To whom it may concern

Please find attached representation from Featherstones PDD to the Local Plan Part 2 Publication Version on behalf of Mr Hogg.

Please can you acknowledge receipt of the submission.

I trust that this is in order.

Regards

John Holmes
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>
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<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<td><strong>Title</strong></td>
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<td><strong>First Name</strong></td>
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<td><strong>Last Name</strong></td>
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Part B (please use a separate Part B form for each representation)

Name/Organisation: Featherstones PDD Ltd on behalf of Mr Hogg

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: Housing Site Selection Report

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

- Page no. 18-68
- Paragraph no. Section 3
- Site ref. Choose an item.
- Policy 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.

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)

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<th>Yes</th>
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<tr>
<td>Positively Prepared</td>
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<td>Consistent with national policy</td>
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6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable. You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

Please see attached Statement.

7. Please set out what change(s) you consider necessary to make the Local Plan Part 2 legally compliant or sound, having regard to your responses to Questions 5 and 6. You will need to say why this change will make the Local Plan Part 2 legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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

Please see attached Statement.

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

If you have selected No, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

9. If you wish to participate at the hearing sessions of Public Examination, please outline why you consider this to be necessary:

To discuss in detail the housing supply issues.

Please note: the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

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

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

Date form completed: 25/06/2018

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

localdevelopment@rushcliffe.gov.uk; or

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

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

If you have any questions, please contact the Planning Policy team by telephone on 0115 981.

Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
9911, or email at localdevelopment@rushcliffe.gov.uk

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<td>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’)</td>
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<tr>
<td>Your personal information will be shared with the Planning Inspectorate in connection with the above purpose.</td>
</tr>
<tr>
<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>
</tr>
<tr>
<td>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 <a href="http://www.rushcliffe.gov.uk/privacy/">http://www.rushcliffe.gov.uk/privacy/</a></td>
</tr>
<tr>
<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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Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
NECESSARY MODIFICATION TO THE RUSHCLIFFE LOCAL PLAN PART 2
LAND AND PLANNING POLICIES PUBLICATION VERSION

Representation by Featherstones PDD on behalf of Mr Hogg

Land at Platt Lane, Keyworth
Housing Site Selection Report – site reference KEY6

1.0 Introduction

1.1 Strong support is given to the allocation of land at Platt Lane, Keyworth, for employment purposes, under Policy 15 of the Publication Plan. Details of this support are set out in separate representation. However land to the north of this allocation is also suitable for development and should be allocated in the Plan (as part of a comprehensive mixed use scheme) for housing development to help meet the Borough's housing needs.

1.2 The Plan recognises that Keyworth is a sustainable location which can accommodate significant levels of growth. However, having regard to the housing needs in Rushcliffe and the range of services and facilities in Keyworth, further growth can and should be accommodated.

1.3 It is important that the site selection process follows, not only work undertaken by the Borough Council, but also the work undertaken in the preparation of the Neighbourhood Plan. Whilst that Plan does not recommend the allocation of sufficient sites, its evidence base and community feedback should inform decisions.

1.4 The first Publication Draft of the Neighbourhood Plan recognised the suitability of land at Platt Lane and the benefits of the combined scheme of sites KEY5 and KEY6 for a combination of employment and retirement housing. Whilst the site was subsequently removed from the recommendations in the Neighbourhood Plan this was within the context of assumed level housing need in the village being only 450-480 dwellings. This recognition of the suitability and benefits of the site should be reflected in the Local Plan. Land east of Platt Lane (KEY5 and KEY6) is a suitable and sustainable location for development.

1.5 Site KEY13 by contrast has at no point been identified as a suitable site for development in the Neighbourhood Plan. Site KEY13 should not be allocated for development. Indeed given the proximity of the site to the Keyworth sewage treatment works it is considered that development on the site is unlikely to be appropriate due to the inevitable impact as a result of odour.

2.0 Retirement Housing

2.1 The Platt Lane site (KEY6) has been promoted specifically for high quality retirement living to serve the needs of the area's ageing population, alongside the development of adjacent land (KEY5) for employment purposes (the proposed allocation of KEY5 for employment under Policy 15 is supported).

2.2 The Local Plan Part 2 has little regard to this form of development and is wholly at odds with the Government’s aspirations to broaden the supply of housing and to specifically address the needs of the elderly. The lack of good quality homes specifically to address the needs of an ageing population is one of the key issues facing Keyworth, and this is identified in the Neighbourhood Plan. The sites identified would fail to appropriately
address this issue. The suggestion that some retirement accommodation could be provided as part of the development of sites north of Bunny Lane and Platt Lane (west) is not deliverable. These sites are being promoted by National Housebuilders (Bloor Homes and Miller Homes respectively) for general market housing with neither supporting the inclusion of retirement accommodation. Further, as a small part of a large Site, such a form of development would not provide the scale or quality of accommodation that a bespoke site specific allocation could deliver.

