Dear Sir,

We find that the draft LAPP published by Rushcliffe Borough Council,

- is non-compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that it is not effectively evaluated alternative sites
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National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the ‘Planning for the right homes in the right places’ which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe’s own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

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Yours sincerely

[Signature]

David Hague
Cynthia Hague
East Bridgford Resident’s Comments
To Rushcliffe Local Plan Part 2

Please write your comments in the box below and sign.
(Name and address optional)

1) The Parish Council also should democratically represent the interests and views of the villagers in any plan drawn up — not just in name but in practice. Surely, challenging in law.

2. We urge it to future generations to preserve the green belt — once lost, it will be forever.

3. There are numerous brownfield sites near the city centre being sold from by developers — they make more profit by building upon greenbelt.

4. There is already too much traffic in the village, which, despite(constant) representations from villagers, is a problem gone unheeded by the Parish Council and developer.

5. Green belt can only be used in exceptional circumstances which include: the provision of low cost housing — developers will not provide much of this.

Signed: [Redacted]
Name: STEAMAN
Address: [Redacted]

East Bridgford Residents Group Drop-In, 16th May 2018, East Bridgford Village Hall
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.

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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.  
Paragraph no.  
Policy ref.  

Site ref.  
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”?  

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.

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

Complies with Law.

Plan is Sound

Complies in all areas

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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”).

Not Applicable

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**

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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.

---

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

Consultee: Mr Geoff Hamilton (1143778)
Event Name: Local Plan Part 2 (Publication Draft)
Comment by: Mr Geoff Hamilton (1143778)
Comment ID: 10
Response Date: 22/05/18 09:46
Status: Submitted
Submission Type: Web
Version: 0.1

To which document does your response relate?
Local Plan Part 2 Publication Version

Page number: 93
Paragraph number: 7.3-7.5
Policy reference: Policy 23: Redevelopment of Bunny Brickworks
Site reference: Policy 23: Redevelopment of Bunny Brickworks
Policies Map: Yes

Do you consider the Local Plan Part 2 to be legally compliant?
Yes

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.
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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).
Do you consider the Local Plan Part 2 to be sound?    No

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

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).

There has been no consideration of the impact of this development on the local primary school. The school is small and will not be able to accommodate the new population without major investment.

Do you consider that the Local Plan Part 2 complies with the Duty to Co-operate?    Yes

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 adopted
Dear Sir,

We find that the draft LAPP published by Rushcliffe Borough Council,

- is non compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
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Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely

[Signature]

John Paul Hand

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

Representation Form

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

Please return by 5pm on Thursday 28 June 2018 to:

This form has two parts:

Part A – Personal details

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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. 55 - 57
Paragraph no. 
Policy ref. 16

Site ref. HOUSING LAND NORTH OF PARK LANE SUTTON BOROUGH

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”? 

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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

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.

- INCREASED CONGESTION PROBLEMS
- DANGEROUS EXIT ON TO PARK LANE BETWEEN BLIND REND A LANE
- CURRENT LOAD ON A6006 SET TO INCREASE WITH OPENING OF DNRC
- THE PROPOSED SITE IS ALREADY SUBJECT TO FLOODING AS FARMLAND. ANY HOUSING WOULD INCREASE THE LIABILITY CONSIDERABLY
- NATIONAL NEWSPAPERS HAVE POINTED OUT THAT NEW TOWNS NEED BUILDING NOT INCREASING THE PRESSURE ON SMALL VILLAGES WITH ALREADY INADEQUATE SERVICES
- ADDITIONAL MASSIVE PARKING PROBLEMS AT SCHOOL & DOCTOR'S SURGERY
- THE SITE IS A STRATEGIC GAP BETWEEN THE VILLAGES OF SUTTON BONINGTON & NORMANTON

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(If you are suggesting that the Local Plan Part 2 is legally compliant or sound please write "Not applicable").

SCRAP IT
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:

(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**

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East Bridgford Resident’s Comments
To Rushcliffe Local Plan Part 2

Please write your comments in the box below and sign.
(Name and address optional)

We object to the plans proposed as follows:

1) Parking - parking in the village is problematic without housing let alone the new development

2) The loss of green belt and the village views that will be lost

3) Village community feel will be lost with expansion

4) Doctors + school will be full to capacity

Signed: [Signature]
Name: [Last Name]
Address: [Address]

East Bridgford Residents Group Drop-In, 16th May 2018, East Bridgford Village Hall
Dear Sir,

I/we find that the draft LAPP published by Rushcliffe Borough Council,

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- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary.

Yours sincerely,

[Signature]

[Name]

20/6/2018
Hi,

Please see the attached document.

Thanks
Pete
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

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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: Peter Harris

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: Click here to enter text.

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

Page no. 24

Paragraph no. Click here to enter text.

Policy ref. Choose an item.

Site ref. Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington

Policies Map Y

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant

Yes No

4(2) Sound

Yes No Y

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”?

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My main concerns over the proposed additional housing on Park Lane, Sutton Bonington are as follows:

- Sewage - Houses further in the village have poor sewage flow and have to get their sewage drains cleared every year due to smells. Additional housing will make this issue worse as the load on the system is greater at the source end and will cause additional problems further down the sewage system.
- Increased traffic trying to get out of Park Lane and onto the A6006. This junction already gets busy at peak times and even more so when there is an accident locally (M1 / A453 / A6) as this road is used as an alternative route and queues form down Park Lane into the main village.
- Traffic turning into the proposed estate backing up in peak periods onto the A6006 which is a major through route to Melton Mowbray and is a fast road. Delays back to Zouch and increased accidents
- Increased numbers using the very small local shop which has limited car parking spaces. The shop is on a small side street and additional cars will park on verges etc and block access and cause visibility issues on the main road.
- The site where the houses are being proposed is already prone to flooding due to poor drainage, effecting the back gardens of those houses on Charnwood Fields and the potential new housing. The road (Park Lane) also currently floods in winter due to drainage issues as it stands
- The primary school is already at capacity with no room to expand. More housing means more children wanting to attend
- Traffic queuing for the school at opening and closing times is already extremely bad. Cars all over the pavements and grass verges. Adding additional housing (where most people will drive due to the distance from the school) will only compound this issue.
- The proposed site is the only piece of country side between Sutton Bonington and Normanton-on-Soar. Putting houses in between is essentially joining up the two villages into one larger village where both lose their individual character and countryside village 'feel'.

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.
The amount of houses that are being proposed at Sutton Bonington for the 2028 target is extremely small in respect of the total target but adding these houses has massive negative impacts to the village (see my points in question 6) and disproportionally increases the village size. By changing the proposed position to more well equipped larger villages, such as Keyworth or Ruddington it would impact them to a much lesser degree as they have a much wider range of facilities and their services such as shops are more well suited to cope with more customers.

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:

Click here to enter text.

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: 19/06/2018

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

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

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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.
Re: Housing Development in Aslockton

Dear Sir/Madam

We have recently viewed the Borough Council proposed "Local Plan part 2" with particular regard to Aslockton and are pleased and relieved to note that the Council considers Aslockton unsuitable for further growth.

We have raised objections to proposed developments over the last few years and still feel that the 75 homes under construction have already affected the water table.

Puddles on the road heading towards New Lane after rain have been noticeably larger, even with the large "settlement ponds" (complete with life belts) in front of this development.

We understand (only rumour at this juncture) that the local shop is due to close which will further deplete the already sparse amenities in the village.

People waiting for appointments at Bingham Health Centre are reminded on screens that the services are already at breaking point.

Public transport has not improved and people who need Bingham as their main shopping facility also have problems with parking.

No doubt local land owners wishing to off load agricultural land for more lucrative housing development have different ideas and we earnestly urge you to resist any further applications.

Yours faithfully,
Please find attached responses to Local Plan Part 2

Policy 10 Housing - Land North of Park Lane Sutton Bonington
Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.

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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<td>First Name</td>
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Part B (please use a separate Part B form for each representation)

Name/Organisation: Elizabeth Hartley

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<td>Other supporting document</td>
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<th>3b. To which part of the document does this representation relate? (complete all that apply)</th>
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<td>Paragraph no.</td>
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<td>Policy ref.</td>
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4. Do you consider the Local Plan Part 2:

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<th>4(2) Sound</th>
<th>4(3) Complies with the Duty to Co-operate</th>
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<td>Yes</td>
<td>No</td>
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→ 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).

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.

Impact on services - doctor, school, limited shops and parking
Poor access - problems of parking at school times, delays to very limited bus service
Congestion and tail backs to access A6006 especially at peak times
Limited bus service therefore more residents will be car dependent adding to congestion
Inadequate drainage will have further burden placed on them - note unprecedented flooding in 2018 on Main Street, Hungary Lane, Park Lane near proposed site and Charnwood Avenue near proposed site.
Large percentage increase to houses in village of 10%
The site forms the gap between the separate villages of Sutton Bonington and Normanton-on-Soar - building on the site will compromise the rural nature of this part of the Soar Valley
Site is close to Hathernware Industrial Estate - intrusive noise levels

See letter for more detail

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”).

