

Mr Richard Mapletoft
Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham, NG2 7YG

27th November, 2017

Dear Mr Mapletoft,

Rushcliffe Local Plan Part 2 Preferred Housing Sites Consultation: Representation by Featherstones PDD Ltd

Please find attached completed forms and supporting statements in relation to the Local Plan Part 2 Preferred Housing Sites Consultation.

Featherstones are promoting a number of sites around Rushcliffe on behalf of landowners. Different forms have therefore been completed for different client's interest and whilst some matters repeat what has been said elsewhere, each form is unique in the information and detail provided regarding particular sites.

Featherstones overarching concern is the Borough Council's approach to its housing requirements and current housing land supply shortfall. The current approach seeks to downplay the shortfall and ignores the need to plan appropriately for a contingency. Given recent experience in the Borough and having regard to National Policy and recent proposals set out by the Local Plans Experts Group and in the White Paper, this approach is not sound.

The emerging plan is also too narrow in its approach to site allocations and housing delivery. It fails to grasp the need (as now demanded by Government) to increase the range of sites, the form of development proposed and to support the growth of villages. A greater number of sites (or outlets) will help increase housing supply. Sites should also be allocated for specific purposes, in particular to meet the need for self and custom house building and the need to provide specific accommodation for the elderly. The increase in the variety of forms of new housing will help serve different market and help increase housing supply.

A more positive and proactive approach to housing supply must be embraced, taking full account of the thrust of emerging Government Policy as set out in the housing White paper.

Featherstones would welcome further discussions with the Council about these issues and the specific sites it is promoting.

Yours sincerely

John Holmes



Rushcliffe Local Plan Part 2: Land and Planning Policies – Preferred Housing Sites

Response Form

Please return by **5pm on Monday 27 November 2017** to:
 Planning Policy, Rushcliffe Borough Council
 Rushcliffe Arena, Rugby Road
 Nottingham. NG2 7YG
 Or to: 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)
Mr Hogg	Name	Featherstones PDD Ltd
C/O Agent	Address	The Elms Main street West Leake Loughborough Leicestershire LE12 5RF
Click here to enter text.	E-mail	f

Housing Development

Housing Land Supply

Question 1: Do you agree with the Council's proposal that Local Plan Part 2 should identify enough land for around 2,550 new homes?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Don't know	<input type="checkbox"/>

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

See attached Statement

(please continue on a separate sheet if necessary)

Housing Sites within the Main Urban Area

Question 2: Do you agree with the Council's proposed allocation of the Abbey Road Depot (site WB01) for the development of around 50 new homes?

Yes

No

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

In part, but it is unclear how the site could be brought forward because the Council have not identified a suitable site for the relocation of its depot service.

(please continue on a separate sheet if necessary)

Housing Sites adjacent to the Main Urban Area

Question 3: Do you agree with the Council's proposal that no sites adjacent to the main urban area of Nottingham (within Rushcliffe) should be allocated for housing development through Local Plan Part 2?

Yes

No

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

All land should be reviewed to ensure the housing requirement is met in full.

(please continue on a separate sheet if necessary)

Housing Development at the 'Key Settlements'

Bingham

Question 4: Do you agree with the Council's proposal that no sites adjacent to Bingham should be allocated for housing development through Local Plan Part 2?

Yes



No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Cotgrave

Question 5: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cotgrave for around 350 homes in total?

Yes

No



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

Cotgrave can accommodate additional development.

(please continue on a separate sheet if necessary)

Question 6: Do you support the proposed allocation for housing development of the following sites at Cotgrave:

	Yes	No
Site COT01 – Land rear of Mill Lane/The Old Park (estimated capacity around 170 homes)	✓	
Sites COT09 – Land south of Hollygate Lane (1); COT10 – Land south of Hollygate Lane (2); and COT11a – Land south of Hollygate Lane (3a) (estimated capacity around 180 homes)		✓

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

There are better, more appropriate sites elsewhere around the village.

