

27th November 2017

Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

Dear Sir or Madam

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

### Executive Summary

We consider that land identified on the accompanying plan (HM Land Registry Title number NT93845) should be identified in the RBC Local Plan Part 2 as allocated land for housing.

These representations are accompanied by a 'Response Form' and we are commenting on the following questions under:

*'Section – Housing Development at the 'Key Settlements':*

#### *Gotham*

Question 18: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for around 100 homes in total? – **ANSWER: YES**

Question 19: Do you support the proposed allocation for housing development of the following site in Gotham:

Site GOT5a – Land east of Gypsum Way / The Orchards (1) (estimated capacity around 100 homes) – **ANSWER: NO**

## Introduction

We are instructed by *Mrs N.H. Taylor* to make representations on the Rushcliffe Local Plan Part 2: Site Allocations before 5pm on the 27<sup>th</sup> November 2017 ('the deadline').

This principally is to ensure that we are able to appear at future Local Plan Inspector led Hearing Sessions which we anticipate to take place in 2018 although we understand that a further consultation exercise will take place in early 2018.

This consultation in early 2018 will finally identify which housing sites Rushcliffe BC consider should be 'allocated' across the Borough, (including Gotham).

We support the principle of removing land on the south side of Hall Drive / Pygall Avenue from the Green Belt as stated on Page 39 **AND** it being allocated for new housing in Gotham.

New housing close to the 'centre' of the Village will ensure that long term (to 2028 and beyond) Green Belt boundaries have permanency and the housing needs of local residents will be met in the short term but also for future generations.

Within this consultation exercise (Preferred Housing Sites in Rushcliffe) we are seeking to express our full support for the allocation of site **GOT4 – Land South of Pygall Avenue** for housing.

In broad terms, we consider it to be the most sustainable location for new development taking into account its proximity to the centre of Gotham where the majority of local services and facilities are located and its location within easy walking distance of Gotham Primary School.

## Formal Comments

We consider that the site is:

- Suitable for development
- Available for development
- Deliverable for development in the short term (i.e. next 5 years)

### Suitable for Development

The site is contained by housing development on 2 sides. The southern and western boundaries are defined by existing mature hedges/small trees.

Clearly the development of the site would logically be the best site in Gotham to accommodate new housing and the LPA are recommending that our clients land BE REMOVED from the Green Belt. The only apparent reason for not allocating the site for housing is set out on Page 39. It states:

*"In removing site GOT05a from the Green Belt in our view it is logical to also remove land to the north from the Green Belt. This land, which contains elements of medieval ridge and furrow, is, however, judged unsuitable for allocation as a housing site. The land would remain as a paddock".*

(Source: Rushcliffe Local Plan Part 2 – Housing Site Selection Interim Report – Sept 2017)

The LPA state that the land area of our client has only 'elements' of medieval ridge and furrow.

We consider that the 'element' is in fact a very small area of land to the east of the site – that which abuts domestic property accessed off Monks Lane.

The balance of the land has been ploughed and we do not consider that at this point the LPA can justify the full exclusion of the land from the Green Belt and not seek to allocate some (if not all) of the land for housing.

Allocating this site for housing would potentially reduce the size of land allocation at GOT5b which in itself will have a greater impact and make a greater 'incursion' into the Green Belt.

In allocating GOT4 for housing, there would clearly be no issues in relation to the merging of settlements and it has currently an 'urban fringe character' with a number of buildings of varying condition and structure on site.

The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.

Development of the site will not intrude into open countryside.

As the LPA have stated IT IS logical to remove this land from the Green Belt.

We consider Gotham to be a settlement where new housing development is appropriate in this Part 2 of the Local Plan.

It has a range of facilities and amenities and we consider site GOT4 to be the **most** suitable and sustainable site in Gotham for new housing development.

#### Available for Development

My client (as landowner) lives in Gotham and fully supports the release of this land from the Green Belt for new housing.

