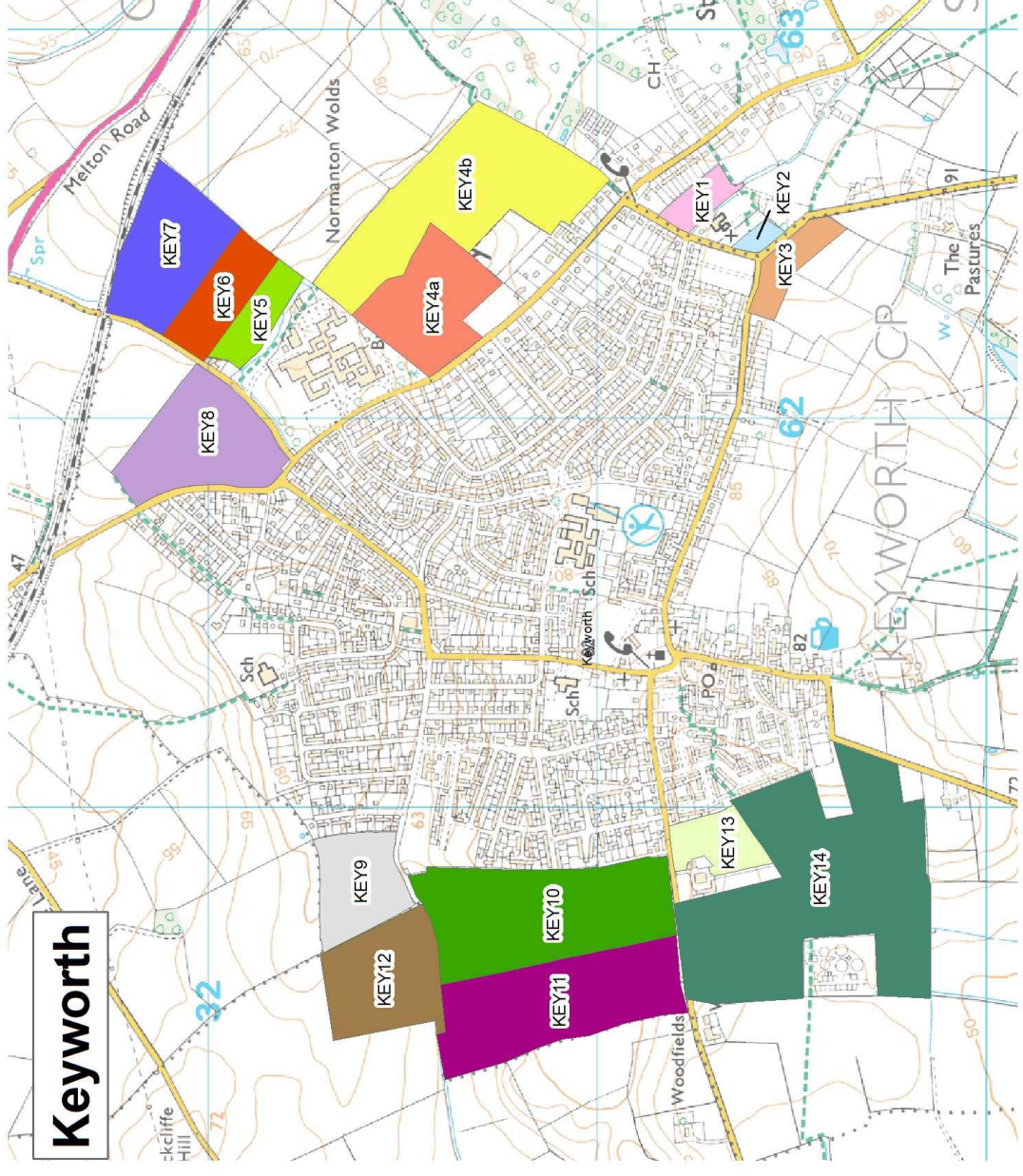
* Sites with planning permission

East Leake



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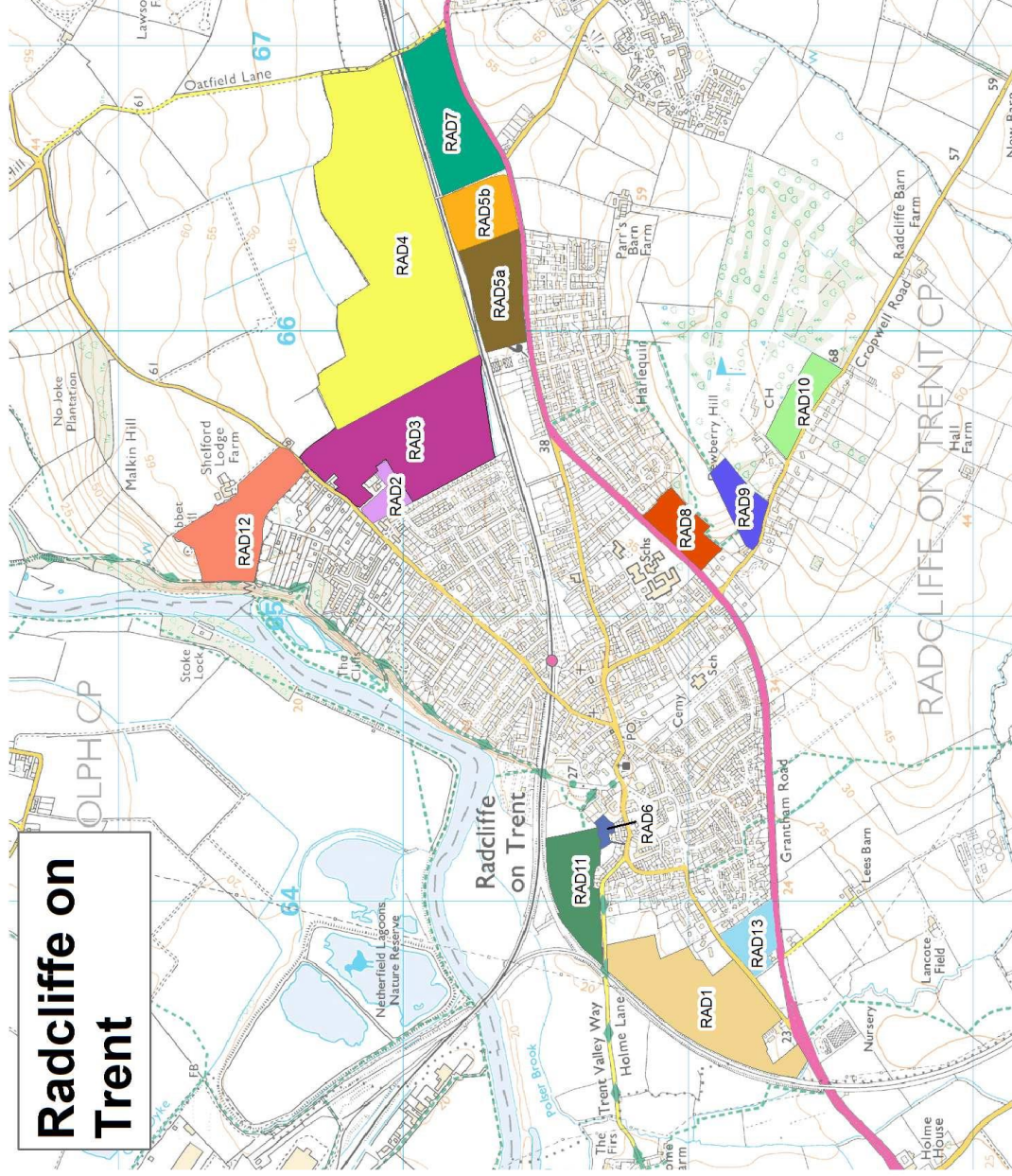
KEY1	Land East of Willow Brook
KEY2	Land off Selby Lane and Willow Brook
KEY3	Land South of Selby Lane
KEY4a	Land off Nicker Hill (1)
KEY4b	Land off Nicker Hill (2)
KEY5	Hill Top Farm, Platt Lane (1)
KEY6	Hill Top Farm, Platt Lane (2)