(please continue on a separate sheet if necessary)

East Leake

Question 7: Do you agree with our proposal that only sites EL01, EL02, EL04, EL05 and EL08 (as shown at Figure 4) should be allocated for housing development at East Leake?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

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

This question is now out of date given recent appeal decision.

(please continue on a separate sheet if necessary)

Keyworth

Question 8: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Keyworth for around 580 homes in total?

Yes	
No	✓

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

Keyworth is capable of accommodating a greater number of dwellings. Please see attached Statement in support of the allocation of land at Platt Lane, Keyworth ref KEY5 and KEY6.

(please continue on a separate sheet if necessary)

Question 9: Do you support the proposed allocation for housing development of the following sites at Keyworth.

	Yes	No
Site KEY4a – Land off Nicker Hill (1) (estimated capacity around 150 homes)		✓
Site KEY8 – Land between Platt Lane and Station Road (estimated capacity around 190 homes)		
Site KEY10 – Land south of Debdale Lane (1) (estimated capacity around 190 homes)		
Site KEY13 – Hillside Farm (estimated capacity around 50 homes)		✓

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

These sites have a greater impact on the landscape and character of the area than other potential sites. Key13 is not, and has never been, a preferred site in the emerging Neighbourhood Plan and as such has limited community support.

Please see attached Statement.

(please continue on a separate sheet if necessary)

Radcliffe on Trent

Question 10: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Radcliffe on Trent for around 820 homes in total?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 11: Do you support the proposed allocation for housing development of the following sites at Radcliffe on Trent.

	Yes	No
Site RAD01 – Land north of Nottingham Road (estimated capacity around 150 homes), with employment development to the west of the powerlines that separate the site.	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD02 – Land adjacent Grooms Cottage (estimated capacity around 50 homes)	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
Site RAD03 – Land off Shelford Road (estimated capacity around 400 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD05a – Land north of Grantham Road to south of railway line (1a) (estimated capacity around 140 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD06 – 72 Main Road (estimated capacity around 5 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site RAD13 – The Paddock, Nottingham Road (estimated capacity around 75 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Ruddington

Question 12: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Ruddington for around 410 homes in total?

Yes



No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 13: Do you support the proposed allocation for housing development of the following sites at Ruddington.

	Yes	No
Site RUD01 – Land to the west of Wilford Road (south) (estimated capacity around 180 homes)	✓	
Site RUD05 – Land south of Flawforth Lane (estimated capacity around 50 homes)	✓	
Site RUD11 – Old Loughborough Road (estimated capacity around 10 self and custom-build homes)	✓	
Site RUD13 – Land opposite Mere Way (estimated capacity around 170 homes)		

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Housing Development at the 'Other Villages'

Cropwell Bishop

Question 14: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Cropwell Bishop for around 160 homes in total?

Yes



No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 15: Do you support the proposed allocation for housing development of the following sites at Cropwell Bishop.

	Yes	No
Site CBI02 – Land north of Memorial Hall(1) (estimated capacity around 90 homes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site CBI05 – Land east of Church Street (estimated capacity around 70 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

For both of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

East Bridgford

Question 16: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at East Bridgford for around 100 homes in total?

Yes

No

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 17: Do you support the proposed allocation for housing development of the following sites at East Bridgford

	Yes	No
Site EBR06 – Closes Side Lane (west) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR07 – Closes Side Lane (east) (estimated capacity around 20 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR8 – Land to the north of Butt Lane (estimated capacity around 15 homes)	<input type="checkbox"/>	<input type="checkbox"/>
Site EBR10 – Land south of Butt Lane (estimated capacity around 45 homes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

For each of the proposed housing sites, you may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Gotham

Question 18: Do you agree that Local Plan Part 2 should allocate greenfield land for housing development at Gotham for around 100 homes in total?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

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

Click here to enter text.