2.3 The Platt Lane site provides the opportunity to design a comprehensive scheme dedicated to meeting the needs for retirement living and therefore presents an opportunity for a high quality scheme with a range of accommodation, green space and communal facilities. Such an approach can ensure that a real sense of community can be created through the provision of dedicated on-site support and community activities. The coordination of community engagement, activities and welfare will also help to ensure that the on-site community is linked to and integrated with existing groups and activities within Keyworth. Such dedicated services and community coordination will ensure that new occupiers are not isolated from their neighbours and the wider community, which can often happen when people move into standard new housing estates, even if those contain a proportion of dwellings restricted to the over 55's.

2.4 A detailed ‘Emerging Thoughts’ Masterplan document has been prepared to illustrate how the site could be developed. The document has previously been submitted to the Council, but is attached for ease of reference.

2.5 It is considered that the site is a suitable location for the growth of the village and a mixed use scheme is considered important to facilitate the delivery of the scheme as a whole and contribute positively to the growth of the village. In particular the improvements required to Platt Lane, the site access arrangement and the landscaping of the site are most appropriately delivered through a comprehensive scheme.

2.6 The site can make a meaningful contribution to the housing needs of the area in a suitable and sensitive way. This could include a specific allocation for retirement living. Depending on the approach to the site and the mix of housing and employment, the site has the capacity for between 80 -130 dwellings. A specific allocation for retirement living would differentiate the site from others being promoted in the village. It would directly address the requirement of Government to broaden the type and form of housing and to specifically address the needs of the ageing population. A specific allocation would be supported by the landowners.

2.7 There has been some strong support locally for this form of housing on the site. There has also been some concerns raised about the suitability of the site for retirement living including in the Housing Sites Selection Report. Key considerations are set out below under a series of headings, dealing with accessibility, transport, Green Belt and landscape and residential amenity. Where necessary reference is made to supporting plans and documents.

3.0 Accessibility

3.1 It is undeniable that land at Nicker Hill and Platt Lane are further from the local centres than other areas for development on the edge of Keyworth – for example land off Bunny Lane. This factor must be weighed in the balance. However the key consideration is whether the distance involved is so great as to make the sites unacceptable when compared to alternatives. Keyworth is different from other villages in the area because it benefits from two local centres. The Platt Lane site is within appropriate walking distance of both. The distances involved are not unacceptable having regard to recognised guidance, and are not so great as to make the site unsustainable. The recent approval of land at Rempstone Road, East Leake, at appeal, demonstrates that slightly greater walking distance from a site to a local centre is not an impediment to sustainable development. The appeal Inspector concluded that the Rempstone Road, East Leake site would be 1.25km (walking distance) from the village centre, with most of the site around 1.5km. This compares to the Platt Lane site which would be about 1km to the Wolds Drive centre and 1.25km to The Square.
3.2 In terms of access to bus services, it is clear that the Platt Lane site is in an accessible location, and indeed comparable to land off Bunny Lane. The service runs along Wolds Drive, Stanton Lane and Station Road, and stops at the end of Platt Lane.

3.3 In relation to retirement living the Platt Lane site is extremely well-located and the distance to the local centre is not detrimental. There are many factors which influence the suitability of the site for high quality retirement living, in particular the quality of the environment that can be created on the site, its outlook and amenity values. The contemporary retirement living concept has come a long way from the inward looking, dour, traditional old people’s homes. The concept includes for on-site facilities, extensive care and comprehensive management which would include provision of travel services, so that the mobility needs of all residents are catered for. Indeed many contemporary retirement living providers prefer semi-rural locations which can provide high quality living environment and immediate proximity to shops and services is not necessary. A helpful example is close by at Lark Hill on the edge of Clifton, which although a different scale to what might be delivered at Platt Lane, does not suffer because of its distance from the services and facilities in the centre of Clifton.

4.0 Other Sustainable Development Considerations

4.1 Importantly, in weighing the different sustainable development considerations, the Platt Lane site scores very well (compared to other locations) in terms of transport issues, Green Belt consideration, landscape impact and issues relating to the outlook, privacy and amenity of existing residents.

5.0 Transport

5.1 In terms of transport matters, detailed transport assessment work has been undertaken to assess the suitability of the Platt Lane site. This work includes a cumulative assessment considering the effects of other development locations. The work demonstrates that the majority of traffic from new development, wherever in the village it is located, will travel north out of the village onto the A606.

5.2 In this regard traffic from the Platt Lane site will have very little impact on roads and junctions within the village, whereas development from other locations will have a significantly greater impact because traffic will have to pass through the centre of the village. These findings accord with the general appraisal work undertaken by Progress 10 as part of the Neighbourhood Plan process, which concluded that “sites which distribute the majority of their traffic away from the village centre should be preferred as they will minimise impact on the village”.

