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Our reference: Liz Reid-Jones
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Date: 27 August 2010

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 7 September 2010 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely

Head of Corporate Services

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. Minutes of the Meeting held on Tuesday 13 July 2010
4. Fresh Approach to Housing Growth
The report of the Deputy Chief Executive (PR).
5. Initial Budget Report 2011/12
The report of the Chief Executive.
6. East Leake Leisure Centre Independent Review
The report of the Chief Executive.
7. Conservation Area Boundary Changes – Wysall and West Leake
The report of the Head of Planning & Place Shaping.

Membership

Councillor: J N Clarke (Chairman)
Councillor: J A Cranswick (Vice-Chairman)
Councillors: D G Bell, J E Fearon, R Hetherington, Mrs D J Mason

Meeting Room Guidance

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REPORT OF THE DEPUTY CHIEF EXECUTIVE (PR)

CABINET PORTFOLIO HOLDER - COUNCILLOR D G BELL

Summary

1. The new Coalition Government acted swiftly to revoke the Regional Strategy's housing targets that were being imposed on the Borough. The 'Fresh Approach to Housing Growth' leaflet (attached) was produced following the revocation of the targets but prior to the receipt of new Government guidance. It was intended to take the initiative on the issue of housing growth and be a proactive attempt to influence Government thinking.
2. The Government has now confirmed that there is still a requirement to produce a Local Development Framework (LDF) but local authorities are required to determine their own housing targets having regard to national planning policy and the wishes of their communities.
3. Due to the major change of Government policy the current timescale for approving the LDF cannot now be met. In the absence of an approved Development Plan, the Local Development Framework Group recommends that the 'Fresh Approach' document be approved by the Council as a Planning Statement. This would, during the time it takes to develop the LDF help to discourage unwanted development, particularly in the green belt. It would illustrate that the Council recognises that some development is required in the future and although over the next few years there is sufficient potential supply from sites with unimplemented planning permission, there will be other sites that have some local support and are worthy of further consideration.

Recommendation

It is RECOMMENDED that Cabinet recommend to Council that -

- a. the document 'Housing Growth in Rushcliffe – A Fresh Approach' be approved as a Planning Statement, and
- b. the housing targets for Rushcliffe contained in the recently revoked East Midlands Regional Strategy be reviewed.

Details

4. The Secretary of State announced the revocation of all Regional Strategies on 6 July 2010 and stated that new ways for local authorities to address strategic planning and infrastructure issues, based on cooperation, will be introduced.

5. The most significant impact of the revocation is that the burden of the imposed and deeply unpopular housing targets has been removed. The specific policy that required the majority of the new housing to be built in or adjacent to the principal urban area has also been removed. Ministers have made it clear that, in future, the growth ambition for an area should be owned locally by the local authority and wider community.
6. Local authorities still have to develop LDF core strategies and other Development Plan Documents that reflect local people's aspirations on important issues such as climate change, housing and economic development. Local authorities will now be responsible for establishing the right level of local housing provision for their area. Some local authorities may choose to retain their existing housing targets as set out in the Regional Strategies. Those that decide to review their targets should quickly signal their intention to do so.
7. Local authorities must use reliable information to justify their housing supply policies and will have to defend them in front of a Planning Inspector at an Examination in Public. Policies must still be in line with the national planning policy PPS3.

Housing Growth in Rushcliffe - A Fresh Approach

8. In June, the Leader of the Council submitted the 'Housing Growth in Rushcliffe – A Fresh Approach' to the Secretary of State for Communities and Local Government prior to meeting with him. The document was produced following the revocation of the housing targets but prior to any subsequent Government guidance about how to proceed without them. The belief at that time was that local authorities could simply make their own case for future housing growth.
9. The 'Fresh Approach' leaflet was intended to be a short term seven year plan to help prevent unwanted development in the absence of an LDF or Local Plan. It highlighted that planning permission has been granted for 2,800 homes on sites that have not yet started building. This potentially represents several years of housing supply. Furthermore, looking slightly longer term and by way of illustration, the document identified large sites at Cotgrave Colliery, RAF Newton and north of Bingham which might be considered suitable for development because; a) they are not unconstrained greenfield sites in the greenbelt and b) plans are being actively developed that, following community consultation appear to have a degree of local support. It is important to emphasise that the three sites mentioned are not being specifically promoted but there is the potential to examine the case for releasing one or more of them for at least some housing.
10. In the light of recent Government guidance making it clear that Council's still have to develop an LDF having regard to PPS3, the original purpose of the 'Fresh Approach' has been somewhat superseded. However, now that we have to determine, and be able to defend our own housing targets that have been derived with community input, it will not be possible to meet the existing LDF deadlines.
11. The 'Fresh Approach' was considered by the Council's LDF Group on 28 July 2010. In order to help protect the Borough from unwanted development, the group recommended that the document should be developed into a Planning Statement that identifies the Council's response to the revocation of the

Regional Strategy and its preferences for a five year land supply ahead of the publication of the LDF Core Strategy. The document would not constitute Council policy because it has not been tested at an Examination in Public. It would though, also serve to confirm to Rushcliffe residents and other stakeholders that;

- the Council intends to review the housing targets set by the revoked Regional Strategy and
- the Council recognises that some housing growth is required in the future having regard to the needs and aspirations of our local communities.

Financial Comments

There are no direct consequences arising from this report

Section 17 Crime and Disorder Act

There are no direct consequences arising from this report

Diversity

There are no direct consequences arising from this report

Background Papers Available for Inspection: Nil



Rushcliffe
Borough Council




Housing growth in Rushcliffe - a fresh approach

Contribute to the reduction of Rushcliffe's 'Carbon Footprint'. Promote environmentally responsible behaviour and attitudes. Protect and enhance the built and natural environment. Improve the health and well-being of children and young people. Ensure new developments have mixed tenures to promote community cohesion. Promote healthy lifestyles. Provide children and young people with more places to play. Promote a sustainable mix of uses. Contribute to the reduction of domestic violence. Create a thriving local economy. Develop new housing to create a vibrant community. Rushcliffe is a great place to live in. It is a vibrant and diverse community. It is a place where you can find everything you need. It is a place where you can live well. It is a place where you can make a difference. It is a place where you can belong. It is a place where you can thrive. It is a place where you can be happy. It is a place where you can be proud. It is a place where you can be a part of something great. It is a place where you can be a part of something that matters. It is a place where you can be a part of something that makes a difference. It is a place where you can be a part of something that changes the world. It is a place where you can be a part of something that is better than ever before. It is a place where you can be a part of something that is worth fighting for. It is a place where you can be a part of something that is worth believing in. It is a place where you can be a part of something that is worth living for. It is a place where you can be a part of something that is worth dying for. It is a place where you can be a part of something that is worth everything.



Rushcliffe lies immediately to the south and east of the City of Nottingham, with some of the most attractive small towns and villages in Nottinghamshire lying within its boundaries. Our residents tell us that Rushcliffe is a great place to live and work with a great lifestyle, and we have the statistics to prove it.

In the first 2008/09 nationwide Place Survey carried out by Ipsos Mori, Rushcliffe was placed:

-  **First** in terms of residents being very or fairly satisfied with how the council runs things.
-  **Third** in terms of the percentage of residents who agreed that they could influence decisions in their local area.
-  **Fourth** in terms of the percentage of residents who were satisfied with their local area as a place to live.

We have been rated as an excellent council and we value our relationship with our community but we know we need to work hard to keep our residents satisfied. We believe the current planning system, with its “one size fits all” approach, has driven a wedge between the Council and our community due to the overwhelming housing targets and prescriptive policies.

We would prefer and support the approval of policies that are individual to the needs of Rushcliffe. We want to improve our existing communities through sustainable growth so they remain good places to live in. Most importantly, we want to do this with the input of our local communities taking into account economic prosperity and infrastructure implications to produce a local plan which starts from the bottom up – focused on the needs and aspirations of our local communities, something which simply isn’t possible under the current planning system.

We already have a strong track record of engaging with our communities. Our Sustainable Community Strategy was developed following consultation with our local people and community organisations and, more recently, our ‘The Big Picture’ campaign has played an important role in helping us engage with our residents, both young and old, including many schoolchildren, about future development in the Borough. The Big Picture website <http://www.thebigpicture-rushcliffe.com> has proved to be a very effective way for the Council to provide information to residents and stimulate debate through the use of blogs, video clips and surveys, having received 7,500 visitors since its launch in August 2009. This established campaign will be used as a vehicle to take forward our planning vision and engage further at a local level.

This document presents our vision for the future of local planning in Rushcliffe, a vision that is based on what our communities are telling us they want to see in terms of development in their local area. Clearly there will be challenges in achieving this vision, but we feel that these are challenges that we can meet, and we have set out briefly how this can be done as we move forward under a new and localised planning system.