(please continue on a separate sheet if necessary)

Question 19: Do you support the proposed allocation for housing development of the following site at Gotham:

	Yes	No
Site GOT5a – Land east of Gypsum Way/The Orchards (1) (estimated capacity around 100 homes)	<input type="checkbox"/>	<input type="checkbox"/>

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

You may like to give your views on what development should look like, in terms of the design, mix and layout of new housing and other uses (for example, open space) on site.

Click here to enter text.

(please continue on a separate sheet if necessary)

Bunny Brickworks

Question 20: Do you support the proposed allocation of the former Bunny Brickworks (site BUN01) for a mixed development of around 100 new homes and employment development?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

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

You may like to give your views on what development should look like, in terms of

the design, mix and layout of new housing and other uses (for example, open space) on site.

It is unclear how development at Bunny Brickworks could be made to be sustainable given the sites remoteness from the village and services and facilities.

There are a wide range of more suitable and sustainable sites located on the immediate edge of other villages (some lie outside the Green Belt). Development of these site would result in a more sustainable form of development. The nature of the Bunny Brickworks site does not provide sufficient justification to depart from core sustainable development principles.

(please continue on a separate sheet if necessary)

Flintham – Former Islamic Institute

Question 21: *Do you support the proposed allocation of the former Islamic Institute at Flintham for the development of up to 95 new homes?*

Yes

No

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

It is a committed site and should not be allocated. It is relevant to note that it is wholly inconsistent of the Council to conclude that development is acceptable and sustainable at Flintham for 95 dwellings, whilst concluding that other equally or more sustainable locations are not considered suitable for development

(please continue on a separate sheet if necessary)

Other Issues

Question 22: *Please identify any matters related to housing development which are not covered here or elsewhere and which you wish to raise.*

See attached statement

(please continue on a separate sheet if necessary)

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

Or to: localdevelopment@rushcliffe.gov.uk

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Data protection: The details you submit to the Borough Council will be used in the plan making process and may be in use for the lifetime of the Local Plan and associated processes in accordance with the Data Protection Act 1998. 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. By sending the Council your details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.

FEATHERSTONES PDD - REPRESENTATIONS TO RUSHCLIFFE LOCAL PLAN PART 2 PREFERRED HOUSING SITES CONSULTATION

Statement in response to Question One:

We strongly disagree with the Council's assessment of its housing supply and more generally to its approach to delivering its housing requirement.

The Borough has a very serious housing land supply issue. It has failed to bring forward enough land in the right place, at the right time. This is due in part to the lack of delivery on almost all of the Borough's Strategic sites but also due to the significant delays in the preparation and adoption of the Local Plan Part 2.

It is essential that the Borough adopt a pragmatic approach to planning for the delivery of its minimum housing requirement together with realistic assumptions in relation to delivery on existing and proposed sites.

It is critical that the Council's assumptions about the deliverability of sites is realistic and robust. In particular, and especially given past and recent experience, the assumptions should not be, individually and collectively, overly optimistic, such that the housing shortfall is down played and future delivery issues are inevitable.

Having regard to the recommendation of the Local Plans Expert Group, the Council's assessment of five year land supply should include lapse rates. This should be applied to all sites and given the lack of specific local evidence this should be set at 10% as recommended by the Experts Group.

The Local Plans Expert Group (LPEG) Report also recommended that;

'the NPPF makes clear that local plans should be required not only to demonstrate a five year land supply but also focus on ensuring a more effective supply of developable land for medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement, as far as is consistent with the policies set out in the NPPF' (para 11.4 of the LPEG Report).

Whilst the Council has now acknowledged the need for a buffer it is considered that this is inadequate given the complexity of sites and history of under delivery. A much greater buffer is required to take account of inevitable delays and non-implementation. The realities of the housing market (as experienced in Rushcliffe) are that some allocations and permissions are not implemented and others are delayed or delivered at slower rates than what might have been reasonably assumed. A contingency for this is essential, which means the need to plan for more permissions (more land for housing) than the minimum housing requirement.