5.3 The transport work also demonstrates that development of the Platt Lane site can bring about improvements to Platt Lane, reducing traffic speeds and improving conditions for pedestrians and visitors to the Sports ground. It demonstrates that safe and convenient crossing facilities can be provided which can appropriately connect the area and allow people to travel between the proposed new overspill parking and the Sports ground.

5.4 A concept design for improvements to Platt Lane have been prepared and included in the attached document. It demonstrates what might be achieved, and the benefits the development of the site would bring in terms of car parking, traffic movement, and pedestrian facilities and safety.

6.0 Green Belt and Landscape

6.1 Other evidence base work undertaken to inform the Neighbourhood Plan is highly relevant. This includes the Green Belt Review which concludes that Area C (where the Platt Lane (East) site is located) is the least sensitive Green Belt location compared to other directions of growth around the village. Similarly the Landscape Analysis work undertaken helps to reinforce the suitability of the Platt Lane site compared to others.
7.0 **Amenity of Existing Residents**

7.1 A further issue which should weigh in the balance of decision making is the effect on the amenity and outlook of existing residents. The Platt Lane site has clear advantages to all other sites in this regard. By contrast, for example, development of land to the south of Bunny Lane, given the topography of the area and the form and outlook from existing housing, would have a major impact on existing residents of Brook View Drive and Roseland Close.

8.0 **Conclusion**

8.1 Having regard to all of these factors it is considered that land east of Platt lane should be allocated for development in the Local Plan Part 2. This should be instead of or additional to, the sites currently identified (in particular site KEY13 which has a range of site specific impacts and constraints).

8.2 Keyworth as a whole should however accommodate a greater level of new housing than currently proposed to reflect its size and range of services and facilities and in accordance with the approach adopted in other similar sized settlements.

Attachments:

- Platt Lane, Keyworth: Emerging Thoughts Document
Introduction

The proposed development of land off Platt Lane, Keyworth is intended for residential retirement homes together with small scale employment use.

The overall vision for the site is to provide a distinctive and high quality place, which enhances the qualities and character of Keyworth.

The development could deliver retirement dwellings that will include a focal community building with ‘care management’, small scale B1 units, public open space with a potential roundabout vehicular access point off Platt Lane.

Figure 1: Illustrative View of the Proposed Site
Location

The subject site covers an area of 6.97 hectares comprising agricultural land, located to the north east edge of the village.

Figure 2: Site Location
Response to Context 02
The National Planning Policy Framework (NPPF) sets out a clear presumption in favour of sustainable development. The NPPF provides 12 core planning principles that should underpin plan making and decision taking, these include:

- To seek high quality design and amenity;
- To contribute to conserving and enhancing the natural environment and reducing pollution; and
- To actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus development in locations which are or can be sustainable.

Requiring Good Design

The NPPF recognises that good design has a key role to play in the pursuit of sustainable development. It is indivisible from good planning and should contribute positively to making places better for people. The NPPF requires high quality and inclusive design for all developments including, buildings, public and private spaces and wider area development schemes.

Promoting Healthy Communities

The NPPF acknowledges the role of the planning system in facilitating healthy and inclusive communities, with safe and accessible developments that have a legible pedestrian routes and high quality public open space.

Conserving and Enhancing the Natural Environment

The NPPF places an emphasis on protecting valued landscapes, minimising impacts on biodiversity and providing net gains in biodiversity where possible.

We will follow best practice urban design principles that are aimed at delivering attractive places and inclusive new communities.

The following are the principal documents that will be embraced with the design proposal:

- National Planning Practice Guidance (NPPG 2014)
- Rushcliffe Borough Council Local Plan (1996)
- Rushcliffe Local Plan Part 1: Core Strategy (2014)
- Keyworth Draft Development Neighbourhood Plan (2014)
- Rushcliffe Green Belt Review (2013)
- Rushcliffe Residential Design Guide
- Nottinghamshire County Council Highways Design Guide
- Appendix G: Landscaping on new developments and in highway-improvement schemes
- Guide To Commuted Sums For Open Space Areas. Method of Calculation
Local Policies

The proposals have considered both the extant and emerging local policies relevant to the design and layout of the site.

Rushcliffe Local Plan (Adopted Core Strategy 2014):

The proposals have considered the following policies from the Rushcliffe Local Plan & Core Strategy 2014:

Policy CSP 3 - Spatial Strategy

“The sustainable development of Rushcliffe will be achieved through a strategy that supports a policy of urban concentration with regeneration for the whole of Greater Nottingham to 2028. The settlement hierarchy for Rushcliffe to accommodate this sustainable development consists of: a) the main built up area of Nottingham; and b) Key Settlements identified for growth of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.”

