

## RUSHCLIFFE BOROUGH COUNCIL LOCAL PLAN PART 2 – FURTHER OPTIONS CONSULTATION

**These representations have been prepared by Landmark Planning Ltd on behalf of Linden Homes (Midlands) Ltd**

**Question 1: Do you agree with the Council's assessment of the present housing supply situation and that enough land will need to be identified by Local Plan Part 2 to accommodate around 2,000 new homes?**

The Council's proactive response to the Borough's housing supply situation is welcomed and the need to accommodate more housing in the Local Plan Part 2 to meet the identified housing requirement to 2028 in light of the current shortfall in delivery is imperative. However, it is considered that the Council needs to look to accommodate more than the 2,000 homes currently identified.

The Further Issues and Options document states on page 7 that *"It should be noted that if there are any further delays to the delivery of new homes on those large sites already allocated for development, then this could cause the size of the housing land shortfall to increase further."* Given the significant infrastructure requirements and up front development costs associated with the delivery of the Sustainable Urban Extensions (SUEs) allocated within the Local Plan Part 1, it is considered likely that the delivery of these sites will continue to be delayed.

In view of this, it is considered that the Council should be looking to accommodate more than 2,000 homes as part of the Local Plan Part 2 to ensure that it is flexible enough to deal with the changing circumstances that may occur through, for example, any continued delay with housing delivery on the SUEs. This is particularly the case, as explained by para. 47 of The Framework, where there has been a continuing "record of persistent under delivery of housing local planning authorities should increase the buffer to 20%."

**Question 2: Do you agree with the Council's view that none of the three strategic allocations (Melton Road, Edwalton; South of Clifton; and East of Gamston/North of Tollerton) should be expanded as part of resolving the current shortfall in the amount of land that is available for housing development over the next few years?**

We agree with the Council's conclusions that there would be little to be gained by extending the three strategic allocations in order to address the housing land shortfall in the short term. In order to resolve the immediate delivery issues, the Council should be looking to bring forward housing on deliverable smaller sites in a variety of locations, including the 'Key Settlements'.

Smaller sites, such as land to the south of Flawforth Lane, Ruddington, are generally less complex to deliver and can be brought forward in the short term. As a result, they are therefore likely to improve the housing supply situation in the short to medium term. The need to identify additional sites is a significant and pressing requirement given the projected delayed delivery of the SUEs; the fact that the programme for the Local Plan Part 2 does not anticipate adoption for at least another year; and,



the acknowledged 5 year housing land supply shortfall (3.43 years as published in the Five Year Housing Land Supply Assessment 2015/16, dated 31 March 2016).

**Question 14: Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Ruddington up to 2028? If possible, please give reasons for your answer.**

Ruddington is a sustainable settlement that could easily accommodate significant growth over the Local Plan period. The services and facilities Ruddington provides include: convenience stores, shops, pharmacies, B&Bs, restaurants, public houses, doctors surgeries, a dental practice, religious buildings, a petrol station and pre-schools and nurseries.

Ruddington has comprehensive public transport links with regular bus services to Nottingham and other nearby villages. The infrastructure of Ruddington is well established and connected in terms of road links and potential for cycle lane provision, offering the infrastructure services and capacity to accommodate substantial housing allocations.

The figure of 250 new homes is too prescriptive, particularly given the lack of a 5-year land supply and problems with the delayed delivery of the SUE developments. As a result, an approach should be taken which has a greater, more flexible focus on allocating new housing sustainably. In order to provide adequate housing supply in Rushcliffe, and to address the shortfall in delivery from the SUEs, it is considered appropriate to allocate of a greater number of houses to Ruddington over the Plan period in view of its overall sustainability and identification as a 'Key Settlement'. Both the Strategic Housing and Land Availability Assessment (SHLAA) and the Local Plan Part 2 Issues and Options consultation indicate that there is scope for more than 250 dwellings to be accommodated within or adjoining the village.

