Please find attached representations from Featherstones PDD on behalf of FFR Developments.

Please can you acknowledge receipt of the submission.

Regards

John Holmes
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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<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tr>
<td>Title</td>
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<td>First Name</td>
<td>John</td>
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<tr>
<td>Last Name</td>
<td>Holmes</td>
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<td>FFR Developments</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: Featherstones PDD Ltd

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: Green Belt Review

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

- Page no.
- Paragraph no.
- Policy ref.
- Policy 21: Green Belt
- Policies Map
- Policies Map (west)

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.

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 attached Statement.

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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”).

Please see attached Statement.

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**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 examine the Green Belt boundary issues.

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

(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

Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
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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.
NECESSARY MODIFICATION TO THE RUSHCLIFFE LOCAL PLAN PART 2
LAND AND PLANNING POLICIES PUBLICATION VERSION

Representation by Featherstones PDD on behalf of FFR Development

Land at the former Station Hotel, Sutton Bonington
Changes to the outer Green Belt Boundary

1.0 The outer edge of the Rushcliffe Green Belt was established in 1989 since which time changes have inevitably taken place which require, in particular locations, the Green Belt boundary and designation to be reviewed.

2.0 The Rushcliffe Local Plan Part 2 is an opportunity for the Council to appropriately review its Green Belt, not only so that it can make changes to accommodate the necessary development requirements of the area, but also to ensure that land is only retained as Green Belt where it serves the purposes of Green Belt as required by the NPPF.

3.0 In some circumstances, like those at the former Station Hotel, Sutton Bonington, changes have occurred which mean that land, currently defined as Green Belt, no longer serves any of the 5 Green Belt purposes. In such circumstances the land should be removed from the Green Belt. The NPPF is clear; when reviewing and defining Green Belt boundaries through Local Plans, local planning authorities should:

‘not include land which it is unnecessary to keep permanently open’

(Paragraph 85)

4.0 In the case of the former Station Hotel, Sutton Bonington the site and area around it have changed significantly since the Green Belt was defined, with extensive new development which means that the area is now ‘built up’ and no longer ‘open’. Furthermore, this area is on the very edge of the Green Belt and therefore given its location together with the substantial changes that have taken place the site and immediate surroundings no longer serve any of the Green Belt purposes.

5.0 Described below and on the attached plans are the extent of changes in the area since the Green Belt was formed. This includes further recent planning approvals for two new industrial buildings, which together with the conversion of an existing large store, would provide 6 new units for employment use.

6.0 We have listed below all of the developments that have been approved and implemented since the Green Belt was formed in 1989. The extent of these changes are then shown on the two plans attached. The first is an OS Plan showing the extent of built form in 1989. The second is the recent OS Plan where we have tried to identify in red shading the changes since 1989.

7.0 The second plan clearly demonstrates the extent of the changes that have taken place since the Green Belt was formed. There has been a substantial amount of additional built form. The use of the area has also changed significantly which further reinforces the need for a change to the Green Belt.
8.0 The changes since 1989 consist of (the list moves from east to west):

1. The Old Smithy was previously an agricultural building. It was converted and extended in 1994 and had a further extension in 1999.

2. The Station Hotel was converted to 3 residential units in the last few years together with the construction of 3 new dwellings.

3. The Old goods yard has had various consents. In 1995 the central part of the Good Yard was developed for 6 light industrial units.

4. In 2000 the northern part of the Goods yard was redeveloped with the significant extension and conversion of a small existing building for industrial use and the construction of a new unit for industrial use.

5. In 2002 the consent was granted for the conversion and extension of the Genus Breeding centre (an agricultural building) to form 5 new dwellings.

6. Consent has now been granted (permission was issues in November last year) for the redevelopment of the southern part of the Goods Yard. This is for the conversion and extension of an existing store for employment use and the development of two new buildings for employment use, in total creating a further 6 units on the site.

7. In 2004 consent was granted to convert and extend an agricultural building at Old Bull Farm to form a new dwelling.

8. Permissions have been granted for the Old Bull Cottages, in 1996 to remove the agricultural tie and in 2011 to extend one of the properties.

9.0 Within this context the Green Belt boundary should be redrawn in accordance with the Sutton Bonington Green Belt Boundary Plan attached. It is clear that this area has changed greatly since the Green Belt was formed, both in terms of built form and its use. It no longer serves the purposes of the Green Belt, nor does it any longer make a significant contribution to openness.

Attachments:

- Sutton Bonington Historical Map (O.S Map from 1989)
- Plan showing the changes that have taken place since 1989 when the Green Belt was formed
- Sutton Bonington Green Belt boundaries Plan: showing the existing and proposed Green Belt boundary
Changes that have taken place since 1989 when the Green Belt was formed.