Policy CSP 5 – Employment Provision and Economic Development

The economy will be strengthened and diversified with new floorspace being provided (across all employment sectors) to meet restructuring, modernisation and inward investment needs.

Policy CSP 10 – Design and Enhancing Local Identity

All new development should be designed to make:

- a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;

Policy CSP 16 – Green Infrastructure, Landscape, Parks and Open Space

A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of primary Green Infrastructure corridors and assets (as shown on the Key Diagram), together with corridors and assets of a more local level which will be defined through Local Development Documents.
Existing Situation

The site is located on the north-east edge of Keyworth and comprises two pastoral fields and a collection of agricultural buildings. The site is bound to the north by Platt Lane and Platt Lane Sports Complex (PLSC). To the south of the site lies British Geological Survey and to the east lies arable farmland.

The boundaries to the site are predominantly well established native hedgerows. An internal field boundary consists of a native hedge and also features numerous established trees.

The Site is maintained as privately owned farmland and provides no public access. To the south of the site an existing public footpath that runs along the site boundary connecting to further agricultural fields to the south and Platt Lane Cricket Club, Keyworth and Plumtree and Normanton on the Wolds are located to the north.

Figure 3: Aerial Photograph
Ecology

An Extended Phase 1 Habitat survey of the site has been undertaken. This has determined the ecological conditions and value of habitats within the site. In tandem with this, surveys for protected species have been carried out and the following points summarise the findings:

- **Botanical value** – The site’s botanical/habitat value is low, being dominated by species poor improved grassland. The hedgerows and watercourses are of increased value but are unlikely to be significantly affected. In the event that they are to be affected, further survey work may be required.
- **The site has low value for amphibians and reptiles due to the homogenous nature of the habitat present.**
- **Most of the buildings have negligible potential for roosting bats due to the unsuitable combination of access points and open internal features.**
- **The watercourse in the west of the site has some potential for water vole.**
- **The hedges and trees in particular had good potential for breeding/nesting birds. If removal is required, it should be undertaken under good practice.**
An Arboricultural survey of the site has been undertaken. The site was surrounded by further field parcels and a dense woodland group to the south west. There were three specimens of ash Fraxinus excelsior that were considered to be unsuitable for retention. T15 was an over mature specimen with a hollow stem, whereas T16 and T17 were younger trees with Inonotus hispidus fungal fruiting bodies on their main stems. It therefore be recommended that remedial tree surgery is carried out to remove T16 and T17, whereas T15 could be monolithed so it could continue to contribute to the sites ecological resource as a habitat stem.

To conclude, the small amount of material required for removal to facilitate the proposals would not be considered from an arboricultural perspective to significantly reduce the overall amenity being provided by the surveyed tree cover. New tree planting within the sites landscaping scheme would mitigate the loss of this material. The majority of trees will be retained providing a high quality setting for the proposed development and aiding in its incorporation with the existing landscape.

Figure 5: Arboriculture Plan
Landscape Character

A Landscape and Visual Impact Assessment has been undertaken and the following provides a summary of the key findings. The site is located in NCA 74: Leicestershire and Nottingham Wolds which extends from Loughborough in the west, to Oakham in the east, with Melton Mowbray at the centre. The key characteristics of the Leicestershire and Nottingham Wolds are:

- A range of rolling hills, with elevated plateaux, narrow river valleys and distinctive scarp slopes.
- Jurassic mudstones (towards the west), limestone, sandstone and ironstone overlain by glacial till throughout much of the area produce moderately fertile soil.
- Woodland cover is generally sparse, except for some wooded scarps and in the Wreake Valley and adjacent to Rutland Water. Elsewhere, spinneys, fox coverts, hedgerows, hedgerow trees and streamside trees provide moderate cover.
- Agricultural land use has diminished semi-natural habitat although important habitats do remain, including species-rich neutral grasslands, wet meadows, parkland, reservoirs, rivers and streams.
Landscape and Visual Analysis

The site is on a western facing slope, however, existing views from the surrounding landscape in particular from the village of Keyworth, are already heavily influenced by the British Geological Survey and its associated vegetation.

There are a number of views from the public footpath network surrounding the Site, though the majority are restricted by vegetation. The main visual effects for road users are limited to Platt Lane, with views from the surrounding road network influenced by the raised railway and the A606 which break up views and go some way to containing the Site.
Response to Context

Visual Analysis

PHOTO VIEWPOINT A: View east into the Site from Platt Lane, including the adjacent properties

PHOTO VIEWPOINT B: View from Existing Public Right of Way outside southern boundary, running north west to south east, connecting north Keyworth with Stanton on the Wold
Visual Analysis

PHOTO VIEWPOINT C: View from Station Road looking east across arable field to the Site

PHOTO VIEWPOINT D: View from Public Right of Way in field south west of the Site
Response to Context

Townscape Character

The local character of Keyworth, as shown in the photographs on page 19, provide design elements that could be taken forward into the proposed retirement residential and business unit scheme. Various trends and sizes of building typologies can be seen across the area that have been created as a result of the differing architectural styles of the area.

