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Group

GLO.01.glo.4518/P17-0801

31 March 2017

Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
Nottingham. NG2 7YG

Dear Sir/Madam

**Rushcliffe Local Plan Part 2 Further Options and Draft Green Belt Review Consultation**

Thank you for the opportunity to comment on the above consultation. Please find attached representations on behalf of Mather Jamie in relation to land at Pasture Lane Sutton Bonington.

If you require any further information please let me know. We would be happy to meet with officers to discuss the proposals in more detail. Please let me know suitable dates if you feel a meeting would be useful.

Yours faithfully



**GUY LONGLEY**  
Director

Encs: Representations on Part 2 Further Options and Draft Green Belt Review;  
Site Location Plan.

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PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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# Rushcliffe Local Plan Part 2: Land and Planning Policies – Further Options

## Response Form

Please return by **5pm on Friday 31 March 2017** to:  
 Planning Policy, Rushcliffe Borough Council  
 Rushcliffe Arena, Rugby Road  
 Nottingham. NG2 7YG  
 Or to: [localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

Please note that your comments can be directly entered through the Borough Council's online consultation system: <http://rushcliffe-consult.objective.co.uk/portal>

Your Details		Agent details (where applicable)
<b>Mather Jamie Limited</b>	<b>Name</b>	<b>Guy Longley, Pegasus Group</b>
Click here to enter text.	<b>Address</b>	<b>4 The Courtyard Church Street Lockington Derbyshire DE74 2SL</b>
Click here to enter text.	<b>E-mail</b>	_____

### Housing Development

#### Housing Land Supply

**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?

**Yes** .....

**No** .....

**Don't know** .....

*Please provide any comments you wish to make to support your response.*

Section 2 of the Further Options consultation paper indicates that, due to delays in delivery from five of the six large sites, there is likely to be a shortfall of around 900 homes over the five year period 2019-24, meaning that the Local Plan Part 2 would need to make provision for some 2,000 dwellings as opposed to the 1,100 dwellings originally proposed.

Further details of the calculation are set out at Appendix A including a revised trajectory. The revised trajectory pushes expected starts on RAF Newton, Bingham and Clifton back to 2018/19 and East Gamston back to 2019/20.

The revised trajectory indicates a shortfall against the strategic requirement of some 882 dwellings over the period 2011-2019. The trajectory included with this representation looks at the Council's revised trajectory and the implications for the rolling 5 year land supply position over the plan period. This shows that there are significant and continuing 5 year land supply shortfalls.

It is considered that the assessment underestimates the additional allocation required through the Part 2 Local Plan to address shortfalls in supply arising from the larger sites. The revised trajectory assumes a significant step change in delivery on strategic sites, with delivery at East Gamston and Clifton rising from 50 dwellings a year in the first year to 200 dwellings in the second year. This uplift in delivery is considered to be unreasonable. As a result, the shortfall to be accommodated in the Part 2 Local Plan is likely to be higher.

It is considered that the Part 2 Local Plan should include a contingency allowance to ensure that the required numbers of homes are delivered. The Local Plans Expert Group (LPEG) report recommends that local plans should be required to not only demonstrate a five year supply but also focus on ensuring a more effective supply of developable land for the medium to long term, plus make provision for developable reserve sites equivalent to 20% of their housing requirement.

Based from evidence in the Savills Report of October 2014 'Assessment of Delivery Rates from Urban Extensions', it is considered that annual delivery rates on the allocated SUEs of no more than 150 dwellings represents a more realistic assessment of delivery. To establish the required number of dwellings to be found through the Part 2 Local Plan, we have looked at the most up-to-date information on supply from the 2016 Housing Trajectory. Table 1 below sets out the assessment of this residual requirement.

**Table 1**

<b>Housing Requirement and Supply</b>	<b>Dwellings</b>
Core Strategy Housing Requirement to 2028	13,150
Completions to 2016	1,561
Balance	11,589
Balance plus 20% buffer	13,907
SHLAA Site supply 2016-2028	1,798
Revised supply from Part 1 Allocated sites	6,967
Total Supply	8,765
<b>Residual Requirement for Part 2 Plan</b>	<b>5,142</b>

If the 20% buffer is not applied, then in addition to the 2,000 dwellings the Further Options Consultation presently recommends, the reduced delivery from the SUEs of 1,600 dwellings should be added to the residual requirement, meaning that the Part 2 Plan should identify land to accommodate at least 3,600 dwellings.