Whilst there have been, and continue to be, major delays to the delivery of most of the Borough's strategic sites, experience at Cotgrave and East Leake demonstrates that delivery on sites can be consistently high if suitable sites are brought forward. Experience at East Leake in particular has shown how new houses can be brought forward quickly, when there are significant permissions granted on different sites.

There is no reason to believe that this experience could not be replicated in other villages across the Borough, provided sufficient sites are made available. Rushcliffe is a very strong housing market area and demand is unlikely to constrain delivery rates.

Having regard to the growth of East Leake, more houses than indicated in the Preferred Housing Sites document could be accommodated in the larger villages of Keyworth and Cotgrave

The Borough Council's recognition that growth is both necessary and sustainable at East Bridgford, Cropwell Bishop and Gotham is welcomed. However, given the housing requirements, development in other villages should be identified too. The reason for the Council's approach, as set out in the Housing Site Selection Interim Report, is not sound. Other villages are also capable of accommodating development and making a meaningful and sustainable contribution to meeting the Borough's challenging housing requirements and current supply shortfall. In particular, Aslockton and Sutton Bonington which have a wide range of services and facilities, and Costock which, also has good access to services and facilities as a result of close proximity to and direct relationship with East Leake are suitable villages where additional development can be accommodated. All these villages are outside the Green Belt and have suitable sites available for development.

It is inconsistent to conclude that development on land at Bunny Brickworks, Bunny and the former Islamic Institute at Flintham (for 100 and 95 houses respectively) is sustainable, whilst development in villages with a better range of services and facilities on sites better related to those villages and those services and facilities, is not sustainable. Both sites are remote from the village centres, in settlements with limited access to services and facilities. The fact that these isolated sites have been previously used does not in itself justify the allocation of these sites before, or instead of, better located, more sustainable, green field sites.

When allocating sites the Council should maximise housing supply via the widest possible range of sites, location and by size of site. A greater range of sites, by type and size, will improve the rate of delivery of new homes. Increasing sales outlets will increase overall delivery of housing. In general increasing the number of sales outlets available means increasing the number of housing sites. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand.

This approach is also advocated in the Housing White Paper. The White Paper, 'Fixing Our Broken Housing Market' presents a range of measures to increase delivery and ensure housing requirements are met. A Key emphasis of the White Paper is to encourage development in villages and to support the development of small and medium sized sites. Under the Heading 'Supporting small and medium sized sites, and thriving rural communities' it states that changes are proposed to the NPPF to:

'Expect local planning authorities to identify opportunities for villages to thrive, especially where this would support services...'

As well as recognising the importance of development within villages to support local communities and contribute to housing delivery, the White Paper seeks to encourage greater variety in the form of housing local planning authorities plan for. In particular it emphasises the need to plan for more self and custom build housing and for specific sites to meet the needs of an ageing population.

The Local Plan Part 2 should respond positively to these requirements, both in terms of allocations within smaller villages, but also specific allocations for custom build schemes and retirement housing. Suitable sites are being promoted specifically for this purpose. The Borough Council should adopt a positive and innovative policy approach (as sought by Government) rather than ignoring these issues. As the White Paper recognises, an increase in the choice of sites, both in terms of size and locationally, together with policies and allocations which encourage different forms of housing, will greatly assist with improving the rate of delivery of new homes. These are important measures, made essential in Rushcliffe as a result of its supply issues

