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Our reference:
Your reference:
Date: 4 December 2013

To all Members of the Council

Dear Councillor

A meeting of the RUSHCLIFFE BOROUGH COUNCIL will be held on Thursday 12 December 2013 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in blue ink, appearing to be a stylized 'D' followed by a horizontal line.

Executive Manager Operations and Corporate Governance

AGENDA

Opening Prayer

1. Apologies for absence.
2. Declarations of Interest.
3. Minutes

To receive as a correct record the minutes of the Meeting of the Council held on Thursday 26 September 2013 (pages 1 - 13).

4. Mayor's Announcements.
5. Leader's Announcements
6. Chief Executive's Announcements
7. Petitions

To receive any petitions.

8. Rushcliffe Core Strategy – Proposed Modifications

The report of the Executive Manager - Communities is attached (pages 14 - 21).

9. Council Tax Reduction Scheme

The report of the Executive Manager – Finance and Commercial is attached (pages 22 - 33).

10. Treasury Management 2013/14 - Prudential Indicator Amendment

The report of the Executive Manager – Finance and Commercial is attached (pages 34 - 36).

11. Statement of Licensing Policy

The report of the Alcohol and Entertainment Licensing Committee is attached (pages 37 - 62).

12. Appointment of Independent Person

The report of the Monitoring Officer will follow.

13. To answer questions under Standing Order 11(2).

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble in the Nottingham Forest car park adjacent to the main gates.

Toilets are located opposite Committee Room 2.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.



**MINUTES
OF THE MEETING OF THE
COUNCIL**

THURSDAY 26 SEPTEMBER 2013

Held at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford

PRESENT:

Councillor B Buschman – Mayor
Councillor R Hetherington – Deputy Mayor

Councillors L J Abbey, R A Adair, Mrs S P Bailey, J R Bannister, D G Bell, Mrs D M Boote, S J Boote, N K Boughton-Smith, N A Brown, R L Butler, H A Chewings, J N Clarke, T Combella, L B Cooper, J E Cottee, J A Cranswick, G Davidson, J E Fearon, J E Greenwood, M G Hemsley, R M Jones, K A Khan, I I Korn, E J Lungley, A MacInnes, Mrs M M Males, G R Mallender, S E Mallender, D J Mason, F J Mason, G S Moore, B A Nicholls, E A Plant, F A Purdue-Horan, S J Robinson, D V Smith, Mrs J A Smith, P Smith, J A Stockwood, Mrs M Stockwood, B Tansley, J E Thurman, H Tipton, T Vennett-Smith, D G Wheeler

ALSO IN ATTENDANCE:

1 Member of Public

OFFICERS PRESENT:

A Graham	Chief Executive
P Linfield	Service Manager – Finance & Commercial
D Mitchell	Executive Manager - Communities
L Reid Jones	Democratic Services Manager
P Steed	Executive Manager - Finance & Commercial
D Swaine	Executive Manager - Operations & Corporate Governance

APOLOGIES FOR ABSENCE:

Councillors A M Dickinson, N C Lawrence, Mrs J M Marshall

OPENING PRAYER

The Meeting was led in prayer by the Mayor's Chaplain

22. Declarations of Interest

There were none declared.

23. Minutes

The minutes of the Meeting held on Thursday 20 June 2013 and the Extraordinary Meeting held on Tuesday 16 July 2013 were received as a correct record and signed by the Mayor.

24. Mayor's Announcements

The Mayor informed Council that he had attended 36 functions over the last two months, many of which had been fetes and summer activities. He praised the enthusiasm and commitment of the communities and volunteers who helped make the events possible. The Mayor highlighted Sutton Bonington Show, Art Competition at Ratcliffe on Trent Show, Hickling Scarecrows, West Bridgford Allotment Society Show. The Mayor had also attended the Ashes Cricket Match at Trent Bridge and the activities at the Country Park. He informed Council of a charity event at Nottinghamshire Golf Club on 13 October, tickets for which were available from the Mayor's Secretary. He also acknowledged Councillor Bannister's efforts in running the half marathon for the Mayor's Charity, Hayward House.

25. Leader's Announcements

Councillor Clarke announced that in his role on the Local Government Association (LGA) he had taken part in the responding to the Government's consultation on proposal to divert the New Homes Bonus to Local Enterprise Partnerships. He informed Council that a cross party response had been made by the LGA to Government and it was hoped that the LGA would work to the benefit of all local authorities in the continuing dialogue.

26. Chief Executive's Announcements

The Chief Executive informed Council that it was proposed that the special meeting of Council scheduled for 31 October 2013 would be cancelled. This was because the Highways Agency was unable to complete their impact assessments to meet this deadline. The Planning Inspector had accepted a delay until December. The Core Strategy would now be considered at Council on 12 December and all Members would receive an email informing them of the change of dates.

27. Statement of Accounts 2012/13

Councillor Cranswick presented the Statement of Accounts for 2012/13 and the Council's Annual Governance Statement which in line with best practice had been agreed with the Leader and Chief Executive. He informed Council that the External Auditor had presented his 'Report to those Charged with Governance' to the meeting of the Corporate Governance Group on 17 September. Commenting further Councillor Cranswick informed Council of the Auditor's key findings summarised as follows:

- The Statement of Accounts gave a true and fair view of the financial position of the authority and of its expenditure and income for 2012/13;
- The Statement had been properly prepared in accordance with the relevant code of practice;
- The Council had put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources for the year 2012/13;
- The Council had fully addressed all recommendations made in the 2011/12 Annual Governance Report and, through its programme of

improvement, had also successfully resolved the two key risks identified in the 2012/13 External Audit Plan.

Councillor Cranswick drew Council's attention to Appendix B which contained the management representation letter that was considered by the Corporate Governance Group alongside the Statement of Accounts and the Report to those Charged with Governance. He explained that the letter confirmed for the Auditors that the Council was satisfied with the validity of the financial statements provided by the Authority to KPMG. He added that the letter would be signed by the Mayor at the conclusion of the meeting.

Commenting further Councillor Cranswick stated that the positive Auditor's letter was the result of the ongoing planned process which began with the appointment of the Executive Manager - Finance and Commercial and the Service Manager – Finance and Commercial. He believed that the Council was now seeing the results of that careful planning, which would continue to produce ongoing dividends. He thanked officers for their considerable work and congratulated them on the progress made. He added that the Auditors had been complementary of the process.

Councillor Moore, as Chairman of the Corporate Governance Group stated that he was pleased that the Auditors were satisfied with the accounts. He congratulated the staff on their work.

Councillor Davidson and Councillor S Mallender supported the approval of the statement of accounts and thanked officers for their hard work.

Councillor Plant reminded Council that in the previous year the Auditor had raised a number of issues regarding the accounting process which had prevented the accounts from being presented to Council at the correct time last year. She thanked officers for presenting information regularly to the Corporate Governance Group.

Councillor Clarke added his appreciation to the officers, and stated that the Council was now on track for an excellent record in managing its finances.

RESOLVED that Council approve:

- a) the Statement of Accounts for 2012/13 (Appendix A)
- b) the Management Representation Letter (Appendix B).

28. Community Governance Review – Shelford and Newton Parish

Councillor Clarke presented the report of the Executive Manager - Operations and Corporate Governance regarding a Community Governance Review in Shelford and Newton Parish. He reminded Members that in June 2013 Council had received a petition from residents of Shelford and Newton Parish requesting the cessation of the existing parish council and the formation of two separate parish councils. He explained that the Council was now required to carry out a Community Governance Review in Shelford and Newton Parish in accordance with Part 4 of the Local Government and Public Involvement in Health Act 2007. The report set out the key issues to be considered and

outlined the area to be reviewed. He stated that whilst the map submitted with the petition was not co-terminus with the existing parish boundary he did not anticipate that this would have a negative impact and that the Member Group would address this as part of their deliberations. Councillor Clarke proposed a revision to the recommendations which was tabled.

Councillor Davidson believed that the two communities believed it was necessary to make the changes, particularly with the increase in population in Newton. He supported the recommendations.

Councillors Bannister and S Mallender added their support to the proposal.

Resolved that Council:

- a) agree the process involved for the delivery of a Community Governance Review, the proposed timetable and the associated resource implications;
- b) agree the Terms of Reference for the Community Governance Review **(Appendix 2)** for approval in order that the process can commence in line with the proposed timetable **(Appendix 3)**;
- c) extend the remit of the cross party Community Governance Review Member Group established for the Community Governance Review of Edwalton to consider the Council's position in response to the consultation to be undertaken as part of the review of Shelford and Newton;
- d) Approve the revised Member Group Terms of Reference **(Appendix 4)**.

29. Proposed Changes to the Constitution – Member Champions

Councillor Clarke requested the withdrawal of the report.

The Mayor agreed that the item be withdrawn.

30. Standards Committee Recommendations and Update on the Appointment of the Independent Person

Councillor Adair presented the report of the Monitoring Officer regarding the Standards Committee. He reminded Council that at its meeting on 21 June 2012 Council had agreed a Code of Conduct and the composition and terms of reference of the Standards Committee. He added that Council had requested that these be reviewed after a year, and the Standards Committee had considered this at its meeting on 25 July 2013.

By reference to paragraph 5 of the report Councillor Adair explained that the Standards Committee had considered whether the provisions relating to Disclosable Pecuniary Interests should be extended, whether membership of any external organisation or groups should be added to the list, and if so, how the disclosure of any interests would work. He informed Council that the Standards Committee was of the view that there did not appear to have been any difficulties with the Code in its first year of operation and therefore it was

not necessary to make changes to it. Furthermore the Committee considered that the Code's principals and the provisions within it clearly indicated that Councillors must declare any private interest, pecuniary and non-pecuniary and must take steps to resolve any conflict arising in a way which protects the public interest.

In relation to the membership and terms of reference of the Standards Committee, Councillor Adair stated that the Standards Committee had considered that the system was working well and did not require any changes.

With reference to the report Councillor Adair informed Council that the Independent Person had resigned in July, and that no applications had been submitted in response to the vacancy. He proposed that the vacancy be re-advertised with a further report being submitted to Council once suitable arrangements had been made for finalising the appointment. In the meantime temporary informal arrangements had been made to utilise the Independent Person at Newark and Sherwood District Council should this be necessary.

Councillor Adair informed Council that the Government had recently produced a revised paragraph within the illustrative text for the Code of Conduct. This related to paragraph (vi) of the code with the new wording being (*additional wording underlined*):

- vi. You must declare any private interests, both pecuniary and non-pecuniary, including your membership of any Trade Union, that relate to your public duties and must take steps to resolve any conflicts arising in a way that protects the public interest, including registering and declaring interests in a manner conforming with the procedures set out in the box below.

Councillor Jones informed Council that he would be withdrawing the Notice of Motion 12 (b) in his name, which he had submitted prior to seeing this report. He moved an amendment in the following terms:

Recommendation:

- a. *changes be made to the Councillor Code of Conduct so that Member's membership of any external organisations or groups, beyond those that reflect a 'pecuniary interest', should be added to the list of disclosable interests.*

In moving the amendment Councillor Jones accepted that this option had been considered by the Standards Committee and that it was not required by current legislation. He stated that under the previous ethics regime of the Standards Board, Members had to declare any organisation or society which they belonged to but that the Council had dropped this requirement when it was able to make its own rules.

Commenting further Councillor Jones stated that he believed it was good practice for Councillors to be seen to go the extra mile to be open and transparent, particularly when the Council was engaged in contracts with private organisations providing services and major developments were

proposed. He stated that the amendment called for Cabinet to go beyond the minimal requirements and re-establish the requirement to declare interests in the register.

Councillor Clarke stated that he could not accept the amendment. He believed that the existing code of conduct specified the expectations of Members and drew Council's attention to paragraph 6 of the report which stated that the Standards Committee believed that the principles of the Code clearly indicated that Councillors must declare any private interests, both pecuniary and non-pecuniary. He believed that the code set out clearly the principles of integrity and honesty and there was no reason to go beyond this.

Councillor Cranswick believed that the existing Code was sufficient.

Councillor D Boote stated that public perception of Councillors was not positive and referred to recent IPSOS Mori research which showed that perceived relatively low levels of trust and honesty in politicians. She added that by supporting the amendment Councillors showed they could be trusted.

Councillor S Boote believed that the amendment resulted in an extra level of clarity which would bring the Code up to the highest level.

Councillor Purdue-Horan believed that amendments for Council should be introduced with notice to give Members time to consider them. He believed this to be an inappropriate amendment and that it would be better scrutinised at the Standards Committee.

Councillor MacInnes stated that he declared interests so there were no misunderstandings. He commented that there had been considerable discussion at the Standards Committee and the majority had agreed that it was not necessary to extend the list of disclosable pecuniary interests. He believed that the issue could be referred to the Committee to ask for it to be reviewed in 12 months.

Councillor S Mallender stated that she believed the Code of Conduct was robust and that the amendment added strength to the Code.

Councillor Jones stated that it was for Councillors to make a decision as to the appropriateness of a declaration and that the amendment sought to address transparency.

Councillor Adair stated that the Standards Committee had debated the issue and agreed that the current arrangements worked well for the Council, and therefore did not required changes.

The amendment was put to the vote and declared lost.

Councillor MacInnes stated that he supported the recommendations in the report. He added that it was premature to judge the overall success of the new regime, and that a national report had highlighted weaknesses in the system, particularly the lack of sanctions. He believed that the old regime had been bureaucratic and cumbersome and that the majority of complaints were

now dealt with by the Monitoring Officer rather than a sub-committee. He added that a significant amount of officer time had been saved.

