

Barton in Fabis Parish Council Newsletter June 2009

The Parish Council has received two important planning documents recently; the first is a planning application by Barratts to develop land in the parish known as Clifton South, and the second a planning policy consultation by Rushcliffe BC.

The Parish Council would like all residents to respond to these important documents.

PLEASE HELP STOP THE BARRATT PLANS

The Parish council has an agreed policy of opposing the development of land known as Clifton South and is asking for your support in objecting to the plans

The planning application for 5,500 houses, 30 hectares of industrial development, plus shops, schools, a park and ride site and a tram line has now been published by Rushcliffe Borough Council.

The Parish Council would like everyone who agrees that this development should be stopped to object. This can be done on-line or by post. The Parish Council has only been given 21 days to respond to this important application, please try to get your objection in by Friday 10th July – but Rushcliffe will accept comments after that date.

Whether you object on-line or by post, the reference number is 09/01025/OUT. The Parish Council has organised:

An open meeting on

Thursday 2nd July at 7.30 pm in the Village Hall

Anyone can ask questions and get advice on how to object. The full plans (a cardboard box full) will also be available for inspection.

For people who can't make the meeting, there are some guidance notes and pointers later in this newsletter.

RUSHCLIFFE LOCAL DEVELOPMENT FRAMEWORK

As well as this planning application, all the local authorities in the area are consulting people about where houses should be built over the next 20 years – everyone had a leaflet from Rushcliffe a few weeks ago about this.

One of the issues for consultation is where 'Sustainable Urban Extensions' should be built. In other words, the Local Development Framework (LDF) could allocate the land that Barratts are now looking to build on for housing and industry, meaning that even if the planning application is stopped this time, it would automatically be approved in future.

Comments need to be made on line or by post by Friday 31st July – again, further details follow.

HOW TO OBJECT

The planning documents will be available for inspection at the public meeting in the village or they can be viewed online on the Rushcliffe web site quoting planning reference 09/01025/OUT

To object to the Barratts planning application, either

go to: <http://www.rushcliffe.gov.uk/doc.asp?cat=553> and click on the 'Blueprint' link on the left hand side of the page, then insert the reference number 09/01025/OUT,

Or write to:

Ms Michelle Dunne,
Rushcliffe Borough Council,
Pavilion Road,
West Bridgford,
Nottingham, NG2 5FE.

Quote 09/01025/OUT; things to consider saying:

- This application would ruin the village and the countryside – Barton would end up like Clifton Village.
- The application should not be allowed because Rushcliffe need to decide where houses should be built over the next 20 years, not Barratt Developments.
- There is no demand for this amount of housing at the moment, and we should wait until a proper plan is produced.
- The way that Barratts have described the area and the effect that the development would have on it is not accurate and their views are not to be taken seriously

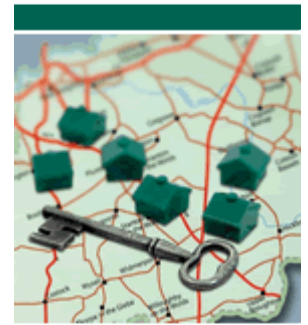
There is much more all of us can say – just tell the planners what you think about it!

HOW TO COMMENT ON THE LOCAL DEVELOPMENT FRAMEWORK

Either go to: <http://www.rushcliffe.gov.uk/> and click on the 'Have your say' link at the bottom of this picture

Or write to: Development Framework Manager, Rushcliffe Borough Council, Pavilion Road, West Bridgford, Nottingham, NG2 5FE.

There are a number of set questions to answer, the most important are shown below together with the Parish Council's recommendations which we believe is the best way to influence the outcome.



Rushcliffe's changing
Have your say on how this happens over the next 15 years.

[Have your say »](#)

Issue AG1

Please say you **DISAGREE** with AG1a

Option AG 1a

Given that the housing figures in the Regional Spatial Strategy are minimum requirements, should the Councils provide for more housing than identified?