There are alternative sites with better transport links and other services and where the impact would be less in percentage terms, have less impact because of the wider range of facilities available and less
impact on the character of the settlements as they are less rural. Eg. Cotgrave, Bingham, Clifton, Gamston

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
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Click here to enter text.

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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: 04/06/2018

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

localdevelopment@rushcliffe.gov.uk; or
Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
This is a rural area of the Soar Valley and the two villages of Sutton Bonington and Normanton-on-Soar are two distinct, separate and individual villages. A development of 80 houses would have a very significant impact on the rural nature of Sutton Bonington, increasing the number of dwellings by 10% - a very high percentage increase particularly as the 80 houses only comprise 0.6% of the Rushcliffe BC target and therefore will not make a significant contribution to the target of 13,500 houses.

The position of the development is on land which is the only remaining countryside between the two settlements of Sutton Bonington and Normanton-on-Soar and would therefore effectively merge the two villages and urbanise this rural area. This would change the character not only of the two villages but also the area as a whole.

Originally 140 houses were proposed and although this plan is for 80 houses, it is on 60% of the land which means there is no reduction in the density of the building. This leads to concerns that another plan will be submitted in the future for the remaining 60 houses to be built.

Currently there is a problem with traffic congestion at peak times and school run times. Access on to the A6006 is very difficult and there are often tail backs stretching as far as Willow Poole Lane on occasions – the residents of any new houses would be joining this queue or trying to exit the development through the queue.

It is likely that most new residents would be reliant on cars for getting to work as the bus service is limited to one bus an hour and the trip to Nottingham takes an hour and a half. The buses are affected by the congestion and the current problem with keeping to the timetable increases the use of cars. The concern is that if the congestion worsens (likely if there are 80 new houses with an average of one or two cars per household) the service will eventually by pass the village leaving the residents with no bus service at all.

The congestion in the village at the beginning and end of the school day caused by parked cars, often stretching for 1000m and reducing the road to one lane, is already a problem and would be much worse with additional cars from a new development. The risk of accidents and injury is a real concern.

The access road to the new development would be joining Park Lane at a point where the view would be restricted by the bend in the road, already a problem as cyclists are often overtaken on the blind bend and motorists ignore the 30mph speed limit.

The volume of traffic on A6006 is already heavy and the current DNRC development at Stanford Hall and the proposed East Midlands Airport freight terminal will significantly increase this and add to the problem of access from Park Lane. Extra vehicles from the proposed new development would make matters even worse.

Services and facilities in Sutton Bonington are limited and would suffer from an additional 80 households.
- The doctor’s surgery has very limited parking and an increase of 10% patient numbers would put a great strain on the surgery to provide the necessary appointments and also for parking which is all on residential streets which are narrow and easily blocked.
There are limited shopping facilities – a small post office and village store – both with limited parking, mostly on-street and on bends in the road – more traffic would lead to an increased risk of blockages and accidents.

- The village Primary School already uses two porta cabins to provide extra room for pupils and there is no room for expansion (even if money were available) so the capacity of the school is insufficient for the extra number of pupils likely from 80 new houses. The local secondary school is also currently at capacity.

- This year there has been unprecedented flooding in the village – Main Street, Hungary Lane, Park Lane and Charnwood Avenue. Traffic was disrupted and property threatened. Many of the gardens of the properties next to the proposed development field experience regular flooding and some are waterlogged throughout the winter. The roadside boundary of the development field regularly floods and this is the only available position for access to the site.
  The field itself floods very regularly. It is in a low lying position and adjacent to flood risk zone 2. Development of the field, reducing the land available for drainage by building houses, driveways and streets, must pose a risk of greater flooding not only to the new houses but to the surrounding houses, land and roads.

- The proposed 80 houses is a very small part (0.6%) of the target for Rushcliffe BC but a large percentage (10%) increase to the houses in Sutton Bonington and will have a far bigger negative impact on the village – its character, services, accessibility – than such a number would have on larger settlements such as Bingham, Clifton, Cotgrave or Gamston which have a wider range of facilities and services and are less rural in character.
Dear Sir,

I regret to find that the draft LAPP published by Rushcliffe Borough Council,

- is non compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that it is not effectively evaluated alternative sites
- is unsound in that it unnecessarily removes land from the green belt.
- is non compliant in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt.

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe's own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e. outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in exceptional circumstances. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely,

Diane M Hartopp
Dear Sir,

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- is **non compliant** in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
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Yours sincerely

MAUREEN FAYE HARVEY (MRS.)
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.
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. 33
Paragraph no. 4.4
Policy ref. 4.4

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”?

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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

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.

This site (4.4 - Hillside Farm) has good access routes to the A60 without the need to go through the village, or near the schools. I support this proposed site for housing development.

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Not applicable.
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(Please continue on a separate sheet if necessary)

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   [ ] The recommendations of the Planning Inspector appointed to carry out the independent examination have been published.

   [ ] The Local Plan Part 2 has been adopted

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

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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.
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 / YG

This form has two parts. Copies sent to ....................

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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
- 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. 33/34 Paragraph no. ____________________________ Policy ref. 4.4

Site ref. ____________________________ Policies Map 4.4

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.

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

Keyworth needs more housing and has the infrastructure to support this. Therefore, I agree that at least an additional 600 dwellings can be sustained.

Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered.
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").
3. 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  

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

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:

(Please continue on a separate sheet if necessary)

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10. Please indicate if you wish to be notified that: (please tick all that apply)

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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

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).

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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/

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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.
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  
BUSINESS SUPPORT UNIT  
RECEIVED  
27 JUN 2018  

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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<tr>
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<tr>
<td>First Name</td>
<td>Mr</td>
</tr>
<tr>
<td>Last Name</td>
<td>Paul</td>
</tr>
<tr>
<td>Organisation (where relevant)</td>
<td>H Audley</td>
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<tr>
<td>Job title (where relevant)</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:

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. 33/34
Paragraph no.
Policy ref. H4.4
Site ref.
Policies Map H4.4

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.
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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.

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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.

This is a very good development for Keyworth and the inclusion of hillside farms is a natural part of the village. It makes sense as it is near to all the local amenities.

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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)

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(Please continue on a separate sheet if necessary)

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Date form completed 24/6/18

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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 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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<td>First Name</td>
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<tr>
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<td>Organisation (where relevant)</td>
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<td>Job title (where relevant)</td>
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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. 33/34
Paragraph no.
Policy ref. 4.4

Site ref. Policies Map 4.4

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.
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What makes a Local Plan “sound”?

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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 [ ]

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.

This is a perfect site in keyworth for a housing development, as it is the closest site to the village amenities such as the health centre and shops, especially for the elderly and young families.

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a. 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
- [X] Yes, I wish to appear at the examination

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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.
Dear Sir,

We find that the draft LAPP published by Rushcliffe Borough Council,

- is **non compliant** in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is **unsound** as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is **unsound** in that it is not effectively evaluated alternative sites
- is **unsound** in that it unnecessarily removes land from the green belt.
- is **non compliant** in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt.

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe’s own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e. outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in **exceptional circumstances**. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely,
Comment

Consultee: Mrs Cath Haywood (1167385)
Event Name: Local Plan Part 2 (Publication Draft)
Comment by: Mrs Cath Haywood (1167385)
Comment ID: 61
Response Date: 27/06/18 19:34
Status: Submitted
Submission Type: Web
Version: 0.1

To which document does your response relate? Local Plan Part 2 Publication Version

Policy reference: Please select an option
Site reference: Policy 6.1: Housing Allocation – Land west of Wilford Road, Ruddington

Policies Map

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).

Not for me to say. It is for Rushcliffe BC to determine if their plan is legally compliant.

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: 
(please tick all that apply)

- Positively Prepared
- Justified
- Effective
- Consistent with national policy

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).

This site has been put forward despite it having two negative factors in natural resources and flooding. The comments from the Environment Agency show great concern over this site, both for measures to deal with current risks but more concerning their comments re the long term higher risk flooding risk to this site. Despite this this site has still been promoted as a preferred site for Ruddington which I don't think shows the plan has been positively prepared, can be justified, if effective or is consistent with national policy.

All of the sites for Ruddington should be reconsidered given the recent planning inspectorate decision on Asher Lane, as this would take an initial housing allocation for Ruddington of 250 homes to over 530 homes which is at a level that cannot be sustained within the village or the village amenities.

Do you consider that the Local Plan Part 2 complies with the Duty to Co-operate?  Yes

Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your previous responses. 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.

Please see comments above. Policy 6.1 Housing Allocation Land west of Wilford Road, Ruddington should be withdrawn for the reasons stated above.

Policy 6.2 and 6.3 should be reconsidered in the light of the Asher Lane outline planning approval to reconsider the impact on the village and the number of houses that can reasonably be sustained.

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 outline why you consider this to be 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.

I am at work and will be unable to attend in person.

