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 Simpson.

Please can you acknowledge receipt of the submission.

I trust that this is in order.

Regards

John Holmes
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.

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### 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>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
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<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>Simpson</td>
</tr>
<tr>
<td><strong>Organisation</strong></td>
<td>Featherstone PDD Ltd</td>
</tr>
<tr>
<td><strong>Job title</strong></td>
<td>C/O Agent</td>
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<td><strong>Address – line 1</strong></td>
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<td><strong>Telephone Number</strong></td>
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Part B (please use a separate Part B form for each representation)

Name/Organisation: Featherstones PDD Ltd on behalf of Mr Simpson

<table>
<thead>
<tr>
<th>3a. To which document does your response relate? (please tick one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan Part 2 Publication Version ✓</td>
</tr>
<tr>
<td>Other supporting document ✓ please state which: Housing Site Selection Report</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3b. To which part of the document does this representation relate? (complete all that apply)</th>
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<tbody>
<tr>
<td>Page no. 18-68</td>
</tr>
<tr>
<td>Site ref. Choose an item.</td>
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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)
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 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.
Representations must be received by 5pm Thursday 28 June 2018. Representations received after this time will not be considered duly made.

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

Representation by Featherstones PDD on behalf of Mr Simpson

Land at Old Loughborough Road, Ruddington
Housing Site Selection Report – site reference ref RUD11

1.0 Land at Old Loughborough Road, Ruddington is suitable for development and should be allocated in the Local Plan Part 2. This site can make a meaningful contribution to meeting the Borough’s significant housing needs, but can also help to deliver the necessary self and custom build housing opportunities demanded by Government.

2.0 The Council have recognised the suitability of the site and the benefits of its allocation in terms of directly addressing the Government aspirations to increase self and custom build housing. The site was proposed to be allocated in the Local Plan Part 2: Preferred Housing Site Document. The Councils subsequent decision to omit the site is not justified.

3.0 It is recognised that land at Old Loughborough Road is different from the other allocations around villages, in that it doesn’t fit with the standard approach to the expansion of villages and allocation of sites. Consideration of the suitability of the site requires a specific consideration of the sites character and context and the potential it presents for a bespoke design and non-standard form of housing.

4.0 The site lies within an area of Ruddington which sits outside the main part of the village. It is retained as an area of built development washed over by Green Belt.

5.0 This need not and clearly should not constrain the potential development of the site given its general suitability for development.

6.0 The site is extremely well contained by existing built development along Loughborough Road and then Old Road, it would form a natural extension to development in this location and development could take place in a form which fully reflected and respected the existing character of the area. A document has been prepared to illustrate what might take place and this is attached. It illustrates the very limited impact development in this location would have, with the character of the area largely unchanged and effects on the purposes Green Belt extremely limited.

7.0 The site is being promoted for a dedicated self-build (custom Build) scheme, and an allocation specifically for this purpose would be acceptable to the landowner. A specific allocation for this form of development would help to directly address the Government’s aspirations for increasing self-build. Whilst the scheme shown in the document attached contains larger properties it would clearly be possible for part of the site to be developed for smaller units to provide the opportunity for a greater mix of self-build opportunities.

8.0 This area of Ruddington is currently washed over by Green Belt. Whilst the wider area does play an important role in serving the Green Belt purposes, given the specific characteristics of the site and its immediate context it is considered that the site itself does not serve an important Green Belt function. The site would not however, in our view, need to be removed from the Green Belt in order to facilitate its development. The site could be allocated and subsequently developed but retained as a developed area washed over by Green Belt as is the case with other built development in this part of Ruddington. The approach has been
adopted elsewhere in the Borough where sites have been developed but retained within the Green Belt; for example at Saxondale, or Hall Farm, Tollerton; or employment allocations at Cropwell Mill or Gotham Gypsum works.

9.0 Work has been undertaken to assess the suitability of the site. This concludes that the site is suitable in relation to transport and access, landscape and ecology, flood risk and other technical matters.

