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31 March 2017

Richard Mapletoft
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By email only to: localdevelopment@rushcliffe.gov.uk

Dear Mr Mapletoft

**RUSHCLIFFE LOCAL PLAN CONSULTATION
GREEN BELT REVIEW CONSULTATION – FURTHER REPRESENTATIONS
SITE REFERENCE: RUD3**

I refer to your letter of 17 February 2017 addressed to my architect colleague Doug Smith inviting further comments on the emerging Local Plan Part 2, in particular the Green Belt Review and the potential need for additional housing land to be identified.

I write on behalf of the owners of the site to the north of St Peter's Junior School, Ruddington, bordered by the A60 Loughborough Road to the east and the Ruddington Grange golf course to the west. The site reference is RUD3 as indicated most recently in Fig.8 of the Further Options document (February 2017). It has a capacity to accommodate approximately 70 new homes (outline planning application 09/01337/OUT refers).

Context

I would note the context of this latest consultation. The Local Plan's housing target of 13,150 additional homes 2011-2028 is reliant in large part on the delivery of six large sites being released from the Green Belt. Five of these sites, however, are taking longer to bring forward and it is likely that RBC will be unable to demonstrate a five-year housing land supply (with a 20% buffer) required by the NPPF. Appendix A of the Further Options document shows that land for some 900 additional homes needs to be identified by April 2019. During the last consultation on housing land, capacity for 1,100 additional units was needed; that figure now rises to 2,000.

In Ruddington, the Core Strategy sets a minimum target of an additional 250 homes by 2028 on greenfield sites; to date, however, there are no sites with planning permission that would contribute to this target. The Further Options paper states therefore:

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“It may now, in light of the current shortfall in the amount of land available for housing development over the next few years, be necessary for the village to accommodate more than the minimum 250 home requirement.” [p29]

The Further Options paper goes on to suggest that the amount of land that comes forward will be dependent on a range of factors including:

- Capacity of local facilities (including schools) and infrastructure (eg roads)
- Physical impact of development, including on the Green Belt
- How quickly sites can come forward for development

I address each of these in turn below.

Capacity of local facilities and infrastructure

A previous planning application for residential development of RUD3 showed how a junction of appropriate dimension and capacity could be provided to the adjoining A60. There would be negligible impact on traffic flows according to the transport assessment that accompanied the 2009 outline planning application. The A60 has regular bus services to/from Nottingham (Green Line 10 and Route 99).

Ruddington is already earmarked for 250 additional homes over the plan period. These will necessarily impact on local community infrastructure, but new housing developments would be expected to contribute to the delivery of those services.

The village currently has a 3FE infants school James Peacock and a 2FE junior school, St Peter's. The junior school has received capital funding to support increased intake in 2015 (Nottinghamshire Schools Capital Programme progress report, 9 February 2015). If Ruddington is to accommodate more than 250 additional homes then it is likely that both schools will need additional capacity. There would appear to be sufficient land at St Peter's to accommodate additional pupils should this be required, subject to improvements to the road access from the south. Development of RUD3 would clearly allow for pupils living there to walk to this school.

It is noted that James Peacock Infants' School experiences severe congestion at school drop-off and pick-up times.

Physical impact and Green Belt

RUD3 was previously assessed in the draft Green Belt Review Part 2(b) (January 2016). It was seen as fulfilling a medium-high Green Belt purpose with a score of 16.

In the context of the overall land supply issue and the advent of other potential Ruddington sites coming forward, this assessment might be revisited. Commentary on the assessment is set out in the attached table. On this basis, a revised score might be 13, reflecting a low-medium Green Belt purpose.

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Availability

The site would be immediately available for development, subject to the receipt of planning permission. It could therefore help address the current shortfall in housing delivery and bring forward approximately 70 units, contributing to the required five year housing land supply.

Conclusion/summary

In light of the changing housing land supply context outlined above, a re-assessment of this site would suggest its potential for being brought forward for housing development. It would be immediately deliverable, help address the current shortfall in housing delivery, and contribute to five-year housing land supply. There would be local infrastructure impacts but none that are not already being addressed and, in any case, any development would be expected to contribute to such provision by way of planning obligation or CIL payment (when operational). The site has previously been assessed as performing a medium-high Green Belt purpose; in the context of the current housing supply imperative, that purpose might be reassessed as low-medium.

On this basis, we would ask that serious consideration be given again to releasing the RUD3 site from the Green Belt for housing purposes.

Yours sincerely,

Mike Ibbott
Director
for **tp bennett**

cc Doug Smith, tpb (architects)

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Update Green Belt Review of RUD3 (changes shown in *italics*)

Site name	Land adjacent St Peter's Junior School, Ruddington	
Green Belt site reference	RUD3	
SHLAA reference	207	
Strategic Green Belt Area	Ruddington North	
Green Belt purpose	Score	Justification
Check unrestricted sprawl of settlements	3	<i>Borders St Peter's Junior School and adjoins the settlement. The site is contained by strong hedgerow boundaries and the A60.</i>
Prevent merging of settlements	3	The development of this site would reduce the distance between Ruddington and Nottingham's main area.
Assist in safeguarding the countryside from encroachment	4	There has been no encroachment by inappropriate development with the site. The edge of Ruddington is not visible (<i>other than the adjoining school buildings</i>) and the site's overriding character is open.
Preserve setting and special character of historic settlement	1	This site does not contain features of heritage interest or from part of their setting.
Assist in urban regeneration	2	<i>Development could allow for further expansion of St Peter's Junior School.</i>
Green Belt Score	13	Low-medium
Strategic Green Belt Assessment (score/importance)	13	Low-medium

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