

Please Reply to: Derby

Our Ref: JES/CSL/C9795

Your Ref: N/A

Date: 22nd March 2016

Jackson 988256
agent DPDS
988705



Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE.

By Email and Post

Dear Sir/Madam

Without Prejudice - Rushcliffe Local Plan Part 2: Land and Planning Policies – Issues and Options January 2016 and Green Belt Review Part 2(b) January 2016 Consultation

I write in response to your invitation to respond to the Rushcliffe Local Plan Part 2 Issues and Options document and the Green Belt Review Part 2(b) consultation, both of which were published in January 2016.

I am instructed to respond to this consultation by my client, Simon Jackson, who controls a parcel of land of agricultural land measuring 0.7 hectares to the south of Moor Lane, Gotham; a village that is inset from the Green Belt as stated in Policy 4 of the adopted Local Plan Part 1: Core Strategy. A Site Location Plan (Drawing No. C9795.14.001) is attached – **Appendix 1**.

The site is well related to existing development and the public highway within the village and lies within walking distance of the services, facilities and public transport links situated within Gotham. For your information the site was submitted for consideration in February 2015 for the next Strategic Housing Availability Assessment (SHLAA) – **Appendix 2**.

Information provided within this SHLAA submission demonstrates that the proposal is not constrained by any ownership or economic viability issues. The site is controlled by a developer who is actively seeking to promote development within the next 5 years. The single current planning policy constraint to this site is its designation as Green Belt. Subject to the removal of this policy constraint, it is submitted that this site is deliverable within the next 5 years for up to 15 dwellings.

I wish to state that for the reasons set out within this letter, this site to the south of Moor Lane, Gotham should be included as an allocation within Part 2 of the Local Plan and be inset from the Green Belt within the settlement boundary of Gotham.

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Simon Jackson

These representations respond to specific questions raised by the consultation document. The specific questions are provided under headings below.

Local Plan Part 2: Issues and Option Question 12 Do you agree that the LAPP should not allocate any land for housing development at 'other villages' across the Borough?

My client disagrees with the current option presented within Local Plan Part 2 that no land for housing development is allocated within Gotham, which is classified as an 'other village' within the settlement hierarchy set out within Policy 3 of the adopted Local Plan Part 1: Core Strategy.

The NPPF states that when preparing local plans, local authorities should **"boost significantly the supply of housing"**, use their evidence base to meet the **"full objectively assessed needs for market and affordable housing"**, and **"identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements"** (Paragraph 47)

Paragraphs 182 and 157 of the NPPF also engender the principles of planning **"positively"** to meet these **"objectively assessed"** needs for development along with ensuring that the Local Plans which deliver a response to such needs are **"positively prepared"**, **"justified"**, **"effective"** and **"consistent with national policy"**.

Policy 3 of the Local Plan 1: Core Strategy sets out the spatial strategy to development within Rushcliffe. The policy states that a minimum of 13,150 new homes will be provided within the Borough between 2011 and 2028.

It goes on to state that 7,650 homes will be concentrated adjacent to the main built up area of Nottingham within 3 Strategic Urban Extensions (SUE's) with a further 5,500 being located beyond the main built up areas. These dwellings are allocated to a further 3 SUE's, on land and in or adjoining 'Key Settlements', identified as being the most sustainable areas for further development due to a range of factors including the capacity of existing or planned services, facilities and job opportunities.

The spatial strategy set out in Policy 3 results in a total of 1,980 homes needing to be allocated outside of these SUE's and Key Settlements, solely to meet local needs. (DPDS Emphasis)

In a recent appeal decision at Abbey Lane, Aslockton (Appeal Ref: APP/P3040/A/14/2227522) which was allowed on 15th December 2015, the Inspector considered that:

"It is apparent from the evidence before me, 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." (Paragraph 34)

The only SUE which is currently progressing is the former Cotgrave Colliery site for 470 houses. The Inspector identified an over-reliance by Rushcliffe Borough Council on the delivery of these strategic sites, stating that:

Cont/d...

