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

Name/Organisation: Pedigree Wholesale Ltd

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

- Local Plan Part 2 Publication Version
- Local Plan Part 2 Policies Map
- Other supporting document please state which: Click here to enter text.

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

- Page no. 34-42
- Paragraph no. Click here to enter text.
- Policy ref. Choose an item.
- Site ref. Choose an item.
- Policies Map Click here to enter text.

4. Do you consider the Local Plan Part 2:

4(1) Legally compliant

Yes ☐ No ☐

4(2) Sound

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.

4(3) Complies with the Duty to Co-operate

Yes ☐ 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.

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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).

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**5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT:** (please tick all that apply)

- [ ] Positively Prepared
- [ ] Justified
- [✓] Effective
- [ ] Consistent with national policy

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**6. Please give reasons for you answer to Questions 4(1), 4(2), 4(3) and 5, where applicable.**

You may also use this box if you wish to make representations on one of the Local Plan Part 2’s supporting documents (e.g. Sustainability Appraisal, Habitat Regulations Assessment or Equalities Impact Assessment). You can attach additional information but please make sure it is securely attached and clearly referenced.

The policies on pages 34 to 42 of the Publication Draft Local Plan Part 2 deal with the allocation of sites for housing in Radcliffe on Trent. These include sites of a range of sizes and capacities from 5 to 400 dwellings. All, apart from one of these sites, are currently located within the Green Belt and require a revision of the Green Belt boundary as part of the proposed allocation.

Policy 4: Nottingham-Derby Green Belt of the Rushcliffe Core Strategy states that “When reviewing Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located to cater for development needs within the Borough before making alterations to the Green Belt”. It is therefore imperative that in order to comply with this policy, all non-Green Belt sites must be appropriately assessed and allocated prior to sites within the Green Belt if they are equally, or more, sustainable.

SHLAA site reference 860 at Pedigree Wholesale Ltd, The Crescent, Radcliffe on Trent is a brownfield site within the main built up area of the village and is not located within the Green Belt. The SHLAA 2017 report states that this site can accommodate redevelopment for approximately 15 dwellings and that it is a "sustainable choice for housing". However, this site has not been taken forward for allocation and no explanation for this has been provided within the supporting documentation.

It is acknowledged at paragraph 3.47 of the Publication Draft Local Plan Part 2 that Radcliffe on Trent needs to provide around 920 dwellings over the plan period. SHLAA site reference 860 would be delivered within the latter stages of the plan period, however, this should not result in it not being allocated, as it is a requirement that the Borough Council allocate housing sites across the whole plan period.

The allocation of SHLAA site reference 860 could be instead of one of the proposed allocations, could result in a smaller area being allocated of one of the proposed allocations or could be in addition to the sites proposed for allocation. If either of the first two approaches were taken, this would reduce the amount of land required to be taken from the Green Belt and therefore be in compliance with Policy 4 of the Core Strategy. At present, it is considered that the omission of this sustainable site and the allocation of sites within the Green Belt instead, is in conflict with this policy, is unjustified and leads to the plan being unsound in this respect.

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The site has advantages over other allocations, for example 72 Main Road, allocated in Policy 5.5, as this site lies both within the Green Belt and Flood Zone 2 and would only deliver 5 dwellings. It is difficult to understand why this site has been allocated in preference to SHLAA site reference 860, which is a brownfield site, in Flood Zone 1 and not in the Green Belt.

It is also noted that the emerging National Planning Policy Framework (NPPF), whilst not yet finalised, requires Local Planning Authorities to allocate small sites for housing, that is sites of 0.5 hectare or less. Paragraph 69 of the draft NPPF states that 20% of housing allocations in Local Plans should be for sites of 0.5 hectare or less. This site would assist in meeting that requirement and would ensure that the Local Plan Part 2 is effectively future-proofed for when the revised NPPF is published (currently expected to be the summer of 2018). In order to comply with this emerging national policy, SHLAA site reference 860 should therefore be included as an allocated site within the Local Plan Part 2.

Overall, the omission of SHLAA site reference 860 at The Crescent, Radcliffe on Trent results in a greater proportion of allocations on existing Green Belt land which is unjustified, conflicts with Core Strategy Policy 4 and makes the Publication Draft Local Plan Part 2 unsound in this respect.

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”).

SHLAA site reference 860 should be allocated as a housing site for delivering houses within Radcliffe on Trent.

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:

To ensure that SHLAA site reference 860 at Pedigree Wholesale Ltd, The Crescent, Radcliffe on Trent is fully considered as an allocation for the Local Plan.

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 22/06/2018

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

Name/Organisation: Pedigree Wholesale Ltd

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

- Local Plan Part 2 Publication Version
- Local Plan Part 2 Policies Map
- Other supporting document

please state which:

Summary of Consultation, Main Issues Raised and Responses May 2018

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

Page no. 312 - 313
Paragraph no. 232 - 234
Policy ref. Choose an item.
Site ref. Choose an item.
Policies Map Choose an item.
Click here to enter text.

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.

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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)

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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.

The Summary of Consultation document sets out summaries of the consultations received and the key issues raised. It is fully accepted that this is not, and is not intended to be, a full and detailed list and description of all of the representations received by Rushcliffe Borough Council.

In relation to proposed housing allocations in Radcliffe on Trent, the document provides a summary of the representations made in relation to the preferred options put forward (in relation to Question 11 of the previous consultation) and then goes on in paragraphs 232 to 234 of the document to consider sites falling under the title "Any Other Sites in Radcliffe (not in Preferred Sites document)". Within this section of the document, details of the representations received in relation to sites not included within the previous consultation document as allocations are set out. However, this section makes no reference at all to SHLAA site reference 860 at Pedigree Wholesale Ltd, The Crescent, Radcliffe on Trent which has been promoted through the Local Plan process and upon which representations have been made at the two previous consultation stages. Whilst it would not be expected that full details of this omission site would be included within this Summary of Consultation document, there should at least be reference to it within this section, which specifically deals with sites not proposed for allocation. Its omission is misleading as it suggests that only those sites referred to were included within the representations received and that no further sites were promoted within Radcliffe on Trent.

The lack of reference to this site within the Summary of Consultation document raises the question as to whether this proposed allocation has been taken into account in the consideration of the proposed allocations for Radcliffe on Trent and whether appropriate assessment has been given to the site, either as an additional allocation to those proposed, or as an alternative either to a whole allocation, or part of an allocation, which involves the loss of Green Belt land.

There is no indication within the Summary of Consultation document that this site has been taken into consideration and it is therefore questioned whether the Plan is legally compliant if this representation has not been taken into account, particularly in light of the loss of Green Belt land as a result of the sites proposed to be allocated.

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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”).

The Summary of Consultations documents should clearly state that SHLAA site 860 at Pedigree Wholesale Ltd, The Crescent, Radcliffe on Trent is a site to which representations were made under the heading of "Any Other Sites in Radcliffe (not in Preferred Sites document) and it should then be made clear within the other supporting documentation the reasons why this site has not been allocated.

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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- 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. Click here to enter text.
- Paragraph no. Choose an item.
- Policy ref. Policies Map Click here to enter text.

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
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Support the inclusion of Policy 11 which makes provision for new housing on unallocated sites within settlements.

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.

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