Rushcliffe Local Plan Part 2: Land and Planning Policies Publication Version

Representation Form

Please return by 5pm on Thursday 28 June 2018 to:
Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road
Nottingham
NG2 7YG

This form has two parts:

Part A – Personal details

Part B – Your representation(s). Please fill in a separate part B for each issue/representation you wish to make.

Please read the Representation Guidance Notes (available separately) and the Data Protection Notice (see below) before completing the form.

Part A (Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

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Part B (please use a separate Part B form for each representation)

Name/Organisation: Barratt David Wilson Homes North Midlands

3a. To which document does your response relate? (please tick one)

- Local Plan Part 2 Publication Version
- Local Plan Part 2 Policies Map
- Other supporting document please state which:

3b. To which part of the document does this representation relate? (complete all that apply)

Page no. 21
Paragraph no. 3.13
Policy ref. Choose an item.
Site ref. Choose an item.
Policies Map Click here to enter text.

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant
Yes ☑
No

4(2) Sound
Yes
No ☑

4(3) Complies with the Duty to Co-operate
Yes ☑
No

→ If you have selected No to Question 4(2), please continue to Question 5.
→ In all other circumstances, please go to Question 6.

What makes a Local Plan “sound”?

Positively prepared - the plan should be prepared in a way that meets the need for housing and other development, including infrastructure and business development.

Justified – the plan should be based on evidence, and be the most appropriate strategy for the district when considered against other reasonable alternatives.

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Effective – the plan should be deliverable; the housing and other development should be capable of being carried out.

Consistent with national policy – the plan should enable sustainable development and be consistent with the policies in the National Planning Policy Framework (NPPF).

5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (please tick all that apply)

- Positively Prepared
- Justified
- Effective
- Consistent with national policy

6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable.
   You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

   The Local Plan Part 2 does not fully meet the need for housing in Cotgrave. Intended provision should be seen as a 'minimum' with additional housing being directed towards the settlement reflecting the primary objective of regeneration and, in so doing, capitalising on its size, facilities and services.

   The Borough Council's approach is not considered "the most appropriate strategy" for Cotgrave and the District as a whole and, as such, is not maximising "sustainable development" in the context of the NPPF.

7. Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your responses to Questions 5 and 6. You will need to say why this change will make the Local Plan Part 2 legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text. Please be as precise as possible.

   (If you are suggesting that the Local Plan Part 2 is legally compliant or sound please write “Not applicable”).

   Provision for a 'minimum' of 700 dwellings should be made in Cograve in the Local Plan Part 2

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (please tick one box only)

   Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

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Barratt David Wilson Homes is the largest volume housebuilder in the UK and is currently developing a number of sites in Rushcliffe Borough including Hollygate Park, Cotgrave i.e the Former Cotgrave Colliery. The Company has considerable experience of housing and planning issues across the District and is keen to participate in discussions at future Examination Proceedings surrounding the provision of housing in Cotgrave.

Please note: the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

10. Please indicate if you wish to be notified that: (please tick all that apply)

The Local Plan Part 2 has been submitted for independent examination. ✓

The recommendations of the Planning Inspector appointed to carry out the independent examination have been published. ✓

The Local Plan Part 2 has been adopted ✓

Date form completed 27/06/2018

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- Other supporting document please state which: Click here to enter text.

3b. To which part of the document does this representation relate? (complete all that apply)

- Page no. 23
- Paragraph no. 3.15 - 3.19
- Policy ref. Policy 2.1: Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave
- Site ref. Policy 2.1: Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave
- Policies Map
- Figure 1: Housing and Employment Allocations at Cotgrave

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant Yes ☑ No

4(2) Sound Yes ☑ No

4(3) Complies with the Duty to Co-operate Yes ☑ No

→ If you have selected No to Question 4(2), please continue to Question 5.
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What makes a Local Plan “sound”?

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**Effective** – the plan should be deliverable; the housing and other development should be capable of being carried out.

**Consistent with national policy** – the plan should enable sustainable development and be consistent with the policies in the National Planning Policy Framework (NPPF).

5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (please tick all that apply)

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"Not Applicable"

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (please tick one box only)
9. If you wish to participate at the hearing sessions of Public Examination, please outline why you consider this to be necessary:

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- The recommendations of the Planning Inspector appointed to carry out the independent examination have been published. ✓

- The Local Plan Part 2 has been adopted ✓

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3a. To which document does your response relate? (please tick one)

- Local Plan Part 2 Publication Version
- Local Plan Part 2 Policies Map
- Other supporting document please state which: 

3b. To which part of the document does this representation relate? (complete all that apply)

Page no. 24 Paragraph no. 3.20 - 3.23 Policy ref. Policy 2.2: Housing Allocation – Land south of Hollygate Lane, Cotgrave

Site ref. Policy 2.2: Housing Allocation – Land south of Hollygate Lane, Cotgrave Policies Map

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant Yes ✔ No

4(2) Sound Yes ✔ No

4(3) Complies with the Duty to Co-operate Yes ✔ No

If you have selected No to Question 4(2), please continue to Question 5.
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What makes a Local Plan “sound”? 