Simon Jackson

“It is apparent from the evidence before me, both in the Local Plan Inspector’s Report and in the Core Strategy, that significant reliance is placed on the SUEs and the other strategic allocations within the housing land supply.” (Paragraph 49)

The ‘over reliance’ of Rushcliffe Borough Council on the 6 SUE’s delivering housing within the next 5 years coupled with the fact that only the former Cotgrave Colliery site is progressing as planned, results in Rushcliffe Borough Council having a significant shortfall in their 5 year supply of housing land.

Given the need to make up this shortfall it is considered that sites of an appropriate scale in sustainable locations should be considered for allocation with Part 2 of the Local Plan, to ensure that a robust 5 year housing land supply can be achieved and that the plan can be found ‘sound’ at the examination stage.

An article in the March Issue of Gotham News reported the results of a recent housing survey undertaken by Gotham Parish Council, and highlighted a need for new housing within the village – **Appendix 3**. Of the 168 people surveyed, it was reported that ‘75% think there is a need’ for housing within the village. It is therefore considered that this site can meet local needs in line with Policy 3 of the Local Plan Part 1: Core Strategy.

The site is situated within walking distance of Gotham village centre, which is home to a number of key services and facilities including a convenience store, a primary school, a hairdressers and a collection of public houses. Gotham also benefits from a regular bus service which connects the village with Loughborough, East Leake, and Nottingham City Centre.

The site lies adjacent to existing development to the north west (14 dwellings at Manor Farm) and to the east (properties adjacent to Moor Lane). The site also benefits from a strong established southern border which provides an opportunity to ‘round off’ development without encroaching into the open countryside.

Local Plan Part 2: Issues and Option Question 18 Do you support the alterations recommended by the draft Rushcliffe Green Belt Review Part 2(b) to the Green Belt inset boundaries at Gotham?

My client does not agree with the proposed inset boundary for Gotham and considered that the site south of Moor Lane should be included within the settlement boundary for the following reasons.

Paragraph 80 of the NPPF states that the Green Belt should serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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Paragraph 84 of the NPPF states that:

“When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channeling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.”

Paragraph 85 of the NPPF provides guidance for local authorities for defining boundaries. It states that local authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

The site lies within the context of existing development and is not located between two settlements. Therefore, this area of Green Belt does not serve the purpose of ‘checking the unrestricted sprawl of large built-up areas’.

The site is not located between two neighbouring towns. Therefore this area of green belt does not serve the purpose of ‘preventing neighbouring towns merging into one another’.

The site is well connected to the existing built form. The Manor Farm development for 14 dwellings lies adjacent to the site on the north west boundary, whilst a line of properties located on Moor Lane are situated to the east. The site benefits from a strong boundary treatment to the south, with further natural vegetation located between the site and Leake Road to the west. Based on its immediate context and relatively small scale, it is not considered that this area of Green Belt serves the function to ‘assist in safeguarding the countryside from encroachment’.

As stated within the SHLAA submission in February 2015, there are no heritage designations directly associated with this site. It is therefore not considered that this area of Green Belt does not serve the purpose to ‘preserve the setting and special character of historic towns’.

The site is located on greenfield land. It is acknowledged therefore that this area of Green Belt cannot assist in urban regeneration by encouraging the use of brownfield land.

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It is considered that this area of Green Belt does not serve any of the purposes that it should do, as set out within the NPPF. Given the small nature of the site, its proximity to the built form and its strong boundary features, together with the important role it can play in meeting the identified local needs, this site should be included within the settlement boundary of Gotham and excluded from the Green Belt.

Summary

My client controls a parcel of land to the south of Moor Lane, Gotham measuring 0.7 hectares and is actively seeking to promote this site for housing development of up to 15 units, which can be delivered within the next 5 years.

The majority of the Strategic Urban Extension housing allocations set out within the spatial strategy (Policy 3) of the Local Plan Part 1: Core Strategy have been found to be 'slipping' by an Inspector at a recent appeal decision in December 2015.