## Housing development at 'other villages'

**Question 17:** Should Local Plan Part 2 identify the following 'other' villages as suitable for a limited level of housing growth on greenfield sites?

	Yes	No	Don't know
<i>Cropwell Bishop</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>East Bridgford</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Gotham</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sutton Bonington</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tollerton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other settlement (please specify which)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please provide any comments you wish to make to support your answers.*

In order to help address the identified shortfall in housing provision it is appropriate to consider the scope for 'other villages' to accommodate some limited growth on greenfield sites to help address the identified shortfalls in provision.

Sutton Bonington represents one of the more sustainable 'other villages' and represents a sustainable location for some further housing growth. It provides a range of local services and enjoys easy access to higher order centres including Loughborough. The Council's Identification of Additional Settlements Background Paper, February 2017 to support the Local Plan Part 2, assessed the sustainability of 'other villages'. For Sutton Bonington it was concluded that the settlement had a range of community services and facilities, with the Nottingham University Campus and nearby Kegworth providing local employment opportunities. The assessment concluded that due to the range of community facilities and proximity to employment opportunities, Sutton Bonington could potentially accommodate some residential development proportionate to the size of the settlement. The findings of the assessment are supported.

The combination of local services and facilities and access to local employment and public transport make Sutton Bonington one of the more sustainable 'other villages'.

**Sutton Bonington**

**Question 24:** *If greenfield land is allocated for housing development at Sutton Bonington, do you have a view on the total number of new homes that should be built up to 2028? If possible, please give reasons for your answer.*

The 2011 Census shows Sutton Bonington containing some 725 dwellings. 15% growth for the village would equate to some 100 dwellings. It is considered that the provision of between 100-150 dwellings would represent a suitable level of growth which could be accommodated without any unacceptable impacts on local services and facilities, or damaging intrusion into the countryside.

As a settlement outside the Green Belt, Sutton Bonington provides the opportunity to provide additional housing to meet shortfalls without the need to release land from Green Belt.

**Question 25:** *Do you support housing development at:*

	<b>Yes – all of site</b>	<b>Yes – but only part of site</b>	<b>No</b>
<i>Site SUT1 – Land north of Park Lane (potential capacity around 140 homes)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Any other location (please specify which)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.*

Our client has interests in land to the south-west of Pasture Lane, extending to some 1.117 hectares. A plan showing the location of the site is included with these submissions. At standard gross to net discounts and a density of 30 dwellings per hectare, the site could accommodate some 28 dwellings. The site is well related to the existing settlement form with existing properties to the north and east of the site.

The Tribal Study highlighted flood risk as a potential constraint to westward growth of the settlement. The Environment Agency Flood Maps show the site as falling within Flood Zone 3 with an existing flood defence running along the rear of existing properties to the east of the site.

The development of land immediately to the north of the site for 7 dwellings was granted in September 2006 (ref 06/01291/FUL). This included the provision for the realignment of existing flood defences on this land around the proposed properties. A similar approach could apply to the land to the south of Pasture Lane, with realignment of existing flood defences around the site enabling the site to come forward for development.

The site is well located in relation to existing services and facilities in the village, including the General Store on the corner of Pasture Lane.

It is considered that the site provides a suitable opportunity to provide for some further limited growth in the village to help address the shortfalls in provision identified by the Council. The site should be allocated for residential development for up to 30 dwellings in the Local Plan Part 2.

