



# Rushcliffe Local Plan Part 2: Land and Planning Policies Preferred Housing Sites

Representations on behalf of Samworth Farms  
Ltd

## **INTRODUCTION**

These representations, made by Fisher German on behalf of Samworth Farms Ltd, relate to land to the north Grantham Road (RAD05a), Radcliffe on Trent. The representations support the allocation of RAD05a for residential development of around 140 dwellings.

## **RUSHCLIFFE LOCAL PLAN PART 2: LAND AND PLANNING POLICIES – PREFERRED HOUSING SITES**

Comments have not been made to all questions posed in the Issues and Options paper, with the representations below focusing on those questions of most relevance to the land to the north of Grantham Road, Radcliffe on Trent (RAD05a).

### **Question 1: Do you agree with the Council's proposal that Local Plan Part 2 should identify enough land for around 2,550 new homes?**

Yes. Samworth Farms Ltd. support the increase in housing numbers proposed by the current consultation document. As detailed in previous representations, it is essential that the Council delivers a flexible Plan which will provide a buffer should delivery on the existing strategic allocations be delayed beyond what is currently expected. It is however essential that the figure of 2,550 homes is treated as a minimum figure for delivery.

### **Question 3: Do you agree with the Council's proposal that no sites adjacent to the main urban area of Nottingham (within Rushcliffe) should be allocated for housing development through Local Plan Part 2?**

Yes. Having regard to the delays in delivery of the existing strategic allocations, the approach proposed by Part 2, not to allocate sites adjacent to the main urban area of Nottingham, is fully supported.

As evidenced by the Local Plan Part 2, the Key Settlements and selected 'Other Villages' are sustainable locations for development and more than able to support the level of housing provision proposed. Development in these settlements, many of which have not experienced growth for in excess of 20 to 30 years, will ensure the ongoing, future vitality and viability of the services and facilities they offer.

In addition, the small to medium scale sites proposed within the Key Settlements and selected Other Villages are more attractive to the market, having less onerous infrastructure requirements than the strategic allocations. This means that construction can commence almost immediately once detailed planning permission has been achieved. The small to medium scale sites can therefore make a significant contribution to the early years of the Council's housing trajectory and make a significant contribution to the Council maintaining its five-year housing land supply. RAD05a is an example of this, upon allocation it is expected that the 140 dwellings proposed will be completed within five years.

**Question 10: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Radcliffe on Trent for around 820 homes in total?**

The proposal to allocate greenfield in Radcliffe on Trent for around 820 homes is fully supported. Radcliffe on Trent is identified as a Key Settlement in the Local Plan Part 1; it is one of the most sustainable settlements in the borough and support the additional housing numbers proposed through the Part 2 Plan.

**Question 11: Do you support the proposed allocation for housing development of sites RAD01, RAD02, RAD03, RAD05a and RAD06?**

The allocation of RAD05a, land to the north of Grantham Road (south of Railways Line) is fully supported.

The allocation of the site clearly reflects the Green Belt Review scoring of the site which identifies the site as having a 'Low' contribution to the role of the Green Belt.

In addition, the allocation reflects the Radcliffe on Trent Neighbourhood Plan, which clearly identifies RAD05a as a location for new housing (as illustrated by the Plan below).