10.0 The emerging vision for the site, as shown in the document attached, shows a capacity of between 12-20 custom build dwellings.

Attachments:

- Old Loughborough Road, Ruddington; Self and Custom build Documents
SELF BUILD & CUSTOM HOUSEBUILDING

RUDDINGTON

Featherstones
PLANNING • DESIGN • DEVELOPMENT
SITE LOCATION
WHY?

The Government, initially through the National Planning Policy Framework (the NPPF) has established the need “to deliver a wide choice of high quality homes”, and to plan for a mix of housing based on market trends and the needs of different groups who, for example, wish to build their own homes.

This promotional policy is set within a context which aims to “boost significantly the supply of housing” in a sustainable way, with good, ready access to services and facilities.

Planning Practice Guidance makes it clear that local planning authorities need to identify local demand for custom build and make provision for it in their plans.

Separately, in May 2015 Government updated its policy paper on house building, where it reiterated its support for Custom and Self-Build Housing. It recognised that a bespoke and sustainably designed, high quality home can offer opportunities to smaller builders and contractors, create local jobs and contribute to local economies.

“The Government is committed to removing the main barriers which hold back many thousands of custom build projects every year”.

Self-build and Custom Housebuilding Act 2015
CHAPTER 17
Explanatory Notes have been produced to assist in the understanding of this Act and are available separately.
£6.00

Self-build and Custom Housebuilding
Draft planning practice guidance

February 2016
Department for Communities and Local Government
Rushcliffe Council’s Core Strategy requires the provision of land to accommodate 13,500 new dwellings; most of these will be on large sites where, because of necessary high start-up and infrastructure costs, delivery will be by the nationally known “volume” housebuilders. Within this context, choice of house design and layout will be limited by the standard “pattern book” model.

But, as Government has said: it wants to see more choice. More choice and more quality in design, through bespoke schemes.

This proposal aims to meet this challenge.

It will provide between 12-20 serviced plots where individual designs can be commissioned and unique houses built to suit specific requirements (for self-build and custom-build purchasers).
Rushcliffe’s Core Strategy focuses growth close to the main built-up area, for sensible and appropriate ‘sustainable’ reasons. But this, in itself, represents a challenge, as the Green Belt designation necessitates very careful assessment of development proposals.

In this regard, the Council’s need for “a minimum” of 250 new dwellings in Ruddington will necessitate a review (and a change) to the Green Belt boundary.

This custom-build proposal is on land alongside the old Loughborough Road in Ruddington parish and whilst the 12-20 or so houses will represent only 5% of the village’s required total, they will help to deliver Government’s ambition to meet the range of different needs.

The site is very well defined by Loughborough Road, Old Road and existing housing. In Green Belt terms the nature of the proposed development would not result in further “sprawl” of the large built-up area; it would not lead to neighbouring towns merging into one another; it would not result in further encroachment into the countryside; it would not threaten the setting or special character of an historic town and it wouldn’t undermine the process of recycling derelict or other urban land.

In other words, the proposal would not challenge the five fundamental purposes of Green Belt. Like the existing housing alongside it, the site could be developed but remain in the Green Belt, washed over by it.
The site location is an attractive one, close to Ruddington, with good access to West Bridgford and the City. It is adjacent to an array of individual houses, built variously over time, including recently. But, notwithstanding the wide variety of architectural styles and designs, the relatively low density and robust landscaping provide the area with an appealing ‘sub urbs in rure’ character.

The proposal therefore aims to respect and mimic this character, without stifling innovative, exciting design. Some guidance, however, will be appropriate; to establish parameters of height and scale, for example. Within this context, the plots will be set out and serviced. Points of access will be established. Structural landscaping will be implemented.

Thereafter, as designs are approved and plots are sold, covenants will ensure that individual schemes are completed within a given timescale.

The project is current and the scheme could begin, the plots made available and new homes delivered very quickly.