Councillor R Mallender supported the recommendations and stated that he was pleased that Rushcliffe Councillors did not get involved in vexatious complaints that Councillors in other authorities appeared to.

In conclusion Councillor Adair stated that last year had been good in terms of a fall in the number of complaints received.

RESOLVED that:

- a. no changes be made to the Councillor Code of Conduct, other than the inclusion of the words 'including your membership of any Trade Union' to paragraph (vi) of Appendix A;
- b. the terms of reference and composition of the Standards Committee remain as they are;
- c. the temporary arrangements with regard to the vacant 'Independent Person' position be noted;
- d. Council receives a further report once suitable arrangements have been made for a formal appointment.

31. Scrutiny Annual Report 2012/13

In presenting the Scrutiny Annual Report Councillor Clarke stated that a significant amount of work had been carried out by the Scrutiny Committees.

Councillor Davidson supported the recommendations and recognised the excellent work of the committees.

Councillor MacInnes welcomed the report and highlighted a number of successes including the work undertaken by the Joint Scrutiny Committee, the call in of the decision relating to the Nottinghamshire County Cricket funding, the review of corporate governance and the ongoing work of the Member Groups. He commented that the Labour Group welcomed the opportunity to be involved in shaping future services. He recognised the challenges ahead and in particular increasing public awareness and involvement in the scrutiny process. Councillor MacInnes commented on the Scrutiny Chairmen and Vice Chairmen's meetings, which he believed had no formal powers or terms of reference. He expressed concern that the notes of meetings were not circulated and that its activities and purposes were not understood. He believed that the meeting should be chaired by a Councillor and stated that he would be writing to the Chief Executive in order to further outline his concerns.

Councillor R Mallender commented that the scrutiny function was valuable, although the Green Group would prefer to return to a committee system. He requested that the Council should look again at re-introducing the committee system.

Councillor Moore believed that the Scrutiny Chairmen's meeting was useful for administrative purposes to co-ordinate work programmes. He stated that it had been a busy year for Corporate Governance Group scrutinising treasury management, protection against fraud, internal audit and risk management. Councillor Moore thanked Councillor Plant for her support and he looked forward to continuing to scrutinise the Council's governance arrangements.

Councillor Wheeler thanked officers and Members involved in the Performance Management Board. He commented that data presentation had improved and this was useful and he recognised the work undertaken by officers in reviewing the Performance Management Framework.

Councillor Combellack spoke as Vice Chairman of the Community Development Group and highlighted the variety of topics scrutinised by that Group, including maintaining vibrant communities, choice based lettings, housing allocation and support for the business economy. She added that the scrutiny of the Service Level Agreement for the Rushcliffe Community and Voluntary Services and Rural Community Action Nottingham had now been passed to the Partnership Delivery Group for continuing scrutiny. She thanked all Members of the Group, in particular the outgoing Chairman, Councillor Lawrence.

As former chairman of the Partnership Delivery Group Councillor Hetherington stated that the Group had been robust in its scrutiny of partners, including police, fire service and social housing providers. He believed that the scrutiny had been undertaken in an impartial way. He thanked Members for their input.

In conclusion Councillor Clarke stated that scrutiny was an important part of the Council's activities. He added that he was grateful to everyone who had contributed to the scrutiny committees.

RESOLVED that Council endorses the work undertaken by the four scrutiny groups.

32. **Notice of Motion**

- a. Notice of Motion to be put to Council by Councillor R M Jones and seconded by Councillor S J Boote:

"Council resolves that residents of the Borough in social housing and in receipt of housing benefit should not be penalised when, as a result of the under-occupancy benefit capping (the so-called "bedroom tax"), they want to downsize but are unable to do so because no property of the appropriate size is available. Council recommends that a hardship fund be set up to ensure that housing association rent arrears which are not the fault of the resident are paid until the resident is offered a reasonable alternative property and declines it."

In introducing the motion Councillor Jones stated that he was not seeking to debate government policies but wanted to consider how the Council could support residents and claimants, and how the Housing Payment Scheme could be extended. He believed that housing and benefits were complex subjects and that overcrowding and spare rooms were not simple issues to resolve. He commented that there was a pressing need for more social

housing, and that sending residents into rent arrears and debt was not the best way to square a circle. In continuing, Councillor Jones stated that it was heartening to hear that officers were working with social housing providers and that they were making progress. He believed that the Housing Team would be seeking to ensure that residents were offered sources of advice prior to homelessness.

Councillor Jones acknowledged that the Council had established a Discretionary Housing Payment Scheme but stated that the motion proposed a sister hardship fund be set up. He added that an increasing number of councils had worked with their local housing associations to set up such a scheme and introduce a non-eviction policy to protect people from arrears due to under-occupancy. He outlined details of how the scheme could work, including how the Housing Association could isolate any arrears that were accrued due to under-occupancy once a resident has said they wanted to downsize. Furthermore once the resident has moved to smaller accommodation the rent arrears would be paid off by the hardship fund and not the resident. He added that the protection would be withdrawn if people refused two reasonable offers of rehousing into smaller social housing accommodation, and that the hardship fund would not cover arrears that had come about through other reasons.

Councillor S Boote stated that the bedroom tax should be used for its intended purpose of reducing public expenditure. He gave an example of whether the Discretionary Housing Payment (DHP) scheme had been used to good effect in his ward. He believed the introduction of a hardship fund would strengthen the DHP.

Councillor MacInnes believed that the motion missed the point and that the bedroom tax was fundamentally wrong and should be abolished. He believed that creating a hardship fund was not the answer and that the motion did not go far enough. He added that some families were seeing a significant loss of benefits and people were being forced out of their homes to go into private housing.

Councillor Boughton-Smith moved an amendment in the following terms:

Delete all after the words "is available" (line 5 of the substantive motion) and replace it with text highlighted in yellow

Council:

- 1. Resolves that residents of the Borough in social housing and in receipt of housing benefit should not be penalised when, as a result of the under-occupancy benefit capping (the so called "bedroom tax") they want to downsize but are unable to do so because no property of the appropriate size or location is available*
- 2. Requests that officers draw up a "council protocol" that advises, supports and offers eligible tenants information and financial support designed to stop evictions and homelessness. This support would continue until the tenant is offered a suitable home or declines it or the "bedroom tax" is abolished.*

3. *Supports the abolition of the so-called "bedroom tax" and resolves to work with any government that is committed to abolishing it.*

In moving the amendment Councillor Boughton-Smith said that a fall in under occupancy and freeing up social housing was a good idea but using the bedroom tax to achieve it had caused hardship. He believed that there was a threat to community cohesion, in that families had lived in homes for most of their life and were an integral part of the local community with family nearby, therefore it was important to rehouse people near their family. He explained that part 2 of the amendment came at a time of austerity when benefits and income were falling. He added that people couldn't afford to live where they were but couldn't afford private accommodation either. He believed that a robust system was needed for those affected and therefore a council protocol should be introduced. He envisaged that it would have an agreed procedure and common processes to deal with people affected, and that examples of protocols existed in other areas. This, he felt, would ensure everyone affected was treated fairly and on a uniform basis. Councillor Boughton-Smith stated that part 3 of the amendment was necessary as the bedroom tax was 'a sticking plaster over a festering wound' and by keeping the bedroom tax the wound wouldn't heal. He believed that the current motion dealt with the consequences and not the causes and that it was important to think of the long term consequences and the flawed legislation.

Councillor Cranswick stated that he could not support the amendment because it called for the abolition of the bedroom tax.

Councilor S Mallender spoke in support of the amendment. She said that there was a lack of small accommodation in Rushcliffe and that the issue was brought to them frequently as Ward Councillors. She highlighted the number of planning applications at Development Control Committee seeking approval to extend smaller properties into larger accommodation. She believed that under occupancy was an issue but plunging people into poverty was not the answer: providing suitable housing was the answer. Furthermore the Council needed to consider the effect of the tax on people and she gave example of students going to university and the remaining family having to move to smaller accommodation or pay the tax. She added that this acted as a disincentive for poor people to go to university. She stated that location was an important point and that people could become homeless as they tried to remain in the area.

Councillor Vennett-Smith stated that the tax hurt people when the original intention was to help people. He added that he had always supported the idea of building social housing but the Government did not provide the funding to build it. He believed that Council had to help people. He stated that Councillor Jones had tried to put forward an idea to alleviate the problem and that the Council should consider it. He believed that part 3 of the amendment was a waste of time and that it was fantasy that any government would change. He agreed that location was an important issue.

Councillor S Boote stated that he was disappointed by the amendment, in that part 3 was irrelevant to this debate and it was not necessary to bring it up. He

believed the motion was trying to alleviate the effect of the bedroom tax and that the Council needed to find ways of helping people.

Councillor Tansley commented that the main blockage with the amendment was part 3 and as such he couldn't support it. He added that the Labour Group had used the name 'bedroom tax' but its real name was Under Occupancy Charge and it was about making better use of social housing. He believed that 95% of people would not be affected by the proposal. Furthermore the Council had a proven record of building social housing in Rushcliffe.

Councillor Clarke stated that the amendment was at best hypocritical and that part 3 was totally against what the Council was trying to achieve. He stated that a protocol would restrict the Council by narrowing flexibility and therefore he would not be supporting it.

Councillor Bannister stated that private rented housing and social housing were affected and that he didn't agree with the spirit of the motion or the bedroom tax. He believed that tenants were getting into financial difficulty through no fault of their own. He added that families should be able to remain in their locality when their children grew up and moved away.

Councillor Boughton-Smith believed that some Councillors had misinterpreted the amendment and although some thought the bedroom tax was not a good idea they wanted to keep it. Commenting further he said that part 1 and 2 of the amendment would not be needed if Council supported part 3. He stated that the amendment was not a criticism of those working in housing and added that a number of Councils had adopted a similar policy. He added that the amendment was intended to enhance dealings with homeless and housing issues, not restrict them.

Councillor Jones stated that it was not in the Council's gift to abolish the bedroom tax and therefore he would not be supporting the amendment.

The amendment was put to the vote and was declared lost.

Councillor Cranswick concurred with Councillor Jones in that it was not in the Council's gift to abolish the bedroom tax. He said it was important to address some of the problems. He reminded Council that the tax allow one bedroom for each person or couple living as part of the household with a number of exceptions. He stated that there just over 6,100 housing benefit claimants within the Borough and that at the start of the financial year 615 of these were affected by changes. By the 31 August 2013 this had reduced to 517. Of these 465 were subject to the 14% reduction for one spare bedroom, and 52 were subject to the 25% reduction. Councillor Cranswick highlighted that the Council had been proactive in identifying individuals who would be exempt from the SRS and as a result the following exemptions have been awarded:

- 25 in respect of overnight carers
- 16 where disabled adaptations had been made to the property.
- 14 in respect of disabled children who cannot share a bedroom
- 2 Foster Carers.

In relation to the DHP Councillor Cranswick informed Council that to date 107 applications have been received. 74 of these have been made on the basis of the impact of SRS Changes. Of this 74, 27 cases have been awarded DHP and seven are still being assessed. The remaining 40 have not had a DHP award or have withdrawn their application. Of these 21 related to customers who had sufficient income to meet the additional costs from within their household budgets. A further quarter either withdrew their application or failed to attend the interview which had been arranged to discuss their financial position.

Councillor Cranswick believed that the Council had a thorough approach to dealing with hardship, by giving advice on budgeting, working with the Citizens Advice Bureau, JobCentre Plus and other partners. He added that the numbers involved were small. Commenting further he stated that the Council had the ability to top up the DHP and that less than one third of the DHP had been allocated thus far. He believed that there was sufficient in the pot to cover the requirements and it was important that the Council should approach this in a sensible, measured way. He acknowledged the difficulties people were facing but believed the Council should try to mitigate it as much as possible.

Councillor Davidson stated that the motion did not aim to give out money to everyone, but the hardship fund would be there to help people who needed it in an attempt to alleviate other potential social problems.

Councillor S Mallender believed that the motion attempted to alleviate some of the problems. She considered that the tax was unfair and gave several examples to highlight this.

Councillor Clarke stated that hardship was a serious matter and everyone agreed that it should be treated seriously. He reminded Council that the DHP was already in existence and questioned why a duplicate fund was required. Commenting further he said that the Council prided itself on flexibility and therefore he did not want the Council to create too many rules which may not provide this flexibility in future.

Councillor Vennett-Smith believed that this was the weakest reason why the ruling Group should not support the motion. He added that the Leader had promised that the hardest hit people would be looked after and that in his view officers would need to consider how to deal with this.

Councillor Jones agreed that the number of people affected was small. He believed that people of working age on low incomes were ok, however people on the border line were in a difficult position. He called for flexibility and judgement in what was classed as a 'reasonable' property. He added that the DHP was tightly regulated and therefore there was little flexibility. Furthermore there would come a point when the cash would run out and the Council would need to add to the fund. He re-iterated that other Councils had set up a hardship fund and called on Council to support the motion.

The motion was put the vote and declared lost.

- b. Notice of Motion to be put to Council by Councillor R M Jones and seconded by Councillor D M Boote:

“This Council calls upon the Cabinet to re-introduce the requirement for Councillors to make transparent declarations of personal and professional interests”.

Councillor Jones withdrew the notice of motion.

The meeting closed at 9.15 pm.