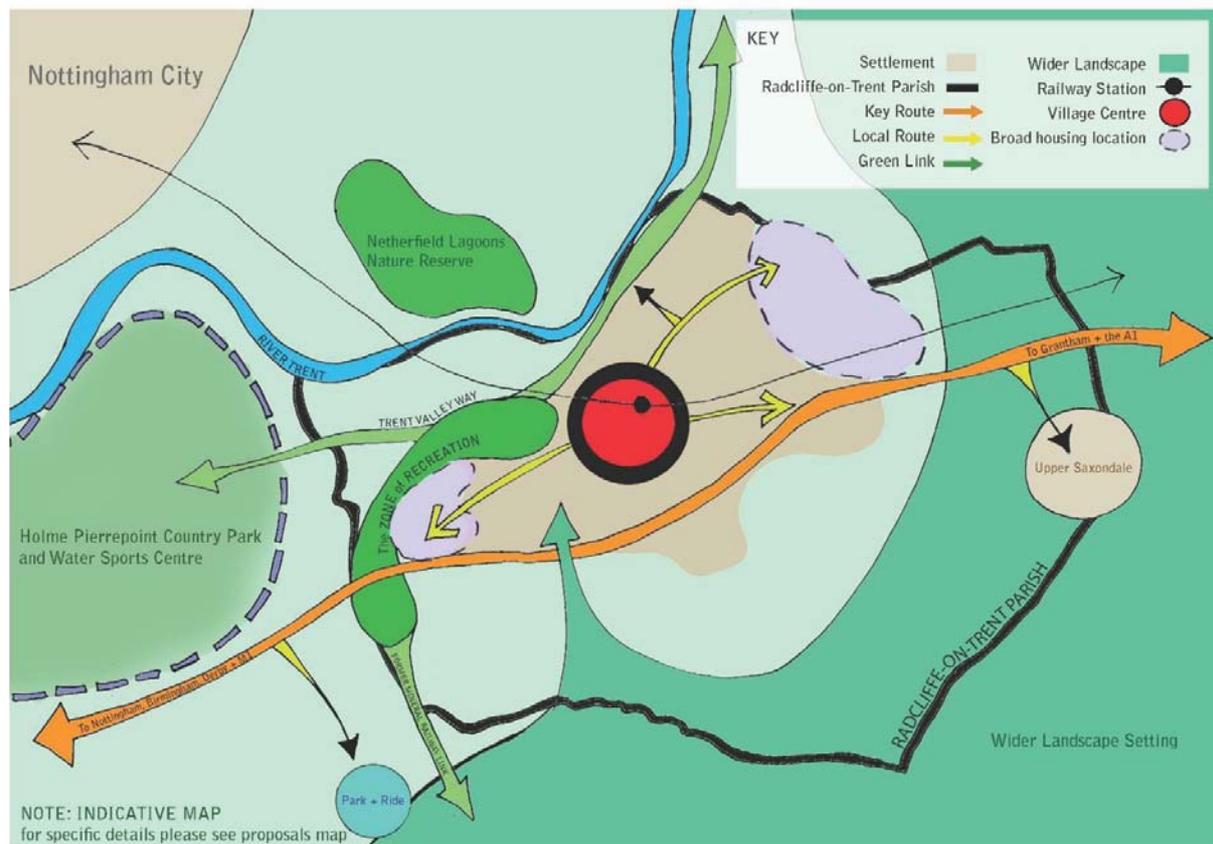


Figure 1: Radcliffe on Trent Neighbourhood Plan, Indicative Map

In respect of the site itself, the site represents a sustainable location for development in Radcliffe on Trent, as detailed by the table below:

SA Objectives	Response
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of Rushcliffe</p>	<p>The proposed allocation of the site for around 140 dwellings is fully supported.</p> <p>The site is bounded by existing residential development to the south and west of the site. The railway line to the north of the site provides a strong defensible boundary, as too does the existing built infrastructure and signage associated with St James Business Park which bounds the site to the east.</p> <p>Housing provision within the site would be delivered in accordance with the most up to date objectively assessed needs set out in the SHMA. The site will therefore increase the range and affordability of housing for all social groups.</p> <p>The Neighbourhood Plan identifies the site as a location for new housing development.</p>
<p><b>2. Health</b> To improve health and reduce health inequalities</p>	<p>The site is a 7 minute walk to Bingham Road Playing Fields and a 26 minute walk to Wharf Lane Recreation Ground creating opportunities for recreational physical activity. The development of the site could facilitate additional onsite open space provision in the form of children's play and ancillary open space; offsite contributions could be made to enhance existing provision in accordance with the emerging Neighbourhood Plan.</p> <p>The development of the site would not result in the loss of existing recreational open space.</p>
<p><b>3. Heritage</b> To provide better opportunities for people to value and enjoy Rushcliffe's heritage</p>	<p>The development of the site will not result in the loss of a historic site, or damage to the setting of a listed building or Conservation Area.</p>
<p><b>4. Crime</b> To improve community safety, reduce crime and the fear of crime in Rushcliffe</p>	<p>The internal layout of the site would be designed to design out crime with natural surveillance provided over public spaces within the development. The site is bounded by existing development to the south and west, with access to St James Business Park to the east; all of which provide surveillance of the site throughout the day and night.</p>
<p><b>5. Social</b> To promote and support the development and growth of social capital across Rushcliffe</p>	<p>The development of the site will not result in the loss of a community facility. Opportunities exist within the site for the creation of a new community facility if sought by the local community.</p> <p>The delivery of housing will help to sustain local shops, schools, and community facilities which already exist within the settlement.</p>