Rushcliffe's story to date

The Regional Plan requires Rushcliffe to build 15,000 houses by 2026. To give an idea of the scale of this level of development, the housing stock and population of Rushcliffe would rise by about a third over the next 15 years or so if the development was to go ahead.

Rushcliffe Borough Council has been consistent in its opposition to these figures, but the 15,000 houses is only part of the story. As a consequence of the prescriptive policies in the Regional Plan, 8,400 houses would have to be concentrated on large Sustainable Urban Extensions (SUE) resulting in 420 hectares of greenbelt being lost forever.

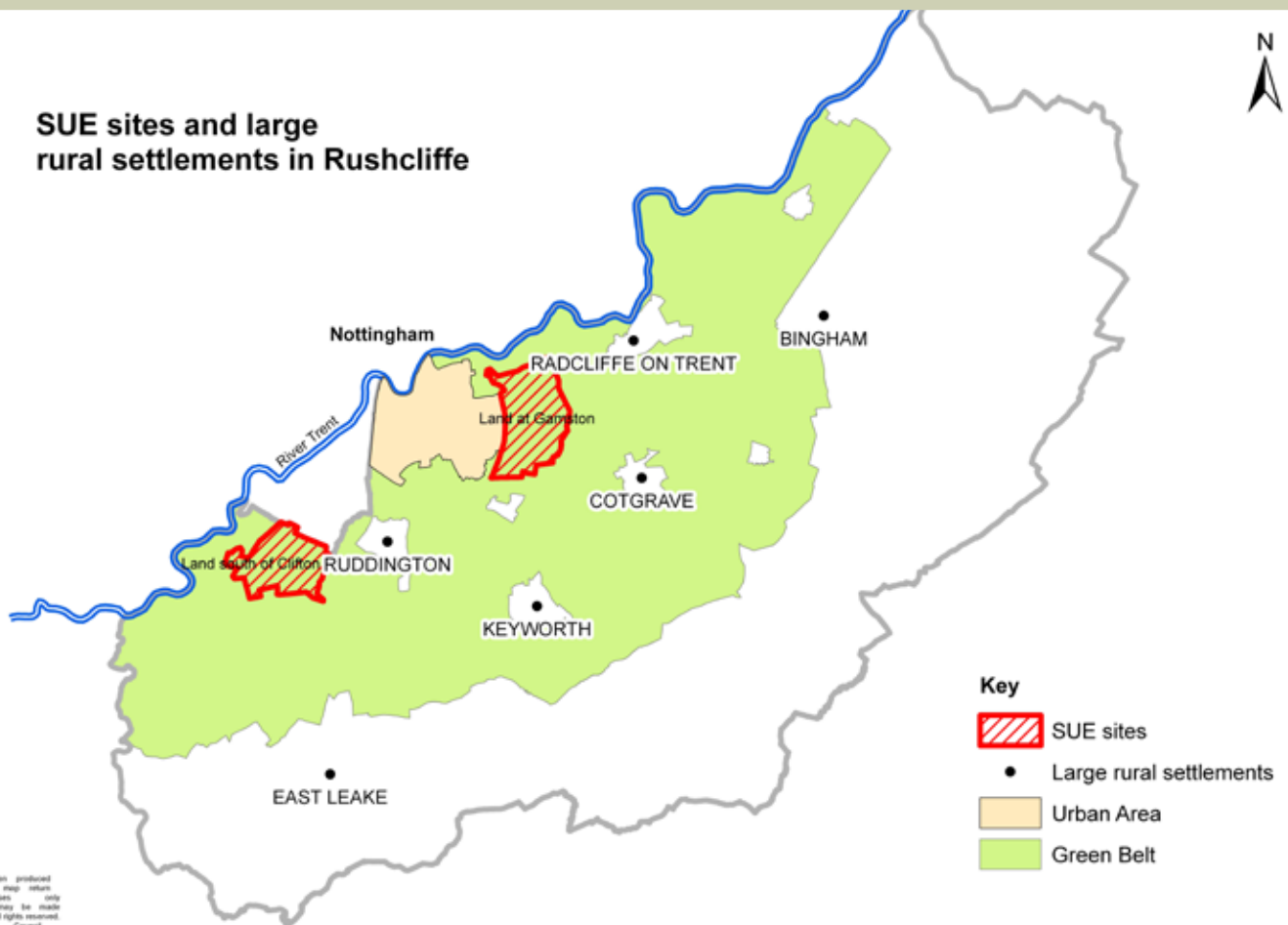
When constraints such as flood risk and other issues are taken into account, there are only two possible locations for this development to go, these areas are land to the south of Clifton and land to the east of Gamston. To conform with the Regional Plan, very reluctantly the

Council had no choice but to identify both of these sites for development in its recent Core Strategy consultation and through our 'The Big Picture' campaign. It is clear that the overwhelming majority of residents do not support development on either of these two sites with only 3% of respondents agreeing with the strategy (provisional results from over 750 responses). It is also very clear that local residents are angered and frustrated by the policy constraints that result in the lack of choice about where development could go.

This anger and frustration is further compounded by the fact that a planning application for over 5,000 homes has been submitted to the Council for the land to the south of Clifton. Developers have used the Regional Plan housing figures to support a planning application within the greenbelt ahead of the production of the Council's own development plan.



SUE sites and large rural settlements in Rushcliffe



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A fresh approach

The Council is very concerned that the current uncertainty surrounding the development plan system and the proposed abolition of the Regional Plan will create a significant policy vacuum in the short term. We welcome the new Government's approach and, in the short term at least, will rely on the abolition of the Regional Strategy to defend the greenbelt.

We consider that it is vital to propose a fresh approach to development in the short, medium and long term in order to minimise the present threat to Rushcliffe's greenbelt and the way of life of many of our residents. We therefore propose initially that the Council produce a short term seven year plan for the Borough. This plan would be used as an alternative to continuing with the draft Core Strategy in its present form and would give us the space and time to have a proper debate with our residents about the medium and long term situation.

We are confident that up to 2,800 houses could be built within Rushcliffe over the next 7 years on sites that already have planning permission (up to 400 houses per year on average). The majority of this development will come through the development of larger sites at Edwalton, south of Wilford Lane in West Bridgford, Gotham Road in East Leake, and south of Bingham. Such an annual rate of building would exceed any rate previously achieved in Rushcliffe.

Further opportunities to develop outside of the greenbelt may come to light as a result of future strategic decisions and master planning, particularly in the principal urban area of West Bridgford.

The draft Core Strategy identified the Borough's six largest towns and villages as a focus for new rural development. Detailed studies revealed that these towns have the best accessibility to services and facilities in the rural part of the Borough. The results of the recent Core Strategy consultation show that 44% of respondents supported the policy of concentrating rural growth around the six main towns and villages. Many of those who objected to the strategy stated their opposition was to the high housing target rather than the principle of the strategy.

In the short term therefore, we consider that there is the potential to examine the case to release up to 3 additional sites adjacent to two of the largest towns and villages which have a degree of local support for high quality development if infrastructure requirements are met.

North of Bingham

For the past 15 years, 42 hectares of land to the north of Bingham has been allocated for employment uses. The site has the benefit of outline planning permission for this purpose but it is considered that this level of employment land provision is now excessive. The Crown Estate have undertaken consultation with the local community on the potential for an area to be developed for a mix of uses, including 1000 homes, community facilities and employment development with the potential to create up to 1700 jobs. The A46 widening is now underway which would improve access to and from Bingham and to and from the site. Further public

consultation would be needed, but it does appear that there is some local support for the proposals.

Former RAF Newton

The former RAF Newton site is located to the northwest of Bingham. It currently has the benefit of planning permission for 165 houses and some employment use. The site is located within the greenbelt, however it contains a significant proportion of brownfield land and has the potential to relate well to Bingham. There appears to be a recognition



locally that the site needs to be improved although not on a massive scale. Like the site north of Bingham, access will be improved as a result of the A46 widening.

Former Cotgrave Colliery

The site of the former Cotgrave Colliery is classified as a Major Developed Site in the greenbelt. Current policy indicates that it is suitable for some employment development. Cotgrave is Rushcliffe's most deprived community, with poor accessibility to jobs and a town centre that residents have indicated requires revitalisation. Although located in the greenbelt, comprehensive redevelopment currently offers the opportunity to access Coalfield Regeneration funding. A master planning and Total Place exercise has been carried out focused on the failing town centre. It is considered that the redevelopment of the colliery site could provide new housing and employment opportunities that could, in turn, lead to the improvement of the town centre and the regeneration of the whole village.