Please indicate if you wish to be notified that: 
(please tick all that apply)

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The Local Plan Part 2 has been adopted
Rushcliffe Local Plan Part 2: Land and Planning Policies Publication Version

Representation Form

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Nottingham
NG2 7YG

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<tr>
<td></td>
<td><strong>MR</strong></td>
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<tr>
<td><strong>First Name</strong></td>
<td><strong>ADAM</strong></td>
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Part B (please use a separate Part B form for each representation)

Name/Organisation: ADAM HEAD

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. 30-34
   Paragraph no. 44
   Policy ref. 4
   Site ref. 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.
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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.

Representations must be received by 5pm Thursday 28 June 2013. Representations received after this time will not be considered duly made.
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.

MY FAMILY & I LIVED IN KEYWORTH FOR A COUPLE OF YEARS WHEN WE STARTED A FAMILY IN A RENTED PROPERTY. UNFORTUNATELY, DUE TO THE LACK OF SUITABLE HOUSES TO BUY IN KEYWORTH, WE ENDED UP MOVING OUT OF THE VILLAGE. IN THE FUTURE WE WOULD LIKE TO MOVE BACK TO KEYWORTH AND ARE ENCOURAGED TO SEE THE RECOMMENDED HOUSING DEVELOPMENTS IN THE RUSHCLIFFE LOCAL PLAN. BEING FAMILIAR WITH KEYWORTH I AM PLEASED TO SEE THE LAND AT HILLSIDE IS INCLUDED, WHICH I FEEL WILL BE AN IDEAL SITE FOR THE FOLLOWING REASONS:

- Close to village centre and its amenities.
- Limits volume of traffic.
- Balances out the village.
- Ideal location for young families.

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”).

**NOT APPLICABLE**
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
- N/A

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:

(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 7YF

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

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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/

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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.
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: ELIZABETH HEAD

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. 30-34
Paragraph no. 4.4
Policy ref. 4.4

Site ref. 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”?

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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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.

I grew up in Keyworth and enjoyed living there but due to my own family growing I required a larger house but unfortunately there was not any affordable family housing available. I would like to move back to Keyworth and so am pleased to see the recommended housing developments in the Rushcliffe local plan.

I know Keyworth very well and think that it is excellent that the land at Hillside Farm, the land at the South of Bunny Lane could be an option for family housing. This site would ensure that the village is balanced as well as, and more importantly for me, be close to the health centre, pharmacy, opticians and Key Health Club for the children’s swimming lessons.
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").

Not applicable
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

N/A

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(Please continue on a separate sheet if necessary)

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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.
Date form completed 26/06/18

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

Consultee: mr charles hellier (1166172)
Event Name: Local Plan Part 2 (Publication Draft)
Comment by: mr charles hellier (1166172)
Comment ID: 21
Response Date: 18/06/18 15:56
Status: Submitted
Submission Type: Web
Version: 0.1

To which document does your response relate? Local Plan Part 2 Publication Version

Policy reference: Please select an option
Site reference: Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington

Policies Map

Do you consider the Local Plan Part 2 to be legally compliant? Yes

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:  
(please tick all that apply)  

Effective

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).

Easily deliverable solutions from the ‘other options’ should not even be contemplated whilst vast swathes of land from the key developments remains undelivered. The council is failing in its moral duty to make builders deliver on land already given over for housing, what is the point at all of having major housing projects close to the city if the council is not making builders deliver on them?

Do you consider that the Local Plan Part 2 complies with the Duty to Co-operate?

No

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).

The consultation held in Sutton Bonington at the start of the ‘other options’ was a complete farce and a joke. Previously published reports for RBC stated that health center in Sutton Bonington was ‘not fit for purpose’, nothing has changed with the facility, yet now it is apparently proficient to support at least a further 80 houses. All infrastructure in Sutton Bonington is already stretched to the maximum yet it seems RBC see fit to put a further 80 homes here, these homes are not required and are not necessary, it is purely for land owners and their agents to profit from, whilst the council neglects its responsibility to complete on major projects already in process.

Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your previous responses. 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.

Force builders to deliver on land already given over to housing - that is the solution, not just eating up random fields in the countryside because they are ‘easy to deliver’. The council are paid to do their job, so I suggest they get on and do it, and if they can’t, then get out of public office and find other work for a living instead of poncing off the public purse.

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.

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(please tick all that apply)  

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. The Local Plan Part 2 has been adopted
Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
NG2 7YG

Dear Sir,

WE find that the draft LAPP published by Rushcliffe Borough Council,

- is non-compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that it is not effectively evaluated alternative sites
- is unsound in that it unnecessarily removes land from the green belt.
- is non-compliant in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt.

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe's own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e. outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in exceptional circumstances. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary
Dear Sir/Madam

My wife and I wish to make the following comments on the above Plan as they pertain to housing allocations in Keyworth and the inclusion of Hillside Farm (Key 13) south of Bunny Lane in particular.

The recent Referendum on the Keyworth Neighbourhood Plan was passed with a very sizable majority. You will be aware that Key 13 was not included in the Plan. Keyworth Parish Council also agreed that Key 13 should not be included in the housing allocations for the village. It is thus an affront to local democracy to include Key 13 in the Rushcliffe Local Plan and we are surprised that it has been allocated.

In addition, the planning approval given for two monstrous barns adjacent to this site changes the situation completely. We understand that the barns are for a large number of animals which will, inevitably, produce a lot of waste. It would seem highly inappropriate to have housing adjacent to such an operation on straight environmental grounds.

There are other planning objections to the Hillside Farm site not least difficult and dangerous access onto Bunny Lane but we strongly feel that the site should be allocated in the Rushcliffe Local Plan because it does not agree with the Neighbourhood Plan and because of the agricultural activities that will now take place adjacent to the site.

David and Sue Highley
Dear Sirs

Please see the 16 page attachment. It was sent previously in 2016 but many of the comments are still relevant.

Thanks

Mike Hollands

-------- Forwarded message --------
From: "Michael Hollands" <>
Date: 25 Jun 2018 13:41
Subject: Fwd: Comments on Green Belt Development
To: <>
Cc:

-------- Forwarded message --------
From: "Michael Hollands" <>
Date: 25 Jun 2018 12:44
Subject: Fwd: Comments on Green Belt Development
To: <>
Cc:

Sent from my iPad

Begin forwarded message:

From: Michael Hollands <>
Date: 8 April 2017 at 19:47:45 BST
To: 
Subject: Fwd: Comments on Green Belt Development

Dear Graham

I notice that the RBC have logged all the comments about Green Belt Development. They have included mine which are quite extensive.

I thought I would e.mail them to you in case they might be of help at a future date.

I would not want them to disappear without trace.

Hope you are both well.

Mike

Sent from my iPad

Begin forwarded message:

From: Michael Hollands <>
Date: 8 April 2017 at 19:32:53 BST
To:  
Subject: Comments on Green Belt Development

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planning
andbuilding/planningpolicy/lapp/responses/Hollands%20995799.pdf

Sent from my iPad
Dear Sirs,
I hope you will devote the time to study these documents.
The comments were originally devoted to Bloors who first came up with this scheme. But they would equally apply to the RBC when they are considering any development on this Green Belt area.

Thanks for your consideration.

I would be happy to come to your offices to discuss this.
Items for consideration

In 2011 the RBC invited selective residents to comment on areas they would accept further development. I was one of those invited and we came to the conclusion that around 250 properties would be acceptable, mostly in the Pasture Lane area with a few others in small selected areas. Since then these and many more have been built or approved. This should be taken into account before any further development is considered. In recent years Ruddington has expanded considerably and this should not be ignored. Local services and the traffic situation is at present at breaking point.

It would be interesting to know how the RBC came up with the figure of 250 further properties on the Green Belt. Was it an arbitrary figure or was it based on what the Green Belt could actually support.

I would suggest that the areas of Green Belt available should not or cannot support more development for reasons I will give. The Government do give guidelines on this, they do not support development in unsuitable areas, so that would mean that the RBC should look for sites elsewhere.

1 To the South of Ruddington, this has been previously considered, and be found to have serious access problems. Development has been rejected.

2 To the West much development has already taken place, any more would link Ruddington to Clifton.

3 To the East there is room but with the enormous amount of development planned for the Edwalton area, it could mean these two areas almost linking up.

4 To the North is an area I have had much input on. And I enclose much information as to why it should be a NO GO.

Much of this information has been sent to Bloor Homes who have come up with a proposal, and the RBC have have already received much from me.

The area is an attractive Gateway to Ruddington, home to much wildlife, a narrow strip which divides us from the City, but above all a flood plain that protects surrounding areas from serious flooding. Bloor's and their advisers OXALIS were complexly unaware of previous flooding to the Brookside areas, and their proposal to raise the level of the field and insert ponds could be a disaster for surrounding areas. This has happened on other developments throughout the country.

The RPC have been given misinformation on this from Bloor's but unfortunately they are influenced by the monies being offered for the purchase of Sellors Field. Which the Sellors family and most of the local residents do not agree with. I hope that the RBC will not be influenced by the RPC.