Positively prepared - the plan should be prepared in a way that meets the need for housing and other

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6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable. You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

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4(1) Legally compliant  Yes ☑ No  
4(2) Sound  Yes  No ☑ 
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Barratt David Wilson Homes is the largest volume housebuilder in the UK. The Company is currently developing a number of sites in Rushcliffe Borough including Hollygate Park i.e. the Former Cotgrave Colliery and will develop this particular site should it be released from the Green Belt and allocated for housing accordingly. We have considerable experience of housing and planning issues across the District and are keen to participate in discussions surrounding the scale and distribution of housing at Cotgrave including, potentially, this location.

Please note: the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

10. Please indicate if you wish to be notified that: (please tick all that apply)

The Local Plan Part 2 has been submitted for independent examination.

The recommendations of the Planning Inspector appointed to carry out the independent examination have been published.

The Local Plan Part 2 has been adopted

Date form completed 27/06/2018

Please return the completed form by no later than 5pm on Thursday 28 June 2018 to:

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**Part B** – Your representation(s). Please fill in a separate part B for each issue/representation you wish to make.

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**Part A** (Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

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<thead>
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<tbody>
<tr>
<td><strong>Title</strong></td>
<td>Mr</td>
<td>Click here to enter text.</td>
</tr>
<tr>
<td><strong>First Name</strong></td>
<td>Robert</td>
<td>Click here to enter text.</td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
<td>Galij</td>
<td>Click here to enter text.</td>
</tr>
<tr>
<td><strong>Organisation</strong></td>
<td>Barratt David Wilson Homes North Midlands</td>
<td>CLICK HERE TO ENTER TEXT.</td>
</tr>
<tr>
<td><strong>Job title</strong></td>
<td>Planning Director</td>
<td>CLICK HERE TO ENTER TEXT.</td>
</tr>
<tr>
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**Part B** (please use a separate Part B form for each representation)

**Name/Organisation:** Barratt David Wilson Homes North Midlands

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<td>4(1) Legally compliant</td>
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<td>4(2) Sound</td>
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→ If you have selected No to Question 4(2), please continue to Question 5.  
→ In all other circumstances, please go to Question 6.

**What makes a Local Plan “sound”?**

**Positively prepared** - the plan should be prepared in a way that meets the need for housing and other...
development, including infrastructure and business development.

**Justified** – the plan should be based on evidence, and be the most appropriate strategy for the district when considered against other reasonable alternatives.

**Effective** – the plan should be deliverable; the housing and other development should be capable of being carried out.

**Consistent with national policy** – the plan should enable sustainable development and be consistent with the policies in the National Planning Policy Framework (NPPF).

5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (please tick all that apply)

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<th>Positively Prepared</th>
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6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable.

You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

Click here to enter text.

7. Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your responses to Questions 5 and 6. You will need to say why this change will make the Local Plan Part 2 legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(If you are suggesting that the Local Plan Part 2 is legally compliant or sound please write “Not applicable”).

"Not Applicable"

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (please tick one box only)
No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected No, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

9. If you wish to participate at the hearing sessions of Public Examination, please outline why you consider this to be necessary:

Barratt David Wilson Homes is the largest volume housebuilder in the UK. The Company is currently developing a number of major sites in Rushcliffe Borough and has considerable experience of housing and planning issues across the District. We have a legal interest in Hillside Farm and will be developing this particular site following its formal release from the Statutory Green Belt and confirmation as a Housing Land Allocation in the Local Plan Part 2. We are keen to participate in discussions at the future Public Examination surrounding the scale, distribution and delivery of housing in Keyworth.

Please note: the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

10. Please indicate if you wish to be notified that: (please tick all that apply)

The Local Plan Part 2 has been submitted for independent examination. ✓

The recommendations of the Planning Inspector appointed to carry out the independent examination have been published. ✓

The Local Plan Part 2 has been adopted ✓

Date form completed 27/06/2018

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localdevelopment@rushcliffe.gov.uk; or

Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road,
Nottingham

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If you have any questions, please contact the Planning Policy team by telephone on 0115 981 9911, or email at localdevelopment@rushcliffe.gov.uk

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| The personal information you provide will only be used by Rushcliffe Borough Council, the Data Controller, in accordance with General Data Protection Regulation 2016/Data Protection Act 2018 to undertake a statutory function (also known as a ‘public task’)

Your personal information will be shared with the Planning Inspectorate in connection with the above purpose.

