

## RUSHCLIFFE LOCAL PLAN PART 2 – LAND AND PLANNING POLICIES – PREFERRED HOUSING SITES - CONSULTATION

These representations have been prepared by Landmark Planning Ltd on behalf of Linden Homes Strategic Land Ltd. They are in reference to site RUD5 Land South of Flawforth Lane.

The representation supports the proposed allocation of this site in the Plan and does not consider wider issues, such as the total housing land required or the specific figure currently suggested for Ruddington. They are written to support the allocation and help address any technical questions that might arise. Consequently, this response relates to Question 13 only.

The representation also attaches technical reports in relation to an Illustrative Concept Plan; a Flood Risk and Drainage Strategy; a Landscape Baseline Report and Green Belt summary; and, a Transport Statement that were submitted to the Council, along with a covering letter also enclosed on 30<sup>th</sup> June 2017.

It should be noted that the site is 2.66 ha. in area and it may be that the site can accept a modest increase in the estimated capacity of 50 dwellings proposed, as demonstrated by the technical work submitted alongside this representation. Clearly a detailed planning application will be necessary to fix the final figure.

### **Question 13: Do you support the proposed allocation for housing development of the following sites in Ruddington?**

Clearly this allocation is supported by Linden Homes and significant key technical information has already been submitted to substantiate the proposal.

At the public consultation held by the Borough Council in Ruddington on 17<sup>th</sup> October the exhibition supported the allocation subject to two issues. One was that **hedgerows** should be preserved and enhanced and the other that any risk of **surface water flooding** on a small part of the site should be taken account of.

In relation to **hedgerows** the Landscape report submitted on 30<sup>th</sup> June clearly states in the recommendations on P.18 that:

*"The existing hedgerows should be brought under effective management and reinforced with appropriate native species. New tree planting should be carefully considered, so as not to cause a nuisance to the neighbouring properties."*

This is exactly the intention of the proponent of the scheme to follow the recommendations of his consultant. The retention of the hedgerows is also shown on the Illustrative Concept Plan.

In terms of **surface water flooding** both an FRA and a Foul Drainage Strategy were produced on 30<sup>th</sup> June. The report specifically addressed the surface water drainage strategy on P.9 and is again demonstrated on the Illustrative Concept Plan submitted.



Further, the majority of the site is at very low risk of surface water flooding, with a small area of 'low' to 'medium' risk identified in the north-western corner (as defined by GOV.UK criteria – Long term flood risk). The indicative layout addresses this by locating the proposed development area entirely within the area of the site at very low risk of surface water flooding. It is therefore considered that the risk of surface water flooding to the development is low and would not prevent the development of the site for its intended end use.

All developments present opportunities to incorporate Sustainable Drainage Systems (SuDS), which might include infiltration drainage or attenuation of flows to protect watercourses. The use of SuDS attempts to mimic the existing flow regime of the undeveloped greenfield site, thus reducing the impact of the proposed development on existing hydrological conditions.

In accordance with best practice, it is envisaged that a SuDS “management train” approach will be followed to ensure that the proposed drainage strategy mimics the surface water drainage regime of the undeveloped greenfield site as closely as possible, with appropriate allowance for climate change. A range of techniques can be used to achieve this and the detailed drainage strategy for the site will be set out in the Flood Risk Assessment accompanying a future planning application.

The site has brownfield characteristics with built development, including a modern two-storey storage building and redundant greenhouses. It scores low to medium in terms of impact on the Green Belt. The site is significantly contained by existing residential properties and is positioned in a suitable and sustainable location with the raft of commercial and social facilities available within walking and cycling distance.

In conclusion, it is worth remarking that RUD5 is a suitable site which can be brought forward in the short term once the allocation has been confirmed. There are no impediments to development. This is very important in the context of part of the rationale for allocating smaller sites for development to compensate for 5 of the 6 large allocations in the Local Plan Part 1 being delayed and not delivering the housing required by that Plan.

That this site is controlled and being promoted by a major house builder merely emphasises the opportunity that exists to secure housing as soon as is reasonably practical.

Housing development at site RUD5 would therefore contribute effectively as a sustainable contribution to the housing supply. This is particularly important in the context of the acknowledged significant lack of five-year housing land supply in Rushcliffe.

Peter Wilkinson

17<sup>th</sup> November 2017