In conclusion I hope that you will take the time to read the attached documents.
Dear Sirs

Ref Your Proposed Housing Development at Wilford Rd
Ruddington Nottingham

I note that your application to erect a large signboard on this site has been turned down by the Rushcliffe Borough Council. This was not surprising due to the amount of objections from Ruddington residents, most Ruddington Parish Councillors and many Rushcliffe Borough Councillors. Apart from those who negotiated the deal with yourselves there was not a single person who gave their support.

I hope that your company will realise that there is minimal support for a development on the farmers field, the reason I will list out later.

With regard to the additional proposal to build on Sellars Playing Field, this has caused an outcry from those who make use of this facility. The land was donated for the specific purpose of recreation and this is stated in the Covenant. It cannot be changed into a housing estate.

The park provides a safe area with easy and safe access from the nearby established housing estate. Young children are safe there and if necessary can be easily supervised.

To move these facilities further from the village would mean greater risk from a busy road and the risk of falling prey to strangers from an unattended car park.

The park provides for the Annual Fair and activities during Wakes week. Until recently it was used for Saturday and Sunday football matches, and now with the permanent provision of goal posts and nets it is occupied at most times by children and adults having a “kick about.”

I doubt you will find even minimum support for proposal to build on Sellars Field.

As regards building on the farmers field there is a whole list of reasons as to why this should be rejected.

One big concern is that the area floods, and it was obvious that Bloors and their Associates were completely unaware of this in March at the Project Exhibition. They were shown many photographs of the problem.

Our Parish Council have been given wrong information. They were told that they area is susceptible to flooding once in every hundred years whereas it flooded to some extent every year. They were told that the top field floods, and is unsuitable for development and the bottom field is most suited.

In fact it is the complete opposite. They were told that Bloors would solve the problem of the Brook flooding. That is not the main problem, it is the water table level which causes the field to flood. In 2012 nearly all the field was under one foot/300mm of water. This happened in summertime and most of this water remained all winter, frozen over much of the time. Although Bloors Ponds and Underground Tanks scheme might help with the Brook overflowing it would be completely inadequate to cater for this amount of flooding. To cater for 300mm of water over that large area they would have to be enormous.

And you cannot afford to have too much of that surface water surface water directed into the Brook or it will overflow not only in this area but further along in a built up area which is very susceptible to flooding.
Also the surface water drains from the roads and houses next to your proposed site travels in a pipe across the field and into the Brook. Brookside Gardens is at a lower level than high water mark of the Brook. If the water level of the Brook rises then water backflows and the road gets flooded. Your representatives saw the photographs of children canoeing along Brookside Gardens. Very serious flooding like this has occurred on three occasions, on the first occasion several of the adjacent roads were flooded. Raising the ground level in the field could result either in a sea of mud or off flow into surrounding properties. So it is not surprising that the local residents are worried about the affect this development could have on their properties. Once the project has finished the Developers walk away leaving potential flooding problems to the property owners and their Insurance Companies. This appears already happened in other areas of the country where flood areas have been developed. It appears that neither the Developers or the Councils will indemnify against this.

The farmers field is a haven for birds and wildlife. 46 species of birds have been recorded over the past few year and according to the RSPB some of them are on the endangered list.

Wilford Road is a very attractive Gateway to Ruddington and this has long been appreciated by RBC. This would almost completely disappear.

The Green Belt has long been considered an important and picturesque strip of land which separates Ruddington from surrounding larger towns and Nottingham. The RBC and RPC have always wanted to retain it.

No doubt the properties would all require piled foundations. The disturbance that would cause over a very long period would be unbearable to the local residents.

One unfortunate event has already taken place causing damage to the environment. The crops in the field which were perfectly healthy in February were sprayed and killed in March. This was in the field where the proposed development is sited. The adjacent field of crops was left untouched. The field which should now be a habitat for birds and wildlife has become a muddy or barren mess. Even some of the field margins have been destroyed. Whoever advised the farmer to do this has caused much damage and considerable disappointment to Ruddington people.

It was a completely senseless act. I hope that Bloors will take note of the above and what others are saying. There must be many more suitable sites in Bloors land bank to develop. Those which would cause far less inconvenience and destruction. And of course be cheaper to develop.

I hope you will give this serious consideration.

Yours sincerely

Michael Hollands
If the information circulated by RDC on this deal is biased in favour of a sell-off then the following evidence against could be circulated to counteract it.

**GENERAL**
1. Only Councillors (probably in favour of the deal) worked on the preparation of this document.
2. Other interested and affected parties were kept away.
3. The document will be circulated outside the village to persons who would be unaffected by the deal.
4. Views are being requested at the same time as another planning application (much hated) is being submitted for the opposite end of the village.
5. This could set the two areas against each other.
6. Each project should be viewed independently. If both are unsuitable then both should be rejected.
7. The fact that RBC demand 250 properties in Ruddington Green belt should not be used to bully us to get the preferred result.
8. The timing for objections gives little opportunity for any opposition to prepare and circulate their own evidence.
9. It is wrong for those persons from outside the village who provided advice to RPC on the document not to be named.
10. The deal with Bloors on the Sellers field will have a major influence on their much larger proposals to build another 130 properties on the Green belt farmland. As there also are major objections to this proposal they should also be taken into account in this exercise.

**FROM A YOUNG MOTHERS POINT OF VIEW SELLARS FIELD**
The resting of the field and play area creates the following problems.
1. It is too far away for their children to be easily supervised, they would be out of sight.
2. It means walking along a narrow pavement adjacent to a busy road.
3. It means crossing the new roads.
4. With the proposed new car park and village hall premises adjacent it puts young children at risk from undesirables.
5. There will be a brook and deep water catchments in that area.
6. The positioning is too far away from much of the village and only serves to benefit the new properties.
7. The new area will not provide a football pitch. The existing pitch was always well used and money should be spent on updating the changing room facilities to bring it back.
8. The park at present provides a safe and convenient place for a circus, fair and Wakes week activities.
9. The park in its present position is well used by young children on the playground, for football practise and by dog walkers.
10. Sellers field was donated to the village for the above usage and should not be sold off for monetary gain.

**THE VILLAGE HALL**
1. This is well used and brings in considerable income.
2. It is in a very convenient position.
3. The Council's concerns about the building have been overstated.
4. The Council's description of the premises when they advertise for hire gives a much more favourable report.
5. Moving the premises outside of Ruddington puts it out of reach of many residents.
6. And access to the premises means that walk along a busy road and crossing other entrances.
7. The demolition of the premises would open up the allotments to further development which is most unsuitable.

As any development on Sellers Field would be tied in with the larger development on the farmers field then the whole scheme should be given consideration as the effect one area has would in many cases apply to the other.

02/07/2015
FROM A CONSERVATIONISTS POINT OF VIEW.

1. It is all Green belt land and should be preserved.
2. It is the most attractive gateway to Ruddington which would be ruined.
3. It is home to around 46 species of birds some of them endangered.
4. It is home to several species of mammal and amphibians from the brook and garden ponds.
5. The uncultivated borders are home to wild plants and flowers.
6. The Green Belt provides a narrow strip of land to separate the village from Nottingham. Much appreciated by the RBC.

FROM A LOCAL RESIDENTS POINT OF VIEW

1. Their main concern apart from all the above is the danger of flooding. Bloors have provided erroneous information on this subject.
2. Evidence has already been provided by residents of past severe flooding.
3. This area is totally unsuitable for development, the drainage schemes provided by Bloors give no guarantee they will work and there will be no one who will indemnify the existing property owners against future flooding.
4. And the scheme could have a serious affect on an adjacent area upstream (Devon Drive) which suffers similar problems.
5. No doubt the proposed total of 180 properties would all required piled foundations. This would caused enormous disturbance to the adjacent existing properties.

In addition to the above the extra 180 properties would put unbearable pressure on Ruddingtons existing roads and services.

Thats about it.

Mike
INSTITUTION

WILFORD ROAD PUBLIC CONSULTATION
FREEPOST RSKJ-KRAH-YZRM
4th FLOOR
1 DUKE ST
READING
RG1 4SA
2 MARCH 2015

Dear Sirs,
Following the receipt of Bloor Homes proposals for new homes I would like to submit some preliminary comments. If the scheme appears to be developing any further I will produce something more professional with additional information. There have been many attempts to build on this land over the 43 years I have resided here, but all have been rejected for genuine reasons. I suspect the same will happen in this case.
Yours faithfully
Michael F Hollands
BLOOR HOMES PROPOSED DEVELOPMENT WILFORD ROAD RUDDINGTON

There are some important points to consider in relation to this project.

For a start the area is Green Belt and Sellars Playing Field was bequeathed to the village and should not be moved to a position where it would be less accessible.

The following are problems which will arise.

1 DRAINAGE

The area to be developed lies within a flood zone, as is shown on the attached Environment Agency map. It is a mixture of high risk and low risk areas.

After heavy rain it is normal for water to lie on the surface at the Southern end.

Severe flooding occurred in 1977 and again three years ago, when the rainwater lay to a depth of 300mm over a very large area. Mallard ducks and geese have regularly used it as a permanent pond.

