To whom it may concern

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

Please can you acknowledge receipt of the submission.

I trust that this is in order.

Regards

John Holmes
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

<table>
<thead>
<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tr>
<td>Title</td>
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<tr>
<td>Mr</td>
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<tr>
<td>First Name</td>
<td>John</td>
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<tr>
<td>Last Name</td>
<td>Hurst and Richards</td>
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<td>Holmes</td>
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<td>Organisation (where relevant)</td>
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<tr>
<td>Featherstone PDD Ltd</td>
<td>Featherstone PDD Ltd</td>
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<td>Job title (where relevant)</td>
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<td>Address – line 1</td>
<td>C/O Agent</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 Mrs Hurst and Mr Richards

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

- [ ] Local Plan Part 2 Publication Version
- [ ] Local Plan Part 2 Policies Map
- [x] 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
- Policy ref.
- Site ref. Choose an item.
- Policies Map

4. Do you consider the Local Plan Part 2:

- [Yes] 4(1) Legally compliant
- [No] 4(2) Sound
- [Yes] 4(3) Complies with the Duty to Co-operate

→ 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.
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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)

<table>
<thead>
<tr>
<th>Positively Prepared</th>
<th>Justified</th>
<th>Effective</th>
<th>Consistent with national policy</th>
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<tbody>
<tr>
<td>✓</td>
<td>✓</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)
No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

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

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

To 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

<table>
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<th>Data Protection Notice</th>
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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.
NECESSARY MODIFICATION TO THE RUSHCLIFFE LOCAL PLAN PART 2
LAND AND PLANNING POLICIES PUBLICATION VERSION

Representation by Featherstones PDD on behalf of Mrs Hurst & Mr Richards

Land south of Nottingham Road, Cropwell Bishop
Housing Site Selection Report – site reference CB/1

1.0 The approach to the selection of sites at Cropwell Bishop as set out in the Housing Site Selection Report is considered to be unsound. In particular the conclusion that sites CBO1a and CBO1b, are ‘more’ important in Green Belt terms, notwithstanding that they are ‘not especially significant’ in landscape and visual sensitivity, is flawed. Neither site and in particular CBO1a, serve an important Green Belt function and development would relate well to the existing form of built development in the village.

2.0 Land at CB/1 is suitable for development and could make a sustainable and meaningful contribution to meeting the Borough’s housing supply shortfall. As such it should be allocated for development.

3.0 Land south of Nottingham Road has development on 3 sides and is therefore much more closely related to the existing urban area than other sites. Its frontage at least would constitute a degree of infilling. Whilst a new boundary would need to be formed, this could be formed to ensure that new development much more closely related to the existing urban form, minimising sprawl and the encroachment on the countryside.

4.0 Cropwell Bishop has a range of local services and facilities and is therefore well placed to accommodate new development. New development in the village would also help to support these services and facilities as well as making an important contribution to meeting the housing needs of the Borough as a whole.

5.0 Cropwell bishop has a compact urban form with very few remaining opportunities for infilling or ‘rounding off’ of the settlement. The land south of Nottingham Road is extremely well related to the existing built up area of the village. Unlike the majority of other potential development sites, the site in part forms a gap in the established built up frontage along Nottingham Road. Development of the site would therefore have existing development on 3 sides. Depending on the scale of the development, new built form would only partially extend the village to the south, but this would not be out of character with the wider area given the pattern of development found further east off Nottingham Road/Fern Road.

6.0 Initial assessment work has been undertaken and this demonstrates that there are no physical or environmental constraints to the development of the site. Masterplanning options have been developed to illustrate how the site might be brought forward and are attached for ease of reference.

7.0 Two masterplan options have been proposed. The two options differ in terms of the size of the development site. For both options a site plan and a plan showing the site within the wider context of the village as a whole have been prepared and are attached. The first option shows a capacity of about 50 dwellings with the extent of built development and a new Green Belt boundary relating closely to the extent of built development south of Nottingham Road/Fern Road. The second option shows a larger scheme with built development extending to an existing hedge line. This would relate to the fullest extent of built development south of Fern Road and would have a greater capacity of around 90 dwellings.
8.0 Both options would take access from Kinoulton Road and work has been undertaken to confirm that a safe and appropriate access could be created. Both options would relate well to existing development and the pattern of the village as a whole. This could include development which could front onto Nottingham Road. They would include for a strong new Green Belt edge and ensure that the character of the village could be maintained and minimise the incursion into the countryside.

Attachments:

- Development Framework Option One
- Development Framework Option Two
- Development Framework Option One (in village context)
- Development Framework Option Two (in village context)
Representations by Featherstones on behalf of Mrs Hurst and Mr Richard
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