

01 | Land South of Hollygate Lane, Cotgrave

INTRODUCTION

Welcome and Introduction

Taylor Wimpey, Barratt Homes and Manor Oak Homes welcome you to this consultation event of plans for a proposed residential and associated development on land to the south of Hollygate Lane, Cotgrave.

Taylor Wimpey, Barratt Homes and Manor Oak Homes are proposing a residential scheme consisting of a mix of market and affordable homes and publicly accessible open space.

Barratt Homes and Taylor Wimpey are two of the nation's largest housebuilders, delivering homes of the highest quality as recognised by our 5 star Customer Satisfaction ratings awarded by the Home Builders Federation. We have a proven record of creating great new places to live and adding social, economic and environmental value to the local area.

Manor Oak Homes is an experienced land promoter, with a sensitive and sustainable design ethos, that works proactively with all parties to facilitate the release of land for development, helping to bring homes to the market in a timely manner to meet local need. Further information on Manor Oak Homes can be found on our website: <http://www.manoroakhomes.co.uk/>

Initial discussions with both Rushcliffe Borough Council and Cotgrave Town Council have taken place in respect of the proposed development. The comments from these discussions in addition to those received today will be considered by the consortium and incorporated, where possible, as part of the design process. Taylor Wimpey, Barratt Homes and Manor Oak Homes are preparing to submit planning applications for proposed residential development consisting of a mix of market and affordable homes and publicly accessible open space.

NOTTINGHAMSHIRE



The intention of the project team is to submit planning applications to Rushcliffe Borough Council later this year, but first we welcome your views on the proposed development.

Members of the project team are here to answer any questions. Comment and feedback forms are available for you to complete.

Thank you for attending this public exhibition.



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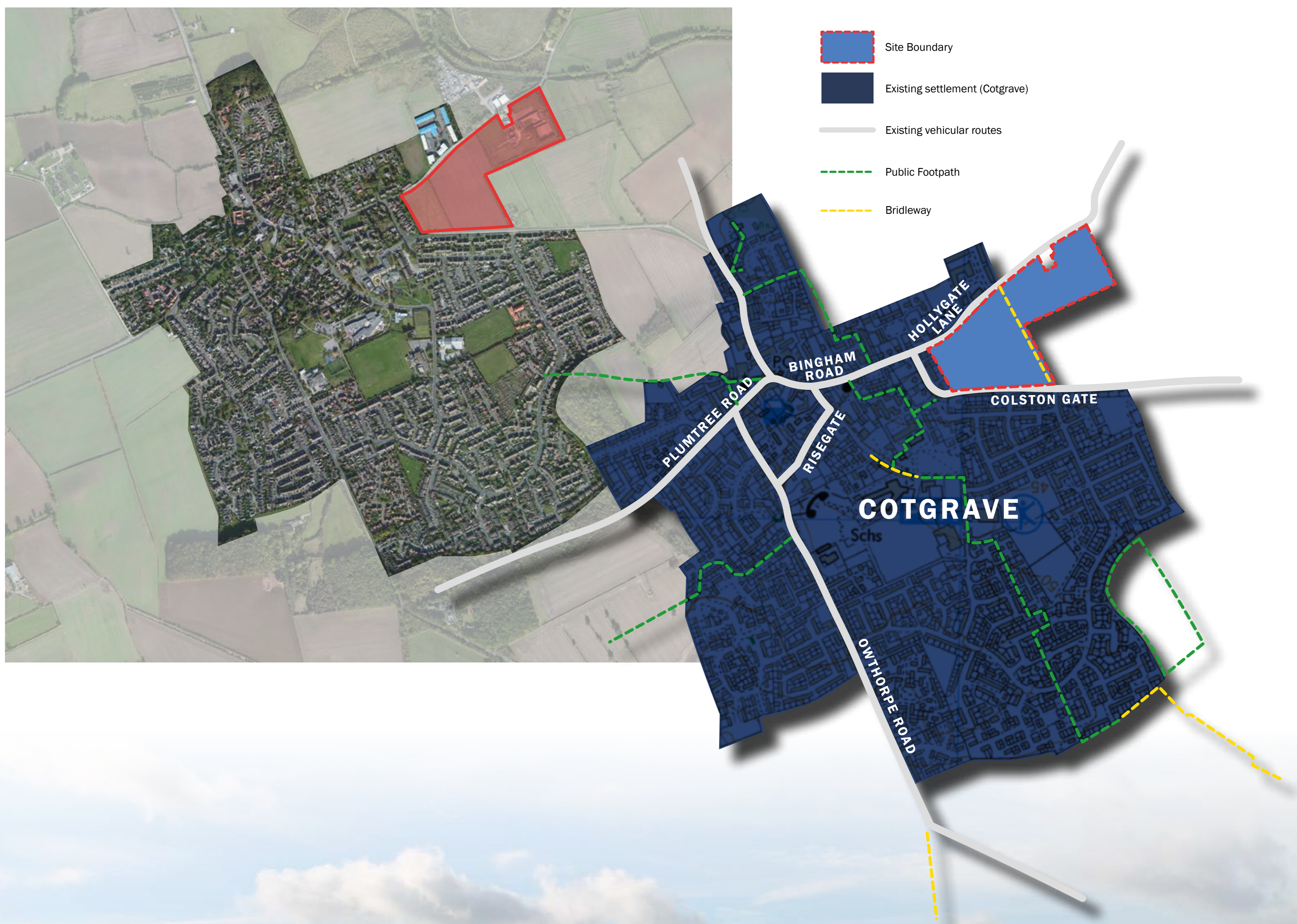
Land South of Hollygate Lane, Cotgrave