The drainage has been recently improved by inserting a land drain from the lowest point of the field into the ditch which surrounds the adjacent Woodhouse site. But this only gives improvement to an isolated area.

A major concern must be the effect the development will have on the surface water and roof drainage to the properties in Brookside Gardens.

All this water plus that from the road gullies is taken through one pipe across the development area and into Fairham Brook. The bottom end of Brookside Gardens is purported to be the lowest point in Ruddington. This rainwater drainage is not adopted by Severn Trent.

During times of very heavy rainfall the water level in the brook rises to a level higher than that in Brookside Gardens causing a back flow preventing any drainage and causing flooding to the road and adjacent properties.

This happened in 1977 and three years ago. See the attached photographs of children canoeing up and down Brookside Gardens.

An increase in the amount of water deposited in the brook will make the situation worse.

Building a flood defence to prevent water escaping from the brook will only make the situation worse as the level in the brook will get higher.

The water table over the area is very high, this is the main reason for flooding.
Providing porous surfaces will make little difference as the water will have nowhere to go.

2 BIRDS AND WILDLIFE
The fact that the area has occasionally been a semi wetland with a dryer slightly raised uncultivated boarder mean there is a diverse selection of birds and animals.

The following is a list of birds who are regular visitors.
Mallard duck and geese who swim in the flooded areas.
Swans who visit on route from the River Trent or to other lakes.
Egret
Heron are regular visitors. There can be up to eight at a time in the field.
Lapwing,
Seagulls, crows, magpies and pigeon are there permanently.
Pheasants and partridge
Buzzard can occasionally be seen circling high overhead in hot weather.
Along the dry borders and in the old hawthorn hedges come the smaller birds.
Blackbird, thrush, sparrows, several different finches and tits.
Occasionally there is a sparrow hawk and giant woodpecker which is after ant nests.

Animals which inhabit this area are foxes and hedgehogs, voles and field mice. A grass snake was spotted at the time of the last big flood.
Frogs and Toads will use this area after spawning in garden ponds.
Insects include a variety of butterflies, moths and dragon flies.
The dense nettles which grow in this border will house a variety of insects.

Everything listed above will be affected by the development and most of it will disappear.

3 ACCESS
Sellors playing field is well used by children of all ages, dog walkers and for football training.
If the changing facilities were improved football matches would return.
The Wakes Fair and occasional Circus on the field is well attended. It would cause inconvenience if all this was moved a further 400 metres from the village. The same would apply to building a new Village Hall so far away from the village.

In conclusion, the proposal would have been more acceptable if it was presented in reverse.
With the housing development at top end of the field where flooding is not a problem.
This would leave the existing playing field and a new Village Hall (if built adjacent) within easy reach of both the village and the new development.
And the semi wetland area would be left for wildlife, maybe with a new large pond provided.
And the prospect of further flooding to Brookside Gardens would be eliminated.
PROPOSED DEVELOPMENT ADJACENT TO WILFORD ROAD RUDDINGTON

Prepared by a member of the RSPB

Blackbird Buzzard Brambling Crow Chaffinch Dunnock Collared Dove Little Egret Green Finch Field Fare Common Gull Grey Heron Jackdaw Kestrel Lapwing Linnet Magpie Moorhen Mallard House Martin Wood Pigeon Pheasant Partridge Robin Rook Redwing Sparrow Hawk Tree Sparrow Starling Swallow Skylark Snipe House Sparrow Great Tit Blue Tit Coal Tit Long Tailed Tit Mistle Thrush Song Thrush Willow Tit Mute Swan Wren Great Spotted Woodpecker Green Woodpecker Yellow Hammer

Plus Bats
Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over responsibility for flood management in Wales.


This service is designed to inform members of the public, in line with our terms of use. Contact us.

http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=...  27/02/2015
Late Dec 2012 – Canoe across to brook...

Field behind Brookside Gardens – flooded and frozen – Jan 2013

Flooding remained in place for much of Nov, Dec, Jan and Feb
Brookside Gardens – Flooding – July 2012

Typical image – Nov 2012

Early Dec 2012
The Local Plan Part 2: Issues and Options consultation document includes questions on a range of other topics, including employment, Green Belt, retail etc. This document is available to view and comment on at www.rushcliffe.gov.uk/planningpolicy. However, if you want to make any general comments in the box below please do so.

### OTHER ISSUES

Local residents do not want the Sellory Field sold to blocks. The RBC should not be influenced by the Rudd Parish Council on this as they have been seduced by Rudd offer.

---

**RUDDINGTON**

Where should the new homes go?

With respect to general directions around the village, do you support housing development:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>To the north of the village</td>
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<td>X</td>
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<tr>
<td>To the north east of the village</td>
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<tr>
<td>To the east of the village</td>
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<tr>
<td>To the south of village</td>
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<tr>
<td>To the west of the village</td>
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</table>

Comments: **Not a flood plain which floods every year! USA Picturesque Gateway to Rudd & a haven for wildlife. West will connect Rudd to Clifton.**
We would also like to know what you think about the suitability for housing of each of the sites shown on the map on the previous page. For any one site there may be the option to develop only part of the site rather than all of it.

Do you support housing development at:

<table>
<thead>
<tr>
<th>Site</th>
<th>Yes - all of site</th>
<th>Yes - part of site</th>
<th>No</th>
</tr>
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<tbody>
<tr>
<td>RUD1 - land to the west of Wilford Road (south) (potential capacity around 180 homes)</td>
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</table>
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>2. Agent's Details (if applicable)</th>
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<tr>
<td>First Name</td>
<td>GEORGE</td>
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<td>Last Name</td>
<td>HOLLEY</td>
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<td>Organisation (where relevant)</td>
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<td>Telephone Number</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:

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. Paragraph no. Policy ref.

Site ref. Ruddington

LARGE DEVELOPMENT UNDER CONSIDERATION

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”?

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.

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

Now that Planning Appeal 16/03123/OUT
Appeal ref: APP/P3040/W/17/3/85493

has approved 175 dwellings off Asher Lane, what changes are to be made to the alternative proposals which would have provided 310 dwellings?

Will we now end up with 485 dwellings plus the potential for further development being approved on the other land available off Asher Lane together with the possible sale of the privately owned allotments.

Could we now end up with 275 dwellings off Asher Lane plus pressure from the land owners south of the railway crossing on Asher Lane to allow further development.

Would this lead to the realignment and adoption of the perimeter road onto the A60 with traffic lights?

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.
Dear Sir/Madam

Rushcliffe Borough Council has published its draft Local Plan Part 2, which is available to comment on until 5pm on Thursday 28 June 2018.

Further details are set out in the attached letter and at www.rushcliffe.gov.uk/planningpolicy, including where the draft Local Plan Part 2 and associated documents can be viewed and how comments can be made.

The Borough Council is also consulting on a draft Statement of Community Involvement at the same time.

You have been sent this email as you are currently registered on our consultation mailing list. If you no longer wish to be contacted in relation to Local Plan matters please let us know by replying to this email.

Kind regards

Planning Policy
Rushcliffe Borough Council
Large Developments under Consideration or Construction

Please select a location for more information about a particular potential large development.

Aslockton

Barton in Fabis Parish (Land South of Clifton)

Bingham

Cotgrave

East Leake

Keyworth

Kingston on Soar

Radcliffe on Trent

Ruddington

Land off Asher Lane

January 2017 - An outline planning application was received for 175 dwellings including vehicular access off Asher Lane, pedestrian links, public open space, car parking, landscaping and drainage. The application was refused on 7 April 2017. A copy of the decision notice can be viewed via the Planning Online website using the application reference number 16/03123/OUT. An appeal was received on 29 September 2017 and is currently pending determination by the Planning Inspectorate (appeal reference: APP/P3040/W/17/3185493). A Public Inquiry will be held on 17th – 20th April 2018 at The Rushcliffe Arena, West Bridgford NG2 7YG, and is open to members of the public who wish to attend.

February 2018 – A further outline planning application was received for 175 dwellings including vehicular access (via 72 Musters Road), pedestrian links, public open space, car parking, landscaping and drainage. The application is currently under consideration, details of which can
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
Business Support Unit
RECEIVED
27 JUN 2018
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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<td>Mr.</td>
</tr>
<tr>
<td><strong>First Name</strong></td>
<td>Edward</td>
</tr>
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<td><strong>Last Name</strong></td>
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<td><strong>Organisation</strong></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: ____________________________

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. 33-34
- Paragraph no. 4
- Policy ref. 4
- Site ref. 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"?

Positively prepared - the plan should be prepared in a way that meets the need for housing and other development, including infrastructure and business development.

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

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

   Site 4.4 Hillside Farm is a good site and close to amenities for young families.

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").