Conclusion

In total, we believe that up to 4500 houses could be built in Rushcliffe over the next 7 years on sites with planning permission and potentially some or all of the 3 sites mentioned above. This would be at an annual rate that would exceed that achieved over the last 10 years. This level of development would protect Rushcliffe's greenbelt from the trial by appeal approach that we have at the moment, and give us time to have a proper debate with our communities about future development in the medium and long term across Rushcliffe.

REPORT OF THE CHIEF EXECUTIVE

CABINET PORTFOLIO HOLDER - COUNCILLOR J N CLARKE

Summary

1. Following the formation of the Coalition Government and the delivery of the emergency budget announcement it has become clear that the public sector will face significant funding reductions over the next four years.
2. Based upon known information it is likely that Local Government will be required to contribute a significant amount towards the average national savings target of 25%. Therefore it is already clear that the cuts in the public sector will be likely to be very deep. This therefore raises the serious question as to how Local Government and in particular District Councils will continue to deliver services within the current environment.
3. The remainder of this report includes three appendices in an attempt to provide a structured approach to reacting to the likely economic and financial challenges over the next four years.

Appendix 1 – Provides a suggested policy framework and context to focus the Council's budget and service planning for the period 2011 to 2015.

Appendix 2 - Shows the financial projections for the revenue budget and capital programme for the next four years, based upon the latest information available together with an overview of budget monitoring informed at 31 July 2010 and an assessment of risks.

Appendix 3 – Sets out a proposed budget timetable for 2011/12 which recommends the use of Member workshops, community consultation and use of scrutiny to make recommendations.

Appendix 4 – Sets out suggested terms of reference for a Member Group to consider and evaluate the Local Government Association (LGA) Policy document "Place-based budgets: The future governance of local public services'.

Recommendation

It is RECOMMENDED that Cabinet

- a. endorse the policy framework detailed in **Appendix 1**;
- b. consider and note the financial projections in **Appendix 2**;

- c. endorse the proposed budget timetable in **Appendix 3** and forwards it to the Corporate Governance Group for comments, and
- d. (i) establish a Member Group to consider the Local Government Association policy document 'Place based budgets: The future governance of public services' in order to ensure a wider understanding of its impact and the implications for the Council and (ii) agree the draft terms of reference for the Group as set out at **Appendix 4**.

Details

Background

4. In addition to the challenging savings targets, the Coalition Government has also announced its vision regarding the 'Big Society' which will promote decentralisation, localism, public sector reform, political reform and a smaller state. The coalition Government has also set out its intentions to use social enterprise, voluntary community sector and private enterprise to reduce the deficit and promote economic recovery.
5. Recently the Local Government Association (LGA) has responded to the announcements of the Coalition Government by submitting a proposal based upon a concept formerly known as 'Total Place' or 'Place-Based Budgets'. The LGA proposal is based upon fundamentally changing the system of public finance. It is also continuing to pursue the relentless task of eliminating waste and red tape in the system whilst pioneering new ways of working. The Local Government Association has set the target and aspiration of the Local Government sector to deliver £100 billion of savings over the next five years.
6. To respond to these emerging agendas it is becoming increasingly clear that Rushcliffe Borough Council will need to consider making significant changes to the way it operates. There are essentially three fundamental areas, detailed below, that will require rigorous review over a period of the next two years so that we are able to manage the ongoing reductions expected, beyond this time (years three and four). These review areas will need to be carefully managed and is highly likely to stretch the capacity of both the officer and Member domains in relation to consultation, change management, scrutiny and decision making.
7. **Business Cost Reduction** – This Council has a good track record of identifying savings each year to keep the budget affordable. Last year, £750,000 of savings were identified by officers, which contributed to closing the £1.1 million gap in the 2010/11 budget. This process will need to continue and currently officers are examining core business costs to establish reductions which could be considered within this year's budget round. This includes identifying savings from service budgets under the control of the authority's management including recruitment, non-essential spending, supplies and services. Due to the likely seriousness of the level of expected reduction consultation has already begun regarding the option to close and withdraw the staff car lease scheme and it is highly likely that other items such as out of hours and staff travel and subsistence costs, will have to be reviewed.
8. The fit for purpose programme led by a Deputy Chief Executive is continuing to target efficiencies and cost reduction to ensure we are able to deliver the

priorities we are committed to doing whilst doing it for less. It is currently anticipated that this programme will deliver a estimated minimum £550,000 of cashable efficiency savings over 3 years, some of which has already been achieved and factored into budgets.

9. **Service and Structure Redesign** – It is currently anticipated that service redesign will be required to deliver the level of savings currently anticipated. In particular there continues to be increasing debate regarding the level at which community budgeting should be governed. However to meet and deliver the “big society and localism” agenda it appears to be likely that services and structures will need to be realigned: services will need to be more localised and tailored to meet each community’s needs and perhaps provided by others at a more local level. The “personalised services” agenda will require that services will need to be designed to more closely meet the needs of an individual but delivered by one agency as opposed to service elements being disaggregated across several providers. Therefore it is essential to ensure we are providing services which are appropriate to the local area and that we minimise costs through shared working arrangements with other agencies.
10. **Income Maximisation** – This will require Rushcliffe Borough Council to continue its ongoing work to ensure its income streams are reviewed and maximised. This approach is supported by the District Council Network which has recently submitted working papers to the Minister for Local Government regarding remaining restrictions which limit Local Government from recouping the full cost of services and setting its own fee levels in certain services, for example planning applications, licensing and building control.
11. Rushcliffe has a proven track record of embracing change and innovation to maintain its effectiveness and standards of service delivery. However, in the current circumstances, the level of change that may be expected or required to accommodate the reduced funding and other parameters we will be expected to work within should not be underestimated.
12. Cabinet are advised that the policy document produced by the LGA referred to at paragraph five needs to be considered in detail to ensure that the implications of future structures and ways of working are understood prior to making strategic decisions regarding future service delivery. This document has been produced by the LGA in order to influence and assist the government’s spending review and its potential implications for the public sector. A copy of the document can be found at:
<http://new.lga.gov.uk/lga/publications/publication-display.do?id=12294112>
13. In view of this it is recommended that the suggested policy framework shown in **Appendix 1** be adopted as an interim measure to guide the immediate and ongoing decisions which will be required during the forthcoming budget round. Additionally it is recommended that Cabinet establish a Member Group to consider the LGA document in detail in order to ensure a wider understanding of its impact and the implications for the Council. The Group should also recommend any consequent changes that are likely to maximise Rushcliffe’s efficiency or effectiveness to be incorporated within the policy framework. Draft terms of reference for the Member Group are set out at **Appendix 4** of this report.

14. The precise financial position of the Authority for the next four years is extremely uncertain at present, although it is clear from the announcements on the future of public expenditure that significant savings will be required on top of those already identified (£700,000) in the financial strategy set last March. Some detail will be available following the Comprehensive Spending Review on 20 October but the full picture will only become apparent following the publication of the Settlement data, which is expected in December. The settlement is expected to announce firm figures for the first two years, based on the current formula, but the following two years from 2013/14 onwards could be fundamentally different and linked to the Place Shaping initiative. **Appendix 2** sets out the impact on the financial strategy of movements and changes in the assumptions since last year. It demonstrates the effect of potential reductions in support from the Government and identifies risks that the Authority will have to consider. Current projections indicate that the required level of savings is estimated to rise from £500,000 - £800,000 in 2011/12 to £1.15m - £3.2m in 2015.
15. Rushcliffe has continually reviewed its approach to establishing the required budget. It was widely acknowledged by all parties that the approach for the 2010/11 budget was the most inclusive to date and resulted in some difficult but necessary decisions being taken. It is proposed that a similar process is adopted this year incorporating written budget information being sent prior to Member workshops, community engagement and scrutiny bodies. It is essential that all Members are provided an opportunity to input into the process. In practice it is anticipated that the process will consist of two strands of enquiry that will be pursued alongside each other:
- The identification and agreement of savings initiatives that can be implemented within the 2011/12 budget: and
 - The identification of service priorities for scrutiny over a longer period, highlighting the potential for different modes of service provision, different service levels and partnership working. These will need to take into account the scope for place-based budgets.
16. The initial proposed timetable is shown in **Appendix 3**. As options emerge from the process, it may be necessary to undertake further consultation, depending upon the nature of the options.

Conclusion

Since the formation of the Coalition Government it is clear that Local Government will be expected to make a significant contribution to reducing the national deficit. Recent announcements suggest that there will be a radical reform of the way public service operate and therefore it is expected that a significant reduction or a change in the way budgets are allocated will be experienced by District Councils. It is important that a structured approach is agreed to ensure Rushcliffe is able to maintain its momentum of providing high quality value for money services. The approach suggested in this report will provide a framework to assist members in maintaining focus upon our priorities whilst meeting the national agenda of producing further efficiencies.