KEY7	Shelton Farm, Platt Lane
KEY8	Land between Platt Lane and Station Road
KEY9	Land North of Debdale Lane (1)
KEY10	Land South of Debdale Lane (1)
KEY11	Land South of Debdale Lane (2)
KEY12	Land North of Debdale Lane (2)
KEY13	Hillside Farm
KEY14	Land south of Bunny Lane



Keyworth

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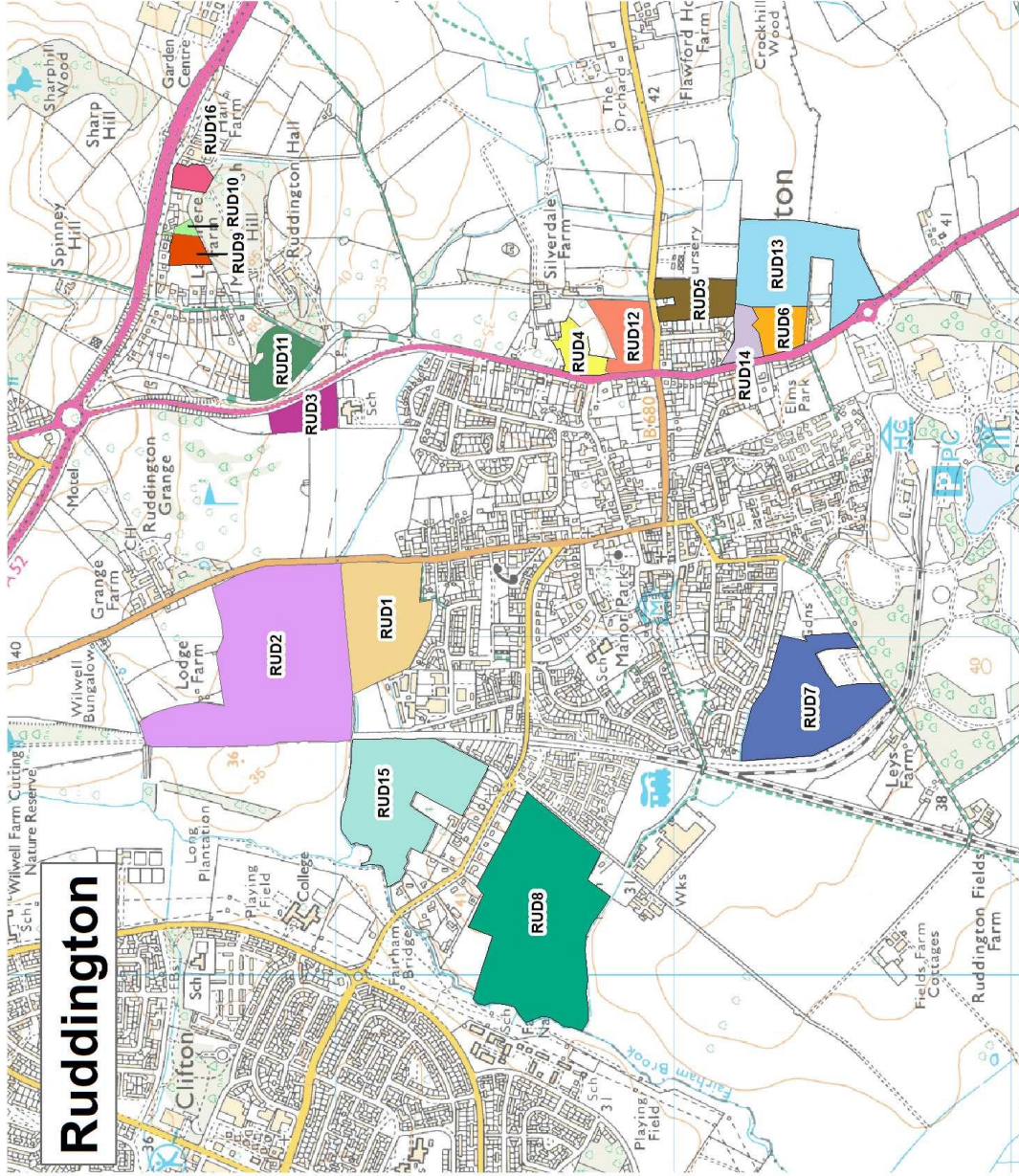
Radcliffe on Trent



