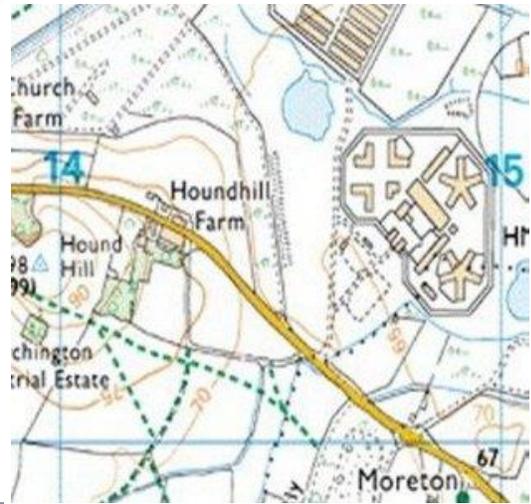


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Rushcliffe Green Belt Review Part 2b

Objections

on Behalf of the Nottingham and Southwell Diocese.

We object to the drawing of the green belt boundary at the following settlements

1 Gotham Inset Boundary

The boundary as drafted on page 12 of the consultation document is objected to.

Gotham is a sustainable settlement where land should be allocated for development needs both in this plan period and in the future, on land that does not need to be kept permanently open. Land to the east of the Leake Road is an area that should be omitted from the green belt. This area is a logical extension of the village and on land that does not need to be kept permanently open. Development on this area of land would not impair the purposes of the green belt as set out at para 80 of the NPPF and reviewed below, the site has a well-defined eastern boundary in the form of a mature and substantial hedgerow which naturally encloses this piece of land and which encloses the area and links it visually with the settlement rather than the open country side beyond.

The NPPF sets out the 5 purposes of the green belt at para 80 and we comment on them below.

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas

The release of SHLAA site 135 from the green belt would not result in unrestricted sprawl of a large urban area. Firstly Gotham is not a large urban area like Nottingham but a sustainable settlement within which growth can be accommodated . Secondly a planned and contained extension to the settlement does not comprise sprawl which by definition is unplanned and not contained.

- to prevent neighbouring towns merging into one another

The release of the subject site cannot cause the merging of any neighbouring towns or indeed of lesser settlements.

- to assist in safeguarding the countryside from encroachment

The relationship and containment of this site means that development here would not be an encroachment into the countryside. There is containment by the East Leake Road and established field hedgerows which form clear boundaries.

- to preserve the setting and special character of historic towns

Gotham is not an historic town.

- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

There is no obvious conflict with this element, as there are no previously developed sites in the settlement which are obvious redevelopment opportunities. The Plans for Rushcliffe already acknowledge that green belt land is needed to meet the housing strategy notwithstanding the supply of other types of land.

There are no reasons why this area of land needs to be retained in the green belt, Gotham is a sustainable settlement with a full range of facilities and where additional development is under consideration. The land should be removed from the green belt and used as a residential development site in this plan review to meet the needs that have been identified or safeguarded for future development beyond this plan period.

It is not clear from the review document how the LPA have satisfied themselves that the Green Belt Boundary will not need to be reviewed at the end of the Plan period and that sufficient provision has been made for future development.

2 Cotgrave Key Settlement review.

The Document reviews the areas of land around Cotgrave. SHLAA site 44 is coincidental with COT 7 in this review and is part of the area defined as Cotgrave West. We do not agree with the assessment made upon this site as set out on page 66 or the overall assessment of the large areas around Cotgrave as depicted on page 152. We comment as follows;

- The site does not represent sprawl of the settlement and the assessment fails to give sufficient weight to the containment made by Woodgate Lane to the west, the treatment works to the north and a defensible strong hedgerow boundary to the east. The overall score is therefore flawed and should be lower.
- There is no cogent contrary score relating to the merging of settlements this score should be 0.
- It is difficult to understand how the land cannot be urban fringe typology when it lies between the urban area and the treatment works. A treatment works is an urban fringe function. The score is incorrect and should be lower.
- There can be no cogent contrary scoring to the item preserving the special character of an historic settlement this should be 0.
- If as stated the release of the site from the green belt will not prejudice any regeneration proposals then the score is too high and should be lower

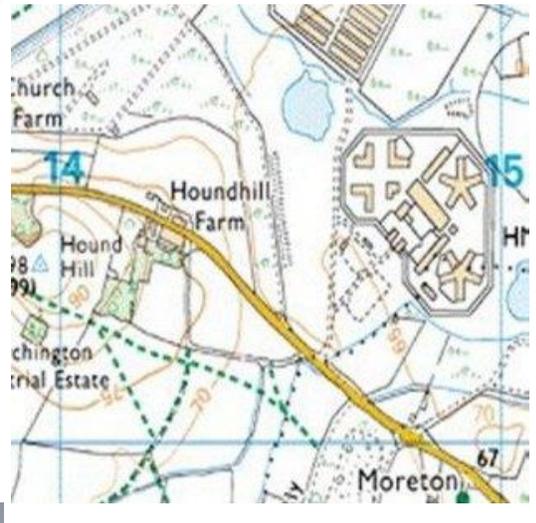
Summary Comments.