SITE BACKGROUND

Site Background Context

The site is located on Land South of Hollygate Lane, Cotgrave. It comprises an area of 9.42 hectares (23.28 acres). The diagrams below illustrate the location of the site.

Site Location Plans



Planning Policy Context

The Rushcliffe Local Plan Part 1: Core Strategy was adopted in December 2014 which requires a minimum of 13,150 new homes to be provided in Rushcliffe Borough between 2011 and 2028.

The Local Plan Part 1: Core Strategy allocated land for around 470 homes at the former Cotgrave Colliery (Hollygate Park). In the Local Plan Part 2, an additional allocation of land has been identified, which will deliver around 370 new homes over the remainder of the plan period to 2028.

Cotgrave is identified as a Key Settlement for growth in the Core Strategy.

Rushcliffe Borough Council have now prepared their Local Plan Part 2 which was subject to public examination in December 2018. Rushcliffe Borough Council is currently consulting on the Proposed Main Modifications to the Local Plan Part 2 Plan following recommendations from the Examination Inspector. The consultation ends on 5th July 2019. The Local Plan Part 2 is expected to be adopted by the Council within the next few months.

The Local Plan Part 2 looks to identify enough land as suitable for housing development in order to meet Rushcliffe's housing target.

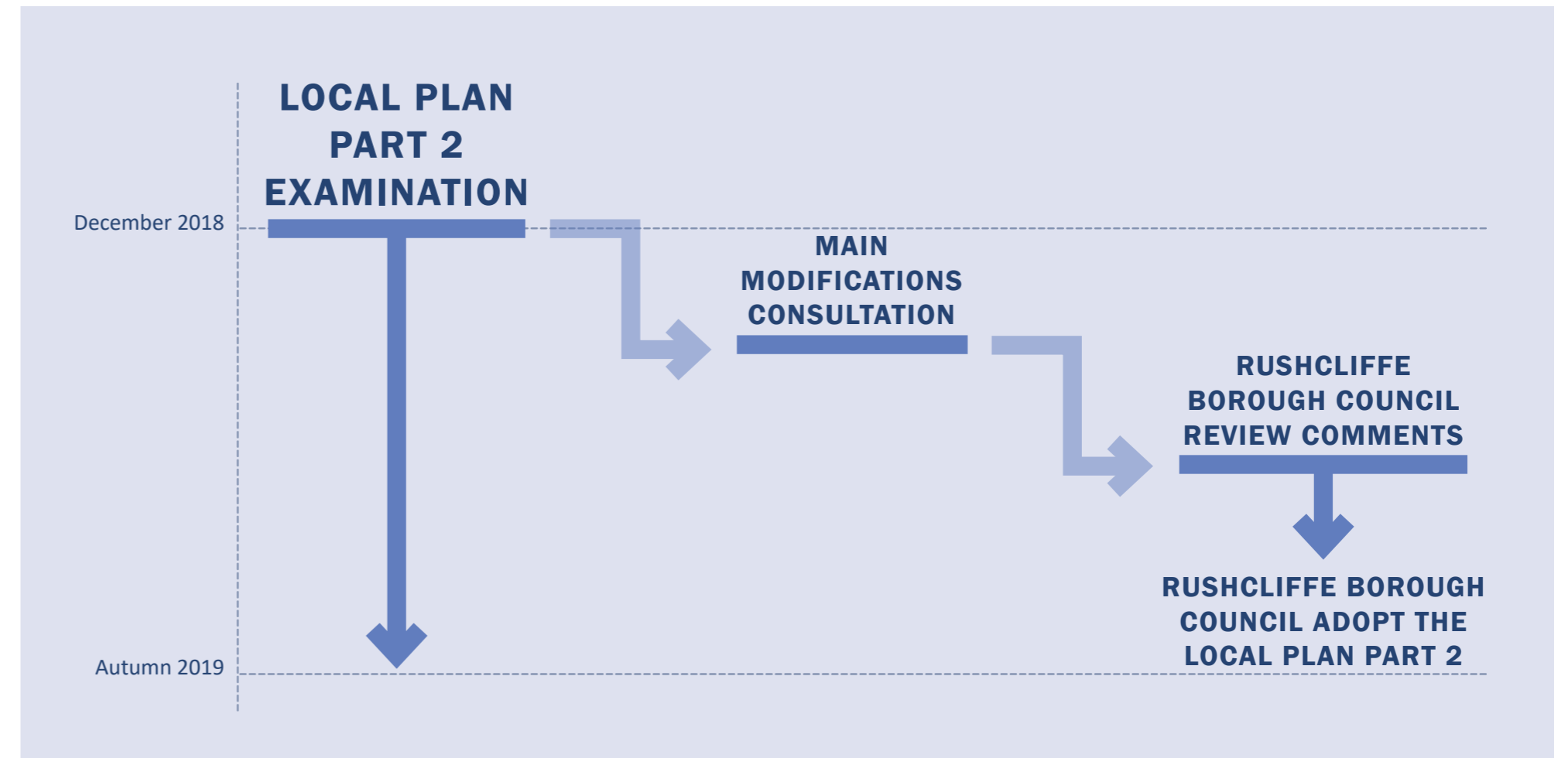
In addition to having to meet the housing target by 2028, the Government's national planning policy requires councils to demonstrate a sufficient 'five-year supply' of 'deliverable' housing sites at any point during the Local Plan period.

In the Local Plan Part 2, further land is allocated for housing development at Cotgrave, which will deliver around 370 new homes over the plan period. The allocation of this land is necessary in order to meet both the Borough's short and longer-term housing needs.

