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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<th>Title</th>
<th>1. Personal Details</th>
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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

Policy ref. Policies Map 4.4

Site ref.

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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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
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6. Please give reasons for your 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.

Evidence through local consultation has shown that the proposed site (Hillside Farm) is a good popular site for housing.

[Handwritten note]

Remember moved from Keyworth as no properties that were suitable were available at the time. If we were to move back this site would be perfect for our family.

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Date form completed: 22/6/18

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

localdevelopment@rushcliffe.gov.uk; or

Planning Policy
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Nottingham
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- 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. 32/34
Paragraph no. 4
Policy ref.

Site ref.

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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I feel this would definitely benefit me, this is a perfect site for families. I would certainly consider moving back to this site.

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Date of completion: 22/06/18

Rushcliffe Borough Council
Planning Policy
Rushcliffe Arena
Rugby Road
Norton NG27 9YG

localsec@rushcliffe.gov.uk

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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.
29, 31, 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

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For many years Keyworth has lagged behind neighbouring communities such as Ruddington, Radcliffe, & East Leake. All these have combined new developments whilst maintaining, if not enhancing, community feel.

If Keyworth is to progress with much needed housing, surely it is better to complete it close to the village centre of health centers, village hall, & shops.

As such it seems sensible that Hill Side Farm be one of the first sites given the green light.

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<td>Mr.</td>
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Page no. 29-34  Paragraph no. 4.4  Policy ref. 4.4

Site ref. Policies Map

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Part 2 of the Knutsford Local Plan meets with my full approval.

To counter allegations that they would lead to a "dying village," we obviously need more housing, including social housing.

The Burley Park site is under the location of the Burscough site and is a prime site for this development as it would bring the centre of the village into better balance.

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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).

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<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tr>
<td>Title</td>
<td>Mrs</td>
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<tr>
<td>First Name</td>
<td>MAXINE</td>
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<tr>
<td>Last Name</td>
<td>KENT</td>
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<td>Organisation (where relevant)</td>
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<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. 29  

Paragraph no. 3.32  

Policy ref. 4.4  

Site ref. 

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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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>
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<tr>
<th>Positive Prepared</th>
<th>Justified</th>
<th>Effective</th>
<th>Consistent with national policy</th>
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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.

I agree with the Pedralife local Plan Part 2. The more people moving into Keyworth with young families the better.

The nearer the village centre some of these houses are built the better. Bodney barn is a prime example of what should happen. A walk from the doctor, to shops & the bus stop.

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”).

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 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 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.

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

I note 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

name

Steve Kent
Dear Sir/Madam

Re: Rushcliffe BC - Local Plan 2

We refer to the proposal to build a housing estate of initially 80 houses on land in Sutton Bonington adjacent to Park Lane and the A6006.

Amenities in Sutton Bonington (and surrounding Villages) are already stretched to the limit! Park Lane and Main Street are extremely busy especially at peak and school “drop off” and collection times.

Access from Park Lane onto the A6006 is extremely hazardous now and risks are taken to get into the A6006 traffic flow. It is really an accident waiting to happen.

The 3000+ houses to be built between Hathern and Shepshed, a proposal for 3000 houses to be built off the A6006 at Six Hills and the large Estates being built throughout East Leake will create more than enough traffic feeding onto a road that is already at capacity.

Local School are full, local GP practises cannot cope now let alone with further proposed builds. Infrastructure of sewers, services and transport are again at full capacity.

To build more houses in Sutton Bonington, is complete madness not to say dangerous and is, therefore, vehemently opposed by those residing at this address.

Yours faithfully

[Redacted]

Mr & Mrs King.

Planning Department
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
Comment

Consultee               Petr Kysela (988825)
Event Name              Local Plan Part 2 (Publication Draft)
Comment by             Petr Kysela (988825)
Comment ID             81
Response Date         28/06/18 15:59
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           Please select an option

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).

1. the plans of Keyworth in the document don’t even show High Court Drive so how can it be lawful to develop a planning policy based on incorrect information?
2. extra traffic goes against national policies on sustainable and environmentally friendly developments
3. adverse visual impact due to the high ground goes against national policies on minimising the effect of new developments on the rural landscape
4. national policy says you should only change green belt boundaries where there are ‘exceptional circumstances’. What is so exceptional about Keyworth which means we should be changing the boundaries around the village now?

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)

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).

  it doesn't consider impact of extra traffic

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