01 | Land North of Hollygate Lane, Cotgrave
INTRODUCTION

Welcome and Introduction

Barratt Homes welcomes you to this consultation event of plans for a proposed residential and associated development on land to the north of Hollygate Lane, Cotgrave.

Barratt Homes is proposing a residential scheme consisting of a mix of market and affordable homes and publicly accessible open space.

Barratt Homes is the nation's largest housebuilder, 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.

Initial discussions with Rushcliffe Borough Council as Local Planning Authority have taken place in respect of the proposed development. The comments from these discussions, in addition to those received from the consultation, will be considered by the company and incorporated, where possible, as part of the design process. Barratt Homes is preparing to submit a planning application for up to 210 dwellings, in Outline, with all Matters Reserved for subsequent Approval other than 'Means of Access' to/from the Site.

The intention of the project team is to submit a planning application to Rushcliffe Borough Council soon, but first we welcome your views on the proposed development. There will be further opportunities to comment prior to the Formal Determination of the Planning Application.

Comments and feedback are welcome. Please respond by email or post to the addresses provided on Board 07: Moving Forward by **Monday 02nd November, 2020**.

Thank you for participating in this Public Consultation, which is being held 'remotely' given the current COVID-19 Pandemic and associated restrictions on gatherings. All material 'on display' is viewable on the Cotgrave Town Council Website.

Barratt Homes is grateful to Cotgrave Town Council for not only facilitating this Public Consultation via its Website, but also for agreeing to share the information/link on recognised social media platforms in Cotgrave, directing the Public to its Website where the content can be viewed.

Notification of the Public Consultation and inclusion of the display material on the Cotgrave Town Council Website does not constitute formal endorsement or support by the Town Council. It reserves the right to consider the content and respond in due course. In this regard, comments and feedback from Cotgrave Town Council are welcomed by Barratt Homes.

Public Consultation Time Period: Friday 16th October, 2020 - Monday 02nd November, 2020.

BARRATT HOMES

02 | Land North of Hollygate Lane, Cotgrave
SITE BACKGROUND

Site Background Context

The Site is located on Land North of Hollygate Lane, Cotgrave. It comprises an area of 11.87 hectares (29.33 acres). The diagrams below illustrate the location of the Site.

Site Location Plans

03 | Land North of Hollygate Lane, Cotgrave
PLANNING POLICY

Planning Policy Context

The Rushcliffe Local Plan Part 1: Core Strategy, adopted in December 2014, 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 prepared their Local Plan Part 2 which was subject to public examination in December 2018. Rushcliffe Borough Council consulted on the Proposed Main Modifications to the Local Plan Part 2 following recommendations from the Examination Inspector. The consultation ended on 5th July 2019. The Local Plan Part 2 was adopted by the Council on **8th October 2019.**

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

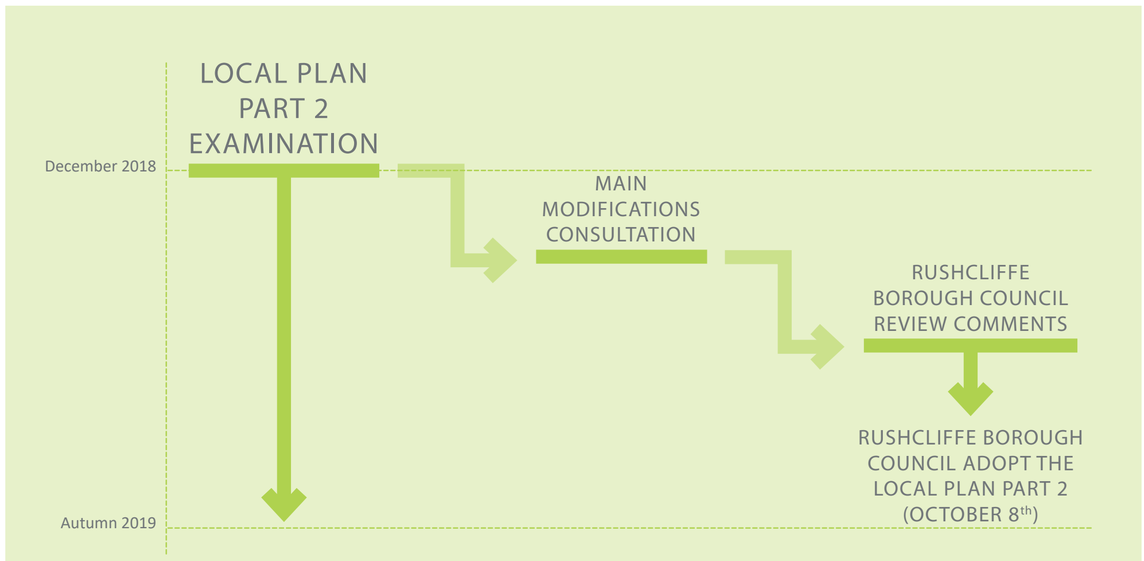
In addition to having to meet the housing target by 2028, the Government's national planning policy requires councils to demonstrate a sufficient 'five-year supply' of 'deliverable' housing sites at any point during the Local Plan period.

