

John King

From: Margaret Simes
Sent: 14 December 2018 10:33
To: Localdevelopment
Subject: Land at Holm Farm- Proposal to make it an 'area of designated open space
Attachments: Gotham NP Response Form (3).doc

Hi
Please find an objection attached

Kind Regards
Margaret Simes

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

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

Part A: Personal Details

Consultee Details:

Name: Margaret Simes

Organisation:

Address:

Postcode: E-Mail

Address:

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

Name:

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).

To Whom it may Concern,

I am writing with regards to Proposed Designated Local Green Space site at Home Farm, where the paddocks have been selected as a possible site. I was disappointed to find I had not been consulted on this matter, and have stated reasoning below as to why the site identified clearly does not satisfy the required criteria for LGS designation as set out in the National Planning Policy Framework.

I am aware that the National Planning Practice Guidance requires that all of the NPPF criteria are satisfied in order for a site to qualify for the LGS designation. Please see below as to why the site does not qualify and as a result I request for the site to be removed:

- The nominated site is a grazing paddock on the edge of Gotham. It has no particular features or qualities that make it more or less special than any other field on the outer edge of the village. The site has the character of a grazing paddock and cannot be reasonably described as being particularly beautiful.
- With regards to paragraph 77 of the NPPF, the paddock does not hold any special significance to the local community as the views to the Gotham Hills are visible from the road side and not just from the paddock. Gotham Hills can be visible from many different areas in the village with minimal interruption of buildings, therefore this is not a valid reasoning for the site to be designated a local green space.
- Point 2 of the Local Green Space Criteria is not fulfilled: 'Demonstrably Special to A Local Community' – The site does not bring any real special benefits to the local community, there is no evidence to support any special benefits and as it is private land, with no public access. No social, recreational or economic benefits are present or will become present as a result of the site being designated.
- The farmhouse is not listed and the paddock holds little historical significance and is non-designated, therefore not holding any formal significance to the local area. As the picture shows in the B9 document it is definitely not the best example of a ridge and furrow field. The land does not provide views to any designated heritage assets. Ultimately, it falls far short of the level of assessment required to justify a LGS designation
- The site has an area of approximately six acres. In the context of the village, this is considered to be a significant area of land for a paddock providing minimal benefits to the local community. The NPPF states that LGS designations will not be appropriate for extensive tracts of land.
- The NPPG states that that the blanket designation of open countryside adjacent to settlements will not be appropriate. In light of this, this proposal to designate such a large area of land as LGS is considered to be contrary to the intentions of the NPPF.
- No evidence has been presented to suggest that the site is of particular ecological value. Indeed as a field which is regularly grazed the site is very unlikely to provide valuable habitat for wildlife, especially with sites such as the local nature reserve in the surrounding area.
- In the neighbourhood plan the site is selected as a Strategic Housing Land Availability Assessment Site, site 'Got 3'. Why would the council select this site as a possibility for future sustainable development if it fulfilled the requirements of a local green space? This reiterates that the site falls short of meeting the required criteria for a LGS.

In response to the site being designated I respectfully request that the entirety of this nominated site is removed as it does not satisfy the tests outlined by paragraph 77 of the NPPF.

Please continue on a separate sheet of paper as necessary

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

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