NA
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:

(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.
Date form completed 24.6.18

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

iocaldevelopment@rushcliffe.gov.uk; or

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

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<td>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 <a href="http://www.rushcliffe.gov.uk/retention_schedule/">http://www.rushcliffe.gov.uk/retention_schedule/</a></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.
I understand the need for additional houses, particularly affordable houses in Keyworth, and that every farmer would like to sell land at a huge profit for development with Brexit looming but I am amazed that Hillside Farm is still being considered. I live in the cottages overlooking this land and would probably look over the rooftops of any development. My concerns are as follows:

1. The volume of traffic on Bunny Lane is already an issue particularly as cars are now parking on both sides of the road all the way down. The speed at which some cars and bikes leave and enter the village is” frightening”. The agreed development of Green Hayes Farm will only make this worse.

2. The smell and animal waste on the road that comes from Green Hayes Farm is a well known problem to R.B.C and again this year we have a serious rat infestation as well as swarms of flies in the warm weather.

3. I was amazed to see that Norman Davill, who owns Green Hayes Farm, was allowed to build two massive barns at the rear of his bungalow, Lynwood (adjacent to Hillside Farm) earlier this year. The current bellowing of cattle throughout the night would be unbearable for residents in any new development together with the stench of his questionable farming practices.

4. There is a footpath from Roseland Close that passes on the other side of the proposed development. My wife and I walk this often. When conditions are such the smell of sewage from the treatment works is dreadful. There has also been a smell of oil coming from the drainage ditch behind Lynwood.

Keyworth’s Village Plan has been carefully considered over many years by the people it directly affects and 85% of the villagers recently agreed.

Finally I ask what provision has been made at the Medical Centre, local schools and road junctions at Plumtree and Bradmore for the current planned 600-800 more cars and the ~1,500 new residents? What additional parking will be allocated in the village?

Kind Regards
Mel Hood
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
BUSINESS SUPPORT UNIT
RECEIVED
27 JUN 2018

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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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. 33 + 34

Paragraph no. 4.4

Policy ref. 4.4

Site ref. Policies Map 4.4

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.

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

While we currently rent in Tollerton we would welcome a move to Keyworth in the next 2-3 years as long as there would be houses in the right location and a new build on Hillside Farm site would be ideal being so close to village facilities for our young family and with easy access to the A60.
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").

NA
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 ☑️
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

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:

(Please continue on a separate sheet if necessary)

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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.
Date form completed: 24.6.18

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).

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Data Protection Notice

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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.
Dear Planners,

I am writing to object to Policy 10 Housing -
Long North of Park Lane, Sutton Bonnington;
for the following reasons -

1. Vehicle access onto Park Lane -
   Depending on its exact positioning, the new road will either be near the blind bend
   on Park Lane, or near the junction with the A 606. This is a very busy area
   and has already needed a
   zebra crossing added just off the junction to stop
   dangerous overtaking or to give pedestrians a
dangerous overtaking to give pedestrians a
   better chance of crossing the road safely. Any
   better chance of crossing the road safely. Any
   parents or the new development choosing to send
   parents or the new development choosing to send
   their children to Normanton school when there are
   their children to Normanton school when there are
   no places at Sutton school will be unable to walk
   no places at Sutton school will be unable to walk
to school during peak traffic times (and this will only
to school during peak traffic times (and this will only
be worse with added traffic to + from the nearest
be worse with added traffic to + from the nearest
development at Oak Leake + DN 26). It is
development at Oak Leake + DN 26). It is
difficult to cross on a low adult or alone with
difficult to cross on a low adult or alone with
a child, prone, unchaperon etc - in town.

2. Sewage disposal -
   The drains under Park Lane are already inadequate
   as they are, let alone with extra waste disposal
   being added to them. Already properties on
the riverside of Park Lane. Unfortunately, we are unable to use their toilets as a result of sewage backup. Even on rare occasions, we are unable to attend a number of occasions.

3. Car parking - in the village is already difficult for school users, post office users, and village shop users. At times, buses have to mount the pavement to get through. Any extra vehicles will make the situation very much worse - and add to the chance of accidents happening.

4. Doctor's surgery - local residents are already very cross about inconsiderate parking and behaviour outside their properties near the junction of Orchard Close and Willow Pool Lane. The surgery have done their best to alleviate this problem, but obviously more local vehicles wanting to use the surgery would make the problem even worse. A new surgery is urgently required - if the new development goes ahead it needs to be enclosed and by the developers.

The overall impact of development in what is essentially a small village - (although it is spread out) around 200 houses, would be very noticeable, changing the character of the place.

Anyone wanting to live in the new houses needs to know that they will be reliant on their cars for work, that we have patchy mobile coverage and broadband speed and only one very small village shop.

Lastly, although this development is at this stage for 80 houses, the more cynical of us worry that in a few years time, this will quickly be increased to the original 140 - which would be hugely detrimental to the village.

I am aware you are under pressure from the govt...
25th June 2018

Re: Development in Keyworth.

Having perused the Rushcliffe Borough Council Local Plan Part 2 in great detail we wish to object in the strongest possible terms to the inclusion of the site adjacent to Hillside Farm, Keyworth (RBC Site Key13) in the Local Plan pt2 and request that this option of development on even more Green Belt Land is removed from the final document before presentation to the inspector.

Our reasoning is based on long held views that the site is inappropriate for development and similar to arguments put forward, in years past, by RBC itself. Even to the extent of RBC utilising local taxpayer’s money to present a case against an appeal to the Secretary of State by a previous set of developers. Are we to face the unedifying spectacle of RBC refuting its previous stance if Site Key13 is included in the new local plan and development is forthcoming as a consequence?

It is our view that Rushcliffe Borough Council has inappropriately sought to remove the land comprising the field adjacent to Hillside, Farm Keyworth (Key13) from its current designation as Green Belt Land and thereby remove its protection from development. The site would provide an over-allocation (up to potentially 90 houses proposed) in comparison to the request by RBC for up to 450 (most recently increased to 530 by RBC) houses in the village of Keyworth that is already satisfied by three sites (Key 4A, 8 & 10) included within the Keyworth Neighbourhood Plan (KNP). This figure of 450 new homes is likely to be exceeded within these three sites and the inclusion of Site Key 13 is unnecessary and ignores the wishes expressed by the village in the recently approved KNP.

It seems more than probable that the 3 major sites Key 4A, 8 & 10 in the current RBC Local Plan Pt 2 (originally designated in the Keyworth Neighbourhood Plan) will provide substantially more than the 530 currently identified and that RBC’s new assessment that Keyworth “can and should” support 590 new houses can be achieved without the need for site Key13. Indeed housing numbers of 530 in the will in reality provide actually come forward with proposed housing numbers from the developers that will satisfy Rushcliffe Borough Councils new assessment that Keyworth can and should sustainably support 590 new houses

We are concerned that even the allocation of 450 new homes in Keyworth is itself a reflection of the failure of developers to satisfy RBC’s 5 year land supply needs as set out in the Local Plan Pt 1. These new housing proposals, in Keyworth and throughout the Borough of Rushcliffe, effectively reward developers who have dragged their feet in bringing on stream planning allocations already in existence.
There are further reasons why Site Key 13 is inappropriate for development and these are listed below:-

1. Despite the current owners attempts to turn this field into a brownfield site with the dumping of redundant farm equipment, unused straw bales, unused pig shelters and a car the land is still of good agricultural quality.

2. The site has a considerable slope and roadways proposed in any development would provide a steep access onto Bunny Lane.

3. Bunny Lane has severe double-dip hazards and vehicles exiting any new housing estate would effectively have a blind right turn to access the rest of Keyworth.

4. The site is considered a major amenity in terms of the views into and out of the village. Recently the owner has sought to remove these views with unkempt hedges and enclosing the ditch behind the houses on Roseland Close with an unwanted, unruly hedge and fence.

5. The site is overlooked by a very large agricultural building destined to over-winter considerable numbers of cattle and sheep. This would inevitably produce much noise, a considerable amount of effluent and overshadow a number of any new proposed houses.

We encourage RBC to remove Site Key 13 from its Local Plan Pt 2 and retain this area as greenbelt land for the future good of the village. A recent parish council meeting substantiated this view and we understand will object on behalf of the whole village to its inclusion.

Local democracy is a much cherished concept and RBC would be ill-advised to go against the overwhelming wishes of the community as substantiated in the affirmative vote to adopt the Keyworth Neighbourhood Plan.

Yours sincerely

Peter and Sue Hopson
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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<tbody>
<tr>
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<tr>
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**Part B** (please use a separate Part B form for each representation)

Name/Organisation:

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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: ____________________________________________________________________________

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

Page no. 33 / 34

Paragraph no. ____________________________________________________________________________

Policy ref. 4.4

Policy ref. ____________________________________________________________________________

Site ref. ____________________________________________________________________________

Policies Map 11.4

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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.

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   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.

   This is a great plan which has been informed by consultations with local residents. Evidence from local consultations demonstrates that the majority of key local residents agree with the proposed housing sites, and especially with the inclusion of Hillside Farm, which is the nearest site to the centre of the village.

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Rushcliffe Borough Council  
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Rugby Road,  
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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.
Dear Sir,

We find that the draft LAPP published by Rushcliffe Borough Council,

- is non-compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that it is not effectively evaluated alternative sites
- is unsound in that it unnecessarily removes land from the green belt.
- is non-compliant in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt.

