



# Rushcliffe Local Plan Part 2: Land and Planning Policies – Issues and Options

## Response Form

Burt 989959 agent  
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Please return by **5pm on Thursday 24 March 2016** to:  
Planning Policy, Rushcliffe Borough Council  
Civic Centre, Pavilion Road  
Nottingham. NG2 5FE  
Or to: [localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

Your Details		Agent details (where applicable)
Sam Burt	Name	Mark Bassett
c/o agent	Address	Freeths LLP Cumberland Court Mount Street Nottingham NG1 6HH
	E-mail	

## Ruddington

**Question 10:** Do you support housing development at:

	Yes – all of site	Yes – but only part of site	No
Site RUD1 – land to the west of Wilford Road (south) (potential capacity around 180 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD2 – land to the west of Wilford Road (north) (potential capacity around 440 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD3 – land adjacent to St Peter’s Junior School (potential capacity around 60 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD4 – Easthorpe House and adjacent land (potential capacity around 15 homes)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Site RUD5 – land south of Flawforth Lane (potential capacity around 40 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD6 – land at Loughborough Road (potential capacity around 30 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD7 – land north west of Asher Lane (potential capacity around 250 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD8 – land west of Pasture Lane (potential capacity around 370 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Site RUD9 – land south of Landmere Lane (potential	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

	Yes – all of site	Yes – but only part of site	No
capacity around 10 homes)			
Site RUD10 – land adjacent to Landmere Farm (potential capacity around 5 homes)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Any other location (please specify which)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.*

**Site RUD1** – This site would reduce the distance between Ruddington and Nottingham’s main area and would contribute towards merging of settlements, contrary to a key Green Purpose. The latest SHLAA identifies that the development is likely to give rise to significant highway capacity issues in Ruddington, the A60, The Nottingham Knight roundabout and Wilford Lane.

**Site RUD2** – This site would provide significantly in excess of the requirement for Ruddington, although noting that 250 is the minimum for the village. The site scores very highly on the Green Belt Review and as per RUD1, but to a greater extent, it would contribute towards the merging of Ruddington and Nottingham’s main urban area. The highway capacity issues would also be relevant with this site.

**Site RUD3** – This site is detached from the main urban area and scores 16 on the Green Belt assessment score. The development of this site would result in isolated dwellings, detached from the village core.

**Site RUD4** – Allocation of this site is **supported**. The site is located on the east side of the A60 but the site is well contained and this, combined with its size would ensure that any potential for intrusion into the countryside or unrestricted sprawl is minimal. This is recognised in the Green Belt Review. It should also be noted that the farm buildings to the immediate east of the site also provide an element of visual containment and ensure that any development would not be seen as isolated. The Green Belt Review scores this site as 13, which is fourth lowest of the ten sites analysed. However, it should be noted that a significant element of the score of 13 is the ‘5’ awarded to preserving the setting and special character of the historic settlement. Separate representations are made against this through the Green Belt consultation form, but in respect of this site, its contribution to the Green Belt is very modest in the context of the scores attributed to the four other tests.

The site is extremely well located in relation to Ruddington village centre, with a distance of 400m from the site. This provides excellent access to facilities and

services and the Nottingham to Ruddington bus service, which operates every 12 minutes (each way).

The conversion of the listed building provides an opportunity to sensitively deliver dwellings in a sustainable location and provide investment into a heritage asset. Development of the area to the south west would need to be carefully considered in respect of the setting of the listed building but it is submitted that a sensitive scheme could be achieved.

**Site RUD5** – Although abutting development this site is removed from the main core of the village and would represent urban encroachment to the east.

**Site RUD6** – The site is segregated from the main built up area of the village with open land in between the site and the nearest residential development to the north. The site scores 17 on the Green Belt Review and the land is open countryside rather than urban fringe.

**Site RUD7** – This site scores favourably in respect of the Green Belt review but according to the SHLAA there appears significant question marks over the access arrangements and this places doubt over whether the site is deliverable.

**Site RUD8** – This site would result in significant urban sprawl to the west and as presented in the Green Belt Review would create in the almost complete merging of Ruddington and Clifton.

**Site RUD9** – The location of this site is far removed from the main Ruddington area and would not represent a sustainable option, increasing the proportion of car journeys that would need to be undertaken. The SHLAA also identifies potential access problems as a result of a TPO.

**Site RU10** – This is a similar site to RUD9 and again is significantly divorced from the main built up area of Ruddington. For the above reasons this site should not be allocated and the conclusions of the SHLAA are supported.

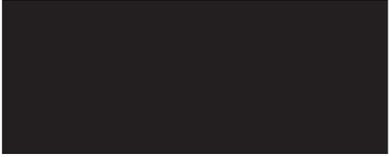
(please continue on a separate sheet if necessary)

## Other matters

**Question 21:** *Please identify any matters related to Green Belts and Green Belt policy not covered here or elsewhere.*

It is noted that at this stage the alterations to the Green Belt proposed in the Green Belt Review do not include any of the options for the sites identified for potential future development. It is assumed that this will follow at the next stage of the plan and for the reasons expressed in response to Question 10 above, it is recommended that Site RUD4 is removed from the Green Belt and allocated for development.