Historic Building Forms

The majority of the historic core’s buildings are a varied mixture of eighteenth and nineteenth century cottages, farmhouses, former agricultural buildings, Georgian houses and framework knitter’s workshops. These are generally one or two storeys in height.

Materiality

Within the historic core building walls are predominantly of orange/red brick but blue lias limestone is also found, often used as a plinth. Some buildings are rendered and whitewashed, typical of the treatment of old, decaying brickwork. Flemish bond, sometimes using yellow brick headers to create a chequerboard pattern, and stretcher bond brickwork are the most commonly found but there are also rare examples of English Bond and herringbone bond. The traditional roofing materials are pantiles. Brick chimneys are generally of a simple character and positioned on the roof ridge or built into the gable walls. Nineteenth century chimney pots with fluted tops, designed to allow good coal burning cross drafts survive on many Victorian buildings.

Boundary Treatments

The boundary treatments in Keyworth include combinations of orange/red brick walls of varied heights, locally produced iron railings and hedges. There are also a few examples of stone walls. In many cases, particularly along Main Street, the buildings themselves form the property boundaries by having their walls positioned directly against the pavement. Roads and pavements in the village are paved with asphalt but a number of private drives retain an informal character by being surfaced with gravel.

Modern Residential Development

Modern development along Manor Road, Park Lane and Bunny Lane to the east of the site contrast to the historic core of Keyworth and consisting of brick and render bungalow and 2 storey hipped dwellings.
**Townscape Character**

Narrow frontages along Main Street

Whitewashed brick facades

Metal railing boundary

Timber sash windows

Rendered brick facade

Hipped roof with traditional pantiles

Red brick boundary walls

Hedgerow boundary treatments

*Above: Local Architectural Photographs showing brick, render and timber qualities within the residential properties*
Access and Movement

Currently the site is accessed via Platt Lane. There are currently no existing public rights of way running through the site however an existing footpath runs to the west of the site and extends to the north and south. The site is approx 1km north of the main village centre but is a little over 500m from the Wolds Drive. It is also around 500m from the A606 providing easy access to the local and national road network.

Local Services and Facilities

The site is located within close proximity to a variety of facilities available in the village. These include a post office, medical centre, village hall, library, schools and nursery schools, pubs, sports facilities, convenience stores and supermarkets.

Bus stops are located on Nicker Hill, at the end of Platt Lane, approximately 250m from the site, they provide regular services to Plumtree, Tollerton, West Bridgford and Nottingham City Centre.
Local Services and Facilities

Key:

1. Public House
2. Community/Leisure Centre
3. Library
4. Recreation Ground/Park
5. Sports Club

1. Dentist
2. Medical Practice

1. Church
2. Library

1. Secondary School
2. Primary School

1. Supermarket
2. Cafe/Restaurants

Local Centre
Bus Route

Figure 9: Facilities Plan
Evaluation 03
**Constraints**

The evaluation of the site and its context has identified key on-site and off-site features which will help to inform the decision making process and the continuing evolution of the development proposals. In summary the site has very few physical constraints to development of the type proposed; those that do exert an influence are as follows:

### Access Constraints

- The vehicular access will be off Platt Lane.
- One existing footpath borders the site to the south west.

### Physical and Environmental Constraints

- Hedgerows along site boundaries, the majority of which can be retained within the proposals.
- It is important that the new development responds to the existing built context of Keyworth.
- Existing ditch to the north of the site.
- Topography

### Social and Neighbourhood Constraints

- Views to and from the north and east.
- Consider views to and from development on Platt Lane.
Evaluation

The site responds to the Keyworth Neighbourhood Development Plan (2014-2028) as H1.2 (Housing Allocation) and policy ED2.2 (Employment Allocation).

The site provides an excellent opportunity for a development which integrates well with the existing functional characteristics of Keyworth. The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained and integrated.

The following objectives are a direct result of the evaluation of baseline data, the site’s context, constraints and opportunities and as a result of consultation responses:

- To promote the highest quality sustainable design, creating a ‘place’ which is both safe and attractive and which enhances quality of life, health and social well-being.

- Keyworth has a high proportion of retired and elderly people, approximately 30%. The scheme would be specifically designed to meet the needs of people in retirement that is currently not being achieved.

- To make the most effective and efficient use of land which is well related to Keyworth and its wider surroundings. Built development will respond to the morphology of the existing settlement and will be located in proximity to the existing village edge.

- To protect and extend the site’s existing environmental assets and use them as a framework for the creation of new Green Infrastructure.

