To whom it may concern

Please find attached representation from Featherstones PDD to the Local Plan Part 2 Publication Version on behalf of a number of Mr Ruzicka.

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**

**OFFICE USE ONLY:**
- Representor no:
- Representation no:
- Plan ref:
- Soundness test:

---

**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>
<thead>
<tr>
<th><strong>1. Personal Details</strong></th>
<th><strong>2. Agent’s Details (if applicable)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title</strong></td>
<td>Mr</td>
</tr>
<tr>
<td><strong>First Name</strong></td>
<td>John</td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
<td>Ruzicka</td>
</tr>
<tr>
<td><strong>Organisation</strong></td>
<td>Click here to enter text.</td>
</tr>
<tr>
<td><strong>Job title</strong></td>
<td>Featherstone PDD Ltd</td>
</tr>
<tr>
<td><strong>Address – line 1</strong></td>
<td>C/O Agent</td>
</tr>
<tr>
<td><strong>Address – line 2</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Address – line 3</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Address – line 4</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Address – line 5</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Postcode</strong></td>
<td></td>
</tr>
<tr>
<td><strong>E-mail Address</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Telephone Number</strong></td>
<td></td>
</tr>
</tbody>
</table>

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 Ruzicka

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)

<table>
<thead>
<tr>
<th>Page no.</th>
<th>18-68</th>
<th>Paragraph no.</th>
<th>Section 3</th>
<th>Policy ref.</th>
<th>Site ref.</th>
<th>Choose an item.</th>
<th>Policies Map</th>
</tr>
</thead>
</table>

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.

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 [✓]
- Consistent with national policy [✓]

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.
NECESSARY MODIFICATION TO THE RUSHCLIFFE LOCAL PLAN PART 2
LAND AND PLANNING POLICIES PUBLICATION VERSION

Representation by Featherstones PDD on behalf of Mr Ruzicka

Land off Baker's Hollow, Cotgrave
Housing Site Selection Report – site reference COT5

1.0 Land off Baker’s Hollow, Cotgrave (ref COT5) is a suitable location for development and should be allocated in the Local Plan.

2.0 The site is well located in terms of access to the services and facilities within Cotgrave and there are no physical or environmental constraints to the development of the site.

3.0 The site is extremely well contained. It relates directly to the existing extent of built development in the village, with existing housing on 3 sides. Unlike almost all other potential development sites and in particular COT9, COT10 and COT11a the site would not extend the village’s outer edge further than its current extent and in this regard would result in a simple rounding off of the settlement. Development would therefore relate extremely well to the existing built form, and to the pattern and character of development in the area. There would be minimal encroachment into the countryside and limited impact on the Green Belt. These factors weigh strongly in favour of the allocation of the site.

4.0 An illustrative masterplan has been prepared to illustrate how the site might be developed. This is attached to this Statement. This shows that development could take place in a form which would follow and respect existing buildings lines, rounding off the existing settlement and creating a new landscaped edge to the village. In this way the effects on the character of the area, the incursion into the countryside and effect on the Green Belt can be minimised.

5.0 This initial work concludes that the site could deliver in the order of 60 dwellings.

6.0 The Council have not explained in their Housing Site Selection Report, why the site is not proposed to be allocated. This is a strange omission given the conclusions set out in the site schedules at Appendix 2 to that Report which states that ‘the site is not constrained by significant biodiversity, heritage, flood risks or access constraints that cannot be avoided or mitigated. Land is considered to be of low Green Belt importance’. Given these conclusion the site is clearly suitable for development and should be allocated.

7.0 Work has also been undertaken which demonstrates that a suitable and safe access into the site can be provided from Baker’s Hollow. Indeed the work that can be undertaken as part of forming a new access into the site can also deliver significant traffic calming benefits. Two options have been drawn up. These are also attached to this Statement.

8.0 Option One shows a chicane and traffic coming in to the village must give way to traffic leaving the village. The access Junction is retained onto Baker’s Hollow. All features are to standard. There are similar features on the entry to other villages in Rushcliffe, for example on the Kegworth Road entry to Gotham.
Option Two shows a roundabout, which doubles as both an access to the development and a traffic calming device. The roundabout has 28m diameter, the smallest for a normal roundabout with a kerbed central island. It places the roundabout within the 30mph zone, and east of the existing gateway feature, but it will have the effect of slowing vehicles coming into the village.

Both options could be delivered as part of the development of the site. Both would provide a suitable site access whilst also providing a mechanism for controlling the speed of traffic entering the village and thereby addressing an existing local issue which may otherwise persist. The delivery of one or other of the options could be required as part of a policy allocating the site for development. The landowners would support such a policy requirement.

Attachments:

- Development Framework Plan
- Development Framework Plan; village Context
- Proposed Access Junction Layout Option 1
- Proposed Access Junction Layout Option 2
Representations by Featherstones on behalf of Mr Ruzicka

Rushcliffe Local Plan Part 2 Land And Planning Policies Publication Version - June 2018