MAYOR



Council

12 December 2013

**Rushcliffe Core Strategy – Proposed
Modifications**

8

Report of the Executive Manager - Communities

Summary

1. The draft Rushcliffe Core Strategy was published in March 2012 and submitted for examination in October 2012. The Planning Inspector appointed to examine the Plan unfortunately concluded that she could not agree to it being found sound for a number of reasons, not least because in her opinion it does not plan to meet the objectively assessed housing need, as required by the National Planning Policy Framework.
2. Following a suspension of the examination by the Inspector, work has been undertaken to propose some modifications to the draft Core Strategy including, most significantly, the increase in housing provision of at least 3,550 homes by 2028. Further development is proposed at three locations – land to the south of Clifton, land at Melton Road, Edwalton and land to the east of Gamston (north of Tollerton).
3. The proposed modifications have been scrutinised by the Local Development Framework Group and have been recommended to Council by Cabinet in order to improve the Plan and to increase the prospect that it will be found sound at examination.
4. If approved by Council, the proposed modifications will be consulted on for a minimum period of 6 weeks and the responses then forwarded to the Inspector. The Inspector's examination of the Plan will then continue, including public hearings in the spring of 2014.

Recommendation

It is RECOMMENDED that Council agree:

1. the proposed modifications to the Rushcliffe Core Strategy Publication Draft, as highlighted at **Appendix 1 and Appendix 2**;
2. that authority be delegated to the Executive Manager - Communities, in consultation with the Cabinet Member for Sustainability, to make further minor modifications or corrections as are considered necessary to strengthen or to provide clarity to the draft Core Strategy;
3. that the proposed modifications be published for a minimum 6 week period of consultation;

4. that the proposed modifications and any consultation responses be submitted to the Planning Inspector for her consideration in examining the Rushcliffe Core Strategy.

Background

5. The draft Rushcliffe Core Strategy was approved by Council in December 2011, published for consultation in March 2012 and submitted for examination in October 2012. The appointed Planning Inspector, Ms J Kingaby unfortunately concluded that she could not agree to it being found sound, not least because in her opinion it does not plan to meet the objectively assessed housing need as required by the National Planning Policy Framework (NPPF).
6. Ms Kingaby asked the Council to consider its willingness to look again at the housing figures and how need could be met. On 14 May 2013 Cabinet resolved to accept the Inspector's offer of a temporary suspension of the examination process and undertake public consultation on proposals to increase the housing provision by at least 3,550 homes by 2028 at the following strategic locations:
 - i. South of Clifton – around an additional 500 homes within the current proposed allocation.
 - ii. Edwalton – around an additional 550 homes within and adjacent to the current proposed allocation
 - iii. East of Gamston – a new strategic mixed used development allocation, including the delivery of around 2,500 homes by 2028, and with capacity to provide around a further 1,500 homes post 2028.
7. The LDF Group met on 31 October and 26 November 2013 to consider the proposed modifications to the Core Strategy (the Plan). This followed the consultation during the summer on further proposals for housing development and consideration of the comments received.
8. The LDF Group specifically considered whether to proceed with proposed strategic allocations at land south of Clifton, land at Melton Road, Edwalton and land to the east of Gamston (north of Tollerton) in the form consulted on over the summer. There was also consideration of matters relating to land and settlements within the Green Belt. Having taken into account the conclusions reached by the LDF Group, Cabinet, at its meeting on 3 December 2013, made a recommendation to Council for suggested modifications to the Plan as set out in **Appendix 1** and **Appendix 2**.
9. **Appendix 1** also includes a number of other proposed modifications. Many are simply to make factual updates, to correct minor drafting errors or to provide better clarity as to what the Plan is proposing. These are not matters that the Inspector will give much, if any, consideration. Others, however, are more significant in nature and represent main modifications to the Plan which the Inspector will need to consider in judging whether she believes the Plan has been modified sufficiently to address her concerns and to make it a sound document.

10. A number of the suggested modifications are in response to representations received at the time the Plan was published in March 2012. Changes to national planning policy, particularly in terms of the NPPF also resulted in a number of the suggested modifications. Originally the Plan did not fully address everything in the NPPF because it was published after the Council's Plan was published.
11. If approved by full Council, the modified Plan will be published for consultation for a minimum period of 6 weeks. The examination of the Plan by the Inspector will then continue with hearings expected to take place in the spring of 2014. All comments on the proposed modifications will be forwarded to the Inspector for her consideration. At the conclusion of her examination, the Inspector will decide whether or not the Plan is sound. She may recommend further modifications before it can be adopted. At the end of the process a final draft version of the Plan, taking into account all proposed modifications, will come back to full Council for approval and adoption.
12. The most significant or noteworthy modifications are summarised below and all are contained in **Appendix 1**. Where necessary they have been subjected to a sustainability appraisal or equality impact assessment in order to satisfy relevant statutory requirements and to inform the plan making process.

New Policy A – Presumption in favour of sustainable development

13. The proposal to include a 'Presumption in favour of sustainable development' policy is intended to ensure that the Core Strategy is fully in accordance with this key aspect of the NPPF. What is proposed closely follows a template made available by the Planning Inspectorate.

Policy 1 – Climate Change

14. A small number of modifications have been made to the climate change policy following comments from, amongst others, the Home Builders Federation and the Environment Agency. It is believed that these changes will help strengthen the policy. This includes inclusion of the word "safely" in relation to mitigating flood risk policy (part 5) and, in the justification text, wording to identify that the Council will identify suitable and unsuitable areas for renewables and low carbon energy related development and supporting infrastructure in Rushcliffe.

Policy 2 – Spatial Strategy

15. The modification to increase to 13,150 the overall minimum housing provision figure is not intended to change the strategic direction of the policy, but is necessary in order to address the latest assessment of housing needs for Rushcliffe and the wider Housing Market Area. This figure incorporates the increase of 3,550 homes consulted on over the summer, plus the 9,600 homes total included in the October 2012 modified version of the Plan.
16. The modifications increase housing provision on the strategic allocations to the south of Clifton (to around 3,000 homes) and at Melton Road, Edwalton (to around 1,500 homes - rather than the 1,750 originally consulted upon). The suggested inclusion in the policy of the strategic allocation to the east of Gamston (north of Tollerton), would accommodate around 2,500 homes by

2028, up to a further 1,500 homes post 2028 and around 20 hectares of employment land in total, plus other associated facilities (including a local centre and primary schools).

17. The total number of homes that the east of Gamston/north of Tollerton site can accommodate post 2028 will be established as part of on-going detailed design work for the site. This will take into account particular site requirements, including to appropriately mitigate impacts on the 18 listed pill boxes within or adjacent to the site, to achieve a suitable layout and density of development and to provide for strategic green infrastructure, particularly around the perimeters of the site and in the vicinity of the Grantham Canal. It is not expected that the number of homes post 2028 will exceed 1,500 in total and, in fact, could be somewhat lower than this.
18. In part 2 of the policy the inclusion of the word “around” prior to the number of homes being planned (e.g. around 1,000 homes) is considered appropriate to bring the policy into line with the wording in the individual strategic site policies further into the Plan. It is also to make clear that there is a degree of flexibility in respect of the housing delivery on these sites.
19. In part 5 of the policy, modifications relating to transport infrastructure requirements are proposed in response to representations from the County Council as Local Highway Authority and the Highways Agency.
20. New supporting text to the policy is considered appropriate to make clear that planned housing provision meets the need to provide for objectively assessed requirements, as now required by the NPPF. A number of the representations previously received criticised the Plan for not being clear in this respect.
21. The policy’s justification text has been modified in order to take account of the NPPF’s requirement to identify a supply of deliverable sites that are sufficient to provide five years’ worth of housing against the housing requirements. Related to the housing supply situation, modifications have been made to the housing trajectory (at Appendix D of the Plan).

Policy 3 – Nottingham-Derby Green Belt

22. Part 1 of the policy has been modified to make explicitly clear that the Green Belt will only be altered where exceptional circumstances are shown to exist. This better reflects the provisions of the NPPF.
23. In part 2 of the policy, the first key modification identifies that the Green Belt is revised by the Plan in order to accommodate the proposed strategic allocation to the east of Gamston (north of Tollerton). The second is the modification which would result in the Green Belt being revised to remove from it Edwalton Golf Course and then “safeguard” the golf course for development in the longer term. The safeguarding of the golf course land was specifically requested by a majority of the LDF Group.
24. Modifications to parts 3 to 6 of the policy identify those settlements (in whole or part) that are ‘inset’ from the Green Belt and those that are ‘washed over’. This matter was also considered in detail by the LDF Group.

Policy 4 – Employment Provision and Economic Development

25. The main change to this policy is to include text to identify the appropriate level of new employment land on the proposed strategic allocation to the east of Gamston (north of Tollerton).

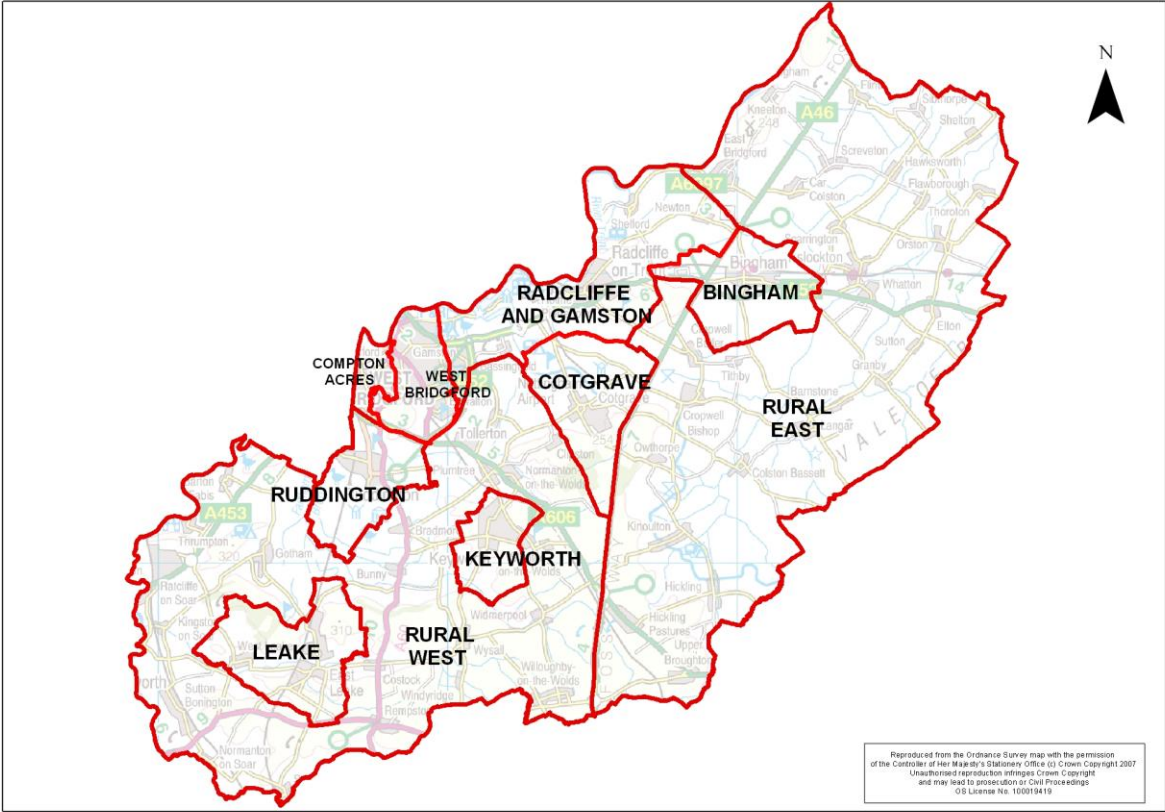
Policy 5 – Role of Town and Local Centres

26. This policy has been modified to better reflect policy in the NPPF and to also include text to identify that the strategic allocation to the east of Gamston (north of Tollerton) should include retail development of a local scale.

Policy 7 – Housing Size, Mix and Choice

27. Supporting evidence relating to affordable housing has been updated to help in identifying policy modifications. This includes an updated study looking at the financial viability of affordable housing on non-strategic sites. The areas tested are shown within the map of housing sub-markets in Figure 1 below. Having regard to the viability testing, the following affordable housing targets are proposed:

Figure 1: Housing submarkets within Rushcliffe



Affordable Housing Targets

West Bridgford and Rushcliffe Rural	30%
Radcliffe, Gamston, Ruddington and Compton Acres	30%
'Leake', Keyworth and Bingham	20%
Cotgrave	10%

These targets should be considered to be the maximum percentage achievable as it may be that in certain circumstances a lower percentage has to be negotiated to ensure the delivery of the development on a particular site.

28. At present, the Borough Council operates on the basis that a proportion of affordable housing provision will be sought on sites of 0.5 hectares or 15 dwellings or more. At the exploratory meeting held by the Planning Inspector she expressed the view that reducing the threshold would help to meet the Council's affordable housing need.
29. The modified Plan reduces the threshold to 0.2 hectares or 5 dwellings across all areas of the Borough. At this level, based on the affordable housing targets recommended above, most affordable housing provision could be secured on site, rather than the generally less favourable option of off-site provision.

Policy 10 – Historic Environment

30. The modifications to this policy are principally due to representations by English Heritage. It feels that the wording “elements of strategic importance” suggests a two-tier approach to the historic environment, when such matters should, in its words, be considered holistically.

Policy 13 – Managing Travel Demand and Policy 14 – Transport Infrastructure Priorities

31. As with Policy 2, modifications relating to transport infrastructure are, in part, a response to representations from the Local Highway Authority and the Highways Agency. This includes updating the policy to identify that improvements to A52 junctions between the A6005 and A46 are essential to the delivery of the Plan, particularly in relation to the east of Gamston/north of Tollerton strategic allocation. The views of these two statutory consultees have also led to the modifications to Policy 13 and the inclusion of justification text to better explain the situation with respect to the outcomes of recent transport modelling work.