Financial Comments

The impact on the financial strategy of potential levels of reductions in Government support is shown in **Appendix 2**. These show that significant levels of savings need to be identified over the next 4 – 5 years.

Section 17 Crime and Disorder Act

Although there are no direct implications from this report, Community Safety is one of the Council's priorities and an area in which much joint working with other bodies takes place. The impact of changes in service and budget on this aspect of the Council's work need to be understood.

Diversity

When considering options for savings and changes in services it will be vital that the potential impact on specific groups of residents and the vulnerable in particular is understood and taken into account in any decision making process.

Background Papers Available for Inspection: Nil

Suggested Policy Framework

1. This section of the report provides a suggested policy framework that will guide our investment and priority decision during the challenging times ahead.

Rushcliffe Priorities

2. The Rushcliffe Corporate Plan sets out our priorities for the period 2010-2012. We remain absolutely committed to the priorities set out in the plan. Our starting position should continue to be “how can we ensure delivery of our priorities given the challenging financial and reform agenda?”

Our services to Rushcliffe Community

3. We will continue to prioritise our investment in the services that contribute most towards the high satisfaction level of Rushcliffe residents and the reputation of the Authority as a great place with a great lifestyle and great sport.

Working for the Rushcliffe Community

4. We believe that we have a responsibility to help create the best environment for our community to thrive and prosper despite the difficult economic conditions.
5. We will maintain our efforts to protect the green belt whilst working with the community to determine when and where new development will be allowed to take place and which enhances the area’s ability to thrive and prosper.
6. As an innovative Council we will work hard to maintain the high quality of services in the area, in particular street cleaning, refuse recycling and community engagement.
7. We will continue to explore opportunities to share management and services which will increase resilience and capacity whilst reducing or minimising costs.
8. We will continue to monitor the current management of change policy and through the Senior Management Team put in place appropriate arrangements to deal with changes in service delivery or accommodate employee reductions which are required as a result of the impact of the financial and environmental conditions.

Rushcliffe Policies

9. It is highly likely that we will have to find new ways of delivering our priorities with less money and this will include making some difficult decisions regarding the design and delivery of services over the next four years. The following key principles will guide the works of both Members and officers as we make these decisions to re-shape how services are delivered.
10. **Focus on Outcomes:** We will redesign our services to deliver the outcomes stipulated in the Rushcliffe Corporate Plan. This will mean being focussed on

what is right for Rushcliffe residents and not what is easiest for us as an organisation. It will involve working even more closely with our partners across the public, private and voluntary sector and not letting organisations' boundaries or budgets get in the way of delivering innovative, value for money services for Rushcliffe.

11. We will be supportive of trying to establish community budgets across public services when it improves efficiency and safeguards levels of services for Rushcliffe Borough Council and residents.
12. **Personalisation of Services:** We will instigate a review to understand and learn how services may be personalised to residents or communities to maximise choice whilst reducing cost, waste and bureaucracy. We will proactively work with other public and voluntary sector parties to maximise opportunities for Rushcliffe residents to review personalised services through a single point of contact.
13. **Devolution and Localism:** We will continue to work with local Parish and Town Councils to understand the types of services which could be devolved to a localised level where it is prudent and economical to do so.
14. **Prevention:** We will continue to promote and deliver preventative approaches which will save money in years to come. In particular we will continue to work proactively with health and police partners to minimise the risk of criminal damage and health risks.
15. **An Enterprising Council:** We will continue to exploit any opportunity to become more enterprising and entrepreneurial providing it is focused upon maximising income, reducing costs, improving outcomes or eliminating waste. We will therefore continue to explore whether other providers from the voluntary, social enterprise and private sector can provide the same or better service more cost effectively than Rushcliffe can. We will continue to remain commercially minded so as to continually minimise the costs of our contracts with external suppliers and by seeking to understand and react to the changing dynamics and pressures.
16. **Fair Price:** We will increasingly seek to recover a greater proportion of the costs of our services through setting fair fees and charges. We will not do this by charging for vital services for vulnerable residents, or compromise the delivery of our priorities. We will move to ensuring that the Council is only subsidising services where there is a clear social need. We will ensure that law abiding Rushcliffe residents do not pay for the costs of enforcement action against people who disregard the law.
17. Providing services at a "fair price" will demand that Rushcliffe Borough Council deliver services that the customer wants. Therefore we will continue to pursue the approach of getting it right first time for the customer whilst reducing costly duplication within the Council or with other public agencies learning from mistakes and complaints.
18. This approach will continue to ensure that Rushcliffe Borough Council provides value for money services.

Financial Strategy for 2010/11 to 2014/15

1. The main body of the report details the national picture and the likelihood that the Authority is going to have to make some significant changes to service delivery over the next four years.
2. The table below details the main assumptions in each of the last two years financial strategy and also the assumptions made for this year's medium term financial strategy. They demonstrate a continuing deterioration in the financial climate. The position has moved significantly as a result of the announcements made by the Coalition Government, and reductions averaging 25% in total across all levels of public sector can be expected. The interest rate assumptions have changed as rates are now expected to remain lower for longer.

	Assumptions 2 years ago	Assumptions last year	New Assumptions for 2011/12 onwards
External Support	Increase of 2.5% each year from 2011/12 onwards	A reduction of 2% in 2011/12 then no rises for the next three years	Two assumptions are modelled based on a 25% reduction in either RSG ¹ or external support over 4 years
Interest rates	2010/11 - 2.75% rising to 5.7% in 2013/14	2010/11 - 1.0% rising to 4.0% in 2014/15	2011/12 - 1.75% rising to 4.3% in 2015/16
Use of Balances	Down to minimum level over period of strategy	Down to minimum level over period of strategy	2011/12 £687k in line with last year's strategy. Down to minimum level over rest of the period of the strategy
Savings Target in the future	None	£700k from 2012/13	Between £589k and £2.875m over the next five years
Council Tax Increases	0% on 2011/12 then 4.5% each year	0% on 2011/12 then 4.5% each year	2.5% on 2011/12 reimbursed by the Government then 4.5% or 3% thereafter
Inflation on goods and services	2% each year	1% each year then 1.5% from 2013/14 onwards	1% each year then 1.5% from 2013/14 onwards

3. When the budget for 2010/11 was set, it was recognised that there were significant risks that the proposed savings initiatives would not necessarily raise the projected level of income or other factors might prevent the

¹ Revenue Settlement Grant

achievement of savings. For three of those initiatives - the proposed trust fund arrangement with Parkwood for the leisure centres, the charge for a second green waste bin and also the sponsorship at high profile locations – this has been the case. Although the second green bin has been introduced, and will continue to be marketed, the likelihood is that it will only deliver £30,000 of the whole £50,000 saving identified last year. It is also unlikely that the saving identified through Parkwood entering a trust arrangement (£95,000) will materialise in the short term. The sponsorship project will generate at least £7,000 of income which is short of the £35,000 target as this included using wheeled bins as a sponsorship location.

4. A loss of income totalling £65,000 has also been included due to changes confirmed to the land charges legislation. These changes mean that for certain information, Rushcliffe will not be able to charge for requests resulting in a loss in income.
5. The Government have also confirmed that the responsibility for the administration of concessionary fares will move from districts to County Councils from April 2011. As a consequence, the cost of concessionary fares and the associated level of funding have also been stripped out of the budget. The amount of grant that will be lost is still uncertain as there are various options available to transfer the funding through the formula grant. This is reflected within the risks section of the report. The risks also highlight that there are a number of grants that the authority receive, either directly from central government or through other bodies. There is a risk that some of these may be abolished.

Impact of reductions in external support from the Coalition Government

6. The Government has identified in the June budget the need for overall real terms cuts of 25% by 2015 for all areas other than NHS and overseas aid. The implication for the Borough is uncertain at the present time and will remain this way until the details of the formula grant are published. These would normally be published in December. More information will be available as part of the Spending Review on 20 October but this will not give all the detail but may give hints towards the level of cuts to be expected.
7. The Government has also indicated that the Settlement figures will only be certain for the next two years and then the next two years from 2013/14 onwards will be linked to the Place Shaping initiative.
8. The options being modelled as potential outcomes of the Spending Review 2010 are based on 25% cuts in either the Revenue Support Grant or total external funding. For both of these options, Council Tax increases of 4.5% and 3% have been modelled, for illustrative purposes. Annex A includes further financial data, showing the level of balances used, the Council Tax rate, the Net Budget amount, and the savings target, which are also shown in the table below:
 - a. A reduction in Revenue Support Grant of 25% over 4 years and Council Tax rises at 4.5% from 2012/13.
 - b. A reduction in Revenue Support Grant of 25% over 4 years and Council Tax rises at 3.0% from 2012/13.