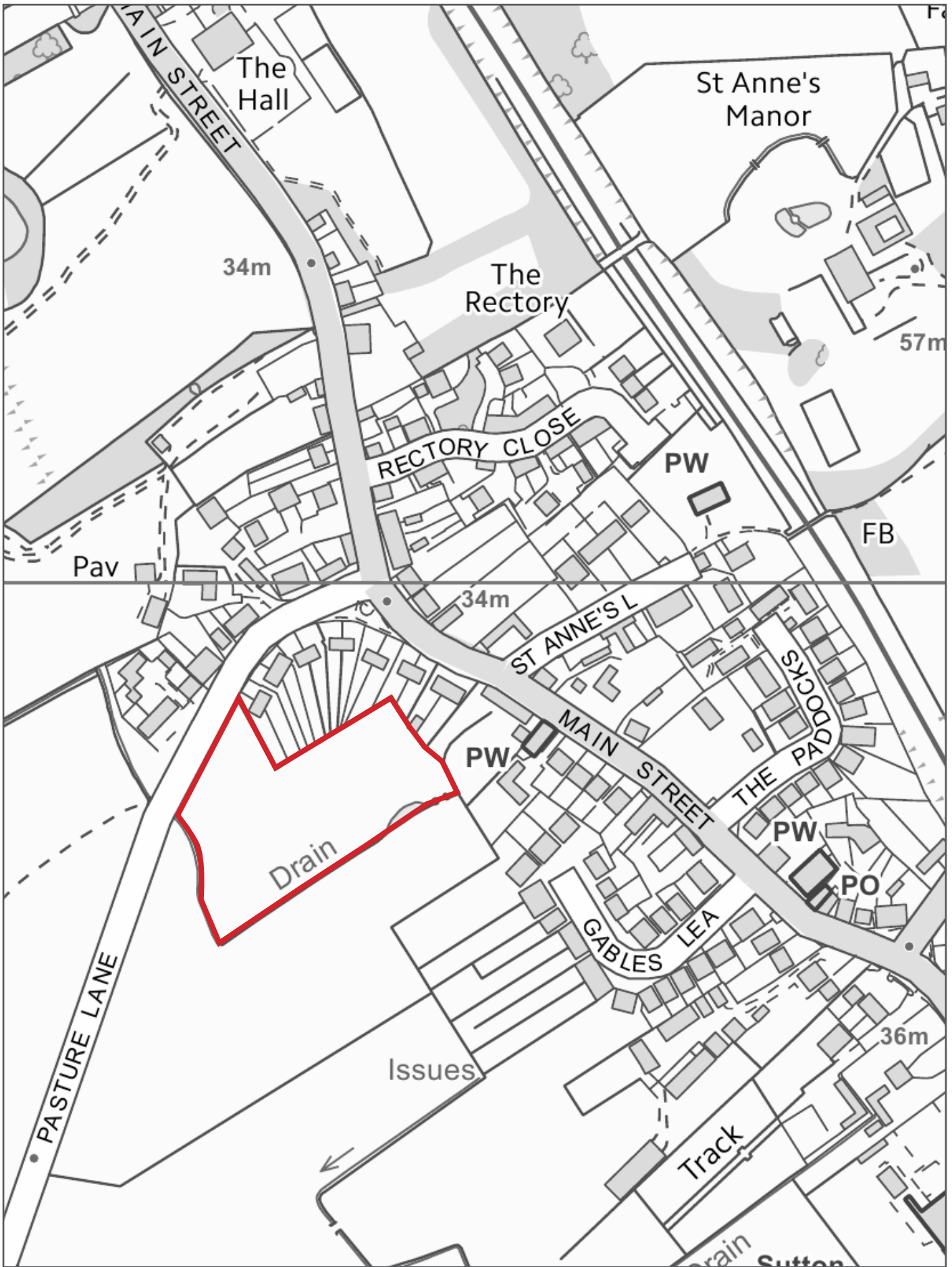
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**Data protection:** The details you submit to the Borough Council will be used in the Local Plan preparation and associated processes. Please note that comments and personal details cannot be treated as confidential and may be made available for public inspection both physically and/or through the Borough Council's website. We may publish all names, addresses and comments received, including on our website. We will use our best endeavours to not publish signatures, personal telephone numbers or email addresses.