Policy 15 – Green Infrastructure, Landscape, Parks and Open Space and Policy 16 – Biodiversity

32. The modifications to both policies and their justification text are a response to representations made by the County Council, the Environment Agency and Natural England in particular. For example, it is Natural England's view that Part 3a of the policy is unclear. It recommends that it is reworded in the manner suggested in Appendix 1.

Policies 19 to 23 and new policy B – Strategic allocation policies

33. For the proposed strategic allocations to the south of Clifton and at Melton Road, Edwalton, changes have been made to their illustrative layout plans. Linked to all these policies, the indicative infrastructure requirements included in Appendix C of the Plan relating to each site are also subject to a number of amendments.
34. The modifications to the south of Clifton site and the Melton Road, Edwalton site are largely as a consequence of the proposals to further increase housing

provision on both. In the case of Melton Road, Edwalton in particular, this includes changes to the extent and layout of development as illustrated by the new Figure 1 (located in the document at the end of policy 19's justification text). In terms of South of Clifton, the wording of the policy in respect of the employment land has been amended to reflect the strong desire from local consultees to ensure that the scale of any development is commensurate with the general environment and landscape of the area.

35. Other modifications are intended to ensure that the policies provide enough flexibility to bring forward viable development schemes, taking into account current economic conditions. Finally, some of the suggested modifications are a response to reasonable suggested changes by, amongst others, the County Council and English Heritage.
36. The proposed strategic allocation Policy B for land east of Gamston (north of Tollerton) is intended to provide an appropriate framework for guiding the site's development. This includes identifying the extent of the allocated area and an indicative broad layout of land uses within the site.
37. Included also in the suggested wording for Policy B is a requirement for appropriate provision for gypsy and traveller accommodation. The suggested wording is similar to that already proposed for the south of Clifton strategic allocation. This requirement accords with the approach already set out in the Plan's proposed gypsy and traveller policy (policy 8) and its hierarchical approach to delivery – first within existing settlements where sites exist and then, second, in sustainable urban extensions.
38. Gypsy and traveller accommodation is not considered to be appropriate on the Melton Road, Edwalton strategic allocation. This is because space is more limited here due to the particular need to balance the requirements for housing while minimising impact on Sharphill Wood and its wildlife.

Financial Comments

The Government has introduced a "New Homes Bonus" to help deliver the spatial strategy for an area and to help meet the objectives of communities affected by development.

Section 17 Crime and Disorder Act

Draft policy 9 specifically includes measures to 'design out' crime.

Diversity

The draft Core Strategy has been subject to an Equalities Impact Assessment and, where appropriate, amendments have subsequently been made to policies to satisfy the outcomes of the assessment.

Background Papers Available for Inspection:

- 1) Core Strategy Sustainability Appraisal – Updated Sustainability Appraisal Action Plan in support of proposed modifications, - published November 2013
- 2) Core Strategy Equalities Impact Assessment: Summary of Actions, - published November 2013
- 3) Summary of comments on the ‘Further proposals for housing development’, - published November 2013
- 4) Summary of main issues raised by representations following March 2012 Publication of the Core Strategy – published November 2013

**COUNCIL
12 DECEMBER 2013**

**RUSHCLIFFE CORE STRATEGY PROPOSED
MODIFICATIONS**

**Appendix 1: Draft Proposed Modifications
to the Publication Local Plan
Part 1: Core Strategy**

Notes:

Draft proposed modifications are identified within this document as 'track changes'. Generally, this means that text that is underlined is suggested new text and text that is crossed through is suggested for deletion.

Rushcliffe Local Plan Part 1 ~~Development~~
~~Framework~~ – Core Strategy

~~Publication~~ Version [TBC]

~~March 2012~~ [TBC]

Guide to the Publication Core Strategy

1. This document is the third version of the Core Strategy on which the public have been able to comment. The Council has consulted widely with stakeholder groups including the Local Strategic Partnership, town and parish councils, community groups, the Government, statutory consultees and others. The Council also held a range of consultation events for the general public and others. The comments received throughout the various rounds of consultation have helped to inform this document. A series of reports, setting out the thrust of comments received, have been prepared and are available from the Council.
2. This is specifically the Publication version of the Core Strategy Development Plan Document, prepared to satisfy Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations, as amended. This means that it is the Core Strategy in the format which the Council wishes to submit for Public Examination and then to be adopted. The rest of the document is, therefore, written as if it is that final document: i.e. the one the Council wants to adopt. This gives everyone the opportunity to read the Core Strategy and consider if they wish to make representations on its contents.
3. Unlike at the previous stages of Core Strategy production, this is not a consultation stage but a period seeking representations. The representations will be considered alongside the Core Strategy when submitted, which is expected to be in July 2012. It will then be examined by a Planning Inspector in summer/autumn 2012. Following on from examination, it is expected that the Core Strategy will be adopted early in 2013.
4. The Planning and Compulsory Purchase Act 2004 (as amended) states that the purpose of the examination is to consider whether the Core Strategy complies with legal requirements and is 'sound'. Representations submitted, therefore, should relate to the requirements of legal compliance or the 'tests of soundness.' The legal requirements require the Core Strategy to:
 - be prepared in accordance with the Local Development Scheme (i.e. the Council's timetable) and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development)(England) Regulations 2004 as amended;
 - be subject to a sustainability appraisal;
 - have regard to national policy; and
 - have regard to any sustainable community strategies for the area (which includes Rushcliffe's Sustainable Community Strategy).
5. The tests of soundness will be considered by a planning inspector at public examination and require that in order to be 'sound' the document should be:
 - Justified — founded on a robust and credible evidence base and is the most appropriate strategy when considered against reasonable alternatives

- ~~Effective — deliverable, flexible and able to be monitored~~
- ~~Consistent with national policy~~

~~6. Detailed guidance on how to make representations is available on the Council's website (www.rushcliffe.gov.uk/planningpolicy), at the Rushcliffe Community Contact Centre on Rectory Road in West Bridgford and at libraries within Rushcliffe.~~

~~7. The representation period will begin on **Friday 23 March 2012** and all correspondence should reach the Council no later than 5pm on **Tuesday 8 May 2012**. Representations can be made against the whole document or any part of it, including individual policies and proposals. All representations should be made via the Council's consultation portal (see: www.rushcliffe.gov.uk/planningpolicy) or on representation forms which are available at the same locations as the guidance notes. All representations should be submitted to:~~

~~**Planning Policy Rushcliffe Borough Council, Pavilion Road, West Bridgford, Nottingham NG2 5FE; or to:**~~

~~**localdevelopment@rushcliffe.gov.uk**~~

~~8. It is asked that for representations not made on a representations form it is clearly indicated to which test of soundness or point of legal compliance the representation relates.~~

~~9. If you have any questions please contact Planning Policy on 0115 981 9914 or via localdevelopment@rushcliffe.gov.uk~~

Core Strategy

Contents	Page
1. Introduction	[TBC]
1.1 Background	[TBC]
1.2 Local Development Framework Local Plan	[TBC]
1.3 Sustainability Appraisal	[TBC]
1.4 Habitats Regulations Assessment	[TBC]
1.5 Equality Impact Assessment	[TBC]
2. Future of Rushcliffe	[TBC]
2.1 Key Influences on the Future of Rushcliffe	[TBC]
2.2 Character of Rushcliffe	[TBC]
2.3 A Spatial Vision for Rushcliffe	[TBC]
2.4 Spatial Objectives	[TBC]
3. Delivery Strategy	[TBC]
A) Sustainable Growth	
Policy A Presumption in Favour of Sustainable Development	[TBC]
Policy 1 Climate Change	[TBC]
Policy 2 The Spatial Strategy	[TBC]
Policy 3 The Nottingham-Derby Green Belt	[TBC]
Policy 4 Employment Provision and Economic Development	[TBC]
Policy 5 The Role of Town and Local Centres	[TBC]
Policy 6 Regeneration	[TBC]
B) Places for People	[TBC]
Policy 7 Housing Size, Mix and Choice	[TBC]
Policy 8 Gypsies, Travellers and Travelling Showpeople	[TBC]
Policy 9 Design and Enhancing Local Identity	[TBC]
Policy 10 Historic Environment	[TBC]
Policy 11 Local Services and Healthy Lifestyles	[TBC]
Policy 12 Culture, Sport and Tourism and Sport	[TBC]
Policy 13 Managing Travel Demand	[TBC]
Policy 14 Transport Infrastructure Priorities	[TBC]
C) Our Environment	[TBC]
Policy 15 Green Infrastructure, Landscape, Parks and Open Space	[TBC]
Policy 16 Biodiversity	[TBC]
D) Making it Happen	[TBC]
Policy 17 Infrastructure	[TBC]
Policy 18 Developer Contributions	[TBC]
Policy 19 Strategic Allocation at Melton Road, Edwalton	[TBC]
Policy 20 Strategic Allocation at North of Bingham	[TBC]
Policy 21 Strategic Allocation at Former RAF Newton	[TBC]

Policy 22	Strategic Allocation at Former Cotgrave Colliery	[TBC]
Policy 23	Strategy Allocation South of Clifton	[TBC]
Policy B	Strategic Allocation East of Gamston/ North of Tollerton	[TBC]

4. Monitoring and Review [TBC]

5. Appendices [TBC]

Appendix A	Glossary	[TBC]
Appendix B	Saved Local Plan Policies	[TBC]
Appendix C	Infrastructure	[TBC]
Appendix D	Housing Trajectory	[TBC]
Appendix E	Summary of Sustainable Community Strategy	[TBC]
Appendix F	List of evidence	[TBC]

6. Key Diagram [TBC]

Section 1 INTRODUCTION

1.1 Background

1.1.1 During 2009, the decision was taken that Rushcliffe Borough Council would work with the councils of Broxtowe, Erewash, Gedling and Nottingham City to produce Aligned Core Strategies for Greater Nottingham. The aim of this arrangement was to provide a strategic basis to plan for the needs of Greater Nottingham as defined in the former East Midlands Regional Plan.

1.1.2 The abovementioned councils were working together to ensure that the policies of the proposed Aligned Core Strategies were consistent across Greater Nottingham. This alignment resulted in the production of the Issues and Options consultation document (June 2009) and an Option for Consultation document (February 2010) which were both published for consultation.

~~1.1.3 Rushcliffe Borough Council did not, however, agree with the housing target set for Rushcliffe or the spatial distribution policies contained within the former East Midlands Regional Plan. Specifically, the Council considers that the housing target set for Rushcliffe within the former East Midlands Regional Plan is not supported by recent evidence, including the 'Appraisal of Sustainable Urban Extensions Study' (Tribal 2008) and the 'Sustainable Locations for Growth Study' (Tribal, 2010), nor more recent population and housing modelling.~~

1.1.3⁴ As a result of feedback to the Option for Consultation document, Rushcliffe Borough Council decided to revisit both its overall housing target and the distribution of growth throughout the Borough, independent from the other Greater Nottingham councils. ~~This~~ The review took into account ~~both recent~~ evidence at the time and consultation feedback including that obtained during the Council's Fresh Approach campaign, which was undertaken during 2011. This culminated in the publication of the draft Rushcliffe Core Strategy in March 2012, which was then submitted for public examination in October 2012. ~~The revisions made to the Core Strategy put in place a strategy for Rushcliffe which provides for new development to serve both the needs of Rushcliffe and for the Greater Nottingham area as a whole, while ensuring that growth is both deliverable and sustainable, by protecting the principles of the Green Belt and the wider environment for future generations~~

1.1.4 In November 2012, the Planning Inspector appointed to examine the Core Strategy raised with the Council a number of concerns in relation to aspects of the Plan. These concerns related in particular to the overall housing target and the Council's approach to 'Duty to Cooperate' obligations. The examination was subsequently suspended in order for the Council to bring forward modifications to the Plan to address the Inspector's concerns. Proposed modifications were published and consulted on in December 2013.

~~1.1.5 The councils of Broxtowe, Erewash, Gedling and Nottingham City have taken the decision to continue with housing targets comparable to Regional Plan~~

~~requirements. As a result of these differing approaches to housing growth,~~
While Rushcliffe Borough Council has ~~now~~ produced its own separate Core Strategy. ~~At the same time,~~ all the Councils have continued to work together to ensure that planning policies of the Core Strategies are as consistent as possible across Greater Nottingham. This partnership approach has resulted in a high degree of alignment between the Core Strategies.

- 1.1.6 This document consists of three main parts: section 1 introduces and sets out the background to this Core Strategy; section 2 looks at the character of Rushcliffe now and in the future, setting out a 'vision' of what Rushcliffe will look like in ~~2026~~2028 if the Core Strategy is implemented. Finally, section 3 contains the Delivery Strategy, consisting of a set of policies and proposals to deliver the vision. The main proposals of the Core Strategy are illustrated on the Key Diagram, which can be found at the end of the document, and where appropriate defined on the Proposals Map, ~~which can be found at the end of the document.~~
- 1.1.7 The role of the Core Strategy is to help implement the spatial elements of Rushcliffe's Sustainable Community Strategy and there is therefore a close relationship between the two. More detail on Sustainable Community Strategies can be found in Section 2 and at Appendix ~~F~~E Summary of Community Strategy.
- 1.1.8 The Core Strategy must also have regard to national planning policy and guidance. This is principally the Government's National Planning Policy Framework, which was published in March 2012. ~~The Core Strategy must also have regard to national planning policy and guidance. This is currently contained within Planning Policy Statements and Guidance, but it is shortly due to be replaced by the Government's Appendix F Summary of Sustainable Community Strategy a draft of which was consulted on during summer – autumn 2011.~~
- 1.1.9 The Core Strategy sets out where and when new homes, jobs and infrastructure will be delivered; the steps that will be taken to ensure that development is sustainable and to the benefit of existing communities and new communities, recognising what is special and distinctive about Rushcliffe. This includes the historic environment, the culture and heritage, and the relationship between Rushcliffe's towns and villages, the countryside that surrounds them and the wider Nottingham area.
- 1.1.10 In producing the Core Strategy, the Council has used an extensive evidence base. A list of what this includes is at Appendix ~~G~~F List of Evidence.