RAD1 Land North of Nottingham Road
RAD2 Land adjacent Grooms Cottage
RAD3 Land off Shelford Road
RAD4 Land North of Grantham Road (North of railway line)
RAD5a Land North of Grantham Road (South of railway line)(1a)
RAD5b Land North of Grantham Road (South of Railway Line) (1b)
RAD6 72 Main Road
RAD7 Land North of Grantham Road (South of railway)(2)
RAD8 Land South of Grantham Road
RAD9 Land at Radcliffe on Trent Golf Club (West)
RAD10 Land at Radcliffe on Trent Golf Club (East)
RAD11 North of Holme Lane
RAD12 Land to the North of Shelford Road
RAD13 The Paddock, Nottingham Road

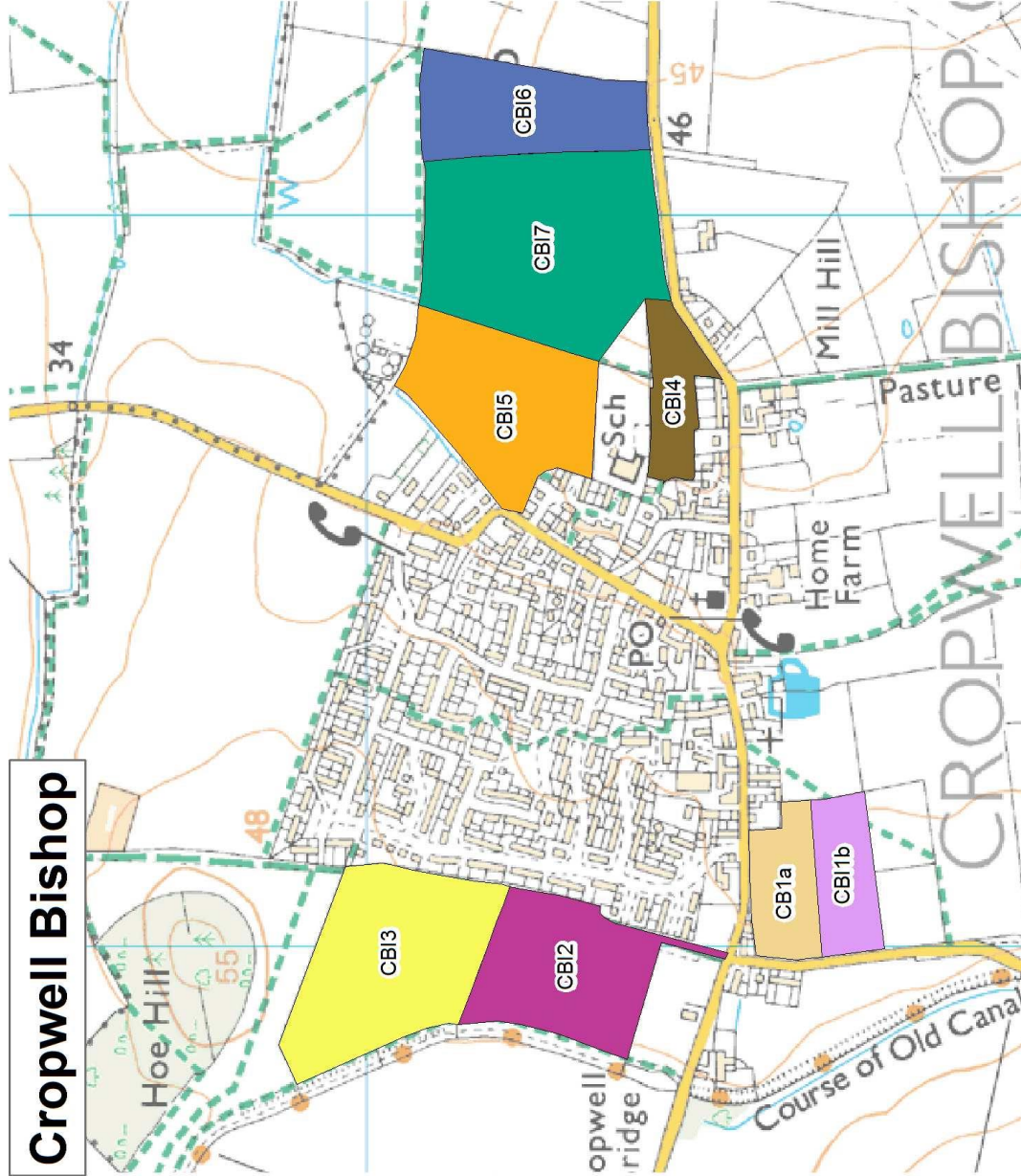
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RUD1	Land to the West of Wilford Road (South)
RUD2	Land to the West of Wilford Road (North)
RUD3	Land adjacent to St Peter's Junior School
RUD4	Easthorpe House and adjacent land
RUD5	Land South of Flawforth Lane
RUD6	Land at Loughborough Road
RUD7	Land North West of Asher Lane
RUD8	Land West of Pasture Lane
RUD9	Land South of Landmere Lane
RUD10	Land adjacent Landmere Farm
RUD11	Old Loughborough Road
RUD12	Land to the East side of Loughborough Road
RUD13	Land opposite Mere Way
RUD14	Croft House
RUD15	Land off North Road
RUD16	Land west of Wayte Court

