

**John King**

---

**From:** Andrew Bassford  
**Sent:** 04 January 2019 13:29  
**To:** Localdevelopment  
**Subject:** Gotham Neighbourhood Plan Comments  
**Attachments:** Gotham Neighbourhood Plan Comments 20190104.pdf

Please find attached our completed Representation Form for comments on Gotham Neighbourhood Plan Comments 20190104.

Regards  
Andrew Bassford

## Representation Form

Ref:

(For official use  
only)

Please return by **5pm on Friday 4 January 2019** to Planning Policy, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham. NG2 7YG, or to:

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

This form has two parts –  
Part A – Personal Details  
Part B – Your Comment(s)

### Part A: Personal Details

Consultee Details:

Name: Mr & Mrs A Bassford

Organisation: N/A

Address:

Postcode:

E-Mail Address:

If you are an agent acting on behalf of a consultee, please enter your agent details here:

Name: N/A

Organisation:

Address:

Postcode:

E-Mail Address:

---

## Part B: Comment(s) on Gotham Neighbourhood Plan Submission Version

---

Please enter your comment or comments on the Gotham Neighbourhood Plan Submission Version, together with any suggested amendments below. For each comment made, please indicate to which part of the plan the comment relates (e.g. chapter and/or paragraph number).

We object to the following aspects of the draft Gotham Neighbourhood Plan:

### **Green Space**

The Local Green Space designation should only be used:

1. Where the green space is in reasonably close proximity to the community it serves.
2. Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historical significance, recreational value, tranquillity or richness of its wildlife.
3. Where the green area concerned is local in character and is not an extensive tract of land.

Much of the area identified fails these assessments, for example:

- Green Space identified as South (Hill Road) does not meet conditions 2 & 3 above. Until 30 years ago this was industrial land and should be treated as Brownfield.
- Green Space identified as West (largely between Gypsum Way and Leake Road) also does not meet conditions 2 & 3 above:
  - This land is average to poor grazing land of very limited ecological benefit, no aesthetic benefit and no public recreational value.
  - There are ever increasing amounts of horse grazing land in the local area, thus these types of green areas are not special or threatened in any way.
  - Some of the land includes historic ridge and furrow areas. There are numerous similar sites within Gotham and the wider local area and thus there is no justification to protect these areas.
  - These areas have no public access. In the short visible field (up to 500m) most of this land is visible to very few dwellings and very limited visibility from footpaths. In the wider visible field, for example from the hills surrounding Gotham this land has limited impact and very low aesthetic impact.
- Most of the Green Space identified is included to hinder future housing development rather than the genuine purpose of the Green Space designation.

As owners of part of the area identified as South it is disappointing and worrying that we had no direct notification of inclusion of our land or the consultation process. It is only from fortuitous word of mouth that we became aware, albeit late in the consultation process. The statement "Landowners were contacted during the Section 15(2) consultation and comments have been incorporated in the background paper." is not accurate.

### **Village Centre**

This should include the village Primary School. This building is one of the most publicly accessed buildings in Gotham and at the heart of the community fabric and cohesion. This should be recognised and included in the plan. Including the school in the village centre should be used to recognise and help:

- The central role of the school within Gotham village.
- The pavements on Kegworth road leading to the school are the most utilised in the village.
- Safe and considerate parking around the school.
- Any future housing development should facilitate easy and car free access.

### **Housing**

The Neighbourhood Plan does not allocate enough sites for housing development. The limited number of sites and homes proposed promotes exclusion of young people and younger families from the village.

Promotion of small and difficult sites fails to deliver the needed housing development for Gotham.

The above policies, repeated over the wider area, drives house price growth and unaffordability of housing in the local area.

Promotion of development sites on the edge of the village with no strong boundary will encourage uncontrolled growth of the village in future years.

Development sites within Gypsum Way create a better village “footprint” and avoid uncontrolled growth.

Please continue on a separate sheet of paper as necessary

### **Data Protection Notice**

The personal information you provide will only be used by Rushcliffe Borough Council, the Data Controller, in accordance with General Data Protection Regulation 2016/Data Protection Act 2018 to undertake a statutory function (also known as a 'public task')

Your personal information will be shared with the independent examiner in connection with the above purpose.

Your personal data will be kept in accordance with the Council's retention policy and schedule. Details of which can be found on the Council's website at [http://www.rushcliffe.gov.uk/retention\\_schedule/](http://www.rushcliffe.gov.uk/retention_schedule/)

Your data protection rights are not absolute and in most cases are subject to the Council demonstrating compliance with other statutory legislation, for further information see <http://www.rushcliffe.gov.uk/privacy/>

Representations will be available to view on the Borough Council's website, but any signatures, addresses, email addresses or telephone numbers will not be included. However, as copies of representations must be made available for public inspection, comments cannot be treated as confidential and will be available for inspection in full.