- c. A reduction in overall central funding (including business rates) of 25% over 4 years and Council Tax rises at 4.5% from 2012/13.
- d. A reduction in overall central funding (including business rates) of 25% over 4 years and Council Tax rises at 3.0% from 2012/13.

Option – cumulative savings target	2011/12 £'000	2012/13 £'000	2013/14 £'000	2014/15 £'000	2015/16 £'000
a)	470	1,150	1,150	1,150	1,150
b)	470	1,225	1,300	1,400	1,500
c)	785	1,875	2,375	2,875	2,875
d)	785	1,950	2,525	3,100	3,200

Addressing the Budget Deficit

9. The Council has a good track record of generating savings over the previous few years, mainly to ensure resources are directed to the Council's priority areas but also to ensure that services are delivered within the finite resources available. For example, officers have identified savings of £750,000 to reduce the budget deficit last year and enabled Members, through the budget workshops, to identify and agree at Council the savings that could be made to ensure the full £1.1m required was found. However, because of our continuing past success at identifying savings, further savings in future will be harder to achieve.
10. As in past years, Officers will continue to identify where savings might be achieved with relatively little impact on services. However, it is clear that the magnitude of the projected deficit is such that other steps will need to be taken. In addition, it will not be possible to bridge this gap with increases in Council Tax because the expectation is that rises in Council Tax will be minimal. The Government has announced a consultation paper that it will look to lay down some principles for authorities to stay within when considering the level of Council Tax rise. The consultation proposes options that will enable a referendum to take place if the principles are breached for the electorate to decide if the Council Tax levels should be accepted. It is therefore essential that the consultation process is properly engaged in order to provide Cabinet with the best solution to the issues.

Risks

11. There are still a number of risks related to the projections, as detailed below:

Risk	Likelihood	Potential Impact
External Support levels are unknown for 2011/12 onwards	High	A 1% change in external support equates to approximately £70,000
Nottinghamshire County Council Budget decisions	High	Decisions deferred during the 2010/11 budget, plus other elements of funding may be scrapped
Housing Benefit Admin Grant	High	The Authority receives £460,000 in grant which could be reduced

Risk	Likelihood	Potential Impact
Other grants	High	The Authority receives £30,199 in Area Based grants. In addition, funding is received for Disabled Facility Grants and Decent Homes Funds that may be cut.
Loss of "joint working" budgets from partners e.g. health	High	Joint working budgets equate to approx £103,000
Interest rate assumptions – the risk is more likely that the rates will be lower than higher	Medium/High	A 0.5% change in rates equates to approximately £175,000.
Concessionary Fares – funding and responsibility for the scheme from 2011/12 to be transferred to Nottinghamshire County Council	Medium	This should be at zero cost but depends on how the support is transferred within the Revenue Support Grant allocation.

Option a)

Reduction in revenue support grant of 25% and Council Tax rate of 4.5% from 2012/13

	2011/12	2012/13	2013/14	2014/15	2015/16
Savings target	£0.470m	£1.150m	£1.150m	£1.150m	£1.150m
Net budget (Assuming savings found) £'m	£11.724m	£11.303m	£11.603m	£11.885m	£12.065m
Council Tax Rate	£113.22	£118.31	£123.64	£129.20	£135.02
Council Tax Increase	£0.00	£5.09	£5.32	£5.56	£5.81
Use of Balances	£687k	£156k	£217k	£250k	£167k

Option b)

Reduction in revenue support grant of 25% and Council Tax rate of 3.0% from 2012/13

	2011/12	2012/13	2013/14	2014/15	2015/16
Savings target	£0.470m	£1.225m	£1.3m	£1.4m	£1.5m
Net budget (Assuming savings found) £'m	£11.724m	£11.229m	£11.458m	£11.65m	£11.745m
Council Tax Rate	£113.22	£116.62	£120.12	£123.72	£127.43
Council Tax Increase	£0.00	£3.40	£3.50	£3.60	£3.71
Use of Balances	£687k	£152k	£218k	£242k	£164k

Option c)

Reduction in total external funding of 25% over 4 years and Council Tax rate of 4.5% from 2012/13

	2011/12	2012/13	2013/14	2014/15	2015/16
Savings target	£0.785m	£1.875m	£2.375m	£2.875m	£2.875m
Net budget (Assuming savings found) £'m	£11.413m	£10.595m	£10.428m	£10.279m	£10.551m
Council Tax Rate	£113.22	£118.31	£123.64	£129.20	£135.02
Council Tax Increase	£0.00	£5.09	£5.32	£5.56	£5.81
Use of Balances	£687k	£205k	£213k	£195k	£205k

Option d)**Reduction in total external funding of 25% over 4 years and Council Tax rate of 3.0% from 2012/13**

	2011/12	2012/13	2013/14	2014/15	2015/16
Savings target	£0.785m	£1.95m	£2.525m	£3.1m	£3.2m
Net budget (Assuming savings found) £'m	£11.413m	£10.521m	£10.283m	£10.068m	£10.256m
Council Tax Rate	£113.22	£116.62	£120.12	£123.72	£127.43
Council Tax Increase	£0.00	£3.40	£3.50	£3.60	£3.71
Use of Balances	£687k	£202k	£214k	£213k	£227k

Budget Timetable – 2011/12 Budget

Timeline	Outcomes	Detail
7 September 2010	Scene setting with Cabinet	<ul style="list-style-type: none"> September Cabinet – scene setting and roll forward of current financial strategy
9 September 2010	Scrutiny Support for budget timetable	<ul style="list-style-type: none"> Review of the budget timetable by Corporate Governance Group
20 September 2010 – 8 October 2010	Scene setting with Members Defining priorities for services	<ul style="list-style-type: none"> First Member workshop – Provisionally between 20 September – 8 October <ul style="list-style-type: none"> Scene Setting and Financial Picture Priority setting exercise based on review of services considering the following questions: <ul style="list-style-type: none"> What can be provided in partnership? What can be delivered by other bodies? What services can be provided at a different standard? Brainstorming of savings ideas
Mid October 2010	Establish detailed questions for investigation/scrutiny	<ul style="list-style-type: none"> Circulate detailed budget book to Members showing service cost inviting comment Officers to review priority exercises from first workshop to develop questions/options for detailed review at second workshop
Late October to Early November 2010	Scrutiny of selected areas and making choices	<ul style="list-style-type: none"> Second Member Workshop – Provisional dates 25 Oct to 5 Nov <ul style="list-style-type: none"> Summary of Financial Position (savings requirement) Review of outcomes from priority exercise Make suggestions for balanced budget using information
Mid November 2010	Scrutiny of selected areas and making choices	<ul style="list-style-type: none"> Focus group with residents – Provisional date 6 - 20 Nov(incl Youth Assembly) <ul style="list-style-type: none"> Summary of Financial Position (savings requirement) Review of outcomes from priority exercise Make suggestions for balanced budget using information
23 November 2010	Establish detailed questions for investigation/scrutiny	<ul style="list-style-type: none"> Member questions and officer answers scrutinised at Corporate Governance Group on 23 November
Jan-March 2010	Decision making	<ul style="list-style-type: none"> Third budget workshop to review all consultation feedback in light of Settlement figures – Provisionally between 3 - 14 Jan February Cabinet – Budget proposal for Council March Council – Budget and Council Tax Setting

Draft Terms of Reference – Cabinet Member Group

To consider and evaluate the Local Government Association's policy document 'Place-based budgets: The future governance of local public services' in order to:

- a) increase Member understanding of the issues and proposals within it,
- b) consider submissions from relevant witnesses to aid and assist understanding,
- c) identify and consider the potential impact of the proposals and the implications for the Council and its partners,
- d) highlight areas where training and development will be necessary to support Members in order to ensure they are able to act as effective community leaders in a changing public sector environment; and
- e) make recommendations to the Cabinet, as necessary, in order to (i) assist in the development of the Council's policy framework and (ii) make any necessary recommendations which are likely to maximise Rushcliffe's efficiency or effectiveness.

REPORT OF THE CHIEF EXECUTIVE

CABINET PORTFOLIO HOLDER - COUNCILLOR J A CRANSWICK

Summary

1. As part of the East Leake Leisure Centre decision it was requested by Cabinet that an independent review be organised and for it to report its findings to a cross-party Member Group in accordance with the following terms of reference.

“To review the Council’s decision making process which resulted in the Council entering into a partnership relating to East Leake Leisure Centre and, in light of this review, to identify any relevant learning points for the Council.”