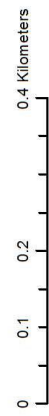


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Cropwell Bishop

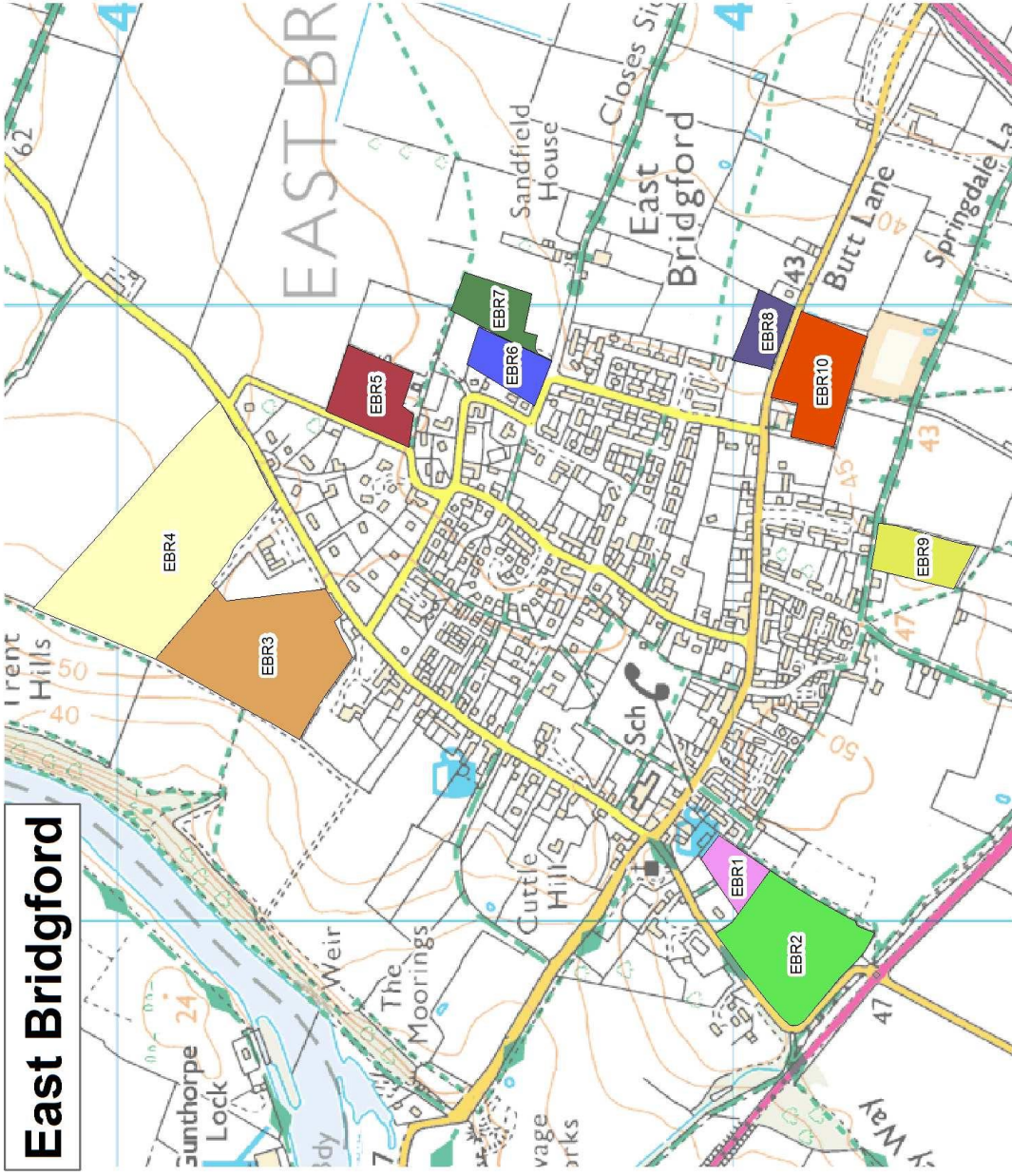


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CBI1a Land to the South of Nottingham Road and East of Kinoulton Road (1)
CBI1b Land to the South of Nottingham Road and East of Kinoulton Road (2)
CBI2 Land North of Memorial Hall (1)
CBI3 Land North of Memorial Hall (2)
CBI4 Land North of Fern Road (2)
CBI5 Land East of Church Street
CBI6 Land to the North of Fern Road (3)
CBI7 Land North of Fern Road (1)

