**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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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:  

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.  53  
Paragraph no. 
Policy ref. POLICY 9

Site ref. LAND EAST OF EYPSUM WAY  
Policies Map GOTHAM INSET

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.

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

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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.

SEE ATTACHED REPRESENTATIONS

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

SEE ATTACHED REPRESENTATION S.
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:

TO FULLY DEBATE THE EXCLUSION OF LAND FOR ALLOCATION WHICH HAS BEEN IDENTIFIED FOR REMOVAL FROM THE GREEN BELT.

(Please continue on a separate sheet if necessary)

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 □

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

(Electronic copies of this form are available to download at www.rushcliffe.gov.uk/planningpolicy).

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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**Data Protection Notice**

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.

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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.
LOCAL PLAN REPRESENTATIONS

JUNE 2018

PROPOSED RESIDENTIAL SITE ALLOCATION REFERENCE –

POLICY 9 HOUSING ALLOCATION – LAND EAST OF GYPSUM WAY /
THE ORCHARDS, GOTHAM

RUSHCLIFFE LOCAL PLAN PART 2: LAND AND PLANNING POLICIES
PUBLICATION VERSION – MAY 2018

ON BEHALF OF CHARTERHOUSE STRATEGIC LAND

The extent of the allocation is NOT supported.

We are instructed by Charterhouse Strategic Land to seek the allocation of Land South of Pygall Avenue, Gotham as a proposed Housing Allocation in addition to the land identified by Rushcliffe BC as defined by Policy 9. We have no objection to working with the promoters / land owners of Policy 9 to deliver a comprehensive and integrated development which more logically fits with the existing built up area of Gotham.

Accompanying these representations is an indicative layout masterplan produced by Vista Architecture and Design which identifies the following:

- Circa 60 dwellings accessed off Hall Drive
- A mix of units sizes and types (market and affordable)
- A surface water balancing area providing beneficial ecological enhancement area potential
- A centrally located Public Open Space Area
- Majority of the central hedgerow retained
- Potential connectivity to land to the south – road / pedestrian / cycle / emergency only vehicles
We consider that our clients land interest (see attached HM Land Registry plan - NT93845) is the most sustainable and logical location for new housing in Gotham. It is set nearest to the centre of Gotham and within very easy walking distance of the Primary School.

The site is deliverable in its own right but it would also be able to link seamlessly with the land to the south of the site and come forward as a comprehensive scheme.

The site is located immediately to the south of Pygall Avenue and Hall Drive on the western side of Gotham. The site is currently located within the Green Belt, and is an unmanaged parcel of land in non-productive agricultural use.

The site extends to circa 2.24 HA and is not within a Conservation Area, an Area of Outstanding Natural Beauty or affected by a SSSI.

This edge of the built up area of Gotham is considered to be most sustainable location for new homes in Gotham. Focusing development in this area of Gotham will help support existing local services and amenities. The Primary School, shops, public house are all within easy walking distance thus minimising the need to use a private motor vehicle.

The Local Plan sets out that Policy 9 has the potential to deliver 70 homes. However, this should be considered in the context of the RBC Housing Site Selection Interim Report (September 17). Only 8 months ago Rushcliffe set out on Page 29 the following:

“6.67 It is considered that it would be reasonable for the village to sustain somewhere around 100 dwellings, (my emphasis) based on the existing size and status of the settlement and the capacity of local services.”

Clearly, therefore a level of 130 dwellings should also not be discounted.

Indeed it is evident from our assessment work that the parcel of land immediately abutting land south of Pygall Avenue with access from Hall Drive has the potential to deliver in the region of 60 homes which equates to a density of circa 27 dwellings per hectare.
In addition to this level of new homes the site has the potential to provide new generous landscaped areas on site along with a new surface water balancing area which is currently shown to the east of the site based on site topography – i.e. the lowest part of the site.

It is important that these representations are read in conjunction with the ‘Indicative Master Plan’ (prepared by Vista Architecture and Urban Design) which accompanies these representations.

The proposed development of Land South of Pygall Avenue would be deliverable as it has no constraints and is in one single freehold ownership.

Our clients land could be accessed by vehicles off Hall Drive. It is considered that if the land to the South (Policy 9) remained an allocated housing site it could be linked by pedestrian and cycle links. A vehicle link between the two parcels of land is not considered essential and connectivity could as stated above be provided by a pedestrian/cycle link, possibly including access for emergency vehicles.

Due to the development parcel being contiguous with the existing settlement edge on two sides it is concluded that development of this parcel of land would sit discreetly in the landscape and form a natural extension to the existing settlement pattern.