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.

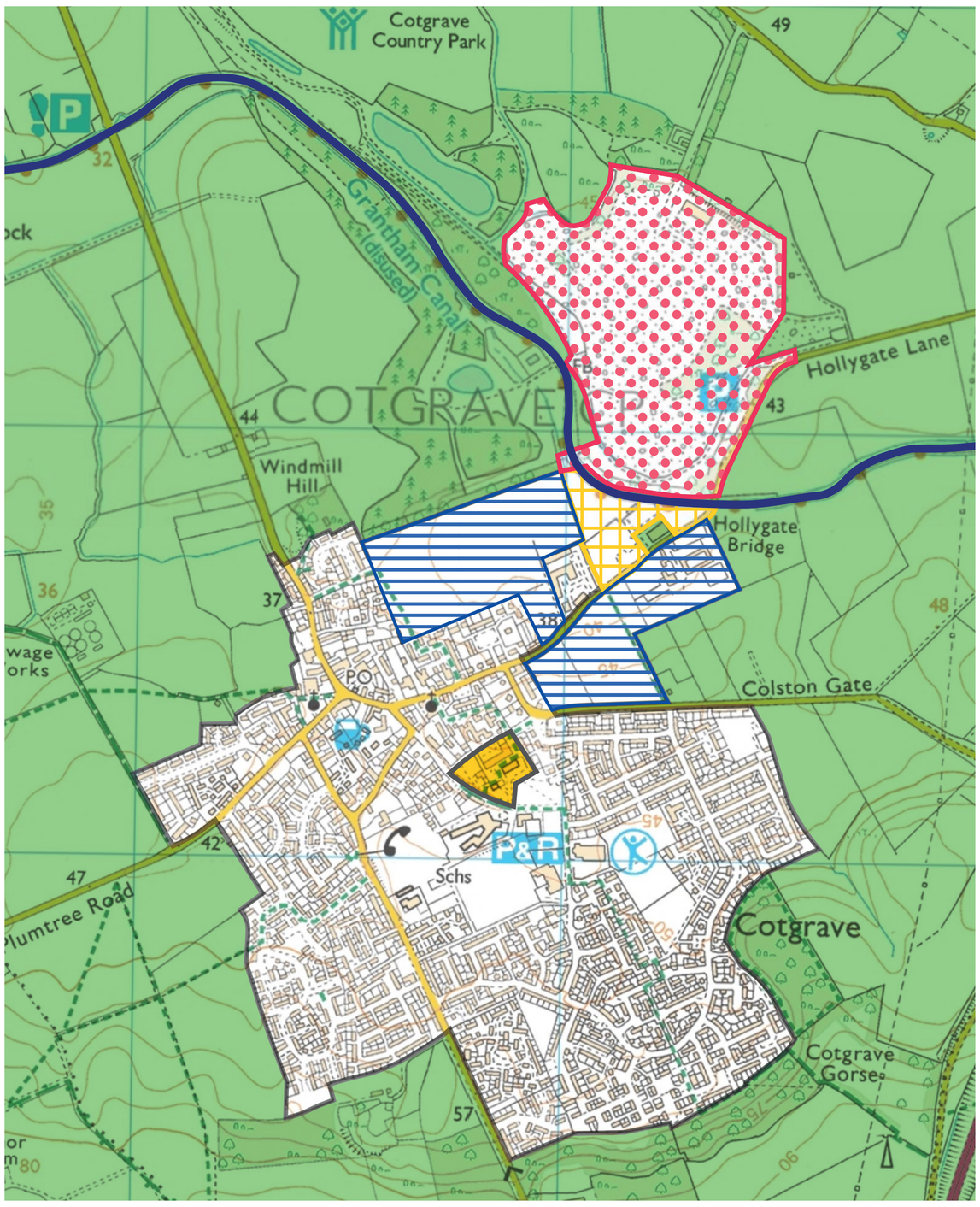
The residential allocation under Policy 2.1 in the Local Plan Part 2 identifies the Site on Land North of Hollygate Lane to be removed from the Green Belt and allocated for around 180 homes.