This site is not subject to any ownership, viability or technical constraints.

A recent news article published in the March edition of Gotham News reported that a housing survey undertaken by the Parish Council revealed that there is significant support (75% of respondents) for housing within the village.

It is considered that the site should be allocated within the Local Plan Part 2 to address this local need and support the local authority in demonstrating a 5 year supply of deliverable housing land.

The site is situated within the Green Belt and has not been included within the proposed inset boundary for Gotham village. However an assessment of this area of the site against the five purposes that Green Belt should serve (paragraph 80 of the NPPF) has revealed that this area does not perform well against this criteria.

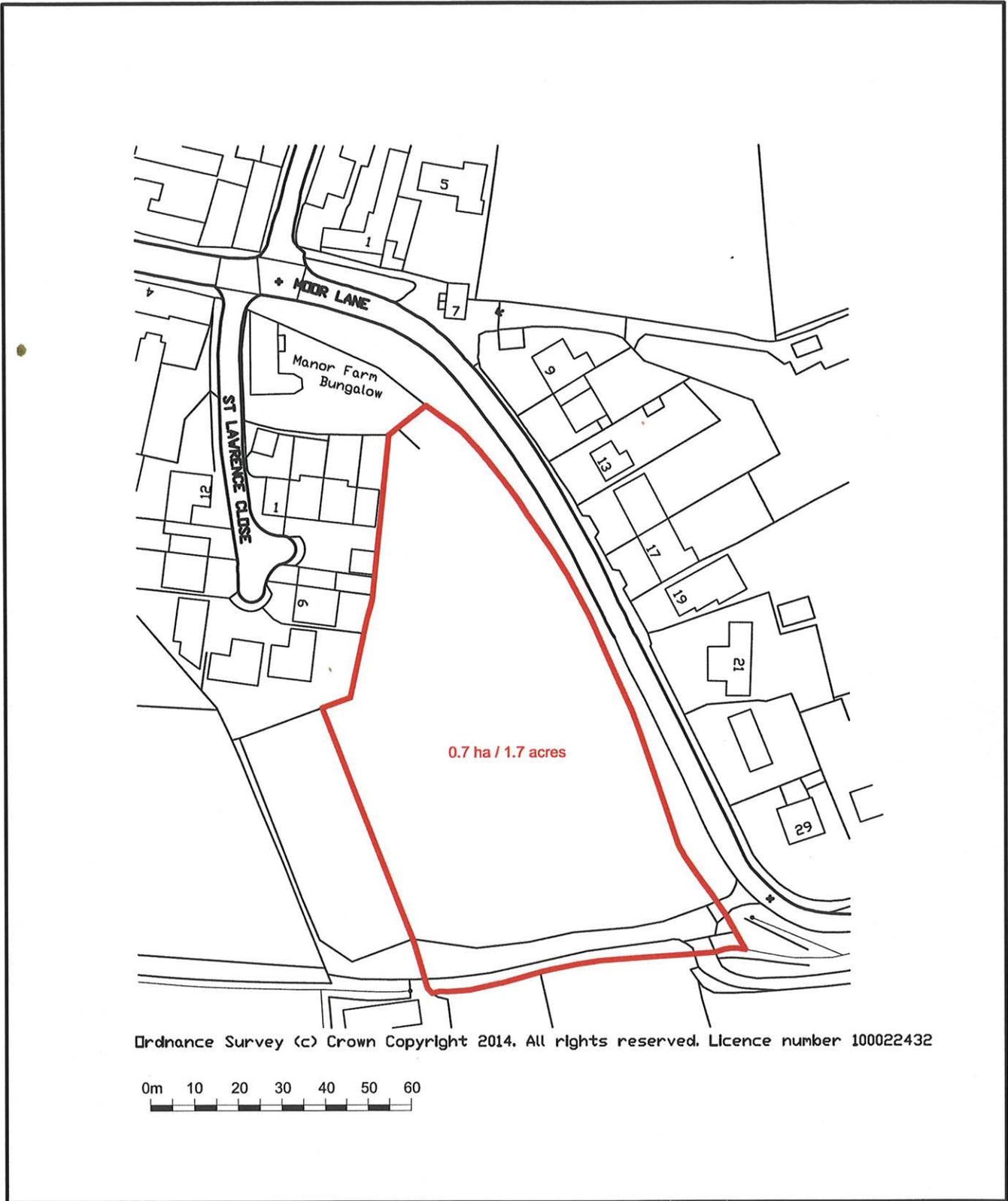
Due to the context of the site and its relationship with Gotham village and adjacent existing development, its performance against Green Belt purpose criteria and the positive contribution development can make towards the local housing need and the 5 year housing supply, my client requests that this site is allocated for housing development within Local Plan Part 2.