1.2 ~~Local Development Framework~~ Local Plan

1.2.1 The Saved Policies from the 1996 Rushcliffe Borough Local Plan and the 2006 Rushcliffe Borough Non-Statutory Replacement Local Plan are being replaced by the new ~~Local Development Framework~~ Plan.

1.2.2 The Rushcliffe ~~Local Development Framework~~ Plan is a 'folder' of planning documents, its content is illustrated by the diagram below, which also indicates the relationship between the various documents that make up the ~~Local Development Framework~~ Plan.

Local ~~Development Framework~~ Plan

[THIS DIAGRAM IS TO BE DELETED]



[THIS DIAGRAM IS TO BE INSERTED]



Development Plan Documents ~~may for Rushcliffe will~~ comprise:

- Local Plan Part 1 Core Strategy – sets out the overarching spatial vision for development Rushcliffe Borough to 2028 and provides the planning framework for the other Documents listed below.
- Local Plan Part 2: Land and Planning Policies – allocates land to specific uses and provides relevant policy guidance, sets out policies for the management of development, against which planning applications for the development and use of land will be considered.
- ~~Site Specific Allocations~~ – ~~allocates land to specific uses and provides relevant policy guidance.~~
- ~~Development Management Policies~~ – ~~sets out policies for the management of development, against which planning applications for the development and use of land will be considered.~~

Local Development Scheme – sets out the programme for the preparation of the Development Plan Documents.

Statement of Community Involvement – sets out the standards the Council intends to achieve in relation to involving the community in the preparation and review of Development Plan Documents.

Annual Authority Monitoring Report - sets out the Council's progress in terms of producing Development Plan Documents and implementing policies.

1.2.3 The Local Development Framework Plan will include policies and proposals for spatial planning (including the development and use of land) in Development Plan Documents within Rushcliffe for the period to 20282026. It also includes a Proposals Map which illustrates the geographic extent of policies and proposals on a map. The Local Plan can be , and may also include supported by Supplementary Planning Documents which are not Development Plan Documents, but provide more detailed guidance on development plan policies

1.2.4 Waste and Minerals Development Plan Documents will be prepared by Nottingham City Council and Nottinghamshire County Council. Together with ~~the~~ Rushcliffe's Local Development Framework Plan this will form the 'Statutory Development Plan' for the area when all are completed.

1.2.5 The Core Strategy is the key strategic planning document. It performs the following functions:

- defines a spatial vision for Rushcliffe to 20282026;
- sets out a number of spatial objectives to achieve the vision;
- sets out a spatial development strategy to meet these objectives;
- sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites, known as 'strategic sites') and infrastructure investment; and
- indicates the numbers of new homes to be built over the plan period.

1.2.6 It is the Government's intention to allow local communities to also create their own local Neighbourhood Plans setting out how they wish their local area to develop. Such plans, where produced, will still however need to be in conformity with the overall Local Development Framework Plan and its 'strategic policies'. ~~and will have the status of a Development Plan Document.~~

1.2.7 A glossary explaining key planning terms and abbreviations is included in Appendix A to provide clarification.

1.3 Sustainability Appraisal

1.3.1 A Sustainability Appraisal has been carried out and published in parallel with the development of the Core Strategy. The Sustainability Appraisal is a statutory requirement, is an integral part of the plan making process, and is intended to test and improve the sustainability of the Core Strategy as it is

drafted. The sustainability appraisal process undertaken at each stage in the production of this document has helped inform the preparation of a Core Strategy which will deliver sustainable development to Rushcliffe, to the benefit of existing and new communities.

1.4 Habitats Regulations Assessment

- 1.4.1 The Core Strategy is required to be subject to a Habitats Regulations Assessment (HRA), including Appropriate Assessment, if necessary. A HRA screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. The outcome of this work was that an Appropriate Assessment was required to determine whether there is a significant effect on a European nature conservation site. However, this requirement was more directly related to proposals within Gedling rather than any possibility of significant effects arising from proposals within Rushcliffe itself.

1.5 Equality Impact Assessment

- 1.5.1 The Core Strategy is also required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.
- 1.5.2 A two stage approach to the Equality Impact Assessment has been undertaken. Firstly, the policies in the Core Strategy have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The second stage of the process has taken relevant policies and assessed the positive or negative impacts of them on these characteristics. Overall a number of recommendations were made regarding the relevant policies and changes made where appropriate.

Section 2. THE FUTURE OF RUSHCLIFFE

2.1 Key Influences on the Future of Rushcliffe

- 2.1.1 The Core Strategy must be set within the context of relevant existing guidance, policies and strategies, and it must help to deliver the aims and objectives of these policies and strategies.
- 2.1.2 The most relevant guidance, policies and strategies include the ~~draft~~ National Planning Policy Framework, ~~the various Planning Policy Guidance Notes and Planning Policy Statements~~ and other relevant national strategies such as the Sustainable Communities Plan.
- 2.1.3 Rushcliffe lies in close proximity to the City of Nottingham, and this is clearly therefore a key influence on the future of the Borough.
- 2.1.4 Greater Nottingham has a population of ~~768,400~~[751,900](#) and takes in the conurbation of Nottingham, the City Centre and the surrounding rural area. The area as a whole is a New Growth Point which brings extra resources to help provide the infrastructure necessary to support new housing growth.
- 2.1.5 Nottingham is a designated Core City (see [G](#)lossary) recognised as a city of national importance and is ranked 7th in Experian's 2009 national retail ranking. It is a designated Science City, with two hospital campuses and two universities offering knowledge intensive jobs, there is also a strong service sector provision and manufacturing industry remains a significant part of the economy.
- 2.1.6 Other key urban centres that have an influence on Rushcliffe include the towns of Loughborough to the south and Newark on Trent to the north east. Newark is a designated Growth Point and is planning for significant growth. These two large urban settlements serve as employment and service centres to a substantial number of Rushcliffe's residents.

2.2. Character of Rushcliffe (Spatial Portrait)

Spatial Issues

- 2.2.1 Rushcliffe's main centre of population is West Bridgford, a large suburb of Greater Nottingham where around 42,700 of the Borough's ~~111,129~~[142,800](#) population live. The remainder of the Borough is largely rural, with the population divided between the six larger settlements (Bingham, Radcliffe on Trent, Cotgrave, Keyworth, Ruddington and East Leake, which range in population from ~~around 9,200~~[10,000](#) to [around](#) 6,400 people) and the smaller rural villages. A large part of the Borough (42%) falls within the defined Nottingham-Derby Green Belt that encircles Greater Nottingham.

2.2.2 West Bridgford acts as a key service centre for a number of the surrounding smaller settlements, and contains the Borough's largest retail centre that is relatively well ~~reforming~~performing. Outside of West Bridgford, the six towns and larger villages provide a range of facilities and services. Several of the medium sized villages such as East Bridgford, Gotham, Tollerton, Aslockton, Sutton Bonington and Cropwell Bishop have some local facilities to serve their population.

Population Trends

2.2.3 The population of Rushcliffe ~~under growth of~~increased by 1413% between 1991 and ~~2011~~2009. This has not occurred evenly across the Borough, and while some settlements have seen increases in population, others have seen stagnation or declines.

2.2.4 The main differences between the Rushcliffe age profile and the profile nationally is that there are proportionally fewer people in early adulthood living within the Borough, but more in every age category from 40 years onwards. ~~Rushcliffe's age profile is broadly similar to the national age profile, although the Borough does have a higher percentage of people over the age of 50.~~ The number of people of pensionable age is also increasing at a faster rate than the national trend and there are certain settlements that have very high concentrations of people of pensionable age.

Connections

2.2.5 In terms of the highways network, a number of important trunk roads pass through the Borough. The A46 links Rushcliffe to Newark to the north and Leicester to the south, the A52 links to Grantham to the east and the A453 is a major route linking Nottingham and Rushcliffe to East Midlands Airport and the M1. ~~The A46 is currently being widened with work scheduled to be complete by summer 2012.~~ The A46 has recently been widened with work completed in 2012. There are capacity issues with both the A52 and A453, with the widening of the A453 in particular seen by many as vital for the future economic growth of the city.

2.2.6 ~~The Government has now committed funding to the planned widening of the A453 and it is anticipated that the scheme should now start early in the plan period.~~ The widening of the A453 began in early 2013 and is due to finish during 2015. The NET tram extension to Clifton ~~passes~~ is proposed to pass through the Borough at Wilford and Compton Acres, with the aim of improving accessibility to the City Centre. The rural parts of the Borough suffer more acutely from accessibility issues due to poorer transport links in these more isolated areas.

Built and Natural Environment Issues

2.2.7 Rushcliffe's landscape is largely rural and generally comprises rolling lowland farmland. Variation in character is provided through the higher land of the Nottinghamshire Wolds, the edges of the Vale of Belvoir and parts of the Trent

Valley. Rushcliffe has a rich heritage with 29 Conservation Areas, 4 Registered Parks and Gardens, 25 Scheduled Ancient Monuments, ~~and~~ over 650 Listed Buildings and Structures [and numerous other non-designated assets including those listed on the Nottinghamshire Historic Environment Record](#). [Some of these listed structures are, however, at “risk”. English Heritage’s national Heritage at Risk Register listed, at May 2012, four listed buildings and two scheduled monuments within Rushcliffe.](#) In relation to the natural environment, the Borough has 8 Sites of Special Scientific Interest, 203 Sites of Interest for Nature Conservation, 6 Local Nature Reserves and 3 Country Parks.

Economic Issues

2.2.8 Rushcliffe is the most affluent local authority area in the county, with full time workers earning 30% more than the regional average. It ranks only 318 of 354 local authorities on a national deprivation scale (Index of Multiple Deprivation), with ~~1~~ being most deprived (as at 2010). However, there are pockets of relative deprivation, for example in the Trent Bridge and Cotgrave wards.

2.2.9 Rushcliffe acts, to an extent, as a residential area serving the Greater Nottingham employment area, with a lot more workers in the Borough than there are jobs. A certain level of imbalance is not surprising given the proximity of West Bridgford to Nottingham City, where around a third of Rushcliffe’s residents work. In terms of employment within the Borough, there is a strong dominance towards the service sector with 88% of jobs concentrated in this sector (ONS, 2008). Established employers include the British Geological Survey and British Gypsum.

Housing mix and social need

2.2.10 The predominant tenure in Rushcliffe is owner-occupation. Nearly 80% of households own their own homes, either outright or with a mortgage. This is significantly above the national average for owner occupation of 68%.

2.2.11 Property prices are relatively high, with an average house price of ~~£212,500~~ [£235,125](#) compared with the Nottinghamshire average of ~~£154,950~~ [£161,155](#) (Land Registry, April-June ~~2013~~ [2014](#)). Housing affordability is a significant issue within the Borough, with average house prices around eight times average incomes. The problem of affordability can be particularly significant in the rural parts of the Borough where house prices tend to be higher. Poor access to essential services in rural areas can lead to significant deprivation, with people without access to a car especially vulnerable.

Culture and sport

2.2.12 There are a rich variety of listed buildings ([e.g. Stamford Hall](#)), conservation areas, scheduled ancient monuments, and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important

sports facilities, including Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre.

Links to Sustainable Community Strategy

2.2.13 The Rushcliffe Sustainable Community Strategy (2009-2026) has been prepared by the Rushcliffe Community Partnership. This partnership comprises of organisations from the public, private, community and voluntary sectors.

Vision in the SCS:

“Rushcliffe will be an excellent place to live, work and visit for everyone”.

Priorities in the SCS:

- Protecting and improving our local environment:

There will be a sustainable mix of good quality housing which meets needs and aspirations whilst maintaining the character of the borough. The roads and transport links will be sympathetically improved with the environment in mind, allowing good access and improved safety across the borough

- Supporting the local economy:

There will be thriving local businesses providing opportunities for local employment and training. People will be able to choose between an attractive mix of local and town centre shops.

- Building stronger communities:

Older and vulnerable people will have the support they need to live independently in their own homes. People from different backgrounds will get on really well together, there will be strong community spirit and mutual respect. People will feel able, if they want, to get involved and have their say in how their local community is run and the type and standard of services it receives.

- Making communities safer:

Crime levels will be low and people will feel safe in their homes and walking around the borough.

- Enabling healthy lives:

People will be leading healthy lifestyles and taking the chance to enjoy the many and varied leisure opportunities available. People will have the

opportunity to enjoy a good quality of life and can look forward to a long healthy retirement.

- Supporting children and young people:

Teenagers and children will see that they are listened to and have access to a full range of local positive activities and facilities.

2.3 A Spatial Vision for Rushcliffe

2.3.1 The Spatial Vision is what Rushcliffe could look like if the aspirations of the Core Strategy are met. It is consistent with the vision of the Council's Sustainable Community Strategy. Rushcliffe's Spatial Vision has been set to have full regard to the vision for the rest of Greater Nottingham contained within the Aligned Core Strategies.