RUSHCLIFFE LOCAL PLAN PART 2: PREFERRED HOUSING SITES CONSULTATION

REPRESENTATIONS ON BEHALF OF MR HOGG

Question 8 and 9

- 1.0 The approach to the identification and proposed allocation of sites in Keyworth is flawed; both in terms of the rationale for limiting the amount of development that can take place in the village and the assessment of sites.
- 1.2 The Housing Sites Selection Interim Report states that the key constraint on development in Keyworth is an indication from the Education Authority that the schools cannot accommodate more growth. However the evidence for this position is extremely limited. Furthermore the position of the Education Authority regarding capacity has been brought into question at a recent appeal decision for land off Rempstone Road, East Leake. Within this context it is considered that there is insufficient evidence to limit the amount of new development in Keyworth to 580 dwellings. Keyworth is a highly sustainable location for growth which is capable of accommodating greater levels of new development. Similar sized settlements are proposed to accommodate greater levels of growth with both East Leake and Bingham accommodating over 1000 dwellings and Radcliffe 850 dwellings.
- 1.3 It is important that the site selection process follows, not only work undertaken by the Borough Council, but also the work undertaken in the preparation of the Neighbourhood Plan. Whilst that Plan does not propose to allocate sufficient sites, its evidence base and community feedback should inform decisions. In particular site KEY13 has at no point been identified as a suitable site for development.
- 1.4 Site KEY13 should not be allocated for development. Indeed given the proximity of the site to the Keyworth sewage treatment works it is consistent that development on the site is unlikely to be appropriate due to the inevitable impact as a result of odour.
- 1.5 Land east of Platt Lane (KEY5 and KEY6) is a suitable and sustainable location for development and its allocation would be considered with the work which has been undertaken to inform the preparation of the Neighbourhood Plan. The Site was a preferred site in all early versions of the Neighbourhood Plan.

Retirement Housing

- 1.6 The Platt Lane site has been promoted specifically for high quality retirement living to serve the needs of the area's ageing population.
- 1.7 The preferred Housing Sites document has no regard to this form of development and is wholly at odds with the Government's aspirations to broaden the supply of housing and to specifically address the needs of the elderly. The lack of good quality homes specifically to address the needs of an ageing population is one of the key issues facing Keyworth, and this is identified in the emerging Neighbourhood Plan. The sites identified would however fail to appropriately address this issue. The proposal (in the emerging Neighbourhood Plan) that some retirement accommodation could be provided as part of the development of sites north of Bunny Lane and Platt Lane (west) is not deliverable. These sites are being promoted by National Housebuilders (Bloor Homes and Miller Homes respectively) for general market housing with neither supporting the inclusion of retirement accommodation.

Further, as a small part of a large Site, such a form of development would not provide the scale or quality of accommodation that a bespoke site specific allocation could deliver.

- 1.8 The Platt Lane site provides the opportunity to design a comprehensive scheme dedicated to meeting the needs for retirement living and therefore presents an opportunity for a high quality scheme with a range of accommodation, green space and communal facilities. Such an approach can ensure that a real sense of community can be created through the provision of dedicated on-site support and community activities. The coordination of community engagement, activities and welfare will also help to ensure that the on-site community is linked to and integrated with existing groups and activities within Keyworth. Such dedicated services and community coordination will ensure that new occupiers are not isolated from their neighbours and the wider community, which can often happen when people move into standard new housing estates, even if those contain a proportion of dwellings restricted to the over 55's.
- 1.9 A detailed 'Emerging Thoughts' Masterplan document has been prepared to illustrate how the site could be developed. The document has previously been submitted to the Council but can be supplied again if necessary. The Masterplan is attached here at Appendix One for ease of reference.
- 1.10 It is considered that the site is a suitable location for the growth of the village and a mixed use scheme is considered important to facilitate the delivery of the scheme as a whole and contribute positively to the growth of the village. In particular the improvements required to Platt Lane, the site access arrangement and the landscaping of the site are most appropriately delivered through a comprehensive scheme rather than a small employment scheme, alone.
- 1.11 The site can make a meaningful contribution to the housing needs of the area in a suitable and sensitive way. This could include a specific allocation for retirement living. Depending on the approach to the site and the mix of housing and employment, the site has the capacity for between 80 -130 dwellings. A specific allocation for retirement living would differentiate the site from others being promoted in the village. It would directly address the aspirations of Government (as recently reinforced in the Housing White paper) to broaden the type and form of housing and to specifically address the needs of the ageing population. A specific allocation would be supported by the landowners.
- 1.12 There has been some strong support locally for this form of housing on the site. There has also been some concerns raised about the suitability of the site for retirement living including in the Housing Sites Selection Interim Report. Key considerations are set out below under a series of headings, dealing with accessibility, transport, Green Belt and landscape and residential amenity. Where necessary reference is made to supporting plans and documents.