Yours Sincerely

Christopher Lindley
Director
DPDS Consulting Ltd
clindley@dpds.co.uk

cc: Simon.Jackson@jacksonpl.co.uk

Enc: Consultation form & Appendix 1, 2 and 3



Client S T Projects
 Project C9795 Moor Land, Gotham
 Drawing Title Site Location Plan
 Drawing No C9795.14.001 Rev -

W:\DERBY\C9795 MOOR LAND, GOTHAM - SIMON JACKSON\PLANS\C9795.14.001_JD SITE LOCATION PLAN (06.02.15)

Scale: 1:1250 @ A4

Date: 06.02.15

Drawn By: JD

Issuing Office: Swindon

Checked By: CL

- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONTRACT

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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

For the Nottingham Core Housing Market Area and Hucknall

The authorities that make up the Nottingham Core Housing Market Area (Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe) and the Hucknall part of Ashfield District are currently undertaking a Strategic Housing Land Availability Assessment (SHLAA) for this area. We are currently identifying sites to be considered for their suitability for housing over the period to 2026. If you would like a site to be considered for development, please complete this form. Use a separate form for each site and complete the form to the best of your knowledge.

- Please note that sites submitted to the SHLAA process will be openly available to the public and the information submitted will NOT be treated as confidential.
- All sites submitted will undergo a site assessment visit and submission of this form will be regarded as permission to carry out such a visit unless specifically otherwise stated by the party submitting the site.
- Please complete as much information as possible, the authorities will test all information submitted, and where information is missing make their own assessments on information available to them.

PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

LANDOWNER'S DETAILS:

Name:..... Title:.....

Address.....

Tel No..... Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:..... Title:.....

Address.....

Tel No..... Email:.....

1. Site Information (Please include a plan showing the exact site location and boundary)

a) Site address						
b) OS Grid reference						
c) Site area (Hectares)						
d) Authority that the site falls within. (Please Tick)	Ashfield		Erewash		Nottingham City	
	Broxtowe		Gedling		Rushcliffe	

2. Timescale. When do you consider the site will be available for development?

Within 5 Years	Within 5-10 Years	Within 10-15 years	Beyond 15 years or unknown

3. Site Description (Please give as much detail as possible)

a) What is the site's current use?	
b) What was the site's previous use?	
c) Is there any existing development on the site? If yes, please give details.	
d) What is the proposed use for the site (i.e. is it purely residential)?	
e) Is the site currently tenanted or leased? If yes, please give details.	
f) Does the site have any past or current planning applications covering it? If yes, please give details, including application numbers if possible.	

4. Economic Viability of the Site

a) Is a developer willing to invest in the site? If yes, please give details.	
b) Has a developer already invested in the site? If yes, please give details.	
c) How many dwellings is the developer hoping to develop?	

5. Known Constraints (Please give as much detail as possible)

a) Nature conservation issues (i.e. SINC sites, SSSI, Tree Preservation Orders etc)?	
b) Are you aware if there are any site contamination issues? If yes, please give details.	
c) Land ownership constraints and/or ransom strips?	
d) Is the site protected by policy for uses other than residential? If yes, please give details.	

e) Does the site have any “bad” neighbouring uses (e.g heavy industry, motorways) ? If yes, please give details.	
f) Is the site in a Conservation Area? If yes, please give details.	
g) Does the site affect the setting of any listed buildings? If yes, please give details.	
h) Is there any flood risk on site (including surface water flooding)? If yes, please give details.	
i) Does the site have any topographical constraints (e.g. severe level changes)? If yes, please give details.	
k) Other known constraints?	