East Bridgford

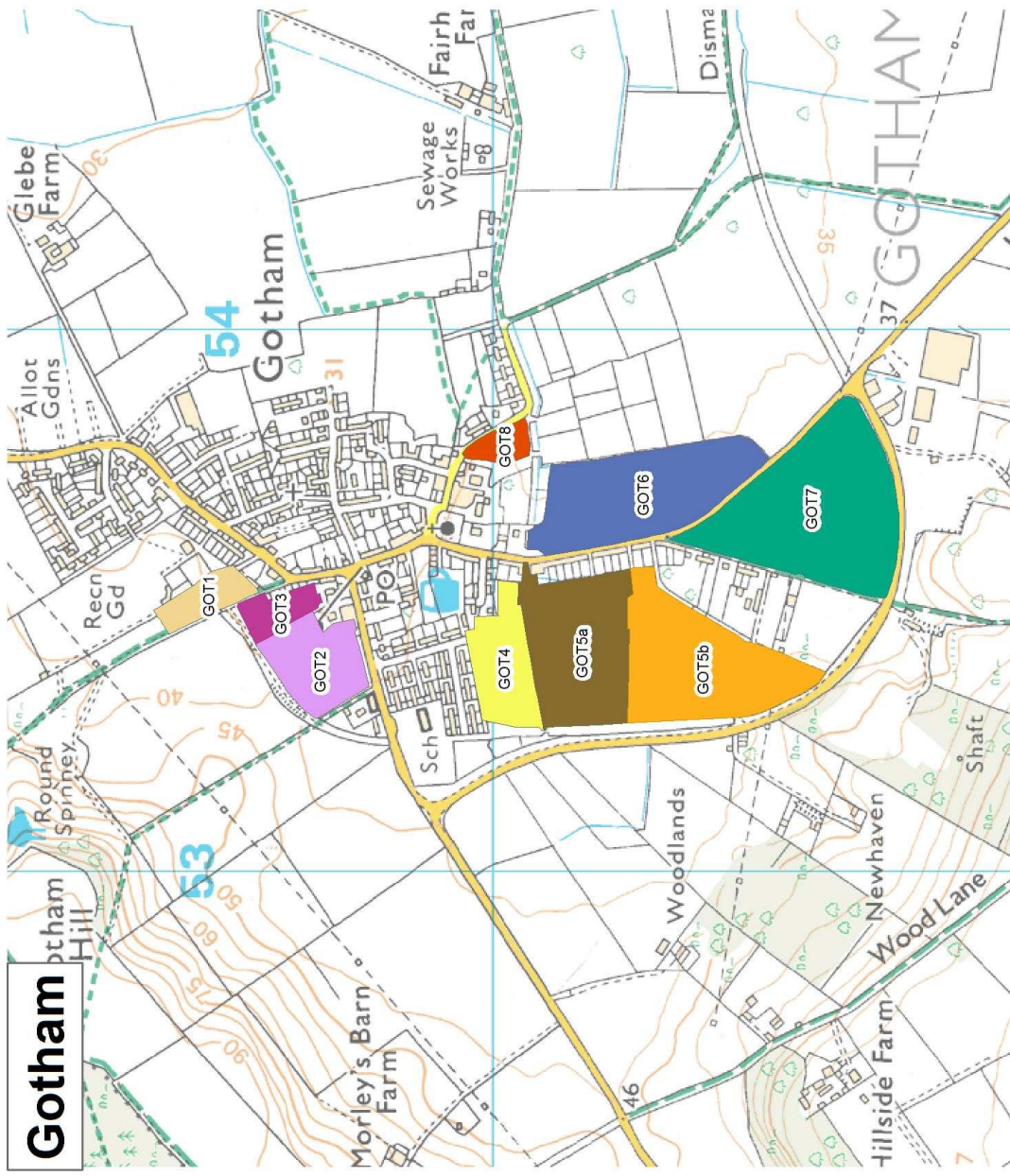


- EBR1**
Land behind Kirk Hill (East)
- EBR2**
Land behind Kirk Hill (West)
- EBR3**
Land North of Kneeton Road (1)
- EBR4**
Land North of Kneeton Road (2)
- EBR5**
Land at Lammas Lane
- EBR6**
Closes Side Lane (West)
- EBR7**
Closes Side Lane (East)
- EBR8**
Land to the North of Butt Lane
- EBR9**
Land to the South of Springdale Lane
- EBR10**
Land to the South of Butt Lane



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GOT1 Land to the rear of former British Legion
GOT2 Land North of Kegworth Road / Home Farm (West)
GOT3 Land North of Kegworth Road / Home Farm (East)
GOT4 Land South of Pygall Avenue
GOT5a Land East of Gypsum Way / The Orchards (1)
GOT5b Land East of Gypsum Way / The Orchards (2)
GOT6 East of Leake Road
GOT7 Land East of Hill Road
GOT8 Land South of Moor Lane