**Question 15: Do you support housing development at:  
Any other location (please specify which): Site RUD5 Land south of Flawforth Lane.**

Site RUD5, Land south of Flawforth Lane, is located on the eastern side the settlement, which provides a suitable and sustainable location for a significant yet appropriate housing allocation site. Development of the site would have a limited impact on the Green Belt, as demonstrated by the assessment of the site in the Green Belt Review Part 2(b) (February 2017), where it is considered to have a 'low-medium' value.; a better position in Green Belt terms than other sites identified around Ruddington.

It also has advantages over development to the west and north of Ruddington. Development in these locations would bring the village materially closer to Clifton and Nottingham respectively. Development to the south of Ruddington is constrained by the presence of the Great Central Railway heritage line and Rushcliffe Country Park.

The surrounding residential uses mean that the openness of the Green Belt is not significantly affected. To the west of Site RUD5 is the existing housing development on Flawforth Avenue. To the north is Flawforth Lane that is already abutted by a bungalow, essentially already "inserted" into the site. The eastern boundary of the site is adjoined by a detached home. There is another detached property,



gardens and agricultural land to the south. Site RUD5 is therefore already significantly contained by existing residential properties.

Moreover an allocation on this site would not reduce the separation of Ruddington from any surrounding settlements. Finally, with existing housing to the east of the A60, additional residential development would merely match the existing form of the village.

There is also the potential for recycling brownfield land on RUD5. Located within the site are a range of buildings that occupy a significant part of the land, including three large greenhouses, a large, modern, brick built storage building, as well as polytunnel frames, rubble piles, a car parking area and dirt tracks. With this range of structures, some or all of the land should be classified as brownfield. This reinforces the attraction of allocating this site for housing development, especially given the Government's priority to further emphasise the use of brownfield land for development, as well as in the recently published Housing White Paper) (*"encourage the effective use of land by reusing land that has been previously developed (brownfield land....)"*)

Site RUD5 is considered a suitable and sustainable housing location. The site provides a significant opportunity to accommodate acknowledged housing need. Moreover as there are no significant infrastructure constraints it is deliverable within a short time frame. Its size (2.47 ha/6.1 acres) at an assumed density of 30 dwellings per hectare means that it would yield c. 75 units. The site is held under option by a major housebuilder (Linden Homes (Midlands) Ltd who is anxious and able to develop the site.

The site is accessible to services and facilities in the village by non-car modes. To encourage pedestrian travel between the site and Ruddington there is a footway along the southern side of Flawforth Lane to the traffic signal controlled junction with the A60 Loughborough Road junction. At the junction there are footways on both side of the A60 to the south of the junction and a footway on the eastern side of the A60 to the north of the junction. To the west of the junction footways are provided on both sides of the Kirk Lane, which provides links to the centre of Ruddington and the associated community facilities.

There is also scope to enhance the site's accessibility to the village through the provision of a controlled pedestrian crossing facility on the southern arm of the A60 Loughborough Road. This will link the existing footway on Flawforth Lane to the continuous footway along the western side of the A60 and also the footways on Kirk Lane that link into the centre of Ruddington. There is sufficient space on the A60 Loughborough Road southern arm to provide the 3m wide island required for a staggered pedestrian crossing. A minor alteration of the signals will provide time for pedestrians to cross and overall the improvements are considered to have minimal impact upon the overall operation of the junction and are easily deliverable. These improvements would also benefit the significant number of existing properties to the east of the A60.

There are no impediments to the early delivery of the site. All of the c. 75 houses can easily be delivered within 5 years once the site is released from the



Green Belt. It is an important consideration that the land is controlled by Linden Homes Midlands Ltd, a major national housebuilder.

A further important consideration in evaluating RUD5 is Parish Council support for housing. At their meeting on 15<sup>th</sup> March 2016 development of this site received unanimous backing by Councillors confirming the local community's support for the site.

In summary, site RUD5 is a suitable site for immediate allocation for housing development due to its:

- Brownfield characteristics.
- A low to medium scoring in terms of impact on the Green Belt.
- Potential early delivery time.
- Site significantly contained by existing residential properties.
- Position as a suitable and sustainable site in Ruddington.

Housing development at site RUD5 would therefore contribute effectively as a sustainable solution towards helping resolve the current lack of five-year land supply in Rushcliffe.