Land South of Pygall Avenue is a highly sustainable location to meet the identified housing needs in Rushcliffe & Gotham.

Land South of Pygall Avenue Gotham is suitable, available and achievable to deliver homes within 5 years.

This parcel of land has the potential to deliver the 20 homes in 2020/21 and 50 homes in 2021/22 as set out in Appendix B: Housing Trajectory (Page 148) of the Part 2 Plan document.
Green Belt / Landscape

It has been established that there are exceptional circumstances to, where necessary, amend Green Belt boundaries for strategic sites in Rushcliffe and also to undertake a review of the Green Belt in order to allocate non-strategic sites. It has been established that the full and objectively assessed housing needs of the Borough could not be met without the removal of land from the Green Belt.

While the RBC Core Strategy makes no specific provision to require the allocation of green field sites in Gotham, it is supported that it is appropriate that Gotham, as a key settlement, accommodates some further housing development.

Taking into account that our clients land is located close to the primary school which will allow children to walk to school plus adjacent to residential development to the north and east, potentially to the south in line with Policy 9 and well landscaped to the west it is effectively an enclosed location and of relatively low green belt importance / significance.

Indeed, it is our conclusion that housing development immediately to the South of Pygall Avenue and immediately north of Policy 9 would have an extremely limited impact on the openness of the Green Belt.

Paragraph 83 of the NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

The site is located immediately adjacent to the main built up area of Gotham and therefore accords with a sequential approach to site selection.

Having assessed the supporting Local Plan evidence documents and following Vista Architecture undertaking a visual analysis of the site, it is considered that the land identified to the South of Pygall Avenue should be allocated for housing development.
The impact of residential development would be very limited and a residential development could be accommodated in the local landscape in a manner which would be acceptable in landscape and visual terms.

The site concept plan has been produced which shows that a development of circa 60 homes can be delivered on site. The development capacity has been carefully considered to ensure that a comprehensive strategy for site integration with land to the south is not compromised.

Views of the site are largely localised with the primary receptors being local residents and a very limited number road corridor users of Hall Drive and Pygall Avenue.

**Transport**

Transport assessment work has identified that there will not be any significant concerns with regards to highways capacity at, or within the vicinity of the site.

The development site is accessible by a range of sustainable transport modes and the location of services and facilities in the centre of Gotham is within a short walk.

An existing bus stop can also be found close to the junction of Leake Road and Kegworth Road providing excellent services to Nottingham (a major transport hub and interchange for road and air travel) and other nearby settlements.

In summary our ‘masterplan’ identifies vehicle access off Hall Drive with potential pedestrian and cycle links through the land to the south. This will ensure that the housing trajectory of 20 homes being delivered in Gotham in 2020/21 and then a further 50 in 2021/22 actually being delivered is met. This should be given significant weight.

**Flood Risk**

The site is in Flood Zone 1 and is not at risk of flooding.

The site has a slight fall from west to east.
Surface water attenuation is likely to be provided adjacent to the eastern boundary which is the low point of the site.

It should be noted that Proposed Housing Allocation 9 appears from the EA web site to have significant Flood Risk from surface water unlike the majority of the land immediately to the south of Pygall Avenue. See Below:

Deliverability Conclusions

- The site adjoins the main built up area of Gotham and would help meet the housing requirements of Rushcliffe BC in a sustainable manner.

- The release of this site from the Green Belt to provide housing development would not undermine the purposes of the Green Belt as set out in Paragraph 80 of the NPPF. The development will have an extremely limited effect on the openness of the Green Belt.

- The site is conveniently located in relation to the wide range of services and facilities available in Gotham. It is a highly sustainable location.
• The site is not at risk from flooding, and there are no access or other technical constraints to prevent the site from being allocated for housing development.

• Accordingly, the site should be allocated for residential development.

• Either as a stand-alone site or as part of wider allocation associated with Policy 9 – Land East of Gypsum Way the allocation of the land is a sensible and logical way of ‘connecting back into the village’. It would make the development contiguous and an enlarged allocation amounting to around 100 to 130 dwellings could enable more environmental compensation.

• On its own the proposed Policy 9 allocation is considered to have a relatively poor relationship to other built development and the rest of the settlement.

• In isolation the Policy 9 allocation would create an artificial built extension to existing built form which could be easily overcome by releasing Land South of Pygall Avenue.

Nicholas J.F. Grace BA (Hons) DipTP MRTPI

Partner at GraceMachin Planning & Property