Your personal data will be kept in accordance with the Council’s retention policy and schedule. Details of which can be found on the Council’s website at http://www.rushcliffe.gov.uk/retention_schedule/

Your data protection rights are not absolute and in most cases are subject to the Council demonstrating compliance with other statutory legislation, for further information see http://www.rushcliffe.gov.uk/privacy/

Representations will be available to view on the Borough Council’s website, but any signatures, addresses, email addresses or telephone numbers will not be included. However, as copies of representations must be made available for public inspection, comments cannot be treated as confidential and will be available for inspection in full.
Rushcliffe Local Plan Part 2: Land and Planning Policies Publication Version

Representation Form

Please return by 5pm on Thursday 28 June 2018 to:
Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road
Nottingham
NG2 7YG

This form has two parts:
Part A – Personal details
Part B – Your representation(s). Please fill in a separate part B for each issue/representation you wish to make.

Please read the Representation Guidance Notes (available separately) and the Data Protection Notice (see below) before completing the form.

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Name/Organisation: Barratt David Wilson Homes North Midlands

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4. Do you consider the Local Plan Part 2:

4(1) Legally compliant

| Yes | ✓ | No |

4(2) Sound

| Yes | No | ✓ |

4(3) Complies with the Duty to Co-operate

| Yes | ✓ | No |

→ If you have selected No to Question 4(2), please continue to Question 5.  
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What makes a Local Plan “sound”?

Positively prepared - the plan should be prepared in a way that meets the need for housing and other development, including infrastructure and business development.

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Consistent with national policy – the plan should enable sustainable development and be consistent with the policies in the National Planning Policy Framework (NPPF).

5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (please tick all that apply)

- Positively Prepared [✓] Justified [✓]
- Effective [ ] Consistent with national policy [✓]

6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable.

You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

Concern is expressed over the lack of any 'Safeguarding' of Land to meet development needs in the future ie beyond the period covered by Policy 21, associated Paragraphs 6.1 - 6.9 and the Policies Map (West and East) and, in particular, the Cotgrave Policy Map.

Such an approach is encouraged by the Framework (NPPF) in reviewing existing Statutory Green Belt Boundaries through Local Plans/Local Plan Reviews.

The Borough Council has already (success fully) adopted such an approach through the Local Plan Part 1/Core Strategy on the edge of the West Bridgford/Edwalton Urban Area and, for consistency, should adopt a similar approach through the Local Plan Part 2. In the first instance, 'Safeguarded Land' should be assessed and designated in those 'Key Settlements' surrounded by Statutory Green Belt which are most likely to accommodate future housing growth - given their sustainability credentials - over and above the West Bridgford/Edwalton Urban Area.

In this regard, consideration should be given to Cotgrave and, in particular, land south of Hollygate Lane (Site Ref. COT11b) ie SHLAA Site Ref. 42 if it is not released from the Statutory Green Belt and allocated for Housing through the emerging Local Plan Part 2. This site represents a logical extension of COT11a which, of course, is proposed for release from the Statutory Green Belt and identification as a Housing Land Allocation (under Policy 2.2) in the Publication Draft Local Plan Part 2.

7. Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your responses to Questions 5 and 6. You will need to say why this change will make the Local Plan Part 2 legally compliant.

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(If you are suggesting that the Local Plan Part 2 is legally compliant or sound please write “Not applicable”).

Provision should be made for 'Safeguarding Land' to meet development needs beyond the period covered by the Rushcliffe Local Plan Part 2. Policy 2.1, associated Paragraphs 6.1 - 6.9 and the Policies Map (West and East) and, in particular, the Cotgrave Policy Map should all be amended accordingly.

Site Ref. COT11b (SHLAA Ref. 42) should be designated as 'Safeguarded Land' and referenced - through wording and depiction - in the Local Plan Part 2 given its sustainability credentials.

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (please tick one box only)

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Barratt David Wilson Homes is the largest volume housebuilder in the UK. The Company has considerable Green Belt, Housing and Planning experience across Rushcliffe Borough and is currently developing a number of major sites within Rushcliffe. We are keen to participate in discussions at the future Public Examination surrounding 'Safeguarded Land' and meeting development needs in the longer term i.e. beyond 2028, the end date of Local Plan Part 2.

Please note: the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

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