Please find attached the Local Plan 2 consultation response from Sutton Bonington Parish Council.
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>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title</strong></td>
<td>mr</td>
</tr>
<tr>
<td>First Name</td>
<td>david</td>
</tr>
<tr>
<td>Last Name</td>
<td>franklin</td>
</tr>
<tr>
<td>Organisation (where relevant)</td>
<td>Sutton Bonington Parish Council</td>
</tr>
<tr>
<td>Job title (where relevant)</td>
<td>Parish Councillor</td>
</tr>
<tr>
<td>Address – line 1</td>
<td>131 Main Street</td>
</tr>
<tr>
<td>Address – line 2</td>
<td>Sutton Bonington</td>
</tr>
<tr>
<td>Address – line 3</td>
<td>Loughborough</td>
</tr>
<tr>
<td>Address – line 4</td>
<td>Leics</td>
</tr>
<tr>
<td>Address – line 5</td>
<td>Click here to enter text.</td>
</tr>
<tr>
<td>Postcode</td>
<td>LE12 5PE</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:drj.franklin@yahoo.com">drj.franklin@yahoo.com</a></td>
</tr>
<tr>
<td>Telephone Number</td>
<td>07773425237</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:** Sutton Bonington Parish Council

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

<table>
<thead>
<tr>
<th>Document</th>
<th>Ticked</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan Part 2 Publication Version</td>
<td>✔</td>
</tr>
<tr>
<td>Local Plan Part 2 Policies Map</td>
<td></td>
</tr>
<tr>
<td>Other supporting document</td>
<td>✔</td>
</tr>
<tr>
<td>Please state which:</td>
<td></td>
</tr>
<tr>
<td>Policy 10 Housing – Land North of Park Lane</td>
<td></td>
</tr>
<tr>
<td>Sutton Bonington</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Page no.</th>
<th>Paragraph no.</th>
<th>Policy ref.</th>
</tr>
</thead>
<tbody>
<tr>
<td>55-57</td>
<td>3.103-3.107</td>
<td>Choose an item.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site ref.</th>
<th>Policies Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Choose an item.</td>
<td>Choose an item.</td>
</tr>
</tbody>
</table>

4. Do you consider the Local Plan Part 2:

- **Legally compliant**
  - Yes ✔
  - No

- **Sound**
  - Yes
  - No ✔

- **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)

- 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.

Plan is unsound because it is not justified and not effective.

The LP2 is unsound because there appears to be no evidence to prove that the process undertaken is based on a robust method of establishing whether an allocated site is deliverable. If the new allocations are required because of a lack of deliverability on previous allocations, then it is not clear how the process has been modified to give greater security in deliverability and how the current schemes deemed to have deliverability issues will be accommodated in LP2?

LP2 Item 3.103:

There appears to be no evidence to support the following:

1: How the number of 80 houses was arrived at.
2: The premise that the existing village facilities can accommodate the increase.
3: The change from the previous report on the potential for new housing at SB where the outcome was that the school could not accommodate extra numbers. It is unclear how any schools PROVE future capacity and no clear evidence to show that they aren’t able to fill the shool to capacity.
4: The change in site area. (The site area is not clear)

LP2: 3.104:

There appears to be no evidence to show how the balance was arrived at that allocated 80 houses to Sutton Bonington

Policy 10:

The requirements associated with the allocation are both contradictory and can’t be achieved.

Paragraph a) States that frontage development on Park Lane should not detract from the character of Park Lane as a rural tree lined approach to the village.
If the tree lined area is the approach to the village then any new access will change this section from being ‘an approach’ to being ‘in the village’.

Any new access will be required to be both close to a significant bend and a major junction onto the A6006 resulting in a significant impact on the character. Long and clear visibility splays that accommodate the bend will require a
reforming of the road and a loss of a significant number of trees.

As a result, the policy to retain the character cannot be delivered.

Paragraph b) states that a buffer on the site’s northern boundary should ensure the amenity of the residents of Charnwood Fields and Charnwood Avenue is not adversely affected. Any new development including a buffer will adversely affect what is currently an open view.

Therefore, this requirement cannot be delivered.

Paragraph d) states that sustainable drainage systems must address any identifiable surface water run off issues. Bearing in mind the regular flooding issues with all the current surface water drainage systems in the village, there is no evidence to support the comment that there is a sustainable drainage system that can be successfully implemented without impacting on the current system?

Therefore, this requirement cannot be delivered.

**Justification.**

There is insufficient evidence to support the ability of the site to fulfil all the relevant policies. RBC have failed to show that this site is deliverable and is therefore not effective.

No evidence has been provided to prove that the extent of mitigation required and its cost can deliver a viable scheme.

3.105.

The justification for the policy is the need not to detract from the character of Park Lane as a rural tree lined approach to the village. However, the text states that the rural character of the area should be protected ‘as far as possible’. This comment is not a justification but instead opens the door for a scheme that doesn’t comply with the policy.

Therefore, both the policy and its justification are flawed and won’t be deliverable.

3.106.

This states that there should be sensitive development along the site’s southern boundary, respecting the rural character of the area and provide a visually attractive boundary when viewed from the A6006.

This is not a justification for the policy since it is not mentioned in the policy as a requirement.

There is no evidence to support the view the any extension of the village will ever be able to retain the rural character.

The consultation process showed no evidence of any understanding of either the specific character of Sutton Bonington or its surroundings. Sutton Bonington is very unusual because of its length and to some extent has suffered in the past from ribbon development.

The process of ribbon development in the past was the reason for planning restrictions in open countryside.

It is absolutely vital therefore, that there is no further extension of ribbon development and that a significant separation is maintained between Sutton Bonington and Normanton-on-Soar.

This is not a matter of mitigation by the use of landscaping or a well defined or attractive edge. This is all about space and a sense of place which are well established principles in both RBC’s and National Policy.

Therefore, the lack of the ability for the site to be developed within local and national policy makes the site undeliverable.
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”).

As inexpert contributors and consultees how can we suggest revised legal wording. This is surely something for specialists.

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:

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)

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 05/06/2018

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 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.

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