

## Masterplan for Bingham, Nottinghamshire The Crown Estate

The stewardship of the Crown Estate's 3,500 hectares at Bingham in Nottinghamshire provides an opportunity to ensure that any development to meet local needs is both sustainable and fulfils the objectives of the Crown Estate, as outlined in its policy document 'Stewardship in Action'.

The Crown Estate is keen to work with local authorities and landowners to provide development opportunities to meet the needs of the East Midlands Region, Nottinghamshire and Rushcliffe. Accordingly, Entec has examined opportunities for bringing land forward at Bingham to meet these needs. To date, this has taken the form of housing developments to the south of the town and employment opportunities to the north.

The Rushcliffe Local Plan Review provides the opportunity to consider how Bingham might contribute to the longer-term development requirements of the Borough Council over the next 10 years. Consideration has been given to land to the north and east of the town, however the closure of nearby RAF Newton to the north-west of the town raises the opportunity of using redundant land for development.

An allocation for 3,000 homes was included in the First Deposit Rushcliffe Draft Local Plan (2001) and Entec has considered how this development might bring into practice the advice of Planning Policy Guidance Note 3 and meet the Crown Estate's own objectives for sustainable development. Consideration has been given to the use of rail travel to



and from Nottingham and to the development of a mixed-use scheme, based on community principles, that could include housing, community facilities, jobs and shops. The need to provide safe cycle and walking routes within the development and to Bingham and to encourage the use of public transport is also seen as important.

The Second Deposit Draft Local Plan will need to consider the future potential of RAF Newton and the ability of Bingham to meet development needs in the light of the A52 multi-modal study. Entec is in discussion with stakeholders in the Region to ensure that the future potential contribution of the Bingham Estate is fully understood by all parties.

*A proposed  
mixed-use  
development  
based on  
community  
principles*