Accessibility

- 1.13 It is undeniable that land at Nicker Hill and Platt Lane are further from the local centres than other areas for development on the edge of Keyworth – for example land off Bunny Lane. This factor must be weighed in the balance. However the key consideration is whether the distance involved is so great as to make the sites unacceptable when compared to alternatives. Keyworth is different from other villages in the area because it benefits from two local centres. The Platt Lane site is within appropriate walking distance of both. The distances involved are not unacceptable having regard to recognised guidance, and are not so great as to make the site unsustainable. The recent approval of land at Rempstone Road, East Leake, at appeal, demonstrates that slightly greater walking distance from a site to a local centre is not an impediment to sustainable development. The appeal Inspector concluded that the Rempstone Road, East Leake site would be 1.25km (walking distance) from the village centre, with most of the site around 1.5km. This compares to the Platt Lane site which would be about 1km to the Wolds Drive centre and 1.25km to The Square.
- 1.14 In terms of access to bus services, it is clear that the Platt Lane site is in an accessible location, and indeed comparable to land off Bunny Lane. The service runs along Wolds Drive, Stanton Lane and Station Road, and stops at the end of Platt Lane.

- 1.15 In relation to retirement living the Platt Lane site is extremely well-located and the distance to the local centre is not detrimental. There are many factors which influence the suitability of the site for high quality retirement living, in particular the quality of the environment that can be created on the site, its outlook and amenity values. The contemporary retirement living concept has come a long way from the inward looking, dour, traditional old people's homes. The concept includes for on-site facilities, extensive care and comprehensive management which would include provision of travel services, so that the mobility needs of all residents are catered for. Indeed many contemporary retirement living providers prefer semi-rural locations which can provide high quality living environment and immediate proximity to shops and services is not necessary. A helpful example is close by at Lark Hill on the edge of Clifton, which although a different scale to what might be delivered at Platt Lane, does not suffer because of its distance from the services and facilities in the centre of Clifton.

Other Sustainable Development Considerations

- 1.16 Importantly, in weighing the different sustainable development considerations, the Platt Lane site scores very well (compared to other locations) in terms of transport issues, Green Belt consideration, landscape impact and issues relating to the outlook, privacy and amenity of existing residents.

Transport

- 1.17 In terms of transport matters, detailed transport assessment work has been undertaken to assess the suitability of the Platt Lane site. This work includes a cumulative assessment considering the effects of other development locations. The work demonstrates that the majority of traffic from new development, wherever in the village it is located, will travel north out of the village onto the A606.
- 1.18 In this regard traffic from the Platt Lane site will have very little impact on roads and junctions within the village, whereas development from other locations will have a significantly greater impact because traffic will have to pass through the centre of the village. These findings accord with the general appraisal work undertaken by Progress 10 as part of the Neighbourhood Plan process, which concluded that *"sites which distribute the majority of their traffic away from the village centre should be preferred as they will minimise impact on the village"*.
- 1.19 The transport work also demonstrates that development of the Platt Lane site can bring about improvements to Platt Lane, reducing traffic speeds and improving conditions for pedestrians and visitors to the Sports ground. It demonstrates that safe and convenient crossing facilities can be provided which can appropriately connect the area and allow people to travel between the proposed new overspill parking and the Sports ground.
- 1.20 A concept design for improvements to Platt Lane have been prepared and is attached for consideration (see Appendix Two). It demonstrates what might be achieved, and the benefits the development of the site would bring in terms of car parking, traffic movement, and pedestrian facilities and safety. The factors appear to have been recognised and set out as requirements in the Neighbourhood Plan Submission Version proposals map, but it is now unclear which scheme will be required to deliver these improvements.