The other residential allocation under Policy 2.2 identifies Land South of Hollygate Lane for around 190 homes , which is being promoted separately.

The Policies Map opposite 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)

BARRATT HOMES

04 | Land North of Hollygate Lane, Cotgrave
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 and the areas of open space.**
- **Opportunity to provide a vehicular access point into the Site from the new roundabout being provided on Hollygate Lane.**
- **Opportunity for the spine street within the development to form a loop.**
- **Retention of the western part of the Site as an undeveloped open area and use as recreation.**
- **Retention and enhancement of the majority of the existing vegetation on the Site/along the Site's boundaries, particularly where the Site bounds Cotgrave Country Park to the north.**
- **Connections with the existing public footpath to the north, south and west of the Site.**
- **Facilitating connectivity with Hollygate Park to the north east**
- **Respecting the privacy and amenity of the existing properties which back onto the Site on East Acres, The Old Park and The Park.**

Opportunities and Constraints Plan

Site boundary: **11.87ha (29.33 acres)**
Housing Allocation: Land Rear of Mill Lane/The Old Park, Cotgrave
(Local Plan Part 2: Land and Planning Policies)

OPPORTUNITIES

- Potential area for residential development
- Dwelling frontages
- Potential vehicular access point
- Potential spine street
- Potential pedestrian linkages
- Potential footbridge
- Potential open space to serve the new development
- Opportunity to strengthen existing vegetation
- Potential location for SuDS features

CONSTRAINTS

- Existing contours
- Existing public footpath
- Existing vegetation
- Cotgrave Country Park
- Potential noise constraint
- Green Belt

CONTEXT

- Existing public bridleway
- Existing bus routes and bus stops
- Housing Allocation: Land South of Hollygate Lane, Cotgrave - Policy 2.2 (Local Plan Part 2: Land and Planning Policies)
- Existing watercourses and water bodies
- Surface water flooding
- Fluvial flooding (Flood Zone 3)

BARRATT HOMES

05 | Land North of Hollygate Lane, Cotgrave
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 210 new homes.**
- **10% of the homes to comprise affordable housing.**
- **Vehicular and pedestrian access off Hollygate Lane.**
- **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.**
- **Pedestrian connectivity to existing Public Footpaths and residential areas off site.**

Concept Masterplan

- Site boundary: **11.87ha (29.33 acres)**
- Potential developable area: **5.70 (up to 210 dwellings)**
- Proposed vehicular access point from Hollygate Lane
- Proposed spine streets
- Proposed secondary streets
- Proposed shared surfaces
- Proposed pedestrian links
- Proposed pedestrian footbridge
- Proposed recreational routes
- Proposed informal and amenity green space
- Proposed wildflower and tree planting
- Proposed hedgerow/woodland planting
- Proposed location for Sustainable Drainage Systems (SuDS)
- Main vehicular routes and bus stops
- Existing vegetation
- Existing watercourses and water bodies
- Existing public footpath
- Existing public bridleway
- Cotgrave Country Park
- Housing Allocation: Land South of Hollygate Lane, Cotgrave - Policy 2.2 (Local Plan Part 2: Land and Planning Policies)
- Revised Green Belt boundary

BARRATT HOMES

06 | Land North of Hollygate Lane, Cotgrave

FAQs

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 via comments and feedback to us. Please send them by email or post to the addresses provided on Board 07: Moving Forward.

Q1. How many houses are proposed?
The proposed development of the Site will seek planning permission for up to 210 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. Discussions have been progressing 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 Application.

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 residents on the new development and make matters no worse in the 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 the 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 a pumped regime. Consultation with Severn Trent Water has been 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 Developer, Rushcliffe Borough Council and Nottinghamshire County Council as part of the Planning Permission.