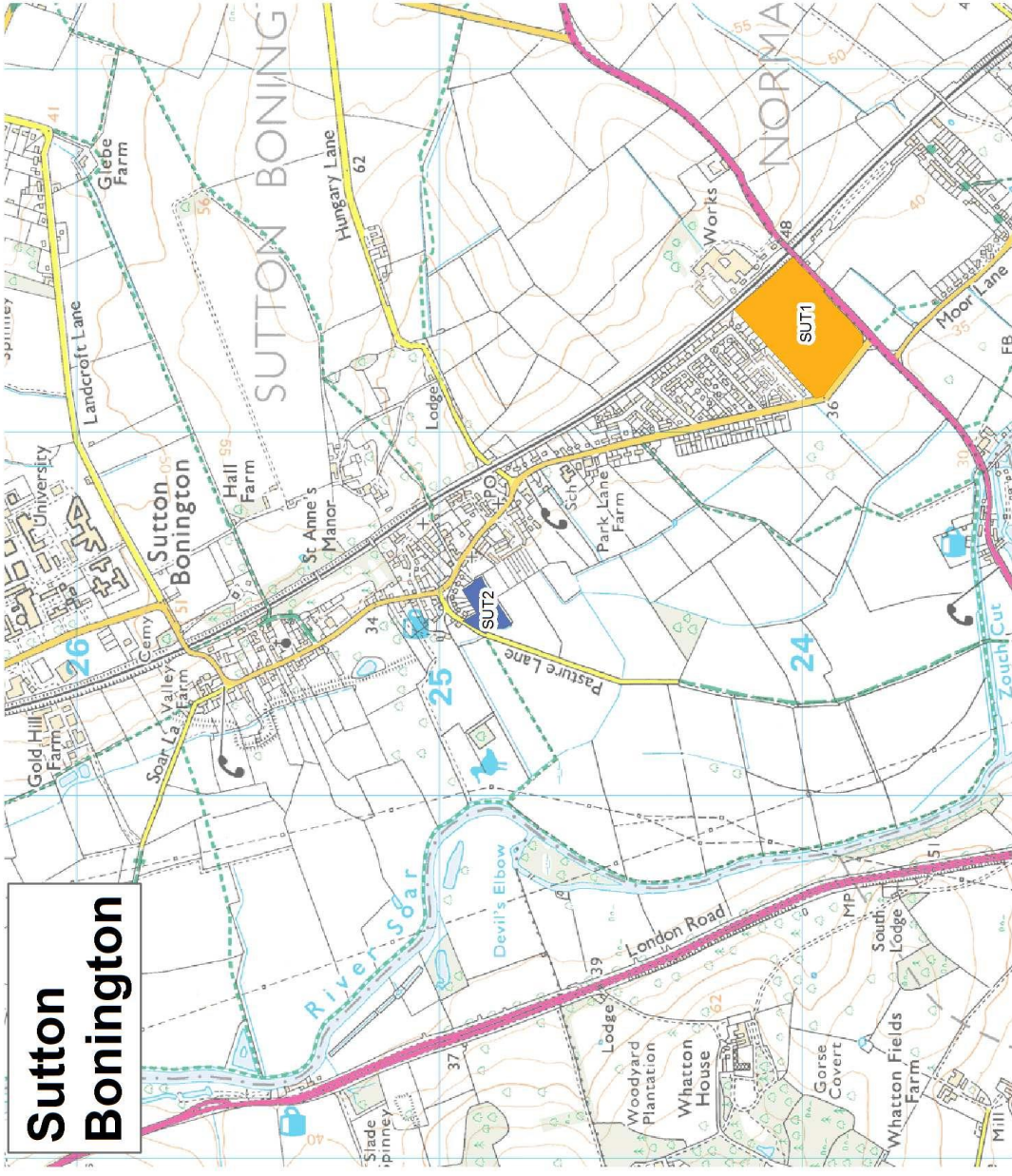
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Sutton Bonington