Green Belt and Landscape

- 1.21 Other evidence base work undertaken to inform the Neighbourhood Plan is highly relevant. This includes the Green Belt Review which concludes that Area C (where the Platt Lane (East) site is located) is the least sensitive Green Belt location compared to other directions of growth around the village. Similarly the Landscape Analysis work undertaken helps to reinforce the suitability of the Platt Lane site compared to others.

Amenity of Existing Residents

- 1.22 A further issue which should weigh in the balance of decision making is the effect on the amenity and outlook of existing residents. The Platt Lane site has clear advantages to all other sites in this regard. By contrast, for example, development of land to the south of Bunny Lane, given the topography of the area and the form and outlook from existing housing, would have a major impact on existing residents of Brook View Drive and Roseland Close.

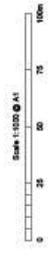
Conclusion

- 1.23 Having regard to all of these factors it is considered that land east of Platt lane should be allocated for development in the Local Plan Part 2. This should be instead of or additional to, the sites currently identified (in particular site KEY13 which has a range of site specific impacts and constraints).
- 1.24 Keyworth as a whole should however accommodate a greater level of new housing than currently proposed to reflect its size and range of services and facilities and in accordance with the approach adopted elsewhere.

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KEY:

-  Application Boundary: 6.97Ha
-  Proposed Residential Development Area
Site area: 5.55Ha
- Final community building with care home, management and caretaker facilities and potentially including village store, cafe, restaurant, hair salon, physiotherapy facilities
- Assisted living units
- Retirement cottages
-  Proposed B1 Employment Area
-  Overflow Car Parking Area for Adjacent Sports Ground
-  Indicative Drainage Pond
-  Proposed Public Open Space (including trim trails, footpaths and biodiversity enhancement)
-  Proposed Buffer Planting to Soften Developments Edge
-  Proposed Tree Planting
-  Existing Public Rights of Way
-  Main Proposed Access off Platt Lane Incorporating Pedestrian Crossing Facilities
-  Highway Improvements and Landscape Works to Create 'Gateway into the Village'