Mrs Taylor is fully committed to the release and sale of this land for housing development at the point of the land being removed from the Green Belt and allocated for housing in this Part 2 Local Plan.

Mrs Taylor has an appointed 'agent' – *Mr Michael Granger* of Andrew Granger & Co (Land & New Homes) based in Melton Mowbray, Leicestershire.

#### Deliverable for development in the short term (i.e. next 5 years)

A number of regional housebuilders have already expressed a commercial interest in this site.

We consider that the site itself could be developed by a regional or national housebuilder and link to adjoining land to ensure that existing residential areas and potentially part of GOT5a could be developed comprehensively.

We are not aware of any technical reason or reasons why this site could not be developed for housing.

## Housing Land Supply

A very recent appeal decision, Ref: APP/P3040/W17/3178343, dated the 20 November 2017 (for 235 houses in East Leake) confirms that the Council is currently unable to demonstrate a 5-year supply of housing land.

According to the appeal decision (Paragraph 4), the reported position was that the LPA could only demonstrate a 3.43-year supply of housing land.

In order to ensure and maintain a flexible rolling five year housing land supply position, that is able to adapt to changes in circumstances and the requirements of the market, it is clear that sufficient land must be allocated to accommodate the requisite housing needs of the Borough.

## Conclusions

- 1 Gotham is a sustainable settlement within Rushcliffe BC which can accommodate future growth. The allocation of land for new housing (circa 100 units) is fully supported.
- 2 My client's landholding – site **GOT4** set immediately adjacent to the development boundary should be removed from the Green Belt. RBC also support our clients' land being removed from the Green Belt. However, we disagree that an 'element' of the site potentially being 'ridge and furrow' should mean that no part of the site should accommodate new housing. Indeed the majority (if not all) of the site he Site is deliverable in the short term.
- 3 The Site has been carefully assessed against the reasons for including land within the Green Belt, as set out within the NPPF and it is submitted that the proposed removal of the land from the Green Belt and its allocation for housing would **NOT** result in the unrestricted sprawl of the area or the encroachment of development into the countryside.
- 4 In order to ensure that the Rushcliffe Local Plan Part 2 Local Plan is considered sound at Examination, we believe that this land must not only be removed from the Green Belt but ALSO allocated to accommodate the objectively assessed housing needs of this area.
- 5 With further evidence to be submitted to RBC on matters of 'ridge & furrow' and highway access we will urge the duly appointed Planning Inspector at future 'hearing sessions' to support the Council's proposed removal of the land from the Green Belt and ALSO allocate land at **GOT 4** for residential development.

Yours faithfully

*Nick Grace*

**Nick Grace BA (Hons) Dip TP MRTPI**

*Partner at GraceMachin Planning & Property*

[www.gracemachin.com](http://www.gracemachin.com)



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

## Response Form

Please return by **5pm on Monday 27 November 2017** to:

Planning Policy, Rushcliffe Borough Council

Rushcliffe Arena, Rugby Road

Nottingham. NG2 7YG

Or to: [localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

Please note that your comments can be directly entered through the Borough Council's online consultation system: <http://rushcliffe-consult.objective.co.uk/portal>

Your Details		Agent details (where applicable)
Mrs N H Taylor	<b>Name</b>	Mr Nick Grace
c/o Agent	<b>Address</b>	GraceMachin Planning&Property, 5 Malin Hill, Nottingham, NG1 1JK
Click here to enter text.	<b>E-mail</b>	<div style="background-color: black; width: 100px; height: 15px;"></div>

### Housing Development

#### Housing Land Supply

**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?

<b>Yes</b>	.....	<input checked="" type="checkbox"/>
<b>No</b>	.....	<input type="checkbox"/>
<b>Don't know</b>	.....	<input type="checkbox"/>

Please provide any comments you wish to make to support your response.

Click here to enter text.

**Question 17:** Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Yes	No
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you wish to make to support your answers.