2. This report seeks to inform Members of the Cabinet of the outcome of the review together with recommendations from the cross party Member Group.

Recommendation

It is RECOMMENDED that

- a) The issues regarding the decision making process be acknowledged and accepted.
- b) The key learning points are acknowledged and constantly reviewed to ensure current standards are maintained.
- c) Cabinet recognises the valuable work of the cross party Member Group in its consideration of the independent review’s findings and notes that as its business is now concluded the Group be wound up.

Background

3. Following the recommendations by Cabinet, work was commissioned to establish the financial and contractual options in respect of continuing the leisure provision of East Leake Leisure Centre. The options were considered on 8 September 2009. The second part of the Cabinet’s recommendation requested that an independent review of the decision making process to enter the private finance arrangement (PFI) be organised and for it to also establish if there were any relevant learning points for the Council.
4. Mr Stewart Dobson, former Chief Executive of Birmingham City Council, was commissioned to undertake the review based upon the following methods:

- a) An examination of files and reports presented to various Member bodies between February 1998 and May 2002, and
 - b) Meetings with certain senior council officers who worked for the Authority at that time and who were still in the employment of the Authority.
5. The Member Group considered the written report received from Mr Dobson on 13 July 2010. The work of Mr Dobson considered and reported upon the main issues regarding the Council's decision making process under five headings as follows:

i. **The provision of information about the five year opt out clause**

The report confirmed that the five year opt out clause was never mentioned in any reports received by Cabinet, full Council or Member Group. However, Mr Dobson was of the view that the five year opt out clause was clearly stated in the Public Finance Initiative agreement. It was also confirmed that its inclusion was inserted later in the process following a series of late negotiations regarding the cost and working arrangements of the Contract. Mr Dobson also confirmed that in his view the five year opt out clauses should have been brought to Members' attention. However, it remains unclear if this was ever done. It is known that there was a series of verbal briefings delivered by the previous Chief Executive and senior managers to the then Leader of the Council and the Finance Portfolio Holder but there is no written evidence of the content of these briefings. These briefings are believed to have taken place prior to the Chief Executive exercising his emergency decision making powers regarding an increase in price. The use of his emergency decision making powers was undertaken in the correct manner by notifying all Councillors of the Chief Executive's actions.

ii. **The provision of information generally about the project**

The report suggests that the reports presented to Members were insufficient for a project of this scale and that there was evidence to suggest that Members did not appear to probe and ask the searching questions regarding the complexity and detail of the Public Finance Initiative. The report also highlighted that the focus of the project centred upon the provision and affordability of the provision of the pool rather than the workings and costs of the Public Finance Initiative.

iii. **The Identification and assessment of the associated risks**

The report highlighted that from papers made available that there was no evidence of a structured form of risk assessment being adopted by either Members or officers. As a result there appeared to be no documented risk analysis used in the decision making process.

iv. **The ways of working adopted by the Council in relation to the project**

The report identified that the whole project appeared to have been reliant upon one key officer. This approach led to a situation where no overall assessment of the overall risks facing the Council was formed, and therefore led to the situation where officers were left to lead the project without sufficient challenge from either Members or other senior officers.

v. **Other matters**

Mr Dobson raised his concerns that the full file of this project did not appear to have been retained by Rushcliffe Borough Council and that many of the papers which led to his conclusions were obtained from the records of Nottinghamshire County Council. The report also identified that despite the Leader and the Cabinet form of executive arrangements introduced under the Local Government Act 2000 that the full Council still seemed to have been regarded as being the ultimate decision making body. It has been subsequently established that the lead officer retained all documents. However, prior to leaving the Authority they split the file and distributed papers to three different service areas as follows:

- a) Legal
- b) Finance
- c) Leisure Services

vi. **Learning points identified**

The report of Mr Dobson identified a number of learning points which should be considered and adopted by Rushcliffe Borough Council. However, he also concluded that he believed that the learning points which have been identified have in fact already been taken on board. Mr Dobson's view was supported by the Member Group. The learning points identified are summarised as follows, together with examples of where this can be evidenced.

Learning point 1

The need to ensure that decision making by Member Bodies is undertaken in a properly informed manner.

Evidenced by: The Council structure and decision making processes now incorporate a greater level of detail for key decisions and greater use of scrutiny with Members, providing direction and challenge as required. e.g. Shared Services, Budget Setting, Local Development Framework.

Learning point 2

The need for ensuring a sufficient form of risk identification and assessment process is incorporated into the decision making process.

Evidenced by: Risk assessment analysis is routinely incorporated into all project management protocol and included in reports e.g. Shared Services, East Leake negotiation and Budget Setting 2010.

Learning point 3

Ensure when selecting a way of working for a major project that it does not unduly rely on one key officer and allows for informed debate and challenge.

Evidenced by: The current structure and management of the officer domain is designed to utilise project boards/groups with clear lead officer responsibility. Additional challenge is provided routinely from Senior Management Team through regular performance clinics and through Portfolio Holder briefings, Member Groups and Scrutiny Panels e.g Parkwood Leisure Contract, Customer Services Centre, glass recycling.

Subsequent Information

6. Following the receipt of the report, a further series of discussions with previous postholders was undertaken to establish more detail regarding why the five year clause had been incorporated. From my discussions I established that at a late stage it had materialised that the proposed leisure provider (Leisure Connections) had withdrawn and that MacAlpines had indicated they would act as the leisure provider. As leisure provision was not their core business, it was identified that they could withdraw or close the facility at any time. Therefore the clause was incorporated to be binding on both parties to ensure the facility remained in operation for at least five years. However, it remains unclear regarding who, when and how this information was shared.

Conclusion

7. It was clear to the Member Panel that the report's findings provided the clarity required regarding how the five year opt out clause was not known more widely. However, the Group also concluded that upon considering further verbal evidence and explanations obtained from verbal discussions with previous postholders that the intention of the five year clause had been inserted in an attempt to protect Rushcliffe Borough Council's interests.
8. However, in hindsight it was clear that the focus had become about providing a pool for East Leake which had resulted in a lack of challenge and scrutiny regarding the associated risks of a private finance initiative. The Member Group concluded that the officers at that time had worked diligently to protect the best interests of the Council whilst the full Council's desire to deliver a pool was achieved. The Member Panel concluded that the report had been extremely helpful in identifying the lessons that should be learnt and it was acknowledged that these have been incorporated into existing working practices.
9. Having considered the report and its findings the Member Group recommended that Cabinet be requested to acknowledge and accept the issues highlighted regarding the decision making process and make sure these are constantly reviewed to ensure current standards are maintained. Furthermore, in view of the fact that the work of the Member Group is concluded Cabinet note that it be wound up.

Financial Comments

There are no implications arising direct from this report.

Section 17 Crime and Disorder Act

There are no implications arising direct from this report.

Diversity

There are no implications arising direct from this report.

Background Papers Available for Inspection: Nil

Review of the Council's Decision Making Process relating to ELLC – Report by S Dobson July 2009

Previous reports to Cabinet

East Leake Leisure Centre

– 4 February 2009

East Leake Leisure Centre Negotiations – 8 September 2009

REPORT OF THE HEAD OF PLANNING AND PLACE SHAPING

CABINET PORTFOLIO HOLDER – COUNCILLOR D G BELL

Summary

The West Leake and Wysall Conservation Areas have been appraised and their boundaries reviewed as part of a programme to review all the Conservation Areas within the Borough. This report recommends changes to the Conservation Area boundaries.

Recommendation

It is RECOMMENDED that pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, changes to the boundaries of the West Leake and Wysall Conservation Areas be designated as shown on the plans at **Appendices 2 and 4** of this report and notice be given in accordance with the statutory requirements.

Details

1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance'. The English Heritage guidance "Management of Conservation Areas" also states that "A district-wide re-assessment of existing Conservation Areas is desirable from time to time, especially where there is increasing pressure for change and/or to ensure consistency of designation criteria."
2. At the same time the need for a more rigorous approach to the designation of Conservation Areas has been recognised. The English Heritage guidance "Conservation Area Appraisals" states that national policy guidance "stresses the need for local planning authorities to make an assessment of the special interest, character, and appearance of all Conservation Areas in their districts... it is vital that the special interest justifying designation is clearly defined and analysed in a written *appraisal* of its character and appearance."
3. Finally Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas.
4. The Borough Council continues to undertake a thorough review of all existing Conservation Areas which includes:

An appraisal of the Conservation Area's special interest and character;

A review of the Conservation Area's boundaries;

A statement of management policies for the preservation and enhancement of the Conservation Area.