The areas of green belt have been aggregated from a combination of SHLAA sites. However any decision on the review of the green belt does not necessarily require the release of complete tranches of land and individual sites can be released . This site is available and should be allocated for development or safeguarded for the future, there is simply no requirement to keep this land permanently open when it could properly provide an area for development. The site is well related to the centre of the settlement and highly sustainable. In consideration of the potential development of the area, relative impacts on the green belt need to be weighed against the overall benefits of developing certain parcels of land, and are not an absolute criterion in themselves.

JVH 31st March 2017.

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Rushcliffe Local Plan Part 2

Submissions to the Further Options Report March 2017

on behalf of the Southwell and Nottingham Diocese.

1 Land Supply

Sufficient land should be made available to meet at least 2000 homes in the [Local Plan Part

2. In addition given the potential time lag until the adoption of the Plan and ongoing under delivery there should also be a contingency allowance in site allocations of at least 20% to ensure that there is sufficient land available to meet the requirements. This is either through specific allocations or through a reserve list of sites that can come forward if the plan is not delivering sufficient new homes.

2 Location of new Homes

It is agreed that the allocated urban extensions should not be extended further. What is needed is a pool of deliverable sites in a range of locations that will meet the demand.

Additional development at West Bridgford is not supported as an option. There is wealth of National Research which indicates that large urban extensions are very slow to deliver and that a more varied portfolio of sites is needed to ensure a deliverable land supply. Sites in smaller but sustainable settlements are attractive to the market and to a wider range of developers including local and regional housebuilders and tend to deliver in a shorter timescale.

3 Key Settlements

Cotgrave

Cotgrave is a sustainable settlement where there are a range of facilities and land is available and deliverable to meet development needs and should be a focus for additional growth.

SHLAA site 44 is an appropriate site for development and can be brought forward in the shorter term. This 4.16 hectare site can deliver around 100 new dwellings in a sustainable location, and will include other planning benefits in terms of structural planting and landscaping, affordable homes and footpath linkages. This site is shown at COT 4 on page 16 of the Local Plan Document and is supported as a sustainable option. It is not clear how the capacity of the site has been arrived at 80 homes and the promoters consider that this is an underestimate of the site capacity. The site promoters are working on a masterplan layout to indicate site development principles, the site will contain a full housing mix of both type and tenure.

East Leake

The proposed development of EL9 in East Leake is supported as a small scale development of 50 dwellings.

4 The Other Villages

We support growth in the other villages to meet the overall plan requirements, and this is important to retain and stimulate the other Villages by new housing development that will support local services and infrastructure. We support additional development at **Gotham Cropwell Bishop and East Bridgford**. All of these are sustainable settlements where housing is appropriate.

Cropwell Bishop

We support Site CB14 Land North of Fern Road, this is a contained site that is appropriate to the scale and shape of the settlement and would not result in the settlement spreading into open countryside. The site is contained by the school to the north, by residential development and the road to the south and by well-established hedgerows to the north and east. The site can provide market and affordable homes and would be an organic scale addition to this settlement. The promoters of this site are currently working on a Masterplan for the site to demonstrate how the site can be developed and enhance the character and appearance of the settlement.

East Bridgford

We support ERB 1 and 2 on land behind Kirk Hill. The total site capacity is around 85 Homes of the combined sites. These sites are contained by Kirk Hill Road to the west and clear field boundaries to the east and already lie within an area where there is existing residential development along Kirk Hill. The site is well located near to the centre of the village and is the most sustainably located site for access to local facilities including the school, church and post office and shops all available in the high street. The site can accommodate a full mix of house types and tenures.

Gotham

We support GOT6 |East of Leake Road. We are not clear why the site capacity is only some 45 dwellings as SHLAA site 135 comprises some 5.6 hectares and could deliver over 100 dwellings. The identified site is only part of SHLAA 135 and it is more logical to consider the whole of the SLHAA site. The promoters position is that they support GOT 6 but

consider that any allocation should be the whole of SHLAA 135, as this is the most logical position in planning terms and would include sufficient area to enable substantial landscaping and open areas to support the development and enhance the overall character and appearance of this part of the settlement. This is the most logical site of those set out at Figure 11 and is in a single ownership and able to deliver the site in the short term. There are no physical constraints to development and it is an area in which developers have already shown an interest to the landowner in the delivery of the site given its obvious location and relationship to the settlement as a whole. The site can deliver a full housing mix and tenure landscaping and open space; the landowners are working on the development of a master plan to illustrate the site development principles.

JVH 31st March 2017.