6. Site Accessibility

a) Does the site have access to an adopted highway? If yes, please give details.	
b) Is the settlement served by public transport? If yes, please give details.	
d) Does the site have access to utility services? (e.g. gas, electricity, water, sewerage) If yes, please give details.	
d) Are you aware of any restrictive covenants within or adjacent to the site? If yes, please give details.	

7. Please provide details of **all** the owners of the site.

8. Additional information (e.g. photos, plans or text; these may be attached separately and listed here)

PLEASE RETURN THIS FORM, INCLUDING A SITE PLAN TO THE RELEVANT LOCAL AUTHORITY, AS LISTED BELOW:

The form may be submitted by post, fax or e-mail

Ashfield District Council

Address: Lisa Bell, Planning Policy and Projects Section, Ashfield District Council, Council Offices, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA. **Telephone:** 01623 457382

Email: l.bell@ashfield-dc.gov.uk

Broxtowe Borough Council

Address: David Lawson, Planning Policy, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB. **Telephone:** 0115 917 3452

Email: dave.lawson@broxtowe.gov.uk

Erewash Borough Council

Address: Adam Reddish, Planning Policy and Development Team, Erewash Borough Council, Town Hall, Long Eaton, Derbyshire, NG10 1HU. **Telephone:** 0845 9072244 ext. 3154

E-mail: adam.reddish@erewash.gov.uk

Gedling Borough Council

Address: Alison Gibson, Planning Policy, Strategy and Performance, Gedling Borough Council, Civic Centre, Arnot Hill Park, Nottingham Road, Arnold, NG5 6LU. **Telephone:** 0115 9013733

Email: alison.gibson@gedling.gov.uk

Nottingham City Council

Address: David Berry, Planning Policy and Information Team, Environment and Regeneration, Nottingham City Council, Exchange Building North, Smithy Row, Nottingham, NG1 2BS. **Telephone:** 0115 9155484

E-mail: david.berry@nottinghamcity.gov.uk

Rushcliffe Borough Council

Address: Phillip Marshall, Planning Policy, Rushcliffe Borough Council, Civic Centre, Pavilion Road, West Bridgford, Nottingham, NG2 5FE. **Telephone:** 0115 914 8568

Email: pmarshall@rushcliffe.gov.uk

Rushcliffe Local Plan Part 2 - Issues and Options

This document was issued by Rushcliffe Borough Council and consultation runs until March 24th.

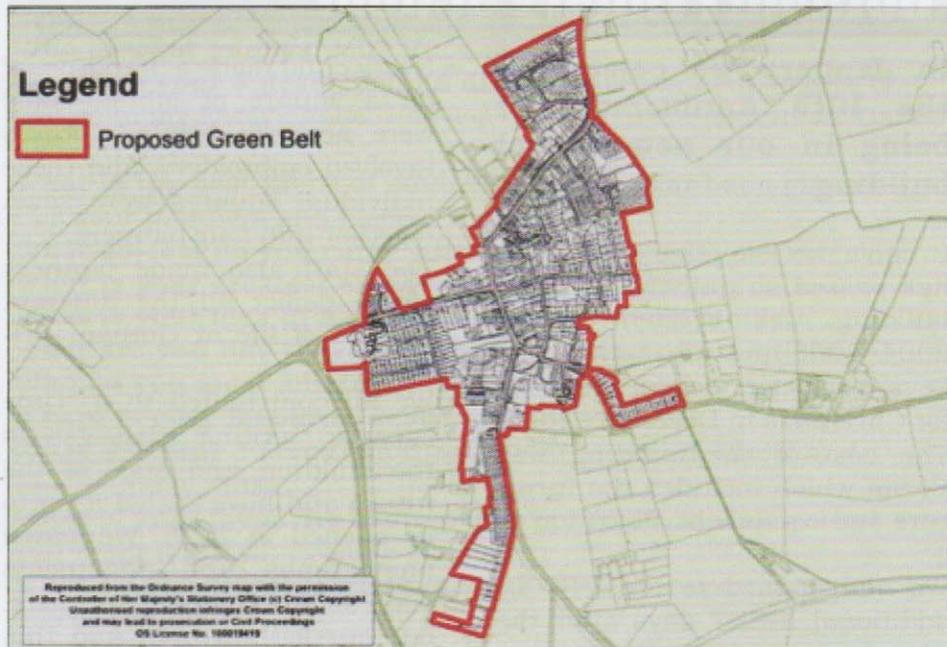
Many of you will have received a copy if you commented at any time on part 1. Given the nature of this first stage we felt there was little to be gained by significant individual responses from parishioners.