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe's own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e. outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in exceptional circumstances. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely

[Signature]

Susan Horner
Dear Sir,

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- is non compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
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Yours sincerely

[Signature]

Simon Turner
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
BUSINESS SUPPORT UNIT
RECEIVED
27 JUN 2018
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.

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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. 30-34

Paragraph no. 4.4

Policy ref. 4.4

Site ref. Policies Map

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant Yes □ No □

4(2) Sound Yes □ No □

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<td>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.</td>
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### Comment

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| To which document does your response relate? | Local Plan Part 2 Publication Version |

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| Policies Map |

| Do you consider the Local Plan Part 2 to be legally compliant? | No |

**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).**

IN light of the approval of 170 new homes on the land off Asher Lane, and the fact that this paragraph says Ruddington has scope to sustain around 350 dwellings, either the land off mere way or wilford road needs to be removed for consideration for building on green belt.
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?** Yes

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

Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your previous responses. 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.

see above

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)
Comment

Consultee: Miss Claire Howe (1167461)
Event Name: Local Plan Part 2 (Publication Draft)
Comment by: Miss Claire Howe (1167461)
Comment ID: 77
Response Date: 28/06/18 13:44
Status: Submitted
Submission Type: Web
Version: 0.1

To which document does your response relate? Local Plan Part 2 Publication Version

Page number: 51, 52, 53
Policy reference: Policy 8.1: Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford
Site reference: Policy 8.1: Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford

Policies Map

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:  

(please tick all that apply)  

- Positively Prepared  
- Justified  

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).

Destroying Greenbelt Land and Wildlife. Increasing the existing housing in the village by over 10%. Road infrastructure cannot cope with additional vehicles. Village is already used as a cut through and increased number of vehicles will make it very difficult to leave the village via the traffic lights. With the number of houses currently being built in Bingham and increasing the size of East Bridgord will eventually lead to East Bridgford losing its village feel and become an extension to Bingham.

Please indicate if you wish to be notified that:  

(please tick all that apply)
**Comment**

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**To which document does your response relate?**  
Local Plan Part 2 Publication Version

**Page number**  
55-57

**Policy reference**  
Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington

**Site reference**  
Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington

**Policies Map**  
No

**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:  
(please tick all that apply)  
. Positively Prepared  
. Justified  
. Effective  

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).

This plan contradicts eight points from the Local plan Part 1 Core Strategy Spatial Objectives.

i It will increase the risk of flooding. The field floods from runoff to the extent that after heavy rain the adjacent footpath on Park Lane is impassable, the houses which back onto this site will also be at an increased risk of flooding.

ii What securities will there be that the 30% affordable homes which keeps a balance of housing within the village will be met.

v Other sites in the village could be identified e.g. the derelict site at the bottom of Marle Pit Hill.

vi The distinctive character of the village will be spoilt by a large, 10% increase, housing estate at the approach. This will have an unacceptably large impact on the landscape as well as the settlement. Will the development be promoting high quality, distinctive design?

vii This will not help in any way with preserving the strong, safe and cohesive community already here but will tack on a separate housing estate completely out of proportion to the rest of the village.

viii The completely inadequate sewerage system which blocks often and causes huge problems for residents of Park Lane particularly will be overwhelmed, causing a health and safety issue.

ix The extra children will need to be provided for, secondary education particularly in the area is already under great pressure from numbers of children.

x There will be a negative effective on transport systems because of the increased number of cars. This will add significantly to the congestion at peak times on the A6006 with more cars joining/leaving this road. The access will cause congestion and safety issues.

The plan contradicts Sustainable development. It will result in:

More traffic

Road safety issues

Altering the character of the area by being overbearing in relation to the size of the village

Changing the landscape from a crop field to a housing estate

Adjoining a busy industrial site which may result in complaints

The proposed development is too large and in the wrong place. In a village the size of Sutton Bonington new development should take the form of infill of several small areas.

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 adopted
### Comment

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<td>What makes a Local Plan “sound”?</td>
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- **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:  
(please tick all that apply)
. Positively Prepared
. Justified
. Effective

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).

The plan is contradictory to the Local Plan Part 1 Core Strategy Spatial Objectives with reference to the following eight points:

(i) The risk of flooding will be increased. Currently the bottom of the proposed site field and the adjacent footpath both flood due to runoff from the proposed site field. Earlier this year the footpath was impassable. The flood risk to the properties backing on to the site will increase still further.

(ii) Will the 30% affordable housing that is required to keep a balance of housing in the village be guaranteed?

(v) There is an alternative infill site at the bottom of Marl Pit Hill plus other potential sites that are within the village rather than adjacent to it.

(vi) The distinctive, tree-lined approach to the village will be spoilt due to the imposition of a housing estate that will increase the population of the village by 10%. This will detract both from the village’s character and landscape.

(vii) The preservation of an existing strong, safe and cohesive community in the village will be threatened by the imposition of a disproportionately sized almost separate development.

(viii) The existing sewage system in the village is totally inadequate and causes frequent blockage problems particularly to residences on Park Lane. Further housing without radical upgrading of this infrastructure will lead to an increased health and safety hazard.

(ix) Extra educational places will be needed to provide for the needs of increased numbers of children particularly in secondary provision.

(x) Access to and from the proposed site will greatly increase congestion on the A6006 / Park Lane junction at busy periods and also further in to the village particularly for a considerable distance on either side of the school entrance due to increased pupil numbers. This negative effect on the transport system of the village approach / exit and within the village itself will lead to increased safety issues and unacceptable levels of congestion.

Sustainable Development is contradicted by this plan which will result in:

Increased traffic;

Issues of road safety;

The overbearing nature of the development altering the character of the village;

The loss of a crop field from the landscape to add an incongruous housing estate;

New dwellings adjacent to a busy industrial estate causing possible tensions.

In a settlement like Sutton Bonington smaller infill sites would better maintain and reflect the character and size of the village rather than the overlarge, badly-sited development proposed.

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 adopted
Dear Sir,

I/we find that the draft LAPP published by Rushcliffe Borough Council:

- is non-compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that it is not effectively evaluated alternative sites
- is unsound in that it unnecessarily removes land from the green belt.
- is non-compliant in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt.

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e., 10,200. Also Rushcliffe's own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e., outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in exceptional circumstances. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely

[Signature]

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

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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<tr>
<td>First Name</td>
<td>Graham</td>
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<tr>
<td>Last Name</td>
<td>Humphreys</td>
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Name/Organisation: Graham Humphreys

3a. To which document does your response relate? (please tick one)

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

| Page no. | 61 |
| Paragraph no. | Click here to enter text. |
| Policy ref. | Policy 9: Housing Allocation – Land east of Gypsum Way/The Orchards, Gotham |
| Site ref. | Policy 9: Housing Allocation – Land east of Gypsum Way/The Orchards, Gotham |
| Policies Map | Click here to enter text. |

4. Do you consider the Local Plan Part 2:

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→ 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.

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
- No
- 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.

There are a number of areas where the LAPP is not compliant and unsound.

By selecting GOT5a the national policy on using smaller sites, as put forward in the Gotham Neighbourhood plan, has not been followed and so the LAPP is unsound. The site GOT1 should be given priority instead.

The proposal to remove GOT4 from the Greenbelt without showing "exceptional circumstances" as in National Policy is also unsound.

The proposal regarding GOT5a is not compliant in that there is no mention in the LAPP regarding access to the proposed site, which I understand is to come off Leake Road. Having considered access from the existing bus depot and Hall drive, consideration should be given to access from Eyres Lane (off Gypsum Way).

In addition, if the proposal to use GOT5a is adopted and access still goes ahead from Leake Road, there should due consideration for existing residents:

- Parking is already difficult for residents of Leake Road. There should be consideration given to additional off-road parking for them.
- There is mention of protection for new residents from noise and disruption by suitable screening. The same consideration should be given to existing residents particularly those who border on the development.

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”).

Click here to enter text.

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


Click here to enter text.

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.

Yes

The recommendations of the Planning Inspector appointed to carry out the independent examination have been published.

Yes

The Local Plan Part 2 has been adopted

Yes

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

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

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.
Rushcliffe Local Plan Part 2:
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Publication Version

Representation Form

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Nottingham
NG2 7YG

This form has two parts:

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Part B – Your representation(s). Please fill in a separate part B for each issue/representation you wish to make.

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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: Ruth Humphreys

3a. To which document does your response relate? (please tick one)

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

<table>
<thead>
<tr>
<th>Page no.</th>
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<th>Site ref.</th>
<th>Policies Map</th>
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4. Do you consider the Local Plan Part 2:

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
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<tr>
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<tr>
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<td>✔️</td>
</tr>
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<td>✔️</td>
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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.
Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.

Justified – the plan should be based on evidence, and be the most appropriate strategy for the district when considered against other reasonable alternatives.