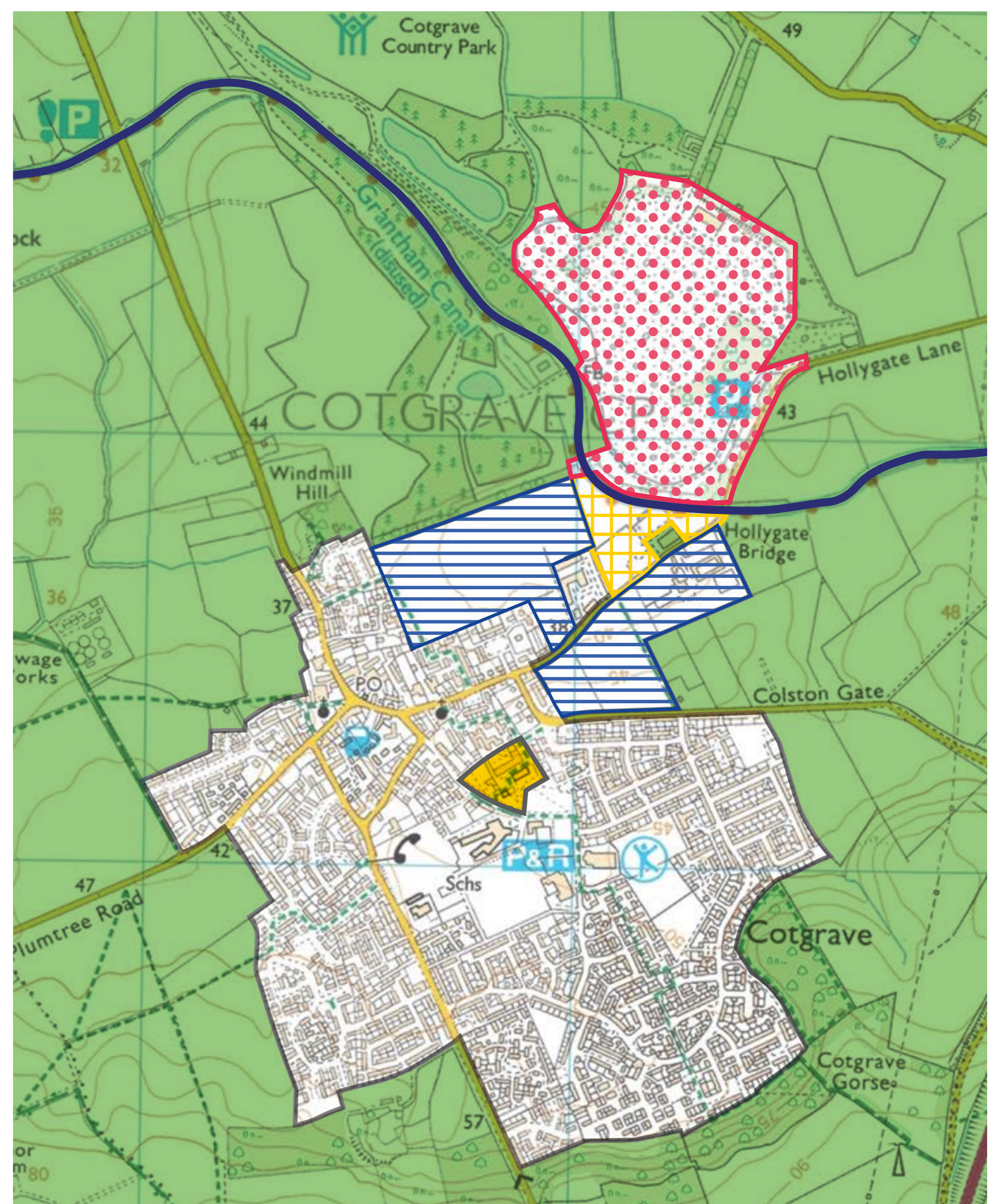
The residential allocation under Policy 2.2 in the Local Plan Part 2 identifies the site on Land South of Hollygate Lane to be removed from the Green Belt and allocated for around 190 homes.




The other residential allocation under Policy 2.1 identifies Land North of Hollygate Lane for around 180 homes, which is being promoted separately.

The Policies Map illustrates the residential allocation of the site in the Local Plan Part 2.



Cotgrave Policy Map



-  Sustainable Tourism and Leisure (Policy 31)
-  Core Strategy Strategic Allocations
-  Housing Allocations
-  Green Belt (Policy 21)
-  Employment Development (Policy 15)
-  District and Local Centres (Policy 25)

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SITE ANALYSIS

Contextual Analysis

The plan below shows the analysis which has informed the emerging development proposals.

Key aspects comprise:

- Creating an outward looking development, with building frontages overlooking Hollygate Lane, Colston Gate and the areas of open space.
- Opportunity to provide vehicular access points into the various land parcels from Hollygate Lane and Colston Gate.
- Improvements/reprioritisation of the Bingham Road/Colston Gate/Hollygate Lane junction.
- Retention of the existing field boundaries within the site, and incorporating them into green corridors.
- Retention of the existing public footpath within the site, with proposed recreational routes linking with it.
- Respecting the privacy and amenity of the existing properties which back onto the site on Colston Gate.