- To promote employment opportunities in Keyworth through the inclusion of B1 office, research and development and light industrial use, promoting new opportunities, specifically encouraging entrepreneurial activity and businesses in the high-skills, knowledge-based, innovative sectors.

- To provide a choice of housing size and tenure in order to help create a mixed retirement community.
A Retirement Community for Keyworth

Our proposition for the Platt Lane site is specifically to develop ‘retirement’ housing to address the local need.

The site is privately owned by a local, Keyworth family.

There is no house builder involved, so we are not tied to ‘standard’ house types.

Therefore, the type of housing scheme can evolve through discussion and consensus with the local community.

The lack of good quality homes to address the needs of an ageing population is one of the key issues facing Keyworth – as identified by the local community during previous consultation events.

The development of a retirement community could be specifically required by the Neighbourhood Plan, as we are proposing.

The scheme would be specifically designed to meet the needs of people in retirement.

This could be in the form of a high quality, private estate, of warden assisted dwellings, generally referred to as a ‘retirement community.’ The Platt Lane site could be specifically identified for this purpose.

The scheme would have managed communal spaces with a warden on site to provide assistance and facilitate care where necessary.

The properties would be privately owned so that people are able to enjoy an independent lifestyle but with support if or when required.

Above: Consultation Boards that were exhibited to the local community in April 2014
Emerging Thoughts 04
Having gained a good understanding of the existing site and place, through the various environmental and technical studies, it is possible to begin to formulate an appropriate framework response.

This section considers the inherent and underlying characteristics of the site and how these should shape and structure the development. Overlying this, the process considers the location and extent of the built development, employment and green infrastructure.

The creation of an integrated network of green corridors focused around existing field boundaries to incorporate and promote pedestrian access provides a further key layer in the process before the character and appearance of the future development is more closely analysed and the framework refined.
Emerging Thoughts

Development Framework

Figure 12: Framework Plan

- **Application Boundary:** 6.97Ha
- **Proposed Residential Development Area:** 2.43Ha (Up to 80 retirement
- **Proposed B1 Employment Area:** 1.62Ha
- **Potential Overflow Car Parking**
- **Indicative Drainage Pond:** 0.05Ha
- **Proposed Public Open Space including trim trails, footpaths and biodiversity Enhancement:** 2.69Ha
- **Proposed Buffer Planting to soften development edges**
- **Proposed Tree Planting**
- **Proposed Footpaths with trim-trails**
- **Existing Public Rights of Way**
- **Indicative “Main Street”**
- **Proposed Vehicular Access off Platt Lane**
Emerging Thoughts

**Amount: Quantum of Development and Mix of Uses**

The emerging thoughts for the development spring from the recommendations of the Draft Neighbourhood Plan.

Following the assessment of the site and its surroundings and establishment of the constraints and opportunities the Framework Plan was prepared to show the possible disposition of uses on the site and a movement network and hierarchy of streets and footpaths connecting them.

The Draft Plan suggests up to 80 retirement dwellings (perhaps restricted to 55’s and over), alongside the inclusion of employment and business offices. The amount of development proposed has been determined having regard to the need to achieve an appropriate balance between open space, green infrastructure and built development, together with consideration of the form and density of development. In terms of the density of residential development this would be between 30-35 dwellings per hectare which would provide a well distributed and broad mix of dwelling types ranging from a focal community building with ‘care management’, to assisted living units and retirement cottages.

The final amount and mix of dwellings will be determined in discussion with the Neighbourhood Plan Group.

**Residential Development Area 2.43ha:**

The development could accommodate a total of 2.43 hectares for residential development, providing up to 80 retirement dwellings. The development will provide a varied mix of dwellings restricted to 55’s and over. The house types include a focal community building with ‘care management’ and caretaker facilities. The building will have the potential to include a village store, cafe, restaurant, hair salon, physio, pool and exercise facilities. The development will also provide a mix of assisted living units and retirement cottages.

**Employment Area: 1.62ha:**

The development proposal could deliver up to 1.62 Ha of employment space of B1 use. This allows for a wide range of employment based opportunities including offices, light industrial and research and development of products or processes. The aspiration is to provide high quality sustainable buildings that can accommodate local firms and those wishing to expand and grow or downsize.

**Green Infrastructure (2.92ha):**

The open space consists of green space to the north of the site. These will include informal footpaths and areas of amenity and meadow grassland to provide for recreational activity and to enhance biodiversity. Landscape Buffer planting will be included on the western edge of the site to create a soft/green edge to the residential and employment development. Trim trails and other forms of informal recreational play will be set within the public open space.

**Drainage Attenuation Pond:**

A low point within the north west of the site will be designed to form a sustainable drainage basin with associated wetland.