Spatial Vision

2.3.2 *In ~~2028~~2026, Rushcliffe is known regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy and continues to be a key sporting centre in the region with an excellent range of sporting facilities. Rushcliffe's town centres have maintained, and in some instances improved, upon their vitality and viability in line with their place in the retail hierarchy and network of centres across Greater Nottingham.*

2.3.3 *Rushcliffe has experienced sustainable growth in its housing stock and in its employment opportunities, with 13,150 ~~9,400~~ new homes developed since 2011, many of which are in attractive locations which were once areas in need of regeneration such as former RAF Newton and former Cotgrave Colliery.*

2.3.4 *New communities and neighbourhoods have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency, and low or zero carbon energy forms a major part of their overall energy usage, including decentralised generation. Indeed phases constructed after 2016 are all carbon neutral. There is a sustainable mix of good quality housing which maintains the character of the Borough, and meets the needs and aspirations of all Rushcliffe residents and communities, particularly those who may require affordable, specialist or adapted housing.*

2.3.5 *In the more rural parts of Rushcliffe, some identified settlements have developed to maximise their accessibility to services and infrastructure capacity. The expansion of existing communities and the development of new communities has been undertaken in such a way that the quality of life of existing and new residents is maintained and where possible enhanced. Other villages have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural*

economy has developed to be diverse and vibrant, although agriculture and food production remain important.

- 2.3.6 *Public transport patronage continues to grow, due to the new NET route through Rushcliffe to Clifton and improvements to the quality of the bus network, as well as targeted and successful behavioural change measures. New and improved cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the town centres.*
- 2.3.7 *The unique built and natural environment of Rushcliffe has been improved through the sensitive and high quality design of new development, whilst the historic environment, both urban and rural is valued, ~~and~~ protected and enhanced. -The principle of the Green Belt remains and it continues to shape new development, especially with regard to its key purpose of preventing coalescence between settlements. New Green Infrastructure has enhanced the multifunctional open space provision and network of green corridors linking settlements across Rushcliffe to the open countryside, and has helped to address the impacts of growth whilst also providing opportunities for healthy lifestyles. It has also contributed to an increase in the biodiversity locally and of the East Midlands, whilst allowing it to cope with climate change. Landscape character remains a key influence on new development.*
- 2.3.8 *Rushcliffe, as part of Greater Nottingham, supports young people through education and training, with completed improvements to schools and academies now giving them a better start in life, and the ability to access education, training and high quality jobs.*

2.4 Spatial Objectives

- 2.4.1 Rushcliffe's Core Objectives to deliver the Spatial Vision are consistent with and complementary to the Council's Sustainable Community Strategy and to national planning policies, particularly those on sustainable communities, as set out in ~~Planning Policy Statement 1 'Delivering Sustainable Development'~~ and the ~~draft~~ National Planning Policy Framework. The objectives also take into account the vision for other parts of Greater Nottingham in the Aligned Core Strategies.
- i. **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.
 - ii. **High quality new housing:** to manage an increase in the supply of housing to ensure local housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing

of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities. The settlements of Bingham, Cotgrave, Ruddington, East Leake, Keyworth, Radcliffe on Trent and West Bridgford will each accommodate new development to maximise their accessibility to services and infrastructure. Land south of Clifton, [Melton Road Edwalton and east of Gamston/North of Tollerton](#) will all accommodate ~~a~~ sustainable urban extensions ~~once the A453 has been improved~~. Both the former Cotgrave Colliery and the former RAF Newton sites will be regenerated to provide a mix of housing, employment and other appropriate uses.

- iii. **Economic prosperity for all:** to ensure economic growth is as equitable as possible and place a particular emphasis on supporting a science and knowledge based economy for Greater Nottingham as a whole. Providing for new office, commercial, residential and other uses especially within the Sustainable Urban Extensions s at land South of Clifton, [East of Gamston/North of Tollerton](#), and to a lesser scale in other sustainable developments across the Borough. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.
- iv. **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of town and other centres, through providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures, especially within Cotgrave ~~T~~town ~~C~~centre and to a lesser extent in other centres within Rushcliffe.
- v. **Regeneration:** to ensure brownfield regeneration opportunities are maximised, specifically at the former Cotgrave Colliery and, linked to it, Cotgrave ~~T~~town ~~C~~centre, as well as at the former RAF Newton. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- vi. **Protecting and enhancing Rushcliffe's individual and historic character and local distinctiveness:** to preserve and enhance the distinctive natural and built heritage of Rushcliffe, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is ~~maintained and enhanced~~ conserved, enhanced or restored in areas where this is necessary.
- vii. **Strong, safe and cohesive communities:** to create the conditions for communities to become strong, safe and cohesive by providing appropriate

facilities, encouraging people to express their views (for instance on the Core Strategy), by designing out crime and by respecting and enhancing local distinctiveness.

- viii. **Health and well-being:** to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, leisure and lifelong learning activities.
- ix. **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for instance through improving existing or providing new schools and academies, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities. Including the provision of new primary schools within the strategic housing sites at [land East of Gamston/North of Tollerton](#), land South of Clifton, land off Melton Road in Edwalton, land north of Bingham and the former RAF Newton.
- x. **Excellent transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, by maximising opportunities for mixed use development, through implementing behavioural change measures, and encouraging new working practices such as use of IT, broadband and home working. To aid the planned growth, more strategic transport improvements including the expansion of the NET through Rushcliffe to Clifton and highway network improvements to the A46 and A453 will be completed; as too will measures to improve the flow of traffic along the A52.
- xi. **Protecting and improving natural assets:** to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity, for instance, through the development of the Trent River Park and improvements to the Grantham Canal corridor.
- xii. **Timely and viable infrastructure:** to make the best use of existing and provide new and improved physical and social infrastructure where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Government funding and through developer contributions.

Section 3. DELIVERY STRATEGY

A) Sustainable Growth

1. This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. The first policy is aimed at minimising climate change (in combination with other policies) and reducing its impact, so Rushcliffe can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the Trent and its tributaries.
2. The other policies set out where new growth should be directed, including naming locations for major new development and listing the Sustainable Urban Extensions which have been identified to meet housing requirements, together with the main considerations that will have to be addressed if development is to be as sustainable as possible.
3. Planning for changes in the future economy is as important as planning for new housing growth, and the two often go together. Our commercial and retail centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are regeneration challenges in Rushcliffe which need to be addressed if best use is to be made of brownfield land, so it can be bought back into productive use.
4. The core policies for sustainable growth are:

<u>Policy A</u>	<u>Presumption in Favour of Sustainable Development</u>
Policy 1	Climate Change
Policy 2	The Spatial Strategy
Policy 3	The Nottingham-Derby Green Belt
Policy 4	Employment Provision and Economic Development
Policy 5	The Role of Town and Local Centres
Policy 6	Regeneration

3.X.X Policy A Presumption in Favour of Sustainable Development

POLICY A PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) Specific policies in that Framework indicate that development should be restricted.

JUSTIFICATION

3.X.X. 1 The National Planning Policy Framework confirms that there should be a presumption in favour of sustainable development and that all plans should be based upon and reflect this presumption with clear policies to guide how the presumption will be applied locally. The Framework also confirms that there are three clear dimensions to sustainable development, economic, social and environmental. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. In order to meet this requirement the above policy will be applied.

3.1.1 Policy 1 Climate Change

POLICY 1 CLIMATE CHANGE

1. All development proposals will be expected to ~~deliver high levels of sustainability in order to~~ mitigate against and adapt to climate change, and to ~~contribute to~~ comply with national and local targets on reducing carbon emissions and energy use, unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible. ~~The onus will be on developers to robustly justify why full compliance with policy requirements is not viable or feasible.~~

Sustainable Design and Adaptation

2. Development, including refurbishment where it requires planning permission, will be expected to demonstrate the following:
 - a) how it makes effective use of sustainably sourced resources and materials and minimises waste and water use. For residential development, water use should be no more than 105 litres per person per day;
 - b) how it is located, laid out, sited and designed to withstand the long term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;
 - c) that the building form and its construction allows for adaptation to future changes in climate; and
 - d) that the building form and its construction permits further reduction in the building's carbon footprint where feasible and viable.

Reducing Carbon Dioxide Emissions

- 3 Development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:
 - a) Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
 - b) Utilising energy efficient supplies, including connection to available heat and power networks;
 - c) Maximising use of renewable and low carbon energy systems.
- 4 Further ~~policy guidance~~ on how development should contribute to reducing Carbon Dioxide emissions will be set out in ~~subsequent Development Plan Documents~~ the Local Plan Part 2: Land and Planning Policies Development Plan Document, where appropriate.

Decentralised, [Renewable and Low Carbon](#) Energy Generation

5. The extension of existing or development of new decentralised, renewable and low-carbon energy schemes appropriate for Rushcliffe will be promoted and encouraged, including biomass power generation, combined heat and power, [wind, solar](#) and micro generation systems, [where these are compatible with environmental, heritage, landscape and other planning considerations](#). In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.

Flood Risk and Sustainable Drainage

6. Development proposals that avoid areas of current and future flood risk and which do not increase the risk of flooding elsewhere and where possible reduce flood risk, adopting the precautionary principle to development, will be supported.
7. Where no reasonable site within Flood Zone 1 is available, allocations and other development proposals in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis in accordance with national planning policy on flood risk and the Strategic Flood Risk Assessment.
8. Areas in Flood Zone 2 and Flood Zone 3 where windfall site development is appropriate in flood risk terms, subject to the application of the Exception Test, will be defined in [the Local Plan Part 2 \(Land and Planning Policies\) subsequent Development Plan Documents](#) in accordance with national planning policy on flood risk and the Strategic Flood Risk Assessment.
9. Where it is necessary to apply the Exception Test the following factors will be taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:
 - a) There are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and
 - b) The [flood](#) risk can be fully [and safely](#) mitigated by engineering and design measures.
10. All new development should incorporate measures to reduce surface water run-off, and the implementation of Sustainable Drainage Systems into all new development will be sought unless it can be demonstrated that such measures are not viable or technically feasible.

JUSTIFICATION

3.1.1.1 This policy does not address all aspects of climate change. Further guidance can be found at [Policy 9 B. Places for People](#) (Design & Enhancing Local Identity), [Policy 11-10](#) (The Historic Environment), which include considerations which need to be taken into account when designing mitigation and adaptation measures in sensitive environments, [B. Places for People Policy 13](#) (Managing Travel Demand) which seeks to reduce the need to travel and encourage modal shift, and [C. Our Environment Policy 15](#) (Green Infrastructure, Parks and Open Space) which emphasises the role of the green and natural environment in mitigating and adapting to climate change.

3.1.1.2 Climate change is one of the biggest challenges facing Rushcliffe. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

3.1.1.3 The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO₂) emissions by 80% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development pave the way for the delivery of more resource-efficient buildings in general and carbon zero homes by 2016. The ~~draft~~ National Planning Policy Framework reemphasises the approach, stating the Government's objective to be that planning should fully support the transition to a low carbon economy in a changing climate.

3.1.1.4 The Council has signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting gas emissions such as CO₂ and preparing for the changes climate change will bring.

3.1.1.5 The Local [Development Framework Plan](#) needs to ensure the use and development of land will help slow down the rate of climate change and be resilient its effects. In this respect the Core Strategy's task is to:

- reduce consumption of natural and non-renewable resources
- reduce dependence on non-renewable energy sources and promote renewable energy use and development
- reduce pollution to levels that do not damage natural systems
- help improve air quality
- effectively manage and reduce the impacts of flood risk across the area

Sustainable Design and Adaptation

- 3.1.1.6 Simple measures, such as the design, siting and orientation of development, appropriate sourcing of materials (for instance, where there is a choice, using materials with a lower 'carbon footprint'), and minimising waste, both during construction and in use, can improve the sustainability of development at little or no cost. Energy Statements can be an effective way of demonstrating how development contributes to both mitigating the causes of climate change and adapting to its effects, and their use will be encouraged. It is expected that larger development proposals in particular should be supported by site-wide energy strategies. Where feasibility and viability may limit sustainability measures the developer must demonstrate robustly why such measures are not feasible and viable, using, where available, published standard figures for costs and extra over-costs. Similarly, site waste management plans, where required, should draw on best practice, and development should promote waste minimisation and recycling.
- 3.1.1.7 A large part of the potential to reduce CO₂ emissions lies in the existing stock of buildings, both residential and commercial. Whilst tackling this source of emissions lies largely outside of the planning system, where refurbishment requires planning permission, the opportunity to address climate change issues should not be lost. However, development of or affecting [historic heritage](#) assets, which include measures to address climate change will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits.
- 3.1.1.8 The Greater Nottingham and Ashfield Outline Water Cycle Study (2010) highlights that the area is one of moderate 'water stress' (i.e. scarcity) in terms of water supply. It is therefore important that new development makes as efficient use of water as possible, and the Water Cycle Study recommends that new residential development adopt the water usage standards of level 3 of the Code for Sustainable Homes as a minimum, which is presently not more than 105 litres per person per day.

Reducing Carbon Dioxide Emissions

- 3.1.1.9 The Government has made clear its commitment to ensuring that all new homes built from 2016, and all other development by 2019, should be zero carbon ([see glossary](#)). The 'energy hierarchy' is a recognised approach to reducing the CO₂ emissions from new development. Firstly, long term reductions are normally most effectively made through ensuring the building itself is as energy efficient as possible, and by ensuring that the building's systems use energy as efficiently as possible, thus reducing its energy demands over its lifetime. Secondly, once the building's energy demands have been minimised, supplying energy efficiently by encouraging the use of local networks such as combined heat and power. Thirdly, sourcing the building's remaining energy requirements from renewable and low carbon sources can contribute to further CO₂ savings, whilst also contributing to

national and local targets for low and zero carbon generation. Implementing the energy hierarchy can also be important in meeting wider policy goals, such as reducing fuel poverty.

