



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

Response Form

Hallam Land Management Ltd
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Please return by **5pm on Thursday 24 March 2016** to:
Planning Policy, Rushcliffe Borough Council
Civic Centre, Pavilion Road
Nottingham. NG2 5FE
Or to: localdevelopment@rushcliffe.gov.uk

Your Details		Agent details (where applicable)
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	E-mail	

Housing Development

Housing development at ‘other villages’

Question 12: Do you agree that the LAPP should not allocate any land for housing development at ‘other villages’ across the Borough?

No

Please provide any comments in support of your response. If you answered NO, please could you identify which site(s) should be allocated for housing development.

We object to an approach that fails to allocate any land for housing development at ‘other villages’ across the Borough.

Core Strategy Policy 3 (Spatial Strategy) sets out housing provision over the plan period and that sustainable development will be achieved through a strategy that supports a policy of urban concentration with regeneration. The settlement hierarchy to accommodate this consists of:

- The main built area of Nottingham;
- Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe-on-Trent and Ruddington;
- RAF Newton; and,
- Other settlements solely to meet local housing needs.

Core Strategy Policy 3 also sets out the quantum of new homes to be provided as a **minimum** (my emphasis) of 13,150 between 2011 and 2028, with approximately 7,650 homes in or adjoining the main built up area of Nottingham (within Rushcliffe) and approximately 5,500 homes beyond the main built up areas of Nottingham (within Rushcliffe), including: North of Bingham (around 1,000 homes); Former RAF Newton (around 550 homes); Former Cotgrave Colliery (around 470 homes); in or adjoining East Leake (a minimum of 400 homes); in or adjoining Keyworth (a minimum of 450 homes); in or adjoining Radcliffe on Trent (a minimum of 400 homes); in or adjoining Ruddington (a minimum of 250 homes); and in other villages solely to meet local housing needs. Furthermore, the policy predicts the delivery pattern of new homes over the plan period. Policy 3 also indicates that the following strategic sites have the status of allocations and expected to begin to delivering housing by 2015: Sustainable Urban Extension (SUE) on land off Melton Road, Edwalton; SUE to the south of Clifton; North of Bingham; Former RAF Newton; Former Cotgrave Colliery; and SUE to the east of Gamston/north of Tollerton.

When considering the recent appeal decision at Aslockton allowing a development of up to 75 dwellings (ref: APP/P3040/A/14/2227522), the Inspector concluded at paragraph 80 of her report that *'it is apparent that Core Strategy Policy 3 includes an allowance of around 1,980 dwellings to be built in other villages solely to meet local housing needs'* and that there is *'a clear intent for some development to be undertaken in other villages within the Plan period'*. It was also agreed with the Council that there is no definition in the Core Strategy or other adopted policy documents of the terms 'local need' or 'small scale'.

Furthermore, the Council cannot currently demonstrate a five year supply of housing land and there are concerns that the Borough's Objectively Assessed Housing Need (OAHN) may not be met over the plan period contrary to NPPF requirements. The Inspector shared these concerns at paragraphs 34 and 49 of her report, stating there is a reliance on the SUEs and other strategic allocations within the housing land supply and that the anticipated delivery of development on most of the Strategic Sites has slipped significantly from the position presented to the Local Plan Inspector and included within the Core Strategy. In this regard the Inspector concluded at paragraph 52 that *'...some of the figures included within the supply by the Council are likely to be overly optimistic given the difficulties associated with bringing some of the Strategic Sites forward for development'* and that the *'...current supply is a best case scenario and may well be further reduced and require adjustment through the release of other sites identified in the SHLAA'*.

This is a situation that has not improved over the subsequent 6 months following on from the appeal. Notwithstanding development at Cotgrave Colliery, there has been no reserved-matters/full planning application(s) submitted for the site at Bingham,

the outline application at Clifton remains undetermined, negotiations remain ongoing concerning infrastructure requirements at RAF Newton, there remains no application at the Gamston/Tollerton site and although infrastructure works have commenced at Edwalton, it is highly unlikely that the 100 completions by April 2017 referenced in the Council's 5 Year Housing Supply Interim Update (September 2015) presented at the appeal will be realised as construction is yet to commence in this regard.

On this basis, more deliverable sites are required within the Borough to ensure choice and competition in the market and that the plan is positively prepared such that the Council can seek to meet their OAHN as required by paragraphs 14, 17, 47 and 182 of the NPPF. Furthermore, it is clear that a component of the Borough's housing requirement should be directed towards 'other villages' as concluded by the appeal Inspector, enabling sustainable development in such locations that will contribute to the Borough's housing supply. The plan should therefore allocate additional sites in this regard as advocated by the appeal Inspector (paragraph 52), particularly in the larger villages which are inherently more sustainable and able to accommodate associated services and facilities.

Our client is currently promoting the attached site at Whatton-in-the-Vale. Although part of the site is identified to fall within Flood Zone 3, there is potential for delivering up to 125 dwellings. Note that the site has not previously been submitted for SHLAA assessment.

Whatton is contiguous with the village of Aslockton and to all practical purposes the two villages function as one settlement, an approach confirmed as part of their combined consideration in The Greater Nottingham Sustainable Locations for Growth Study (2010). Local facilities include a post office, village shop, primary school, public house, train station and recreation ground. There are several employment locations within the settlement and significant employment at HMP Whatton which lies less than 500m from the appeal site. The nearby town of Bingham is also host to a range of community facilities including a secondary school, leisure centre, dental surgery, banks, restaurants, public houses, library, veterinary centre and numerous retail outlets, and a large range of employment opportunities.

The site itself forms an undeveloped parcel adjoining the settlement's existing built form and development of the site would represent a logical extension. The site is not located within Whatton's conservation area, nor does it contain any listed buildings. The Greater Nottingham Accessible Settlements Study (2010) sets out that Whatton and Aslockton are the most accessible settlements in the Rural East Housing Market Area whilst The Greater Nottingham Sustainable Locations for Growth Study (2010) considers the settlement 'sustainable in transport terms for bus, cycle and rail travel' as being one of the benefits of growth in the settlement and that it was part of the Nottingham – Aslockton corridor with opportunities to concentrate growth and share infrastructure. As noted above, the settlement provides a range of services and facilities for residents' day to day needs, with the site located in relatively central position such that it is close to the village centre. The site is therefore well placed to encourage more sustainable patterns of travel and reduced reliance on the private car, consistent with the sustainable principles set out in the NPPF. The sustainability credentials of the settlement were also considered as part of the appeal and the Inspector concluded in her report that the location is indeed sustainable and an appropriate location for development (paragraph 86).

Development of this site for residential purposes will significantly assist with housing delivery in a sustainable and logical extension to the built settlement, maintaining

viability of the settlement's services and facilities and providing opportunities to travel by foot, cycle, bus or train. The site has no major constraints, is available and deliverable within 5 years.

(please continue on a separate sheet if necessary)

Signed:	D.Abbott	Date:	24/03/16
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Please note that your comments can be directly entered through the Borough Council's online consultation system: <http://rushcliffe-consult.objective.co.uk/portal>

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.

Plan 1

