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27 March 2017

Dear Sir / Madam,

Local Plan Part 2: Land and Planning Policies (Further Options) and Draft Green Belt Review Part 2(b) (Extra Sites Consultation) – Representations to Rushcliffe Borough Council

Introduction

We write on behalf of Radcliffe-on-Trent Golf Club to make representations to the Local Plan Part 2: Land and Planning Policies (Further Options) [LAPP2] and Draft Green Belt Review Part 2(b) (Extra Sites Consultation) [GBR].

As you are aware, we previously submitted representations on their behalf on 24 March 2016 for the Rushcliffe Local Plan Part 2: Issues and Options and Draft Green Belt Review Part 2(b). The Golf Club is promoting two land parcels, referred to as 'RAD9' and 'RAD10', which have been considered in the Rushcliffe Strategic Housing Land Availability Assessment 2016 as well as the LAPP2 and GBR and we are writing to ensure the Local Authority are aware of the suitability of the two separate sites in the context of the undersupply of housing currently facing the borough.

Site Context

The land parcels sit to the south of the A52 and are accessed from Cropwell Road. Cropwell Road is characterised by large detached properties with extensive gardens which are heavily screened with mature trees.

RAD9 forms an extended gap in the built up frontage, which previously accommodated the former club house before its relocation further northwards in 1972. The site has extensive screening along the frontage and is particularly well contained. Views into RAD9 are extremely limited. Any development of this site would retain the existing screening.

RAD10 is currently an informal practice area fronting Cropwell Road opposite a number of large detached dwellings. This parcel of land, whilst more open to Cropwell Road, cannot be seen from the wider area due to the natural topography of the site and surrounding area.

Green Belt Value

JLL supports the Council's approach to remove land from the green belt in order to deliver 400 homes in Radcliffe-on-Trent. There is insufficient land available within the settlement boundary to deliver this level of housing by 2028. Therefore, JLL considers that 'exceptional circumstances' can be demonstrated to release land from green belt for housing.

JLL's previous representations to the previous Draft Green Belt Review Part 2b made a robust case for lowering the green belt value attributed to the two land parcels in the March 2016 consultation. During a meeting with the Council on 27 October 2016, the Council commented that these comments had been taken on board (although were unable to directly comment), but were concerned about how the land could be released from the green belt.

In summary, the representations stated that the green belt value attributed to the two land parcels was too high given that the site would not cause coalescence with Cropwell Butler, the sites are well contained with defensible boundaries, and they would not cause outlying protrusions into the open countryside. While it is recognised the Council remains concerned about how to release the land from the green belt, included in Appendix C of our previous representations was an illustration for how this could be achieved. Therefore, JLL considers that the sites are suitable for release. For further details on the points raised in the previous consultation, please refer to our representations dated 24 March 2016.

Site Deliverability

For the Local Plan to be found sound during examination, it needs to be deliverable. This means that sites need to have reasonable prospects of coming forward within the plan period and achieving the level of housing required through the Full Objectively Assessed Need. Given the size of the two land parcels, the sites are easily deliverable within the plan period for around 40 homes. This would help contribute towards Rushcliffe's housing target of 400 houses to be built on greenfield sites in Radcliffe-on-Trent before 2028 as outlined in the Core Strategy.

Furthermore, they are deliverable within a five-year timeframe, meaning that the land parcels would directly contribute to the current housing shortfall, which at present is 3.43 years. These sites can make an important contribution towards this. As the underpinning of this further consultation was to address the short-term housing shortage, it should be recognised that the Golf Club land parcels can help to make an important contribution. This is particularly the case when considering that there are few other sites that will realistically be deliverable in five years.

In order to achieve the Local Plan Part 2's housing obligation and deliverability, the land parcels at Radcliffe Golf Club represent the 'exceptional circumstances' required under the terms of Paragraph 83 of the National Planning Policy Framework (NPPF).

Site Suitability

The sites have a semi-urban village context due to a number of dwellings along the south-western side of Cropwell Road up to, and beyond, the eastern site boundary of RAD10 and several more on the north-eastern side up to the western site boundary of RAD9. Development of the two sites would therefore complete the existing street pattern. Mature trees line the road, the majority of RAD9 is situated at the bottom of a slope, and RAD10 is shielded by a hill to the east ensuring that any new development is screened, minimising visual impact. The character of the village would be preserved with open countryside beginning after the Golf Club.

The land parcels are accessible, situated a walkable 800 m (RAD9) and 1.1 km (RAD10) distance from the village centre, served by a regular bus service, and the nearby A52 provides direct road access to Nottingham and Grantham reducing potential impacts of increased traffic on the village centre and residential amenity. Access from the sites onto Cropwell Road is also not considered an issue.

Unlike other outlined development sites, RAD9 and RAD10 are not in a flood risk zone, the land carries less Green Belt value and they would not cause transport issues as clarified above, further reinforcing the value that these sites could deliver.

Conclusions

JLL has demonstrated through previous representations that the two land parcels at Radcliffe-on-Trent Golf Club, referred to as RAD9 and RAD10 make for sites suitable for release from the green belt. JLL supports the Council in that 'exceptional circumstances' exist to release land from the green belt in order to deliver on its Full Objectively Assessed Need.

The underpinning reason for this further consultation was to identify sites that could be delivered in a shorter timeframe to meet the shortfall in the five-year housing land supply to ensure the plan could be found sound. It is welcomed that the Council recognises this and is being proactive to resolve it. JLL considers that RAD9 and RAD10 can make an important contribution towards this need, while having limited impact on the green belt, due to their low green belt value. The small scale of development in such a sustainable location means that the impact of the development on the village can be easily accommodated.

We would like to continue being informed of any further consultations on the Local Plan Part 2 and Green Belt Review. If required, we would also like to attend the examination of the Local Plan Part 2.

My colleague Tamsin Cottle, and I would be happy to discuss the contents of these representations further with you if you have any questions.

Yours faithfully,



Darren Venables MRTPI
Planning Consultant

For and on behalf of Jones Lang LaSalle Ltd