This would allow for extra flexibility but could undermine regeneration efforts in urban areas and in any event may be unrealistic in the current economic climate.

Issue AG1

Please say you **AGREE** with AG1b

Option AG 1b

Do you think the provisions of the Regional Spatial Strategy allows any scope to redistribute housing growth between local authority areas?

The opportunities for redistribution are limited as it is unlikely that any local authority would want to provide for an even higher proportion of housing. However Policy 13a in the RSS identifies that a redistribution of housing growth via sound joint Core Strategies would be acceptable provided that the policy of urban concentration is achieved, but is unclear as to whether the approach of aligned Core Strategies being followed in Greater Nottingham would allow for such a redistribution.

Option AG 2a

Should 40,800 of all new homes be provided in or next to the Principal Urban Area in line with the Regional Spatial Strategy? (see Map 3.1 below for the extent of the Principal Urban Area.

Providing a high percentage of new dwellings in these locations assists the policy of 'urban concentration with regeneration' but significantly limits the sites that can be brought forward for development in more rural areas of Greater Nottingham.

Issue AG2

Please say you **DISAGREE** with AG2a

Option AG 2b

Should there be more flexibility, which would enable other objectives to be met, such as more affordable housing or brownfield development in towns and villages outside the principal Urban Area?

By enabling more houses to be built outside the principal Urban Area, affordable housing could be achieved on more sites thereby increasing the total number provided. Similarly, more brownfield land could be 'recycled', however, this could undermine the strategy of urban concentration.

Issue AG2

Please say you **AGREE** with AG2b

Issue AG3

Please say you
DISAGREE with
the SUE to the
south of Clifton

Option 3 a

Do you think the SUEs identified in the Appraisal of Urban Extensions study are the most appropriate? Do you think any of the discounted sites would be better options for development? If so why? Are there any other sites you think are better?

The SUE study considered a large number of sites against a series of criteria and concluded which were the most appropriate for development. It is an important piece of evidence for preparing the Core Strategies, so views on its conclusions are particularly invited.

Issue AG3

Please say you
AGREE with
AG3b

Option 3 b

Should the historical emphasis on growth to the west of Nottingham be encouraged to continue, or should a more balanced pattern of growth be encouraged (to the south, east and/or north)?

Development to the west of Nottingham would enable advantage to be taken of greater transport accessibility, access to wider labour pools and employment opportunities in the Midlands, and fewer topographical constraints. Encouraging development elsewhere could help protect the more sensitive green belt locations to the west and assist regeneration in other areas.

Option GB 1a

Make minimal change to the Green Belt now to accommodate growth in Greater Nottingham, followed by incremental changes if required in the future.

As noted above, some land will have to be taken out of the Green Belt to allow for Sustainable Urban Extensions (and possibly additional smaller scale development) on the edge of the built up area of Nottingham. This does mean however, that any future growth, for instance that proposed by the Partial Review of the RSS, will entail further incremental release of Green Belt land.

Issue GB1

Please say
you **agree**
with GB1a

Option GB 1b

To take account of likely future development needs beyond the Plan period, review Green Belt boundaries further to create "safeguarded land" which could be allocated in a future planning document to meet long term development needs.

This could be adjoining either the built up area of Nottingham or other towns and villages, or to allow for other development options, such as new settlements.

Issue GB1

Please say
you **agree**
with GB1b

Option GB 1c

Are there additional areas of land which should be designated as Green Belt? If so where?

If there are areas which are not currently designated as Green Belt but which nevertheless support the purposes of Green Belts (as noted in the introduction to this section), these could be considered for designation as Green Belt in the future.

No
suggestion

Barton in Fabis Parish Council

Cllr. Paul Kaczmarczuk Chairman ☎ 0115 983 0752	Cllr. Judith Bowerman ☎ 0115 983 0510	Cllr. Julian Coles Vice Chairman ☎ 0115 983 0788	Cllr. Susan Davies ☎ 0115 983 0495	Cllr. Bill Harrison Vice Chairman ☎ 0115 983 0313
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