

Our Ref: BJH/EAB/LPA91/Wells  
23rd March, 2016



Richard Mapletoft  
Planning Policy Manager  
Rushcliffe Borough Council  
Civic Centre  
Pavilion Road  
West Bridgford  
Nottingham  
NG2 5FE

John A Wells  
658538 agent  
Oxalis Planning  
652402

Dear Mr Mapletoft

**RUSHCLIFFE LOCAL PLAN PART 2: ISSUES & OPTIONS  
RUSHCLIFFE GREEN BELT REVIEW  
REPRESENTATIONS ON BEHALF OF JOHN A WELLS LTD**

Thank you for the opportunity to comment on the Local Plan Part 2 and the Green Belt Review. These comments are provided on behalf of John a Wells Limited who have land interests across Rushcliffe including at Edwalton, Clifton and Gamston.

John A Wells Ltd is working with developers and adjoining landowners to bring forward the large SUEs at Edwalton, Clifton and Gamston. These schemes are beginning to move forward but at a slower pace than expected and desired. There are a number of reasons for this including the complexities of agreeing the extent and phasing of infrastructure works necessary and the form and phasing of Section 106 obligations. The Council should continue to work proactively to assist with the delivery of these important schemes, including working closely with and ensuring prompt and pragmatic responses from relevant statutory consultees including the County Council.

The delays associated with the SUEs has coincided with delays to the preparation of the Local Plan Part 2. These have resulted in delays to the delivery of housing in the Borough, which now means that the Borough has a significant shortfall in housing delivery. The approach to housing allocations set out in the Issues and Options document does not acknowledge this housing delivery issue. It would, unaltered, result in the Plan being found unsound because the Council would not be able to demonstrate a 5 year housing land supply, and the Council would not be able to demonstrate that it can deliver its full housing requirement over the Plan period.

In order to rectify this issue the Council must allocate additional sites capable of both boosting the supply of housing in the short term and ensuring that the full housing requirement is met over the Plan period. This means additional sites, but it also means ensuring that there is a mix of forms through which housing can be delivered, in addition to standard (national) housebuilding. This should include specific allocations for retirement living, for self and custom build housing and for the conversion, or redevelopment of agricultural yards (particularly those that are now redundant).

**Edwalton**

Land at Edwalton is the most advanced of the three SUEs. Permissions are granted and development has commenced on site. The site is also the smallest of the three sites and is therefore expected to now progress well and be completed within the Plan period. Land to the west of the existing site, west of Sharpill Wood, but immediately north of the A52, would form a natural, sensible and sustainable extension to the Edwalton site. This area was previously considered by the Council at the Core Strategy but not pursued at the time principally because it was considered not to be required to meet development needs. Circumstances have now changed and the Council should now allocate the site for development and remove the land from the Green Belt.

This area of land had a very low score in the Council's Strategic Green Belt Assessment, acknowledging that the area does not perform a strong Green Belt function. Indeed, given that land to the east has been removed from the Green Belt, the area appears as an anomaly of land north of the A52, retained as Green Belt.

An area of about 30 acres of land is considered appropriate for development. This land sits low in the landscape and would relate well to existing development. The remaining land in this area, much of which is prominent higher ground, could be given over as community open space, adding to the existing space to be provided by the Edwalton scheme and providing a comprehensive approach to the land in this area around Sharphill Wood.

The site is promoted specifically for a retirement village. This form of development is much needed in the area, it would add to the existing mix of housing on the Edwalton site (boosting delivery rates) and fit well into the character and landscape of this part of the site. This form of development would also provide the opportunity to establish a bespoke transport and access solution.

#### **Lodge Farm, Wysall**

John A Wells Ltd own Lodge Farm in Wysall. The farm is a former dairy farm, but is now used for arable farming managed from elsewhere. The existing farm yard, with its extensive former dairy farm barns and outbuildings, is now redundant and available for reuse or redevelopment. The site would be suitable for complete redevelopment for residential use. Such redevelopment would make a valid contribution to meeting housing needs and the policies of the Part 2 Plan should positively encourage such redevelopment.

I trust that these comments are helpful and will be taken into account in progressing the Plan.

Yours sincerely

A solid black rectangular box used to redact the signature of Ben Holmes.

Ben Holmes