Land South of Pasture Lane, Sutton Bonington - Site Location Plan

| www.pegasuspg.co.uk | TEAM/DRAWN BY: ID | APPROVED BY: GLO | DATE: 30/03/17 | DRWG: P17 - 0808 | CLIENT: Mather Jamie



District: Rushcliffe	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29 (beyond plan period)	29/30 (beyond plan period)	30/31 (beyond plan period)	TOTAL
<b>Core Strategy</b>	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	1449
<b>Past Completions</b>	293	209	199	373	375																
<b>PROJECTIONS</b>																					
Completions and identified SHLAA capacity						365	299	293	281	87	190	91	1	1	0	100	90	50	13	0	1861
Land at Melton Road, Edwalton (1,500) (Policy 20)						50	100	150	150	150	150	150	150	150	150	150					1500
Land at former Cotgrave Colliery (450) (Policy 21)					112	100	100	100	44												456
Land at Former RAF Newton Phase 2 (550) (Policy 22)								50	150	150	150	50									550
Land north of Bingham (1,050) (Policy 23)								50	150	150	150	150	150	150	100						1050
Land south of Clifton (3,000) (Policy 24)								50	200	250	250	250	250	250	250	250	250	250	250	250	3000
East of Gamston/North of Tollerton (2,500-4,000) (Policy B)									50	200	250	250	250	250	250	250	250	250	250	250	2750
Infill and changes of use in broad locations									103	103	103	103	103	103	103	76	76	76	76	76	1101
Outstanding East Leake to be allocated (400) (Policy 3)																					0
Outstanding Keyworth allocations (450) (Policy 3)									50	50	50	50	50	50	50	50	50				450
Outstanding Radcliffe on Trent to be allocated (400) (Policy 3)									50	50	50	50	50	50	50	50					400
Outstanding Ruddington to be allocated (250) (Policy 3)									50	50	50	50	50								250
<b>Total Projected Completions</b>						515	499	693	1278	1240	1393	1194	1054	1004	953	926	716	626	589	576	11465
<b>Cumulative Completions</b>	293	502	701	1074	1561	2076	2575	3268	4546	5786	7179	8373	9427	10431	11384	12310	13026	13652	14241	14817	
<b>PLAN - Strategic Allocation</b>	250	250	470	470	470	470	470	1300	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	13150
<b>Cumulative Allocation</b>	250	500	970	1440	1910	2380	2850	4150	5150	6150	7150	8150	9150	10150	11150	12150	13150	14150	15150	16150	
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	43	2	-269	-366	-349	-304	-275	-882	-604	-364	29	223	277	281	234	160	-124	-498	-909	-1333	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	774	677	703	732	755	773	791	813	824	782	736	663	597	532	453	353	210	41	-251	-1091	

**Sedgefield with 5% buffer**

5 Year Periods	14-19	15-20	16-21	17-22	18-23	19-24	20-25	21-26	22-27	23-28	24-29	25-30	26-31
5 Year Supply	2567	3472	4225	5103	5798	6159	5885	5598	5131	4653	4225	3810	3433
5 Year Requirement	3180	3710	4240	4770	5300	5000	5000	5000	5000	5000	5000	5000	5000
Requirement including backlog	3449	4076	4589	5074	5575	5882	5604	5364	4971	4777	4723	4719	4766
5 Year Requirement plus 5%	3621	4280	4818	5328	5854	6176	5884	5632	5220	5016	4959	4955	5004
Surplus/ Shortfall	-1054	-808	-593	-225	-56	-17	1	-34	-89	-363	-734	-1145	-1571
Years supply	3.54	4.06	4.38	4.79	4.95	4.99	5.00	4.97	4.92	4.64	4.26	3.84	3.43

**Sedgefield with 20% buffer**

5 Year Periods	14-19	15-20	16-21	17-22	18-23	19-24	20-25	21-26	22-27	23-28	24-29	25-30	26-31
5 Year Supply	2567	3472	4225	5103	5798	6159	5885	5598	5131	4653	4225	3810	3433
5 Year Requirement	3180	3710	4240	4770	5300	5000	5000	5000	5000	5000	5000	5000	5000
Requirement including backlog	3449	4076	4589	5074	5575	5882	5604	5364	4971	4777	4723	4719	4766
5 Year Requirement plus 20%	4139	4891	5507	6089	6690	7058	6725	6437	5965	5732	5668	5663	5719
Surplus/ Shortfall	-1,572	-1,419	-1,282	-986	-892	-899	-840	-839	-834	-1,079	-1,443	-1,853	-2,286
Years supply	3.10	3.55	3.84	4.19	4.33	4.36	4.38	4.35	4.30	4.06	3.73	3.36	3.00

Source: Appendix A Rushcliffe Part 2  
Further Options