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).

<table>
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<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tbody>
<tr>
<td>Title</td>
<td>Miss</td>
</tr>
<tr>
<td>First Name</td>
<td>Louise</td>
</tr>
<tr>
<td>Last Name</td>
<td>Wells</td>
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<tr>
<td>Organisation (where relevant)</td>
<td>Persimmon Homes North Midlands</td>
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<tr>
<td>Job title (where relevant)</td>
<td>Senior Planner</td>
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Part B  (please use a separate Part B form for each representation)

Name/Organisation: Persimmon Homes North Midlands

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. 87
Paragraph no. 6
Policy ref. 21

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

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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 proposed boundaries on the Policies Map are very tightly drawn. We believe these should not be drawn too tightly to allow for flexibility for different sustainable developments to come forward if any unexpected problems occur with existing consents and/or site allocations. This may also provide possible opportunities for self-build/custom build in these areas. It is important that the Council recognises the difficulties of land supply and unaffordable housing faced by rural communities. NPPG emphasises that all settlements can play a role in delivering sustainable development in rural areas so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided. One of the core planning principles of the NPPF (para 17) is to ‘take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.’ This principle is emphasised also in paragraph 55 that states, ‘to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.’

It is also important to note the recent appeal decision at Asher Lane, Ruddington (APP/P3040/W/17/3185493) that was approved in May 2018; is now a material consideration and the policies map should be amended to accommodate this development. This decision also highlights the importance of the availability, suitability, deliverability and viability of proposed allocated sites that are correct and realistic to provide sufficient headroom and flexibility in the overall land supply throughout the plan period – a land supply which identified in APP/P3040/W/17/3185493 as 3.1 years.

By loosening the Green Belt boundaries it can capitalize on housing supply through the widest range of possible sites, by size and market location so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products.

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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.**
For the Rushcliffe Local Plan part 2 to be found sound under the four tests of soundness as defined by the NPPF, the Local Plan should be positively prepared, justified, effective and consistent with national policy – as per paragraph 182. The responses provided in this consultation should be considered by the Council in order to prevent a Plan being prepared that is not sound as it does not fulfil the four tests mentioned.

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
- [x] 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:

Click here to enter text.

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

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

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

Date form completed: 12/06/18

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

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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

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.