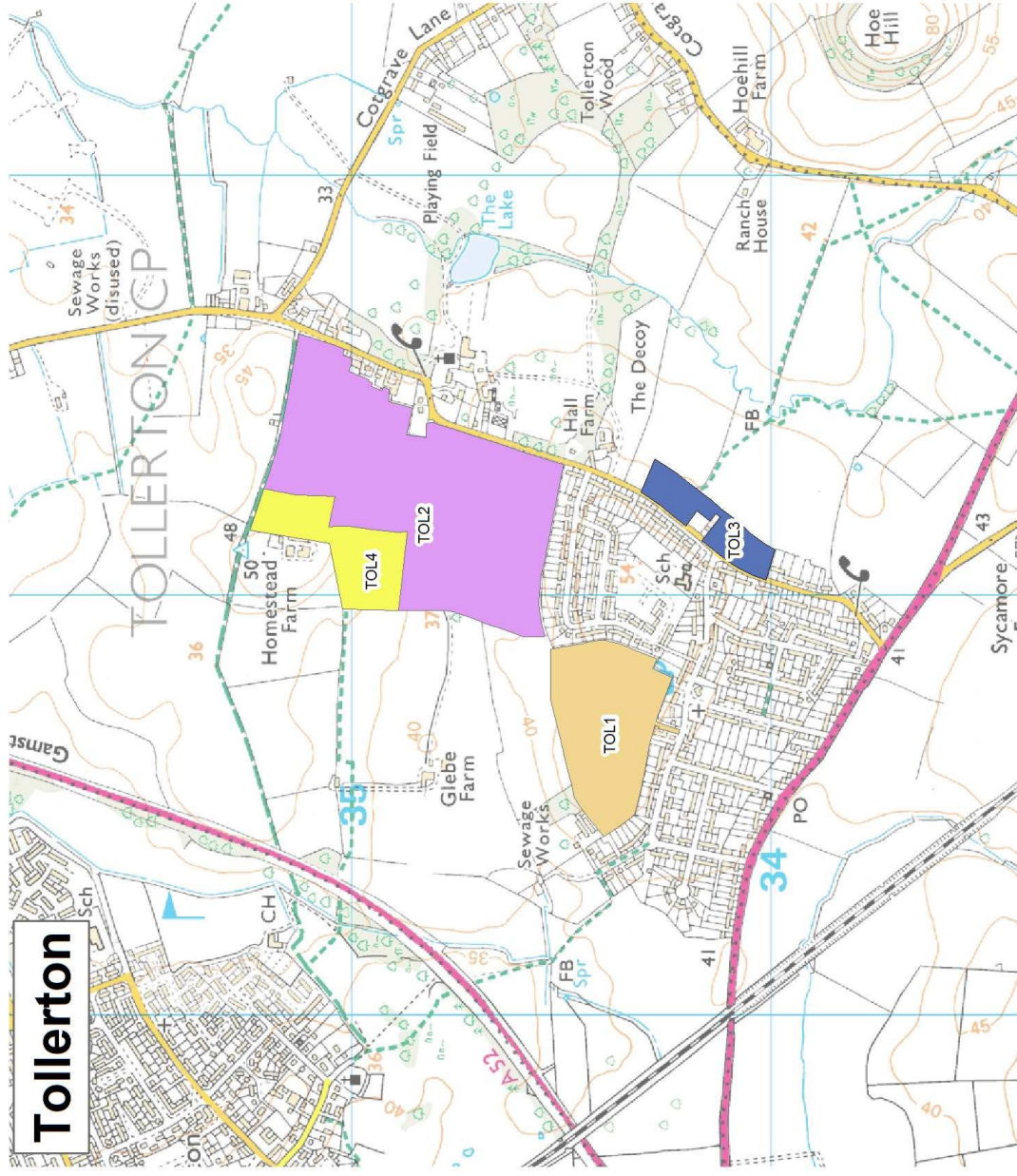
SUT1
Land north of Park Lane

SUT2
Land South of Pasture Lane



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Tollerton

- TOL1**
Land at Burnside Grove
- TOL2**
West of Tollerton Lane and North of Medina Drive
- TOL3**
Land East of Tollerton Lane
- TOL4**
Jubilee Wood