- 3.1.1.10 Considerations such as site characteristics, the nature of development, availability of local networks and viability can all influence the most cost effective approaches to addressing CO₂ emissions through the energy hierarchy, so its implementation is likely to vary. In addition, approaches to adapting to climate change and mitigating its effects are changing rapidly, as are technologies available to reduce carbon emissions and generate renewable and low carbon energy. For instance, the introduction of 'allowable solutions' where as part of ensuring new development is zero carbon, CO₂ emissions savings are secured off site rather than as part of the development, will require local approaches. ~~Further guidance, in the form of Supplementary Planning Documents or Development Plan Documents will be prepared as necessary.~~

Decentralised, Renewable and Local Carbon Energy Generation

- 3.1.1.11 Supporting decentralised, renewable and low carbon ~~decentralised~~ energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City centre and St Anns. Greater Nottingham is also home to small scale hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considered to be considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate. In accordance with the National Planning Policy Framework, the Council will identify suitable and unsuitable areas for renewable and low carbon energy sources, and supporting infrastructure, through policy in the Local Plan Part 2 (Land and Planning Policies) and/or a Supplementary Planning Document relevant to renewable and low carbon energy related development.

Flood Risk and Sustainable Drainage

- 3.1.1.12 Flood risk is a significant issue in Rushcliffe, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals will therefore be supported.
- 3.1.1.13 Rushcliffe contains significant areas of existing buildings which may be at risk of flooding, including areas of West Bridgford. In the case of windfall sites, national planning guidance sets out that the Local Planning Authority

should identify, through use of the Sequential Test, those areas where windfall development would be considered as appropriate development in flood risk term, subject to then applying the Exception Test. Redevelopment and new development, whether on allocated sites or on windfall sites, can bring significant wider sustainability benefits to the wider community, in terms both of reducing the need to travel and reducing the need for greenfield development, and will therefore be an important consideration in applying the Exception Test. Such areas will be defined in ~~subsequent Development Plan Documents~~[the Local Plan Part 2 \(Land and Planning Policies\)](#), as too will more detailed [criteria](#) for determining planning applications under these circumstances.

3.1.1.14 Some parts of Rushcliffe are also prone to flooding from surface water runoff. Information on how surface water affects Rushcliffe is included in Nottinghamshire County Council’s recently completed Preliminary Flood Risk Assessment, which covers the risk of flooding from local sources including ordinary watercourses, surface water and groundwater. Reducing runoff can be helpful in reducing the risk of flooding from this source, and the Borough Council will seek the implementation of Sustainable Drainage Systems into all new development [and their effective on going management](#), unless it can be demonstrated that such measures are not ~~viable or~~ technically feasible. For development on greenfield sites, the aim should be to reduce or maintain runoff levels compared to those present prior to development. [Effectively managing run-off also has a role to play in preventing pollutants entering waterbodies and, in doing so, supporting the aims of the Water Framework Directive. Parts of the Borough are covered by the Trent Valley Internal Drainage Board who play an important role in effectively managing local drainage systems. Nottinghamshire County Council and the Environment Agency also have important roles in effectively managing drainage.](#)

Implementation, delivery and monitoring

3.1.1.15 This policy will be chiefly implemented through the identification of more detailed policy requirements in the [Local Plan Part 2 \(Land and Planning Policies\)](#) ~~Development Management Development Plan Document~~ and also through the development management process. Details are summarised in the table below.

Targets	Indicators	Policy Delivery
To reduce per capita CO ₂ emissions	Per capita CO ₂ levels	<ul style="list-style-type: none"> Development Management Development Plan Document Local Plan Part 2 (Land and Planning Policies) Local
Increase renewable power generation	Energy capacity of new facilities	
Zero planning permissions contrary to Environment Agency advice	Number of planning applications permitted contrary to Environment Agency advice	
To increase the use of	Number Location of and	

<p>Sustainable Urban Drainage Systems (SUDs<u>SuDs</u>) through new development</p>	<p><u>number of SUDs<u>SuDs</u> systems provided through Main new development</u></p>	<p>Development Documents <u>Supplementary Planning Documents</u></p> <ul style="list-style-type: none"> • Development Management Decisions
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3.1.2 Policy 2 Spatial Strategy

POLICY 2 ~~THE~~ SPATIAL STRATEGY

1. The sustainable development of Rushcliffe will be achieved through a strategy that supports a policy of urban concentration with regeneration for the whole of Greater Nottingham to ~~2028~~2026. The settlement hierarchy for Rushcliffe to accommodate this sustainable development is defined on the Key Diagram and consists of:

- a) the main built up area of Nottingham; and
- b) Key Settlements identified for growth of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.

In other settlements (not shown on the Key Diagram), with the exception of Newton and the redevelopment of the former RAF Newton, development will be for local needs only.

2. A minimum of ~~13,150~~ 9,400 (2011 to ~~2028~~2026) new homes will be provided for as follows:

2011 to 2026	2011 to 2016	2016 to 2021	2021 to 2026
9,400	1,625	4,475	3,300
All years are financial years, April to March.			

- a) Approximately ~~7,650~~ 4,400 homes in or adjoining the main built up area of Nottingham (within Rushcliffe), including:
 - i) A Sustainable Urban Extension to the South of Clifton subject to the widening of the A453 from the ~~from~~ M1 to the A52(T) at Clifton (around 3,000 2,500 homes); and
 - ii) A Sustainable Urban Extension on land off Melton Road, Edwalton (around 1,500 1,200 homes); and
 - iii) A sustainable Urban Extension to the East of Gamston/North of Tollerton (around 2,500 homes by 2028 and up to a further 1,500 homes post 2028).
- b) Approximately ~~5,500~~ 5,000 homes beyond the main built up areas of Nottingham (within Rushcliffe), including:
 - i) North of Bingham (around 1,000 homes);
 - ii) Former RAF Newton (around 550 homes);
 - iii) Former Cotgrave Colliery (around 470 homes);
 - iv) In or adjoining East Leake (a minimum of 400 homes);
 - v) In or adjoining Keyworth (a minimum of 450 homes);
 - vi) In or adjoining Radcliffe on Trent (a minimum of 400 homes);

- vii) In or adjoining Ruddington (a minimum of 250 homes); and
- viii) In other villages solely to meet local housing needs.

2A. The following delivery pattern of new homes is predicted over the plan period:

<u>2011 to 2028</u>	<u>2011 to 2013</u>	<u>2013 to 2018</u>	<u>2018 to 2023</u>	<u>2023 to 2028</u>
<u>13,450</u>	<u>500</u>	<u>2,350</u>	<u>6,500</u>	<u>4,100</u>
<u>All years are financial years, April to March. Numbers are rounded to the nearest 50.</u>				

3. Significant new employment development will take place in the following locations in Rushcliffe, as part of:
 - i) The Sustainable Urban Extension to the South of Clifton;
 - ii) The development on land to the North of Bingham;
 - iii) The redevelopment and regeneration of the Former Cotgrave Colliery; ~~and~~
 - iv) The redevelopment and regeneration of the Former RAF Newton; ~~and~~
 - v) The Sustainable Urban Extension to the East of Gamston/North of Tollerton.

4. Retail, social, leisure and cultural development will be focused in the District Centres of West Bridgford and Bingham at an appropriate scale. New retail development of an appropriate scale will be developed to serve new sustainable communities at:
 - i) The Sustainable Urban Extension on Land South of Clifton;
 - ii) Former RAF Newton;
 - iii) Land off Melton Road, Edwalton; ~~and~~
 - iv) Land North of Bingham; ~~and~~
 - v) The Sustainable Urban Extension to the East of Gamston/North of Tollerton.

5. Major new transport infrastructure will be provided to encourage sustainable alternatives to using the private car, address the impacts of growth, and/or meet the objectives of the Local Transport Plans as follows:
 - a) Existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding are:
 - i) Nottingham Express Transit Phase 2 (extensions to Clifton

- and Chilwell);
- ii) Nottingham Midland Station Hub;
- ~~iii) Nottingham Ring Road Improvement Scheme;~~
- ~~iii~~iv) A46(T) improvements between Newark and Widmerpool (now completed); and
- ~~iv~~v) A453(T) widening from the M1 to A52(T) at Clifton.

b) Transport schemes with committed funding which are also important to the delivery of the Core Strategy are:

- i) Nottingham Ring Road Improvement Scheme.

c) Transport schemes without committed funding which are essential to the delivery of the Core Strategy are:

- i) Package of improvements to A52 junctions between the A6005 (Beeston Road) and A46.

Further new transport infrastructure will be provided in line with the hierarchy of provision set out in Policy 14, with the aim of reducing the need to travel, especially by private car.

6. Strategic Green Infrastructure will be provided or enhanced in conjunction with the locations for major residential development identified above, the Strategic River Corridors of the Trent and Soar, the Grantham Canal corridor and Urban Fringe areas. Further detail is set out at Policy 15.

7. The following strategic sites have the status of allocations and are expected to begin to deliver housing by 2015:

- i) Sustainable Urban Extension on land off Melton Road, Edwalton
- ii) Sustainable Urban Extension to the South of Clifton
- iii) North of Bingham
- iv) Former RAF Newton; and
- v) Former Cotgrave Colliery.
- vi) Sustainable Urban Extension East of Gamston/North of Tollerton

As allocations, each site is identified on the Key Diagram, the site boundaries are shown on the accompanying Proposals Map and the distribution of proposed uses of each site is indicatively illustrated on Figures 1 to ~~6~~5. Planning permission will be granted for mixed use development at these locations which comply with the detailed development principles and requirements set out in Policies 19, 20, 21, ~~22,~~ ~~and~~ 23 and B.

JUSTIFICATION

Spatial Strategy

- 3.1.2.1 The spatial strategy flows from the spatial portrait set out within the Character of Rushcliffe section, the Vision, and the Objectives, ~~and~~. It is aspirational but realistic, and has been positively prepared to meet the objectively assessed development and infrastructure requirements of the area as set out in the evidence base, and provides a framework and context for the other policies of the plan. The main proposals are shown on the Key Diagram.
- 3.1.2.2 A spatial strategy of urban concentration with regeneration was originally proposed through the former East Midlands Regional Plan. Such a strategy is broadly considered to be the most appropriate for Greater Nottingham as a whole, both in light of the significant regeneration challenges faced by parts of Greater Nottingham and given that it is considered by the ~~sustainable-sustainability~~ appraisal process to be the most sustainable option. ~~However, this plan takes account of the difficulties there would have been in delivering some of the sites on which the Regional Plan would have relied, and the specific development needs and potential of other parts of the Borough.~~ This Plan, therefore, follows the principle of urban concentration through the provision of Sustainable Urban Extensions on the edge of the main built up area of Nottingham (within Rushcliffe) and regeneration through the allocations at former Cotgrave Colliery and former RAF Newton. It also allows for some growth around the more rural sustainable settlements across the rest of Rushcliffe.
- 3.1.2.3 The settlement hierarchy set out in part 1 of the policy takes full account of this strategy, with the main built up area of Nottingham at its head. In Rushcliffe, West Bridgford alone is part of the main built up area of Nottingham. In other parts of Greater Nottingham, the two Sub Regional Centres of Hucknall and Ilkeston will form the next tier of the hierarchy. Beyond this, Key Settlements have been defined based on their role, function and other planning policy considerations. The scale of development envisaged within or adjoining these Key Settlements in Rushcliffe varies depending on a range of factors such as Green Belt impacts, local regeneration needs, accessibility, environmental constraints and ability to sustain growth based on the capacity of existing or planned services, facilities and job opportunities.
- 3.1.2.4 The concentration of development in or adjoining the main built up area applies across the Greater Nottingham area, rather than to individual council areas, so the proportion of growth in or adjoining the main built up area of Nottingham varies between the councils. Taking account of opportunities for sustainable growth, it is less concentrated in Rushcliffe than may be the case for some other Greater Nottingham authorities.
- 3.1.2.5 In line with the strategy, outside of those Key Settlements listed in part 1(b) of the policy and with the exception of the former RAF Newton,

development will be of a scale appropriate to meet local needs. Former RAF Newton is identified for development in order to regenerate a major brownfield site and to support the existing Newton community.

Housing Provision

~~3.1.2.6 The housing provision for Rushcliffe is a minimum of 9,400 new homes between 2009 and 2026. Some of this housing provision has already secured planning permission. This level of housing provision is based on sufficient to assist the considerable regeneration challenges present, and is phased on the basis of likely delivery, taking into account infrastructure delivery and a recovering housing market. It also allows for job growth and a significant and viable contribution towards affordable housing needs, and results in a mix of sites offering early housing delivery and sites which will require a longer lead in time.~~

3.1.2.6a The housing provision for Rushcliffe is a minimum of 13,150 new homes between 2011 and 2028. Some of this housing provision has already secured planning permission. This level of housing provision is based on Rushcliffe providing a significant proportion of the new housing required for it and the other Greater Nottingham authorities to meet the objectively assessed need for new housing across the Housing Market Area (HMA) to 2028. Collectively, all HMA authorities will be delivering around 49,950 new homes between 2011 and 2028 to satisfy this housing need. It provides for the needs of the existing HMA population, allows for in-migration, albeit at a lower level than experienced in the past and provides for forecasted growth in local job numbers. It allows for a significant contribution towards affordable housing needs. It also results in a mix of sites offering early housing delivery and sites which will require a longer lead in time.

