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).
Do you consider the Local Plan Part 2 to be sound?  

No

Do you consider this to be because it is NOT:  

- Positively Prepared
- Justified
- Effective

(please tick all that apply)

Please give reasons for your answer, 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).

Objection to the building of houses on Land East of Gypsum Way/The Orchards, Gotham

I do not feel the Council is justified in choosing this site in Gotham as the most appropriate strategy based on the following reasons:

Access to the land. The Policy states that a ‘suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety’. Access to the land is via a single track, private road. I understand that the Nottingham City Bus Company have refused access via their property and the plan does not specify that access would also be available from the relief road. To widen the access via the private road to the required width, plus a single footpath plus verge for the supply of services (or second pathway) there would need to be a compulsory purchase of property along Leake Road. As the access road leads onto the main road through the village there would also need to be a 6 metre spray for visibility. I do not feel that this could be adequately attained. Parking along Leake Road at this point in the village is dense and visibility coming out onto the road is poor.

3.1 Housing Land Supply. 2014 Local Plan Part 1 Core Strategy. Allocated 6 large sites for development. The Council admits that five out of the six have not got underway so the Council is trying to fulfill its obligations by hitting on other sites that are not necessary required. I therefore do not understand why, due to the Council’s ineffective management of their planning, smaller villages are having to accommodate houses.

3.5 Growth at ‘other villages’, ie Gotham, will be provided to meet local needs only. The Council has not proved that Gotham has local needs. Minutes of Gotham Parish Council meetings (06.03.18) do not highlight to a great extent the need for this amount of additional houses. It does note the lack of access to this proposed site.

3.9 The Council acknowledges that Gotham does not provide for a full range of facilities

3.10 As well as meeting ‘local needs’ development will be limited to small scale infilling ie the development of small gaps. Again the Gotham Parish Council does not set out any local needs in their Council meeting of 06.03.18. It does suggest a piece of land off Grasmere Gardens. It also notes objection to another site in Gotham, off Hall Drive, which does have adequate access to its site. This site has the benefit of higher numbers of residents to object to that proposal compared to the land East of Gypsum Way but this should not, in itself, be a greater reason to chose this site.

3.100 The Policy refers to noise from the bus Depot. I agree that any new dwellings built near a working environment should have some sort of buffering to dampen the noise. However the Council should take responsibility for where it decides to build houses. This local employer supports the village with employment and provides an invaluable service. To then be the receiver of complaints from new residents in the future due to noise should lay at your own door and not theirs, if there has been no changes in their working practices. Noise equally comes from the ringing of the church bells and airplanes, both commercial and passenger flights. Though a few new residents may not be able to sway EMA to change their flight path; the church and its bells are part of village life and should not be lost.

3.102 Though the Council in Policy 8 of its Core Strategy sets a 30% level of affordable homes, this may not correlate to the Housing Development Needs in Gotham, where local needs should be fulfilled. The consideration of local financial viability issues, as stated, was not readily found.
3.115 Loss of Privacy. The proposal should not have a significant adverse effect to the loss of privacy. My property sits higher than the land around it. The addition of houses the length of my property will, no doubt, mean that I am overlooked.

Policy 19 Development Affecting Watercourses

5.32 The Policy states that development sites which include watercourses are expected to maintain a 10 metre buffer either side of the watercourse. A watercourse I have taken to mean ‘a brook, stream or artificially constructed water channel’. The Gotham site contains a brook. 108a Leake Road used to be called Brook Side. The brook runs down the edge of the land, across the land towards the bus depot, where it enters the bus depot site, runs under the main road to the Rectory. Neither the brook nor the 10 metre buffers appear to have been included in the plan. Gotham Parish Council meeting on 06.03.18 makes reference in point 18/63, Report on Flood Prevention progress that the dykes need digging out on the property. The Council may be aware that when Nottingham City Bus Company took over the Gotham bus depot they neglected clearing the watercourse which resulted in the main road flooding as well as a few properties on Leake Road. I also refer you to Policy 17 Managing Flood Risk point 1.d where it states that planning permission will only be granted provided that the development does not increase the risk of flooding on this site or elsewhere. If the brook is not acknowledged then this site and surrounding properties could run the risk of flooding.

Other information:

- October 2017 Public consultation GOT1 was the preference as stated in Gotham Planning Meeting March 2018.
- Rushcliffe Local Plan Part 2 Land and Planning Policies. Gotham Parish Council does not agree that Gotham is suitable for limited level of housing growth in greenfield sites.

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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 recommendations of the Planning Inspector appointed to carry out the independent examination have been published.
- The Local Plan Part 2 has been adopted