Appraisals of the West Leake and Wysall Conservation Areas

5. Appraisals were carried out which took the form of an assessment of the particular characters of the two Conservation Areas. Both villages have their own distinct characters.

West Leake

6. The West Leake Conservation Area was designated in 1990 as part of proposals approved at Planning Committee to create ten new Conservation Areas. It includes the entirety of the village's built-up area and contains 5 Listed Buildings and structures.
7. West Leake's appeal lies in its rural, agricultural feel, unity of form and in the interplay between its informally arranged historic buildings, varied traditional boundary treatments and attractive landscaping.
8. The gentle curves in the village's linear plan form reveal a pleasing sequence of views from the rural eastern and northern approaches, along the tree shaded Main Street, with St Helena's Church and green space to its frontage forming an attractive centre to the village.

Wysall

9. The Wysall Conservation Area was designated in 1990 as part of proposals approved at Planning Committee to create ten new Conservation Areas. It includes the majority of the village's built-up area and contains 5 Listed Buildings.
10. Wysall's appeal lies in the interplay between its informally arranged historic buildings, varied traditional boundary treatments, attractive grass verges, and groups of mature trees.
11. The subtle curves in the village's linear plan form reveal a pleasing sequence of views from the rural northern approach, through the tree shaded Main Street and on to the picturesque churchyard of Holy Trinity in the south.
12. Recent government guidance (E.H¹. "Guidance on the Management of Conservation Areas") on the designation of Conservation Areas has broadened the parameters to take into account buildings within their settings and not just the buildings alone. To reflect this new approach the following guidelines have been used:

To enhance the setting and character of whole streets rather than just sections along them. (One way to achieve this is to include modern development where this occurs as infill within areas of older buildings.

¹ English Heritage

Another is to avoid boundaries which pass down the centre-line of roads.)

To include areas of high quality landscape associated with buildings (including mature trees and hedges, particularly if these are survivals of older layouts).

To take into account the influence of the countryside setting beyond the built-up area (although the inclusion of extensive areas of countryside within Conservation Areas would not be appropriate).

13. The result of applying the appraisal process to West Leake and Wysall was to confirm that the existing Conservation Area designations are still justified. The appraisals identified the need for some changes to the boundary. These changes seek to create a logical boundary and include areas that contribute to the special interest of the Conservation Areas.
14. Details of the changes and plans are provided as appendices attached to this report.

Consultation

15. Although there is no statutory requirement to consult prior to designation or revision of Conservation Areas, English Heritage Guidance advises that it is highly desirable that there should be consultation with local residents and other local interests over both the identification of areas and the definition of their boundaries. This also follows the principles of the Duty to involve as required by the Local Government Involvement in Public Health Act 2009. Draft versions of the Conservation Area Appraisals and proposed boundary changes were made available on the Borough Council's website and a copy was sent to the relevant Parish Council. Hard copies of the documents were left at local libraries and residents affected by the proposed boundary changes were contacted individually.

West Leake

16. The draft appraisal documents were discussed at a public meeting organised by the Borough Council and held at the West Leake Village Hall on 17 June 2010.
17. The purpose and scope of the Conservation Area review was explained and the reasons for the proposed boundary changes were outlined to residents.
18. In discussing the proposed boundary changes residents expressed concern about the proposed inclusion of a wooded area within the Conservation Area. It was commented that trees had already been felled within the proposed area as a result of the consultation due to the concern that trees would fall under Conservation Area controls once included within the boundary. It was not considered appropriate to remove this area from the Conservation Area as the need to rationalise the boundary outweighs the concerns expressed.
19. A SWOT analysis was conducted at the end of the meeting which raised issues of recent unsympathetic developments, loss of tranquillity due to being on the flight path close to East Midlands Airport, street furniture (in particular

unsightly aluminium street lamps and utilities structures), traffic and parking problems.

20. One letter of comment was received detailing errors or ambiguities within the appraisal which have been duly noted and amended as appropriate. The same letter included a request that the Borough Council hold a public consultation to remove West Leake's designation status. It was not considered appropriate to carry out such a consultation on the basis of this letter.

Wysall

21. The draft appraisal documents were discussed at a public meeting held at the Wysall Village Hall on 16 June 2010.
22. The purpose and scope of the Conservation Area review was explained and the reasons for the proposed boundary changes were outlined to residents.
23. In discussing the proposed boundary changes to Wysall Conservation Area, residents made a number of comments. Two small changes were seen as unnecessary and have now been omitted. It was pointed out that the full extent of the garden at Tynelea, Wymeswold Road, had not been included, and this has now been rectified. Finally it was suggested by some that the houses of 'Little Lincoln' on Wymeswold Road should be included within the boundary. This was not felt to be appropriate as the houses do not sufficiently reflect the historic character of the Conservation Area to justify removal of permitted development rights.
24. A SWOT analysis was conducted at the end of the meeting. This raised issues of recent unsympathetic development, traffic and parking problems, lack of shops, visual clutter from signage and the poor condition of the prominent brick boundary wall on the west side of Main Street.
25. Following the meetings it was not felt necessary to make any village specific management guidelines in addition to those set out by the *Generic Management Plan for Conservation Areas in Rushcliffe*.

Publicity

26. There is a statutory duty to advertise the changes to the designation in a local newspaper and the London Gazette including a description of the boundary. It is also proposed to write to all properties within the areas affected by the changes; this will inform residents that the appraisal documents will be available to download from the Council's website.

Costs and Management

27. There are costs involved in the advertisement and publicity exercise as outlined above. There will also be additional costs in staff time in the administration of the statutory controls involved in the new designated areas. However all additional costs will be absorbed into existing budgets.

Outcomes and Outputs

28. The re-alignment of the Conservation Area boundaries at West Leake and Wysall will achieve the following:

The boundaries of the Conservation Areas will be simplified and thus made easier to identify on the ground.

The conservation and enhancement of additional areas of special character will be ensured.

Justification

29. The appraisal and review of Conservation Areas is a central government requirement. This proposal will also meet the Council's objectives to:

Protect, preserve and enhance the natural and built environment of the Borough.

Support and provide guidance to internal and external customers regarding development in Conservation Areas, tree preservation and high hedge legislation.

Financial Comment

In 2009/10 £5,500 was spent advertising 9 conservation areas. In 2010/11, including the requirements in this report, it is estimated that £7,500 will be spent. The budget is currently £5,470. This shortfall can be met from savings on the publicity budget.

Section17 Crime and Disorder Act

There are no direct crime and disorder issues arising from this report.

Diversity

There are no direct diversity issues arising from this report.

Background Papers Available for Inspection: Internal files ref: Wysall 701.26. and West Leake 701.25

**WEST LEAKE CONSERVATION AREA
NEW AREAS FOR INCLUSION**

Area on Plan: A

Part of garden to rear of 7 – 9 Main Street.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: B

Land at junction of Pithouse Lane and Main Street.

Reason for inclusion: to create a more logical boundary that follows existing boundaries and to include an important area of open space and trees.

Area on Plan: C

Part of garden of woodland to south of Church Farm and West Leake Manor, Main Street.

Reason for inclusion: to create a more logical boundary as the majority of the woodland is already within the Conservation Area.