**Parking Provision:**

An area along the northern boundary of the site will be designed to provide an additional parking facility for users of the sports facility adjacent to the proposed site. The area could include approximately 30 car parking spaces.
Emerging Thoughts

Illustrative Masterplan

- Application Boundary: 6.97Ha
- Proposed Residential Development Area: 2.45Ha (Up to 80 dwellings @ 34dph)
- Proposed B1 Employment Area: 1.78Ha (Approximately 7 Business Offices)
- Indicative Drainage Pond: 0.05Ha
- Proposed Public Open Space including trim trails, footpaths and biodiversity enhancement: 2.69Ha
- Proposed Buffer Planting to soften development edges
- Proposed Tree Planting
- Potential Car Parking
- Proposed Footpaths with trim-trails
- Existing Public Rights of Way
- Proposed Vehicular Access off Platt lane

Figure 12: Illustrative Masterplan
Layout: Illustrative Masterplan

The Illustrative Masterplan demonstrates how the proposed residential and employment development might be accommodated on the site with an indication of the potential urban structure, (i.e. the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e. the location, arrangement and design of the development blocks, plot arrangement, and green infrastructure). The following street hierarchy could be used to provide interest and variety in the scheme, to create a sense of place, and to establish a safe and accessible community.

Plot Arrangements

The principal access ‘spine’ through the residential and employment site will link with the existing main road of Platt Lane. It could include ‘focal’ dwellings which punctuate the street scene to aid visual progression through the site. Shared surfaces could be used to provide a pedestrian friendly environment and reduce traffic speeds.

Parking will generally be provided to the side, front or rear of the housing plots. Buildings could be designed to either wrap around corners, be offset from the kerb line to create a deflected junction, or to frame a connecting street.

Lanes and Private Drives

These are minor routes within the scheme and should, where feasible, utilise shared surfaces to accommodate vehicles, pedestrians and cyclists. This will encourage slower vehicular speed and support the aspiration of ‘streets for people’.

Frontage Treatments

To define the boundaries between private and public space, dwellings should have some form of private frontage with most properties set back to allow space for front gardens, parking and street landscaping. This approach will respond to the prevailing character of the area. Frontages should be defined by the use of consistent boundary treatment such as railings and clipped hedgerows. Buildings should be located to actively face streets and public areas in order to promote 24 hour surveillance, and to encourage safer places. Some cottages will feature shared private gardens and courtyard areas. Public open areas should be designed so that they are safe, easily accessible and attractive to use. It is important that there is good surveillance of public spaces by a number of properties and buildings.
Street Hierarchy

The Main Proposed Access
The site will be accessed by one main junction off Platt Lane. The site access would comprise of a four-arm roundabout alongside carriageway improvements.

Footpath/Cycle Links
The framework promotes and creates a number of walking and cycling routes through a connected pattern of streets, footpaths and connections to existing rights of way to the south west. This overall strategy will encourage the community to walk and cycle and will promote healthy active living.

Figure 13: Street Hierarchy Plan
Scale and Structure

Building types, height and massing: Employment Area
The proposed employment buildings within the site would not exceed 2 storeys – reaching a maximum of 8.5m in height. It is anticipated that the height and massing of these buildings will be in keeping with the local architectural styles of Keyworth. The proposed building lines will ensure that access roads and open amenity spaces are all well overlooked and defined. The development mix will be determined as part of the subsequent detailed design stage to reflect Keyworth’s requirements but it anticipated that it will include all units between 6-15m in width and between 5-12m front to back. Best practice advocates that a mix of both wide and narrow plan forms be used.

Building types, height and massing: Retirement Area
The proposed retirement buildings within the site will consist of one storey, one and a half storey cottages – reaching a maximum of 6m in height. Buildings range in floor plan considerably between 1 and 3 bed units. The development mix will include a focal community building with ‘care management’ and caretaker facilities with a potential to include a village store, cafe, restaurant, hair salon, physio, pool and exercise facilities. The development will also provide a mix of assisted living units and retirement cottages with small private gardens and shared courtyards.
Appearance

Whilst the development does not advocate pastiche or historic solutions, it is important that the new development has some connection with local character and place making. This is achieved through an analysis of street character, built form and materials. One of the most obvious ways of achieving a response will be by using traditional building materials, especially the use of colour and boundary details. This will be the guiding rationale for the development. At this design stage, these photographic examples give an indication of the type of design treatments that are anticipated and the general appearance of the built form.

The materials selected for the development would provide a modern interpretation of the traditional materials shown here. This includes canopy entrances, tile roofs, eave details and stone and render materiality. Boundary treatments could include railing, timber fences and hedgerows. The emphasis will be upon well detailed buildings which are built on a human scale.