(please continue on a separate sheet if necessary)

<b>Signed:</b>		<b>Date:</b>	23 March 2016
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Please note that your comments can be directly entered through the Borough Council's online consultation system: <http://rushcliffe-consult.objective.co.uk/portal>

**Data protection:** The details you submit to the Borough Council will be used in the Local Plan preparation and associated processes. Please note that comments and personal details cannot be treated as confidential and may be made available for public inspection both physically and/or through the Borough Council's website. We may publish all names, addresses and comments received, including on our website. We will use our best endeavours to not publish signatures, personal telephone numbers or email addresses.

## Rushcliffe Green Belt Review Part 2 (b) (Draft for consultation)

### Response Form

Your Details		Agent details (where applicable)
Sam Burt	Name	Mark Bassett
c/o agent	Address	Freeths LLP Cumberland Court 80 Mount Street Nottingham NG1 6HH
	E-mail	mark.bassett@freeths.co.uk

#### 1. Green Belt Review Part 2 (b): Proposed insets for washed over villages

Do you consider the methodology for identifying the inset village Green Belt boundaries is appropriate (page 7 of the review)? If you do not, please state how the methodology for new inset boundaries could be improved.

No comments

(please continue on a separate sheet if necessary)

#### 2. Green Belt Review Part 2 (b): Proposed insets for washed over villages

Do you agree or disagree with the suggested inset boundaries for the settlements currently washed over? If you disagree, state why the boundary is incorrect and where the new boundary should be. Your comment should focus on the contribution the land makes to the openness of the Green Belt, long term permanence and the presence of recognisable defensible boundaries.

No comments

(please continue on a separate sheet if necessary)

#### 3. Green Belt Review Part 2 (b): Minor Amendments to Existing Boundaries

Do you consider the methodology for identifying minor amendments appropriate (pages 19 to 20 of the review)? If you do not, please state how the methodology for minor amendments could be improved.

No comments

(please continue on a separate sheet if necessary)

#### 4. Green Belt Review Part 2 (b): Minor Amendments to Existing Boundaries

Do you agree or disagree with the suggested minor amendments to existing settlement boundaries? If you disagree, please identify which minor amendment is incorrect and state why and how the minor amendment should be changed. This should be based on the contribution the land makes to the openness of the Green Belt, long term permanence and the presence of recognisable defensible

boundaries.

No comments

(please continue on a separate sheet if necessary)

### 5. Green Belt Review Part 2 (b): Key Settlement Review

Do you consider the methodology for assessing land around Rushcliffe's Key Settlements against the purposes for including land within the Green Belt is appropriate (pages 39 to 44 of the review)? If you do not, please state how the methodology could be improved.

It is widely recognised that not all of the purposes for including land within the Green Belt carry the same weight. For example the ability to check unrestricted sprawl of settlements and the prevention of merging of settlements are the key functions of Green Belt. The remaining three purposes, although clearly important considerations, are of lesser value and accordingly a weighting system should be attributed to the score system to reflect this.

(please continue on a separate sheet if necessary)

### 6. Green Belt Review Part 2 (b): Key Settlement Review

Do you agree or disagree with the assessment of Green Belt land around Rushcliffe's Key Settlements against the purposes for including land within the Green Belt (pages 44 to 148 of the review)? If you disagree, state why the assessment is incorrect and provide your Green Belt score and conclusions on Green Belt importance. Your comment should focus on the land's performance against Green Belt purposes.

Green Belt Site Reference RUD4 has a score of 13 within the Review assessment which positions it as 4<sup>th</sup> out of 10 sites assessed in relation to Ruddington. A significant factor in the total of 13 is the award of '5' against the 'preserve setting and special character of the historic settlement category'. Whilst it is acknowledged that the site contains a listed building and lies adjacent to the conservation area, the development of this particular site is not of scale that would justify the highest score in terms of impact on the purpose of the Green Belt. The award of '5' appears disproportionate and does not allow differentiation to, for example, a scenario where a Green Belt site capable of accommodating several hundred dwellings was proposed adjacent to a historic town or settlement. On this basis it is recommended that the assessment score is re-evaluated for this particular category. A further point is that reference is made to the site including historic parks and gardens. No record can be found on Historic England's website and a search of the Council's records does not appear to identify the site as a registered park and garden. <http://www.rushcliffe.gov.uk/conservation/historicparksandgardens/>

The 'final conclusion' for this site results in an award of 'high Green Belt importance' but this does not appear to reflect the assessment against each of the five purposes for Green Belt. It is recognised that the North East as a strategic area scores a value attributed medium to high but the contribution of the site towards this score is low. This is evidenced by the fact that under 'preventing merging of settlements', the justification remarks (P131) that this section of Green Belt is 1.5km in width and consequently 'the significant removal of land in this area would be contrary to this purpose'. It is accepted that this specific comment is on a more strategic basis but the site specific assessment should be considered on its merits, and its size and location means that the removal of RUD4 would have a very low impact on this section Green Belt.

(please continue on a separate sheet if necessary)

### 7. Please provide any others comments you wish to make

(please continue on a separate sheet if necessary)

Signed:



Date:

23.03.16

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