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

## Gotham

**Question 18:** Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for around 100 homes in total?

**Yes** .....



**No** .....

Please provide any comments you wish to make to support your response.

Click here to enter text.

(please continue on a separate sheet if necessary)

**Question 19:** Do you support the proposed allocation for housing development of the following site at Gotham:

	Yes	No
Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please provide any comments you wish to make to support your answers.

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

### Bunny Brickworks

**Question 20:** Do you support the proposed allocation of the former Bunny Brickworks (site BUN01) for a mixed development of around 100 new homes and employment development?

Yes .....

No .....

<input type="checkbox"/>
<input type="checkbox"/>

Please provide any comments you wish to make to support your answers.

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

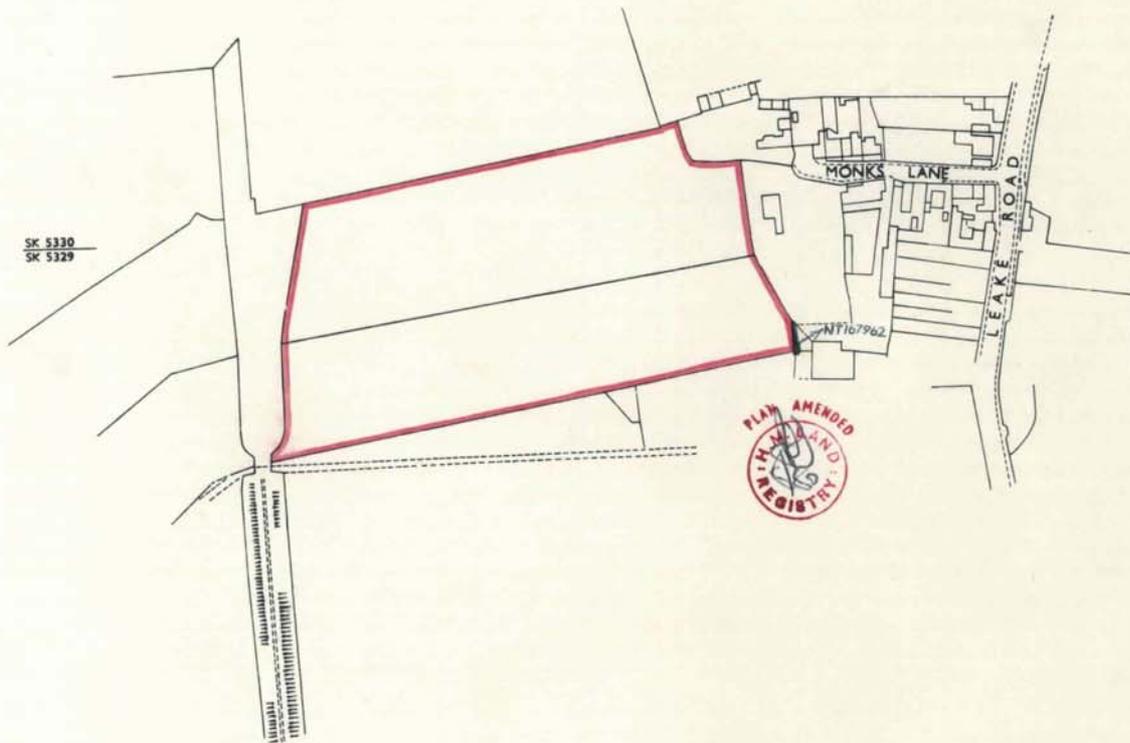
Click here to enter text.

(please continue on a separate sheet if necessary)

H.M. LAND REGISTRY		TITLE NUMBER
		NT93845
ORDNANCE SURVEY PLAN REFERENCE	SK 5329 SK 5330	Scale 1/2500
COUNTY NOTTINGHAMSHIRE		DISTRICT RUSHCLIFFE

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GOTHAM PARISH



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 November 2017 at 16:46:46. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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