Dear Sir/Madam

Please find attached representations to the Rushcliffe City Council Local plan Part 2: Land and Planning Policies Publication Version made by Oxalis Planning on behalf of Mr Breedon

It would be appreciated, if you would kindly confirm the receipt of this email.

Kind regards

Naheida Janjua

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This email has been scanned for spam and malware by The Email Laundry.
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).

<table>
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<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tbody>
<tr>
<td>Title</td>
<td>Mr</td>
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<tr>
<td>First Name</td>
<td>John</td>
</tr>
<tr>
<td>Last Name</td>
<td>Breedon</td>
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<tr>
<td>Organisation</td>
<td>Oxalis Planning Ltd</td>
</tr>
<tr>
<td>Job title</td>
<td>c/o Agent</td>
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Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
Part B (please use a separate Part B form for each representation)

Name/Organisation: Oxalis Planning on behalf of Mr John Breedon.

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 ✓
- Housing Site Selection Report

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

- Page no. 
- Paragraph no. 
- Section 3 
- Policy ref. 
- Site ref. Choose an item. 
- 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.
→ In all other circumstances, please go to Question 6.

What makes a Local Plan “sound”?

Positive 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.
**Representations** must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.

**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).

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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

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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.

Please see separate representations by Oxalis Planning which concludes that the Plan as currently prepared is not sound. The Plan fails to identify sufficient land for housing to secure the delivery of the housing requirements of the area. Additional land for development is required in order for the Plan to be found sound.

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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”).

Additional land should be allocated to address the Borough's land supply issues. This should include the allocation of land at Cliff Hill Lane, Aslockton.

Please see attached Statement for details.
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)

**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:

To examine the land supply issues and to discuss the merit of land at Cliff Hill Lane, Aslockton.

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 25/06/2018

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

localdevelopment@rushcliffe.gov.uk; or

Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road,  
Nottingham  
NG2 7YG

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

Representation by Oxalis Planning on behalf of
Mr Breedon

Land at Cliff Hill Lane, Aslockton

Housing Site Selection Report – Site Reference ASL4

June 2018
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1.0 OVERVIEW OF HOUSING LAND SUPPLY ISSUES

2.0 THE SUITABILITY OF LAND AT CLIFF HILL LANE, ASLOCKTON

APPENDIX

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B. ILLUSTRATIVE MASTERPLAN IN CONTEXT
Overview of Housing Land Supply Issues

Oxalis Planning have set out in detail under separate representations the need for the Local Plan Part 2 to identify additional land for development to meet a significant shortfall in housing provision. As currently set out the Plan is unsound. In these separate representations Oxalis Planning have highlighted the emphasis placed by Government on the benefits and importance of development in villages to help them grow and thrive and also to the benefit of small and medium sized sites to boosting housing supply.

The Council’s approach to site selection, as set out in the Housing Site Selection interim Report, is flawed. As set out in representations made separately by Oxalis Planning it is considered that the Council are not planning for enough housing and must allocate additional sites. The Council’s approach to site selection is also unsound.

The Suitability of Land at Cliff Hill Lane, Aslockton

In relation to Aslockton, there is no clear case to limit the amount of growth in the village to 75 new dwellings. The arguments put forward for this limit are wholly inconsistent with the approach to allocations in other villages of a similar, and indeed in some cases, smaller size.

Aslockton has a wide range of services and facilities which can meet residents day to day needs. Unusually, the primary school has significant spare capacity, and therefore this and other services and facilities in the village will benefit from and have capacity for, new development. The village is also well served by public transport connections. Uniquely it has a train station with regular services to Nottingham and Grantham.

Importantly, in terms of the Borough wide context, the village lies outside the Green Belt, where national policy (reinforced by recent Ministerial statements and the Housing White Paper) seeks to direct development prior to the consideration of Green Belt locations. The growth of smaller villages is not inherently unsustainable and should form part of the Borough’s housing strategy, particularly given the issues faced by the Borough in terms of housing delivery. The Government recognises the benefits and importance of the growth of villages. The draft revised NPPF specifically encourages the development of smaller and medium sized sites and the need for villages to grow. Paragraph 80 states that ‘Plans should identify opportunities for villages to grow and thrive, especially where this will support local services’.

Having regard to these factors it is clearly unreasonable to conclude that Aslockton could not accommodate a further 50 or so dwellings, taking it total to 125 (75 dwellings is committed on land south of Abbey Lane).

It is perhaps helpful to compare the suitability of this level of growth in Aslockton to the approach the Council have taken on sites at Bunny Brickworks, Bunny and the Former Islamic Institute at Flintham. It is clearly inconsistent to conclude that development on land at Bunny Brickworks and the former Islamic Institute at Flintham (for 100 and 95 houses respectively) is sustainable, whilst development of 125 dwellings in Aslockton, a village with a better range of services and facilities and sites better related to 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.

2.6 Land at Cliff Hill Lane, Aslockton is well related to the services and facilities in the village and would form an appropriate extension to the village. See attached Development Framework Plan and Illustrative Master Plan. Whilst an application for the development of up to 50 dwellings was recently refused, the principle reason for the refusal of the application was the perceived conflict with Policy 3 of the Core Strategy and the perceived relative unsustainability of the village. However this decision was taken without the context of proposed growth as described above and without full consideration of the Council’s housing supply issues.

2.7 Given the context of the Borough’s severe housing supply issues, the site should be allocated for development. It is a sustainable and suitable site in a sustainable location.