To whom it may concern

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

Please can you acknowledge receipt of the submission.

I trust that this is in order.

Regards

John Holmes
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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<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<tr>
<td>Title</td>
<td>Mr</td>
<td>Mr</td>
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<tr>
<td>First Name</td>
<td>John</td>
<td></td>
</tr>
<tr>
<td>Last Name</td>
<td>Pickford Holmes</td>
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<tr>
<td>Organisation</td>
<td>Click here to enter text.</td>
<td>Featherstone PDD Ltd</td>
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<td>(where relevant)</td>
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<td>Job title</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: Featherstones PDD Ltd on behalf of Mr Pickford

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
- Policy ref.
- Site ref. Choose an item.
- 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).

<table>
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<th>5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (please tick all that apply)</th>
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</thead>
<tbody>
<tr>
<td>Positively Prepared</td>
</tr>
<tr>
<td>Effective</td>
</tr>
</tbody>
</table>

**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 10

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

Land south of Butt Lane, East Bridgford
Site allocation Policy 8.2

1.0 The proposed allocation of land south of Butt Lane is strongly supported. It is a suitable and sustainable location for development and where development can be undertaken in a sensitive way which contributes to the character of the area and to meeting the housing needs of the area and the Borough as a whole.

2.0 However; minor adjustments to the allocation plan boundary and to the Policy wording are proposed to improve the allocation and secure the quantity and quality of development and associated landscape.

3.0 The precise boundary of the site should be amended to relate to existing development and landscape features, to provide a more logical site and village boundary. This is shown on the attached Development Framework Plan. The allocation Plan should be amended, in the form shown on the attached annotated Policies Map, to reflect this amended site boundary and to clearly define the area for woodland planting required in Policy 8.2 criterion d).

4.0 The site is well related to the village, both terms of the form and character of the settlement and in terms of its proximity to services and facilities in the village. It is located in an area of the village where the Green Belt is less sensitive and the opportunity to accommodate change is greater than elsewhere.

5.0 The site can be accessed from Butt Lane and due to the location of the site, traffic from the development is unlikely to have a large impact on the traffic issues associated with other parts of the village.

6.0 The site wraps around the East Bridgford Heath Centre and is framed by Millenium Wood to the south and existing hedgerows. In this regard the site is well contained and there is the opportunity to reinforce existing landscape features to provide a strong new village and Green Belt edge.

7.0 The development of the site would provide the opportunity to deliver an extension to Millenium Wood, which could reinforce the existing landscape context and also provide the opportunity for extended public footpath routes. This opportunity is recognised by the Council and established in Policy 8.2 criterion d). However it is considered that this woodland strip should extend northwards from the eastern edge of Millenium Wood and that this form should be clearly defined by the allocation Policy. A similar approach to that included for allocation site policy 4.3 at criterion c) should be included. This would require criterion d) of Policy 8.2 to be altered to state;

‘development which borders the site to the east and which would be retained as Green Belt, should be screened by a substantial tree belt which connects Butt Lane and the neighbouring Millenium Wood ’
8.0 Furthermore, this landscape and new Green Belt boundary will then allow development to extend to and relate directly with the existing built development established by the eastern boundary of the existing dwelling to the north of Butt Lane. This approach is shown on the Development Framework Plan attached and the changes to the Policies Map shown on the attached annotated Plan.

9.0 The location of the site adjacent to the Health Centre also provides the opportunity to deliver an area for additional car parking for the Heath Centre. It is understood that the Health Centre currently suffers at peak times as a result of a lack of car parking. Support is therefore given to Policy 8.2 criterion a).

Attachments:

- Development Framework Plan
- Proposed changes to the East Bridgford Policies Map
Minor extension to allocation to relate better to existing dwelling.