Opportunities and Constraints Plan



OPPORTUNITIES	
	Site boundary: 9.42ha (23.28 acres)
	Housing Allocation: Land South of Hollygate Lane - COT9, COT10 & COT11a (Local Plan Part 2: Land and Planning Policies)
	Potential area for residential development
	Dwelling frontages
	Potential vehicular access points
	Potential pedestrian linkages
	Opportunity to retain farm access to the land to the east
	Opportunity to reprioritise Bingham Lane/Hollygate Lane/Colston Gate junction
	Potential open space to serve the new development
	Potential green corridor along existing hedgerows
	Potential location for children's play area (20m buffer required)
	Potential location for SuDS features
CONSTRAINTS	
	Existing public bridleway
	Existing public footpath
	Existing vegetation
	Sensitive edge
	Existing watercourses and water bodies
	Surface water flooding (Source: Environment Agency)
	Green Belt
CONTEXT	
	Existing bus routes and bus stops
	Housing Allocation: Land Rear of Mill Lane/The Old Park, Cotgrave - COT1 (Local Plan Part 2: Land and Planning Policies)
	Grassmere Play Area

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CONCEPT MASTERPLAN

The Proposed Development

The plan below illustrates the proposed residential and associated development of the site.

Key aspects in the Concept Masterplan for the site comprise:

- Approximately 250 new homes.
- 10% of the homes to comprise affordable housing.
- Vehicular and pedestrian access off Hollygate Lane and Colston Gate.
- Internal roads, footpaths and car parking.
- Sustainable Drainage System (SuDS).
- Hard and soft landscaping within the site.
- High quality design and key elements of local vernacular incorporated into the scheme.
- Areas of publicly accessible open space.



Concept Masterplan



- Site boundary: 9.42ha (23.28 acres)
- Potential developable area: 6.66ha (up to 250 dwellings)
- Main vehicular routes and bus stops
- Proposed vehicular access points from Colston Gate and Hollygate Lane
- Proposed diverted bus route
- Proposed spine roads
- Proposed secondary streets
- Proposed shared surfaces
- Proposed pedestrian links
- Proposed recreational routes
- Retained farm access
- Proposed informal and amenity green space
- Proposed location for children's play area
- Proposed wildflower planting
- Proposed location for Sustainable Drainage Systems (SuDS)
- Existing vegetation
- Existing watercourses and water bodies
- Existing public brideway
- Existing public footpath
- Housing Allocation: Land Rear of Mill Lane/The Old Park, Cotgrave - Policy 2.1
- Grassmere Play Area
- Revised Green Belt boundary

Frequently Asked Questions

The following are answers to frequently asked questions. If you have any further questions, please do not hesitate to ask a member of the project team.

Q1. How many houses are proposed?

The proposed development of the site will seek planning permission for approximately 250 homes, including 10% affordable housing.

Q2. What is proposed for vehicular and pedestrian access?

Proposed vehicular and pedestrian access to the proposed development will be taken off Hollygate Lane and Colston Gate. Discussions are being progressed with Nottinghamshire County Council as Highway Authority to agree a suitable access strategy.

Q3. Will the roads have capacity for the increase in traffic?

A comprehensive assessment of highways and transport matters will be undertaken, the findings of which will be presented in a Transport Assessment to be submitted as part of the planning applications.

Q4. Is the site at risk of flooding?

The Environment Agency flood mapping shows that the development site is located entirely within the lowest flood risk category - Flood Zone 1. This is land assessed as having a less than 1 in 1000 (<0.1%) annual probability of flooding from local rivers or watercourses.

Q5. What is proposed for surface water drainage?

The proposed surface water drainage strategy will offer a safe, sustainable and robust system which will afford complete flood risk protection to both residents on the new development and to the existing surrounding area. This is achieved by implementing strict controls to ensure that the peak rate of surface water runoff from the development will be no greater than the current undeveloped 'Greenfield' runoff rate for site.

Q6. What is proposed for foul water drainage?

All foul flows generated from the development will discharge into the existing local foul sewer network, via gravity. Consultation with Severn Trent Water will be undertaken to ascertain the point of capacity and agree any sewer modelling and upgrading works required to the existing foul network to safely accommodate the site with no increase in flood risk.

Q8. Will the local facilities, services and infrastructure be able to cope with the increase in residents?

Financial contributions may be required to ensure local facilities, services and infrastructure can cope with the increase in residents and ensure the development is acceptable. These are normally secured through a legal agreement (S106 agreement) between the developers, Rushcliffe Borough Council and Nottinghamshire County Council.