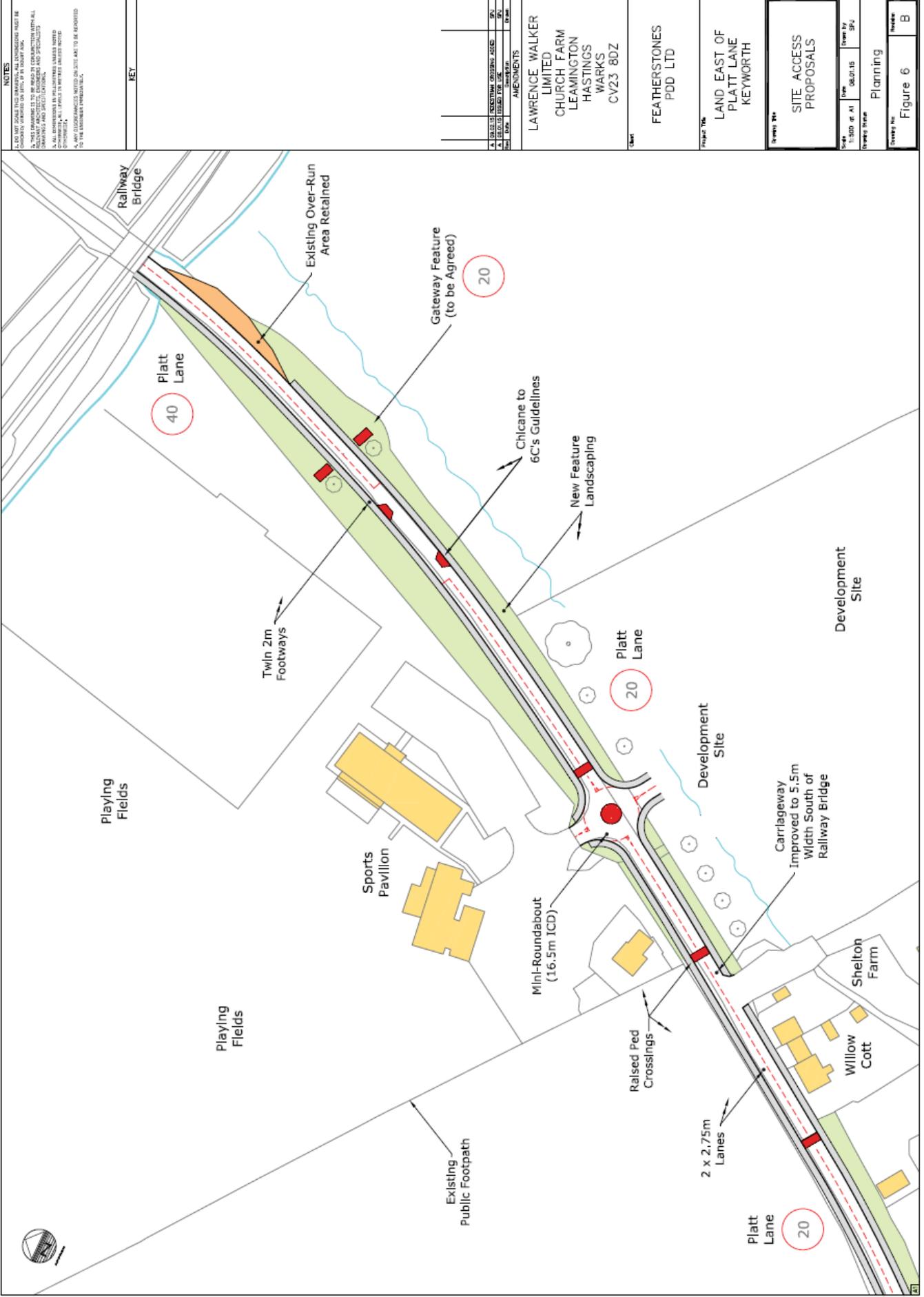
pcor

PCOR Environment and Design Ltd
 100, The Quadrant, Bournemouth, Dorset, BH1 1AB
 T: 01202 510000
 E: info@pcor.co.uk
 W: www.pcor.co.uk

Scale 1:1000 @ A1
 January 2016
X616-L-03 - B

ILLUSTRATIVE MASTERPLAN

Featherstones PDD Ltd
 Platt Lane
 Keyworth



NOTES

1. ALL NEW DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY APPLICABLE DRAINAGE DESIGN SPECIFICATION (DSD) AND THE DRAINAGE DESIGN SPECIFICATION (DSD) FOR THE DEVELOPMENT.

2. ALL DIMENSIONS IN WALLS AND OTHER STRUCTURES SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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KEY

Symbol	Description
(Red dashed line)	Proposed Access
(Green area)	Proposed Landscaping
(Blue area)	Proposed Footways
(Red circle)	Speed Limit

AMENDMENTS

No.	Date	Description	By	Check
1	10/11/17	Initial Design	AW	AW
2	15/11/17	Revised Design	AW	AW
3	20/11/17	Final Design	AW	AW

LAWRENCE WALKER LIMITED
 CHURCH FARM
 LEAMINGTON
 HASTINGS
 WARKS
 CV23 8DZ

FEATHERSTONES PDD LTD

LAND EAST OF PLATT LANE KEYWORTH

SITE ACCESS PROPOSALS

Drawn by: AW
 Date: 10/11/17
 Scale: 1:500
 Project No: PDD/0115

Checked by: AW
 Date: 15/11/17
 Scale: 1:500
 Project No: PDD/0115

Drawn by: AW
 Date: 10/11/17
 Scale: 1:500
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