Comment

Consultee: Clerk Mike Elliott (1167202)
Event Name: Local Plan Part 2 (Publication Draft)
Comment by: Clerk Mike Elliott (1167202)
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To which document does your response relate? Local Plan Part 2 Publication Version
Page number: 93
Paragraph number: 7
Policy reference: Policy 23: Redevelopment of Bunny Brickworks
Site reference: Policy 23: Redevelopment of Bunny Brickworks
Policies Map: Yes

Do you consider this to be because it is NOT: (please tick all that apply)

Do you consider that the Local Plan Part 2 complies with the Duty to Co-operate? No
In November 2017 Bunny Parish Council objected to the proposals to use Bunny Brickworks for housing when the Local Plan went out for consultation. We still object to this proposal yet the same proposals are in this current version.

Attached is the November 2017 objection and a further attachment for this Local Plan 2

Please add any supporting files (if applicable)

Reply to RBC re Local Plan & Repl to RBC re Local Plan 2
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If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? Please note: if you select NO, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

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

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
RESPONSE TO RUSHCLIFFE LOCAL PLAN PART 2 LAND AND PLANNING POLICIES SECTION 7 REGENERATION POLICY 23 REDEVELOPMENT OF BUNNY BRICKWORKS

1. Bunny Parish Council object to Section 7 Policy 23 Redevelopment of Bunny Brickworks to allow the provision of up to 100 dwellings.

2. The grounds for objection are contained in the attached response to the earlier consultation on Preferred Housing Sites in October 2017. It is felt that these have either been ignored, or given inadequate consideration. They therefore remain valid and should be taken as comments in relation to this consultation.

3. Additional comments in relation to Section 7 are as follows:

REGENERATION PARAGRAPHS 7.1 - 7.2

4. Bunny was not considered as a suitable location for significant additional housing. Furthermore, the Bunny Brickworks site has been considered unsuitable for housing due to its isolated location, proximity to a landfill site and more recently the recycling operation involving the processing of IBA. The need to find additional housing sites does not alter this position.

5. There is no evidence to support the statement that Bunny’s existing size and status and the capacity of its local services make the provision of around 100 dwellings appropriate. There are currently 281 dwellings in Bunny and 100 would represent an increase of 36%. Since the publication of the 1996 Local Plan there have been 39 additional dwellings in Bunny which is considered to be a significant increase for the size of the village.

POLICY 23 SECTION (b) AND PARAGRAPH 7.3 NEIGHBOURING EMPLOYMENT SITE

6. The intention that the amenity of residents should not be adversely affected by noise, odour or dust resulting from the activities of the neighbouring employment site is considered to be undeliverable. There have been a large number of breaches of the license conditions covering operations at the site which the authorities have consistently failed to prevent. The effects of noise, dust and odour have an effect on existing residents of the village and the local Nature Reserve at Bunny Old Wood far beyond the brickworks site. In particular the nauseous smell which accompanies the recycling of IBA would continue as long as the recycling plant remained in operation, making it impossible for the residents of any housing, in the absence of wind blowing in an easterly direction, to enjoy outside space. It is doubtful if a buffer zone, or other measures would avoid this for dwellings on the adjacent brickworks site.

SCREENING PARAGRAPH 7.4
7. The proposal that the site should be screened due to it being an outlying development and also to preserve the rural character of the area is an acknowledgement as to its unsuitability for housing. It would also serve to enhance the isolation of any development from the rest of the community.

**TYPE OF HOUSING PARAGRAPH 7.5**

8. As the Parish Council is opposed to the overall proposal to allocate the site for housing, it would not be appropriate to comment in advance of the final outcome on the type of housing which might be built. However, the remote location would almost certainly involve two vehicles per household in most cases requiring the provision of parking/garaging. In addition, the dangerous nature of the pedestrian access to the main village would mean that cars would be used even for short journeys’ into the village, for example to take children to school.