The document lays out the fundamental points of the next stage of the Local Plan and focuses more on the details that might directly affect Gotham, especially if you own land on the village periphery. Principal among these is the draft village envelope which we reproduce here and which defines the area which they suggest will be taken out of the green belt.

The Parish Council has been pleasantly surprised that the envelope is tightly drawn around the settlement boundaries so it ends up in effect the same as the green wash that it replaces.

This may be because there is so much housing provision planned at East Leake, Ruddington and the larger settlements that the pressure to develop in all the newly inset villages (Bunny & Bradmore included) is reduced to 'local need' only, which RBC defines as just the settlement need.

Needless to say, various parties wishing to expand this envelope and develop to the Inspector's definition of 'local need', i.e.



"Rushcliffe's need", will make representations. The debate is likely to continue over the next 2 years.

As it is a complex matter we have engaged our consultant Ken Mafham to make representations on our behalf and the productive joint work with Barton will continue.

The Parish Council has responded to the consultation by supporting this draft boundary.

Housing Survey

This ended on February 22nd. Thank you for those who returned their forms - it was a significant response. A full report on the findings is due by the end of March, but the key figures are these:

- There were 168 responses, which is 21% response rate. This is typical and of value.

supported developing additional housing for local people, 27 did not.

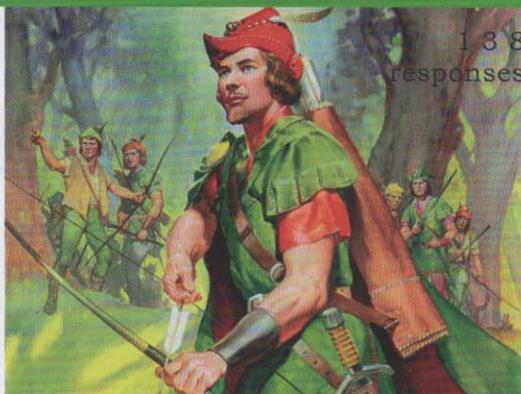
- 25% said no further housing is required but 75% think there is a need and a range of housing types were mentioned.
- 17 people have said they need alternative housing within 3 years and a further 11 within 5 years. All seemed to have a local connection. Various types of housing are required.
- 13 wanted to buy on the open market, 4 wanted shared ownership, 9 wanted affordable rent and 2 wanted private rental.

The data will be input to the process of the local plan part 2 and may lead to an attempt to provide appropriate housing sites within a slightly expanded envelope. Or it may lead to the application for a 'Rural Exception Site' -for a suitable site in the current green belt - if there is such a site. Anyone out there with a spare acre?

1st Gotham Scout Pantomime 2015

Another amazing pantomime with the production of Robin Hood!

This year was the 11th pantomime and still offered fun and laughter and even some new jokes for the village to enjoy. The cast made up of scouts and explorers and volunteers worked really hard to create the three shows. Plans are in process for a possible 12th....



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YOUR DIRT IS OUR pleasure