<p><b>6. Biodiversity and Green Infrastructure</b> To increase biodiversity levels and protect and enhance Green Infrastructure across Rushcliffe</p>	<p>The development of the site will not result in the loss of all or part of a designated site of nature conservation interest. The site is not adjacent to a designated site of nature conservation.</p> <p>The proposed development would not involve the loss of existing habitat or trees or hedgerow. Trees and Hedgerow surrounding the site will be enhanced and strengthened as part of the development proposals.</p> <p>The development of the site provides the opportunity to deliver biodiversity enhancements through the provision of SUDs and onsite open space.</p> <p>As indicated above, onsite open space will be provided (and contributions provided to offsite provision if sought).</p>
<p><b>7. Landscape</b> To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological/geological assets, and landscape character of Rushcliffe, including Rushcliffe's heritage and its setting</p>	<p>The overall landscape strategy is to enhance the area. The development of the site would provide the opportunity to create a landscaped edge to the settlement creating a new, soft gateway to Radcliffe on Trent.</p>
<p><b>8. Natural resources and flooding</b> To prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding</p>	<p>The site will not cause any harm to the water environment or to any AQMA. The site is not at risk of flooding as defined by the Environment Agency's online maps.</p> <p>Part of the site is currently used for agricultural purposes, albeit the land is not high quality agricultural land. The western part of the site comprises scrub land.</p> <p>The development of the site will not conflict with the emerging Neighbourhood Plan in respect of Natural Resources and Flooding.</p>
<p><b>9. Waste</b> To minimise waste and increase the re-use and recycling of waste materials</p>	<p>Recycling and Waste collection will be provided in accordance with the County's requirements.</p> <p>A Construction Management Plan would be submitted on discharge of the planning permission conditions detailing a waste management plan for the construction period.</p>
<p><b>10. Energy</b> To minimise waste and increase the re-use and do develop the area's renewable energy resource, reducing dependency on non-renewable sources</p>	<p>The proposed development will deliver energy technology as required by building regulations at the time of the determination of the planning application.</p> <p>The Construction Management plan will detail how sustainable construction techniques and reuse of materials will be undertaken in accordance with the Neighbourhood Plan.</p>

<p><b>11. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</p>	<p>The site is accessible by public transport with two existing bus stops to the north of Grantham Road and two existing bus stops to the south of Grantham Road, along the site frontage. Up to 7 services an hour use these bus stops. Furthermore, the site is approximately a 20 minute walk from Radcliffe on Trent Train Station, which provides regular services to Nottingham, Bingham and Grantham. Development of the site will therefore use exiting transport infrastructure and reduce journeys undertaken by the car.</p> <p>The site is located on the edge of the settlement within walking distance of a number of services and facilities including community facilities, schools, retail centres and employment areas.</p> <p>The development of the site is in accordance with the Neighbourhood Plan in this respect which seeks to prioritise sustainable modes of transport and promote good access for all to public services and facilities.</p>
<p><b>12. Employment</b> To create high quality employment opportunities</p>	<p>The site is located within close proximity to St James Business Park.</p> <p>The development of the site will not result in the loss of existing employment land.</p>
<p><b>13. Innovation</b> To develop a strong culture of enterprise and innovation</p>	<p>Neutral effect.</p>
<p><b>14. Economic structure</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</p>	<p>Neutral effect.</p>

**Table 1: Assessment of Site against Sustainability Criteria**

RAD05a Land to the north of Grantham Road, Radcliffe on Trent, is a deliverable site. There is strong housebuilder interest in the site. As set out in response to Question 3, upon allocation (and adoption of the Local Plan Part 2), it is expected that the 140 dwellings proposed will be completed within five years.