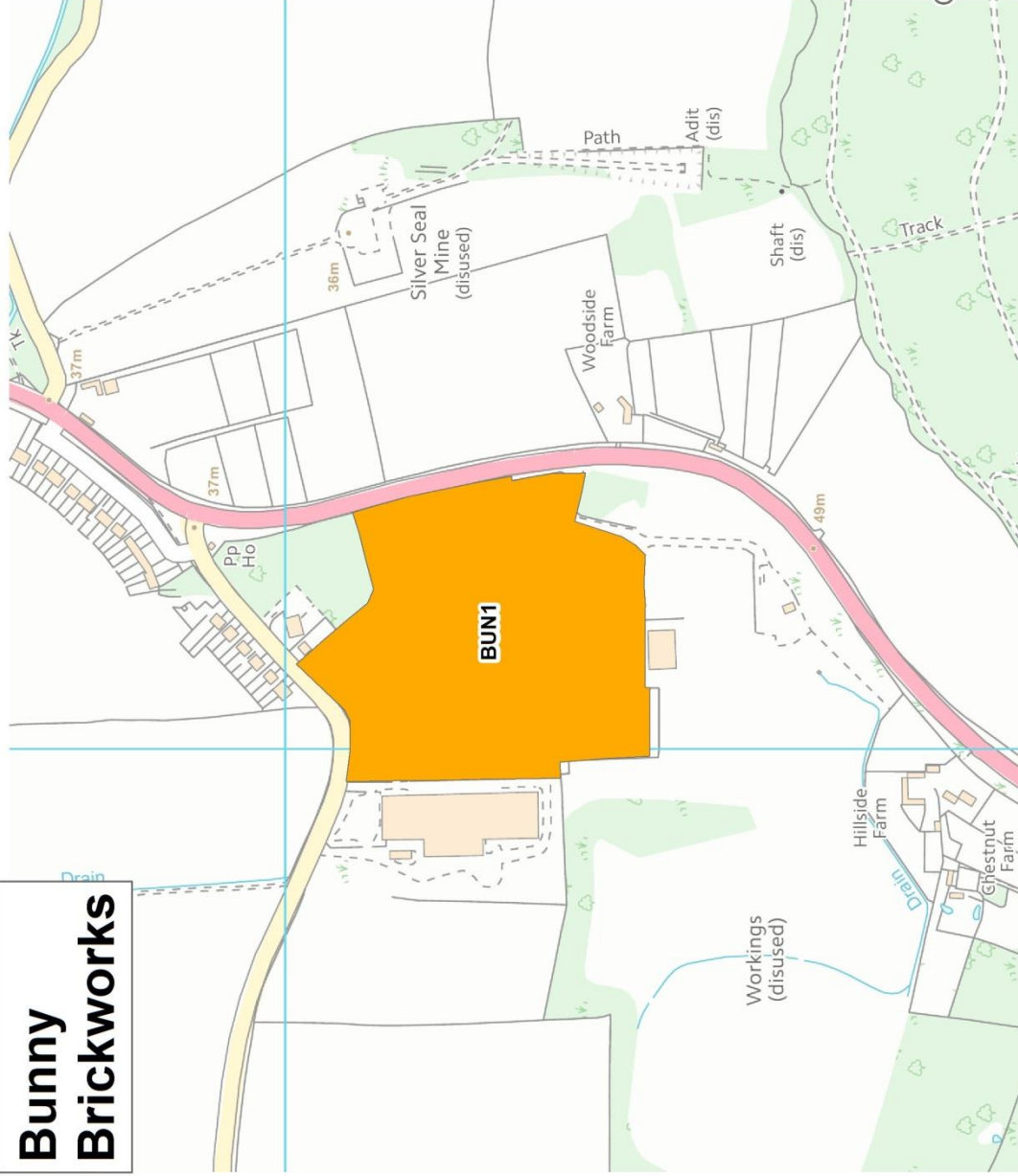


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Bunny Brickworks

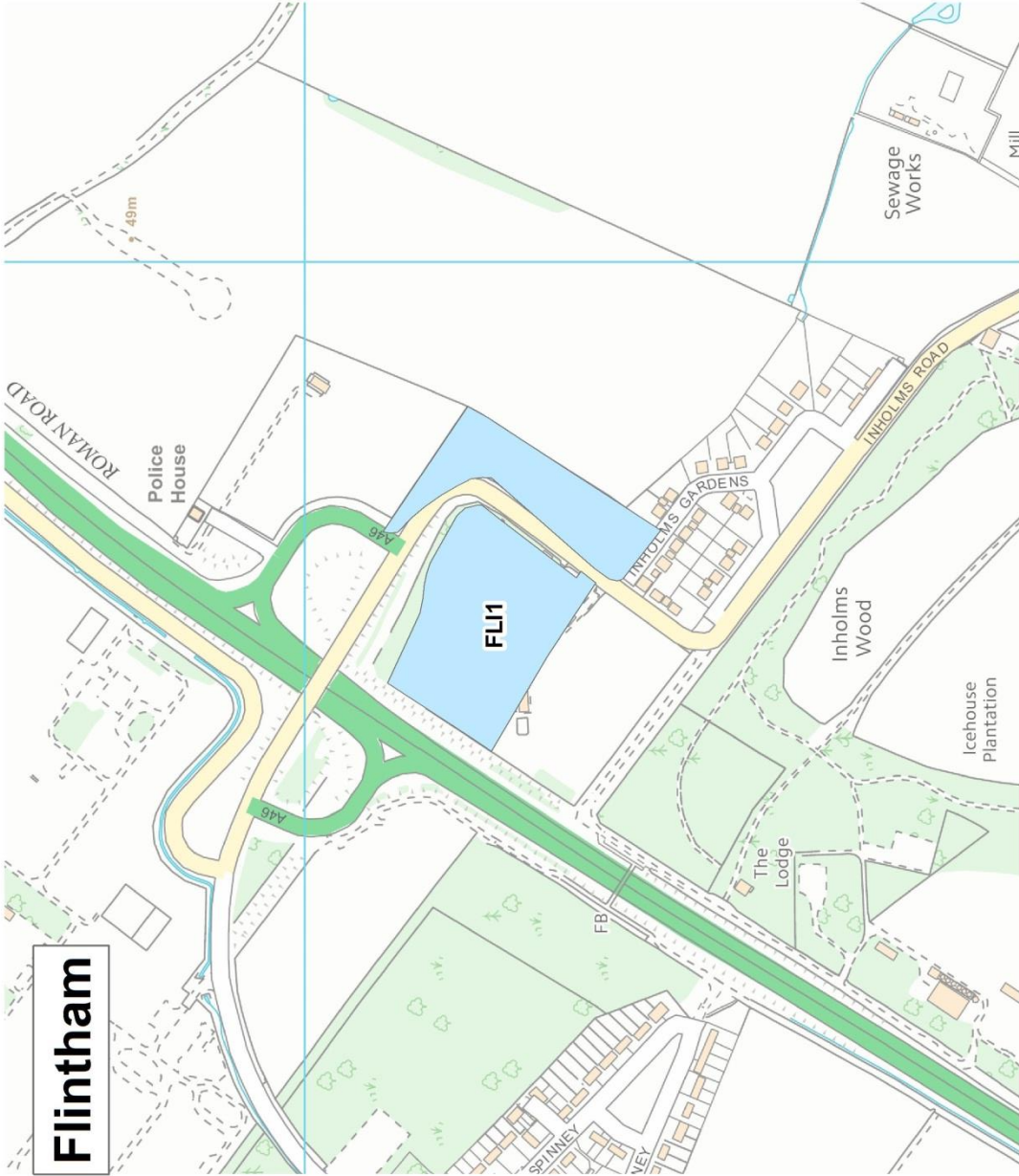
BUN1 Bunny Brickworks



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FLI1
Former Islamic Institute



Flintham

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