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<th>Effective</th>
<th>Consistent with national policy</th>
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<tbody>
<tr>
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<td>✓</td>
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I broadly support the principle of the policy however I would like to add further requirements if this land is to be released for housing under policy 9:

Add Requirement:

Sustainable drainage measures must address any identified surface water run-off issues, and management of the drainage dyke passing through the site.

Rationale:

The land proposed for development floods as is recorded in Greater Nottingham Strategic Flood Risk Assessment Addendum 2017 (http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/evidencebase/2017-09-26%20AECOM_GNSFRA_Addendum_FINAL_ISSUED.PDF). The environment agency states this land has High risk of surface water flooding.

Here are some photos of that flood showing the garden at 88 Leake Road following some subsidence of the flood. The most recent flood of the land was in April this year (2018). Ideally any such proposal would require an *increase* in the size of the pipe under the bus garage. Policies 5.6 and 10 make specific reference to this type of flooding in the requirements and I propose that the same requirement is made for Policy 9.
Add Requirement

Additional parking for the neighbouring properties on Leake Road should be provided.

Rationale

Access to the site is proposed by demolishing houses on Leake Road and providing access via a widened lane currently situated between 88 and 90 Leake Road (6.83 in LAPP Pub Site Selection Report.pdf http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/publication/4%20LAPP%20Pub%20site%20selection%20report.pdf). As can be seen on the photo below the road is narrow and completely taken up by residents parking. The residents have no off road parking. The proposed access will cause a significant loss of amenity for those properties located near to the proposed access.
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The policy makes reference to the new residents requiring "suitable mitigation measures must be incorporated into the design and layout of development that prevent the amenity of new residents being adversely affected by noise". I would like to see this extended to the current residents in terms of additional traffic noise from the new development and visual impact. Can suitable insulation for existing properties be required for example?

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See above

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Click here to enter text.

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The Local Plan Part 2 has been submitted for independent examination. ✓

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The Local Plan Part 2 has been adopted ✓

Date form completed 22/06/2018

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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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>
<thead>
<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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</thead>
<tbody>
<tr>
<td>Title</td>
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</tr>
<tr>
<td>First Name</td>
<td>Stephen</td>
</tr>
<tr>
<td>Last Name</td>
<td>Humphreys</td>
</tr>
<tr>
<td>Organisation (where relevant)</td>
<td>Click here to enter text.</td>
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<td>Job title (where relevant)</td>
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<td>E-mail Address</td>
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Part B (please use a separate Part B form for each representation)

Name/Organisation: Stephen Humphreys

3a. To which document does your response relate? (please tick one)

<table>
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Other supporting document

please state which: Click here to enter text.

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

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<th>Page no.</th>
<th>61</th>
<th>Paragraph no.</th>
<th>Click here to enter text.</th>
<th>Policy ref.</th>
<th>Policy 9: Housing Allocation – Land east of Gypsum Way/The Orchards, Gotham</th>
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Flooding in garden and under floor caused by run off issues from site.

Add Requirement

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Rationale

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Thank you Richard, I’ve reviewed my previous comments and would like you to resubmit them as discussed. I’d like to add however that we believe that in order for the developers to meet the requirements stipulated in the latest document, in relation to ensuring sensitivity to neighbouring properties, it would indeed require no road/path or access directly next to the drive/gardens to our property. The best solution we believe would be for the gardens of the new houses to be adjacent to our gardens which would also help with providing distance between the houses and as such our privacy concerns.

Kind Regards
Rachel

Sent from my iPhone

On 22 May 2018, at 18:00, Localdevelopment <Localdevelopment@rushcliffe.gov.uk> wrote:

Dear Rachael

As requested, below is the email that you sent to the Council in November. Attached are the comments that you submitted online as part of the same consultation.

Regards

Richard Mapleton

To whom it may concern,

RE: Preferred Housing Sites - Radcliffe On Trent

Following a recent consultation meeting, I understand that RAD02 & RAD03, are considered preferred sites for development within the village.

RAD02 is the land directly next to my property therefore

RAD02 & RAD03 is a particular concern for us. Development will significantly increase traffic on Shelford Road which is a particularly busy road. If planning is agreed for these sites, it would cause major disruption for the entire village and in particular the properties directly next to RAD02.
Another great concern is in relation to the number of houses proposed for RAD02, 50 homes on such a small site seems unrealistic. I can only assume this is more to do with the developer's profit margins as opposed to providing quality homes in support of the current housing shortage.

Such a shame that the beautiful landscape will be destroyed for so many homes and our village will no longer be a village.

In the event that the two developments go ahead for RAD02 & RAD03, I would like to propose the following –

- No through road directly next to or near the adjoining properties to RAD02. The current land owner of RAD02 has previously stated that a road is planned for the site and that a possibility was that road would run along the side of our house and neighbouring houses. This is absolutely not acceptable, the road should be much further up away from the village and not disturb current property owners.
- No alleyway directly next to the adjoining properties to RAD02
- Traffic measures are introduced to direct the flow of traffic away from the village
- Provide an alternative route for drivers to connect to the A52/A46 avoiding increased use of Shelford Road
- Review the number of homes planned for RAD02. I believe the number should be half that proposed given the size of the site. This is to ensure there is adequate landscaping and parking for the new homes and to give consideration to the privacy of existing property owners.
- No properties to overlook/overshadow or be in close proximity to the properties adjoining RAD02 and no properties on this site to be higher than two storeys. My property overlooks RAD02 significantly, with several habitable rooms overlooking the land which includes; living room and open plan kitchen/diner, both having French doors to the rear. Master bedroom and sons bedroom both with double aspect windows. Having a road running alongside our house and/or having close neighbouring properties, would have significant impact on our privacy whilst increasing the road noise. I feel it would reduce the saleability of our home and potentially decrease its value.
- The current fence that the land owner has in place across RAD02, is not adequate as it provides no privacy. This would need to be replaced before any construction commenced to provide that privacy. In addition the fence would need to be aesthetically pleasing, sustainable and clarity of ownership going forward sought, as the maintenance and repair of the fence is understood to be the current land owner’s (RAD02) responsibility.
- With regards to the inevitable disruption that will be caused from a construction site (literally in our back yard), I would like reassurance on how that disruption will be kept to a minimum. To include the operating hours of the site, can this exclude weekends and early mornings. If there is any major disruption to power or water supplies, road access or severe noise, compensation has to be considered for neighbouring properties, to RAD02, given the close proximity of this potential development.

Please can you carefully consider the above and the impacts this development could have on existing residents.

Please also confirm receipt of this email, we look forward to your response.

Kind Regards

Rachel & James Hunt

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.
Dear Sir,

I/we find that the draft LAPP published by Rushcliffe Borough Council,

- is non compliant in its duty to cooperate with the emerging Gotham Neighbourhood Plan and with existing and planned national policy
- is unsound as it has not followed existing and proposed national policy on use of smaller sites and housing numbers
- is unsound in that is not effectively evaluated alternative sites
- is unsound in that it unnecessarily removes land from the green belt.
- is non compliant in that nothing has been mentioned in the Plan of the proposed access to the GOT5a site which we understand is to come off Leake Road. This should be consulted upon before the land is allocated from the green belt

National policy has indicated that Rushcliffe housing targets are 30% higher than they should be according to the formula set out in the 'Planning for the right homes in the right places' which sets the housing targets for Rushcliffe at 600 per year, i.e. 10,200. Also Rushcliffe’s own Core Strategy states that housing allocations in villages like Gotham should be for local needs only.

The LAPP Policies Map for Gotham should be redrawn to ensure that GOT4 remains in the Green Belt, i.e. outside the new inset line. National policy for the Green Belt says that land should only be removed from the Green Belt in exceptional circumstances. The LAPP Policies Map shows GOT4 removed from the Green Belt without any exceptional circumstances.

Rushcliffe should have taken note of the Housing Policy and Green Network policies in the Gotham Neighbourhood Plan and set out their plan to accommodate these.

- The LAPP Policies Map for Gotham should be redrawn to include sites GOT1 and GOT3 within the inset boundary
- The LAPP Policies Map for Gotham should be redrawn to remove GOT5a and GOT4 from the inset boundary

Yours sincerely
Planning Department,
Rushcliffe Borough Council,
West Bridgford,
Nottingham, NG2 7YG

Planning Policy Local Plan Part 2. Preferred Housing Sites Report: Gotham

GOT 5a

We wish to object to the proposal to remove GOT 5a from the Green Belt until we have an infrastructure in Gotham capable of dealing with the increase in the population of the village eg. Improved drainage system in the village (the area in question has flooded twice in the last 8 years), a primary school and GPs able to accommodate new residents.

Also there are two Brown Field sites in the village which should be developed before the Green Belt is released for building.

GOT 4

There is no need at this present time to remove this area from the Green Belt.

The Prime Minister has said ‘Land should only be removed from the Green Belt in exceptional circumstances.’

With the likelihood of affordable housing being built off Nottingham Road, Gotham there is no immediate need for further housing for village residents, however due to the increase in the population of Nottingham we would be happy for development of the Brown field sites within the village if adequate infrastructure was in place.

Yours sincerely,

Gill and Christopher Hutter