BARRATT HOMES

07 | Land North of Hollygate Lane, Cotgrave
MOVING FORWARD

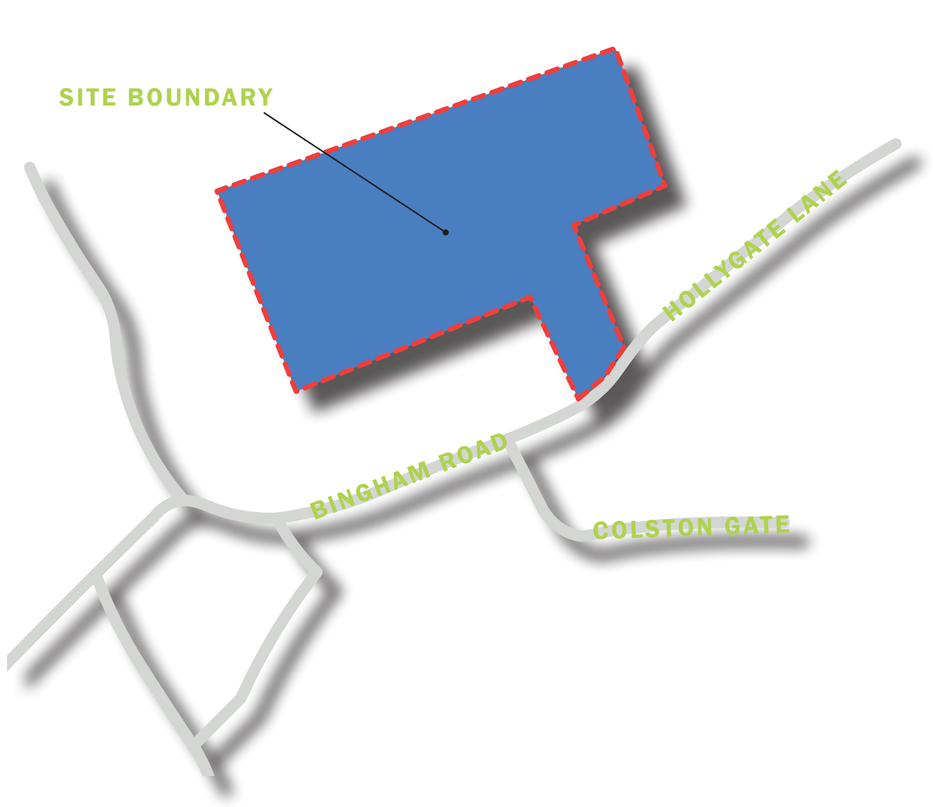
Next Steps

We will review all comments received during this Public Consultation surrounding plans viewed electronically and consider these in preparation of the Planning Application for the proposed residential development of the Site.

Barratt Homes is likely to submit a Planning Application in due course.

Rushcliffe Borough Council will then formally consult on the proposals and they will consider all comments received including the views of local residents and Cotgrave Town Council.

Barratt Homes thanks you for participating in this Public Consultation (remotely) and welcomes feedback. Please email or post your comments to us at the addresses opposite by **02nd November, 2020.**



Land North of Hollygate Lane, Cotgrave

PUBLIC CONSULTATION COMMENT FORM

Your Details:

Title ..... Initial ..... Surname .....

Address .....

.....

.....

Postcode .....

Email address .....

Are you a:

- ☐ Local Resident
- ☐ Councillor (please specify) Town/Borough/County
- ☐ Local Business

Please give your views on the proposed development. Your comments are important to us and will be considered.

.....

.....

.....

.....

.....

.....

SPECIMEN ONLY

.....

.....

.....

.....

.....

.....

.....

..... (Please continue overleaf if required)

Once completed, please email this form to robert.galij@barratthomes.co.uk or by post to:

Barratt Homes
North Midlands Division
2 Horizon Place
Mellors Way
Nottingham Business Park, Nottingham
NG8 6PY

Please return this form by Monday 02nd November 2020.

Data will be held by Barratt Homes. Your comments, name and address may be given to Rushcliffe Borough Council. Your details will not be passed on to any third parties. By giving us your details you agree to this.

BARRATT HOMES

The above Comment Form cannot be downloaded. Please contact us via the above e mail address on the 'SPECIMEN FORM' if you wish to receive a copy. Alternatively, e mail or post your comments and feedback to us directly at the above addresses c/o Robert Galij BA (Hons) BTP MRTPI, Planning Director. In so doing, please confirm your own details and which of the three categories you fall under : Local Resident; Councillor; or Local Business.

BARRATT HOMES