Area on Plan: D

Part of garden of 60 Main Street

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

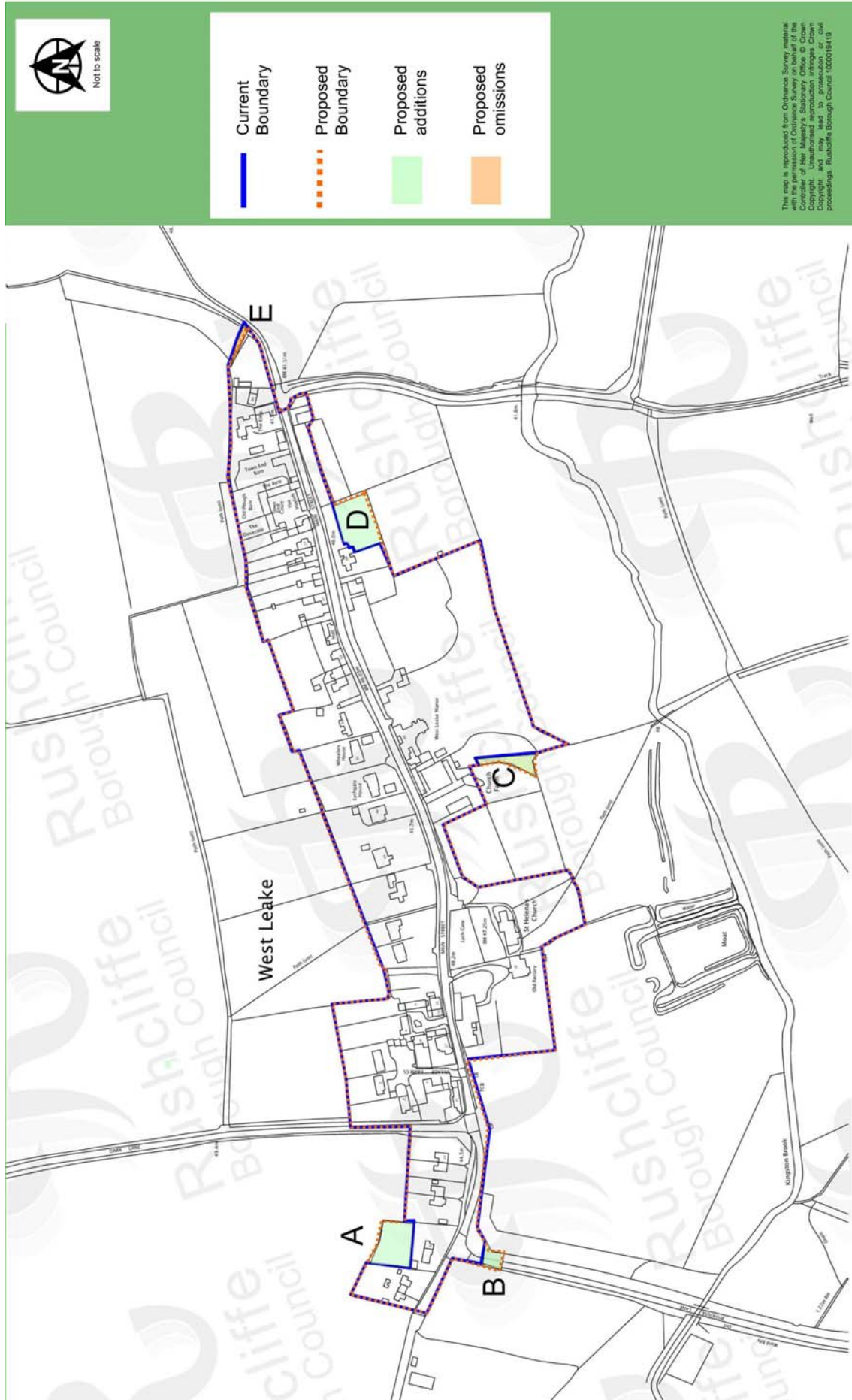
EXISTING AREAS RECOMMENDED FOR EXCLUSION

Area on Plan: E

Land to the East of 89 Main Street.

Reason for exclusion: to omit small sliver of field beyond boundary of last property to eastern extreme of West Leake Conservation Area, which may have originally been plotted in error.

Proposed boundary changes to West Leake Conservation Area



**WYSALL CONSERVATION AREA
NEW AREAS RECOMMENDED FOR INCLUSION**

Area on Plan: A

The Old Vicarage and grounds, Bradmore Road.

Reason for inclusion: this grand nineteenth century property and its grounds (which contain a number of attractive mature trees) make a positive contribution to the openness and the rural historic setting of the village.

Area on Plan: B

Part of garden to rear of Oakley, Keyworth Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: C

Land to rear of Field End, Ridgewood and Northfield Farmhouse, Widmerpool Road.

Reason for inclusion: to create a more logical boundary that follows existing boundaries and avoids cutting across back gardens.

Area on Plan: D

Part of garden of 4 Tuckwood Court, Widmerpool Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: E

Part of garden of 5 Tuckwood Court, Widmerpool Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: F

Grounds to rear of The Manor House, Le Petit Champ and Rectory Farm.

Reason for inclusion: To create a logical boundary that avoids cutting through back gardens and to include land which is historically associated with two Listed Buildings.

Area on Plan: G

Gardens to rear of Pear Tree Farm, Glen Torrance and Tynelea, Wymeswold Road.

Reason for inclusion: To create a logical boundary that avoids cutting through back gardens and to include land which is historically associated with two Listed Buildings.

Area on Plan: H

Part of garden of Southfields, Wymeswold Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a garden.

Area on Plan: I

Part of garden of Wys End, Costock Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: J

Garden to rear of The Pantiles, Costock Road.

Reason for inclusion: to create a more logical boundary which avoids cutting across a back garden.

Area on Plan: K

Grounds of Orchardside and Manor Farm, Costock Road.

Reason for inclusion: to create a more logical boundary and include an area of land that contributes to the character of the Conservation Area and is visually and historically associated with a Listed Building.

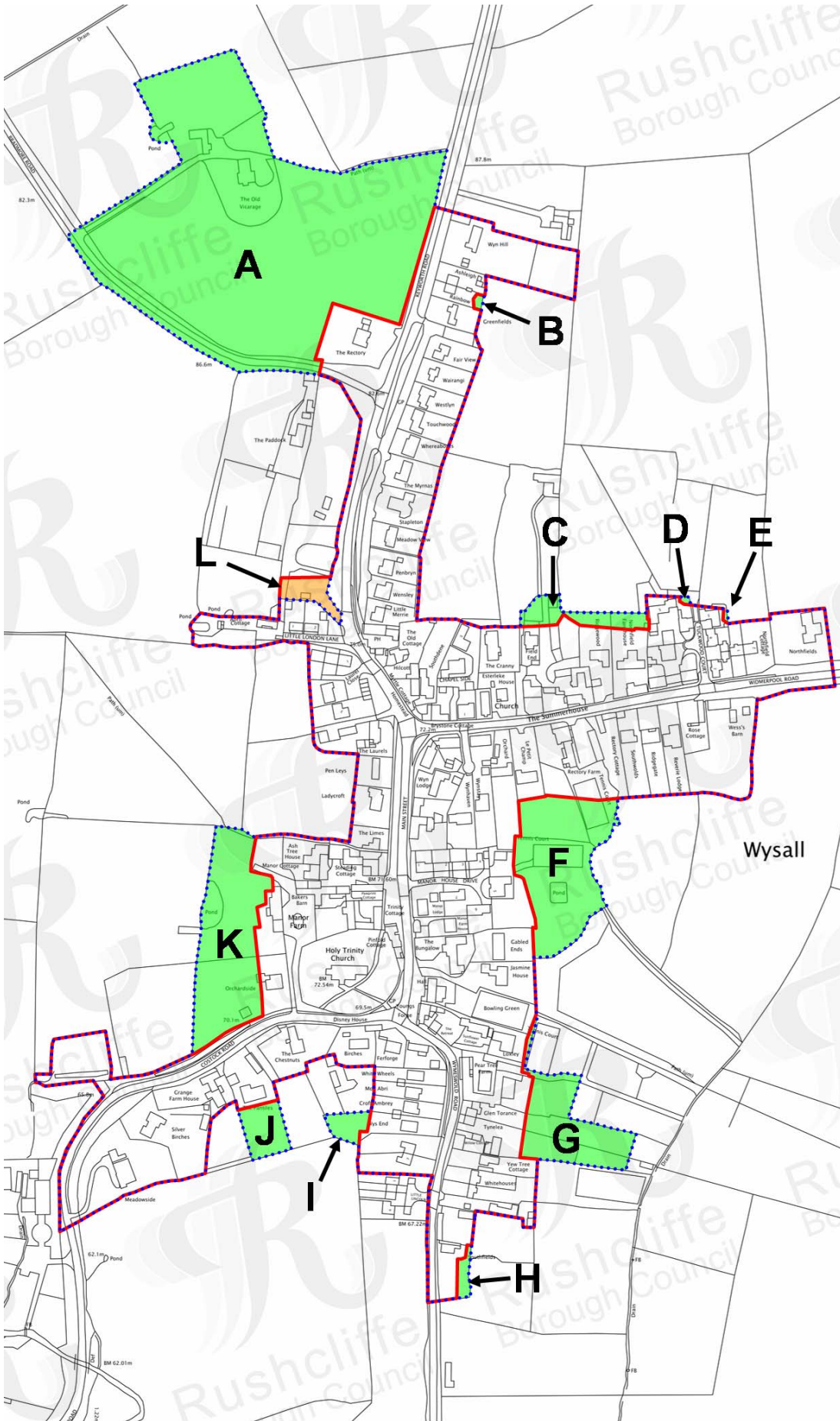
EXISTING AREAS RECOMMENDED FOR EXCLUSION

Area on Plan: L

Part of car park opposite the Plough Inn, Keyworth Road.

Reason for exclusion: to omit part of a car park that does not enhance the setting of the Conservation Area and to create a more logical boundary.

Proposed boundary changes to Wysall Conservation Area



- Proposed new Conservation Area Boundary
- - - - Current Conservation Area Boundary
- Areas to be added to the Conservation Area
- Areas to be removed from the Conservation Area



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