Photographs showing typical appearance of ‘retirement development’

Photographs showing typical appearance and illustrative material palette of employment B1 development units
Green Infrastructure & Drainage

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance. The landscape features of merit within the site include hedgerows and occasional trees of which the majority can be retained and enhanced within the development. The following key landscape features are proposed;

- A green filtered edge to the western edge of the site to include structural buffered tree planting to soften the development edge.
- Tree planting along the frontage of Platt Lane.
- Public open space within the centre of the site to include woodland grouped tree planting, biodiversity enhancement and trim trail opportunities.
- Existing tree and hedgerow planting to be retained within the centre of the site and retained as a green corridor within informal footpaths.
- Surface water drainage features to be designed accorded to SuDS principles located to the north west of the site.
- Surface water drainage features to contribute to site biodiversity and amenity
To whom it may concern

Please find attached representation from Featherstones PDD to the Local Plan Part 2 Publication Version on behalf of Mr Hogg

Please can you acknowledge receipt of the submission.

I trust that this is in order.

Regards

John Holmes
Part B (please use a separate Part B form for each representation)

Name/Organisation: Featherstones PDD Ltd on behalf of Mr Hogg

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)

<table>
<thead>
<tr>
<th>Page no.</th>
<th>Paragraph no.</th>
<th>Policy ref.</th>
<th>Site ref.</th>
</tr>
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<tbody>
<tr>
<td>69</td>
<td>4.1-4.9</td>
<td>Policy 15: Employment Development</td>
<td>Choose an item.</td>
</tr>
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</table>

Policy Map Keyworth and Stanton-on-The-Wolds

4. Do you consider the Local Plan Part 2:

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<th>Legally compliant</th>
<th>Sound</th>
<th>Complies with the Duty to Co-operate</th>
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<td>4(1)</td>
<td>Yes [✓]</td>
<td>[No]</td>
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<td>4(2)</td>
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<tr>
<td>4(3)</td>
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</tbody>
</table>

→ 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.

Support is given to Policy 15 of the Publication Plan and in particular site d) land at Platt Lane, Keyworth. The site has been considered as part of the extended Keyworth Neighbourhood Plan process and found to be the most suitable site in the village to accommodate small scale employment development to meet the needs of the village and wider area.

The site is well contained, lying behind existing built development and established landscape and relating well to an established employment area at the British Geological Survey. The site also greatly benefits from proximity and access to the A606 which provides strategic links into Nottingham and the wider area. The site is therefore considered to be suitable for a range of B1 uses helping to address a shortage of small scale accommodation in the area.

Minor concerns are however raised in relation to the way in which the policies Map is drawn.

It is considered that amendments to the Plan are necessary to clarify that the existing dwellings fronting Platt Lane are not included in the allocation. Furthermore it is considered that the allocation should specifically allow for a high quality landscaped access into the site to be created. The entrance to the site will be an important part of establishing the attractiveness and quality of the Business Park befitting of this location and ensuring that it meets the requirements of and is attractive to potential occupiers. This may include both formal landscape and informal landscape features and signage either side of the access road, together with appropriate security. The attached Indicative Gateway Landscape Proposals illustrate the sort of approach that might be adopted.

The allocation should therefore be extended slightly to provide greater certainty that an appropriately prestigious access can (and indeed should) be created. The allocation should be extended in accordance with the annotated Policies Map attached.
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”).

The Policies Map for Keyworth and Stanton-on-The- Wolds, should be amended in accordance with the annotated Policies Plan attached. The changes will help to clarify the correct extent of the allocation in relation to existing properties and to secure the provision of a high quality and landscaped access into the site, in accordance with the Indicative Gateway Landscape Proposals Plan attached.

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:

If necessary to discuss the Plan and required amendments.

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.

Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.
Date form completed 25/06/2018

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

localdevelopment@rushcliffe.gov.uk; or

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

(Electronic copies of this form are available to download at [www.rushcliffe.gov.uk/planningpolicy](http://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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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/](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/](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.
Proposed native tree and shrub planting

Open mown grassland with signage and planting set back from the roadside

Entrance signage

Pedestrian crossing

Conserve and manage existing roadside hedgerow

Entrance signage

Proposed ground cover planting as simple backdrop to signage

Proposed hedgerow with avenue of trees along the entrance road

Consent and manage existing roadside hedgerow

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Keyworth and Stanton on the Wolds

- Green Belt (Policy 21)
- Housing Allocations
- Employment Development (Policy 15)
- District and Local Centres (Policy 25)
- Centres of Neighbourhood Importance (Policy 26)

Policy 4.2 Land between Platt Lane and Station Road
Policy 4.3 Land south of Dovedale Lane
Policy 4.4 Hillside Farm
Policy 4.5 Land off Nicker Hill
Policy 4.6 Land off Nicker Hill
Policy 4.7 Land off Nicker Hill

Slightly amended and extended allocation boundary to allow for a high-quality landscaped access to be created.
Amended allocation boundary to exclude existing dwellings.

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