3.1.2.6b The evidence underlying this housing provision for the Plan area has been reviewed, including full consideration of the Government's latest household projections, and it is considered to meet the full objectively assessed housing needs of Rushcliffe as part of the wider Housing Market Area. In determining that provision of 13,150 new homes will, as part of the delivery of around 49,950 homes across the whole HMA, satisfy objectively assessed housing needs to 2028, a number of assumptions have been made in order to forecast how many people and households there will be in future years. Should any of these assumptions subsequently prove to be inappropriate, to the extent that the objectively assessed housing need is materially different from what it is presently determined to be, the Core Strategy will be reviewed as a matter of priority.

3.1.2.7 In terms of deliverability, the housing provision figure is considered to be challenging, and the housing trajectory at Appendix D shows that a significant uplift in completions will be required if the total housing provision is to be achieved. However, the number is considered to be the appropriate level of housing provision to plan for in order to meet HMA wide objectively assessed housing needs, ~~given the factors set out above~~, and given an early return to good market conditions, should be achievable. The rate of housing

delivery through the plan period is ~~identified~~ set out as anticipated delivery in phases-tranches in Policy 2 – the table which follows part 3 of the policy.

3.1.2.7a Due to factors including the current economic downturn, but more particularly, the lead in time required to bring forward development on strategic sites and in some cases the requirement for infrastructure to be in place prior to development, the delivery of housing across the plan period is expected to be lower in the early part of the plan period. Housing delivery will build up thereafter due to the commencement and build out of the strategic sites and, to a lesser extent, a return to more normal market conditions. This is reflected in the table included at Policy 2 (part 3). The figures in the table are not upper limits to development or intended to restrict delivery if development is able to come forward sooner. Rather, they represent the anticipated rate of housing completions and will be used by the Council to determine the level of its 5 year supply of deliverable housing sites.

3.1.2.8 The table included in Policy 2 (part 3), therefore, ~~phasing~~ takes account of the fact that the spatial strategy is dependent on the delivery of a number of key strategic sites (see below) who, collectively, will not be in a position to maximise housing completions until towards the mid phase of the plan period at the earliest. This, in part, is due to the dependency on supporting infrastructure first coming forward in a timely manner. Given the profile of housing delivery from these strategic sites, the expected annual rate of housing delivery will, therefore, begin at a lower rate and will rise in subsequent periods, before receding again as key sites near completion. Attempting to achieve a constant annualised rate of delivery is not possible if the particular spatial strategy identified for the Borough is to be realised. However, ultimately it is expected that the housing target of 13,150 homes will be exceeded by the end of the plan period in 2028. Using latest evidence from the 2013 Strategic Housing Land Availability Assessment, it is expected that around 13,450 homes in total will be delivered by 2028.

3.1.2.9 In line with sustainability principles, across Greater Nottingham as a whole most 'main urban area' development will take place within the existing main built up area of Nottingham. In Rushcliffe, sustainable development will be concentrated within the main urban area (West Bridgford) where opportunities exist. However, West Bridgford has relatively limited capacity to accommodate development over the Plan period and, therefore, the majority of 'main urban area' development in Rushcliffe will be delivered on three two Sustainable Urban Extensions at Melton Road, Edwalton, -and- South of Clifton and East of Gamston/North of Tollerton.

3.1.2.10 Approximately 7,000 ~~3,700~~ new homes will provided for ~~in-on~~ these three two Sustainable Urban Extensions, ~~subject, in the case of land south of Clifton, to the widening of the A453 trunk road.~~ These three two locations have been selected based on evidence (including the Appraisal of Sustainable Urban Extensions Study, Tribal 2008), the findings of the Sustainability Appraisal, what can be delivered within the timescales of the Core Strategy, existing planning permissions and/or informed by previous consultations. These new developments will be exemplar in terms of their design, and will

incorporate measures to mitigate and reduce the causes of climate change (see Policy 1).

3.1.2.10a All three strategic allocations are on land taken from the Green Belt to accommodate development. The location of each has been informed by work to review the Green Belt. In the case of the Sustainable Urban Extension to the East of Gamston/North of Tollerton, the review has informed the decision to remove from the Green Belt land that can ultimately accommodate more homes than are likely to be deliverable within the plan period.

3.1.2.10b The east of Gamston/north of Tollerton strategic allocation will be able to deliver around 2,500 homes by 2028 and have capacity to continue delivering new homes for a number of years thereafter. The total number of homes that the site is able to accommodate post 2028 will be established as part of on-going detailed design work for the site. This will take into account particular site requirements, including to appropriately mitigate impacts on the 18 listed pill boxes within or adjacent to the site, to achieve a suitable layout and density of development and to provide for strategic green infrastructure, particularly around the perimeters of the site and in the vicinity of the Grantham Canal. It is not expected that the number of homes post 2028 will exceed 1,500 in total and, in fact, could be somewhat lower than this.

3.1.2.11 The sites named in part 2 (a) and (b(i) to (iii)) of policy 2 are considered to be strategic sites. Where they are expected to begin to deliver housing within the first five years of the adoption of the Core Strategy and substantial work has been undertaken to identify site requirements, they are allocated for development, are shown on the Proposals Map and are subject to an individual policy in the Making It Happen section of the delivery strategy (Policies 19 to 23 and B). More detail in terms of breakdown of uses, transport and infrastructure (including Green Infrastructure) measures, and facilities required to support the development are also set out in the Infrastructure Delivery Plan which accompanies the Core Strategy, as summarised in Appendix C.

3.1.2.12 Development elsewhere in Rushcliffe will be concentrated at the Key Settlements listed in the policy, again to assist in meeting sustainability objectives. With the exception of Bingham and Cotgrave, which have strategic allocations under Policy 2, the locations for development in other Key Settlements will be determined through the Local Plan Part 2: Land and Planning Policies Development Plan Document ~~subsequent Development Plan Documents, including~~ and relevant Neighbourhood Plans.

3.1.2.13 In other settlements, development will meet local locally identified needs only. Local needs will be delivered through small scale infill development or on exception sites (see Policy 7). Beyond this, where small scale allocations are appropriate to provide further for local needs, these will be included in the Local Plan Part 2: Land and Planning Policies Development Plan Document ~~subsequent Development Plan Documents~~, including Neighbourhood Plans. The minimum targets for the settlements of East Leake, Keyworth, Radcliffe on Trent and Ruddington are in addition to those

[sites that have been identified as suitable and deliverable in the April 2013 Strategic Housing Land Availability Assessment update.](#)

Other spatial priorities

3.1.2.14 As with the whole of Greater Nottingham, new employment in Rushcliffe is needed not only to ~~compliment~~ [complement](#) population growth, but also to provide a range of viable and sustainable employment opportunities for existing residents, particularly as unemployment is a significant issue in some local areas. The location of new employment as part of mixed use residential development schemes can help to meet sustainability objectives in reducing the need to travel, and can also provide new opportunities for residents. Contributing towards the provision of high skilled, knowledge based jobs will be particularly important in recognising Nottingham's Core City and Science City status.

3.1.2.15 A retail hierarchy for Greater Nottingham, including centres in Rushcliffe, has been recognised and endorsed through various studies. The 'Greater Nottingham Retail Study' 2008 assessed Bingham as a Local Centre, however, in recognition of Bingham's role as the principal location for rural growth and to reflect recent decisions by the Council that are likely to increase the settlement's retail capacity, the Core Strategy identifies Bingham as a District Centre. West Bridgford is also identified as a District Centre. The focus for new retail, social, leisure and cultural development will be these two District Centres, at an appropriate scale taking account of the relative location of each centre in the settlement hierarchy at part 1 of Policy 2.

3.1.2.16 Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car. There will be a strong focus on changing ~~peoples'~~ [people's](#) travel behaviour (see Policy 13) and improving opportunities for journeys to be made by public transport. Major improvements to highway capacity for private cars will be a last resort.

[3.1.2.16a A number of strategic transport improvements with identified funding are currently being progressed with that are integral to delivery of the Core Strategy. In addition, the need for further highway mitigation measures on the strategic route network have been identified as necessary in conjunction with proposed developments, including the Sustainable Urban Extensions at Melton Road, Edwalton, to the East of Gamston/North of Tollerton and to the South of Clifton. A package of improvements along the length of the A52 between the A6005 \(Beeston Road\) and the A46 is essential to support the Local Plan Part 1: Core Strategy. Mitigation measures will also be required on the A453, most directly related to the South of Clifton strategic allocation. These measures are expected to be able to be delivered through a combination of funding mechanisms including direct provision by developers, through developer contributions, the Council's proposed Community Infrastructure Levy, and through public funding.](#)

3.1.2.17 New and enhanced strategic Green Infrastructure is required to mitigate the effects of growth and make good existing deficiencies. Wherever possible, it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity and in managing flood risk, or providing opportunities for growing local food.

3.1.2.18 Where sites identified in the policy for housing or mixed use development do not prove to be capable of delivery within the envisaged timescales, the Council will look to make up the resulting shortfall of homes on other sites identified through the Council's Strategic Housing Land Availability Assessments. Where this is not possible, the Borough Council would look to review the Core Strategy.

~~3.1.2.19 — In the case of the Sustainable Urban Extension to the South of Clifton, the Council would not look to find alternative land in Rushcliffe should it not be delivered as planned. South of Clifton is identified for development principally in order to contribute towards Nottingham City's inability to serve all its own housing needs within its own boundaries and, taking into account the evidence from the 'Appraisal of Sustainable Urban Extension Study' (Tribal, 2008) that identified it as one of a number of suitable locations for development, in accordance with the strategy of urban concentration with regeneration. It would not be sustainable to look to alternative locations in Rushcliffe when there are no other locations adjacent to the main urban area of Nottingham that are suitable for development. To also identify further development in rural areas, over and above that identified in Policy 2, would be unsustainable during the Core Strategy period.~~

Implementation, delivery and monitoring

3.1.2.20 This policy will chiefly be implemented through the provisions of other Core Strategy policies, not least the Strategic Allocation policies (Policies 19 to 23 [and B](#)), as well as Development Management decisions. There is still a need for other, as yet unidentified, sites to be allocated in order to fully satisfy the requirements of Policy 2. This will take place through the preparation of [the Local Plan Part 2: Land and Planning Policies Development Plan Document](#) ~~a Site Allocations Development Document~~, as well as individual Neighbourhood ~~Development~~ Plans in particular locations. The continuing review of the Strategic Housing Land Availability Assessment will also be needed in order to appropriately monitor and manage a sufficient and readily available supply of housing land.

3.1.2.21 The following targets and indicators in the table below relate to housing only. The implementation, delivery and monitoring of other spatial strategy elements are dealt with under separate Core Strategy policies.

Targets	Indicators	Policy Delivery
<p>Delivery of housing in line with Policy 2</p> <hr/> <p>5 year supply of deliverable housing sites</p>	<ul style="list-style-type: none"> • Net additional homes • Available housing land • Preparation of other Local Development Plan Documents 	<ul style="list-style-type: none"> • Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies • Local Plan Part 2: Land and Planning Policies Development Plan Document Site Specific Development Plan Document • Neighbourhood Plan Documents • Supplementary Planning Documents (e.g. masterplans) • Annual Timely review of SHLAA to manage sufficient housing supply • Development Management decisions

3.1.3 Policy 3 Nottingham-Derby Green Belt

POLICY 3: ~~THE~~ NOTTINGHAM-DERBY GREEN BELT

1. The principle of the Nottingham Derby Green Belt within Rushcliffe will be retained and it will only be altered where it is demonstrated that exceptional circumstances exist.
2. Detailed revisions ~~Revisions~~ to the Green Belt are made through the Local Plan Part 1 (Core Strategy) ~~this Core Strategy~~ to:
 - i) accommodate the strategic allocations around the main Nottingham area (within Rushcliffe) at Land off Melton Road, Edwalton, Land South of Clifton and Land East of Gamston/North of Tollerton;
 - ii) remove Edwalton Golf Course from the Green Belt and identify it as safeguarded land; and
 - iii) inset from the Green Belt ~~and at~~ the regeneration sites at the Former Cotgrave Colliery and at the Former RAF Newton.
3. The following settlements shall remain inset from the Green Belt:
Cotgrave, Cropwell Bishop, East Bridgford, Keyworth, Radcliffe on Trent, Stanton on the Wolds (part of), Ruddington, Tollerton.
4. The following settlements shall be inset from the Green Belt:
Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford, Upper Saxondale.
5. Inset boundaries will be reviewed or created through the Local Plan Part 2 (Land and Planning Policies) in order to accommodate development requirements until 2028. Consideration will be given to the identification of safeguarded land to meet longer term requirements beyond the plan period.
6. The following settlements shall remain washed over by the Green Belt:
Barton in Fabis, Bassingfield, Clipston on the Wolds, Holme Pierrepont, Normanton on the Wolds, Owthorpe, Kingston on Soar, Ratcliffe on Soar, Saxondale, Stanton on the Wolds (part of), Thrumpton.
- ~~7.2.~~ When reviewing Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located to cater for development needs within the Borough before making alterations to the Green Belt. ~~If there are no suitable non-Green Belt sites, regard~~ Regard will be had to:;

- a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between settlements;
- b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;
- c) the appropriateness of defining safeguarded land to allow for longer term development needs; and retaining or creating defensible boundaries.

JUSTIFICATION

~~3.3.1 The Nottingham-Derby Green Belt is a long established and successful planning policy tool. However, it is very tightly drawn around some of Rushcliffe's more sustainable settlements, and non-Green Belt opportunities for further development within these settlements are therefore extremely limited. The boundaries of the Green Belt are being reviewed as part of an on-going process to meet the development requirements of the Core Strategy and subsequent Development Plan Documents.~~

3.1.3.1. The Nottingham-Derby Green Belt is a long established and successful planning policy tool. It was formalised in Rushcliffe through the adoption of the Nottinghamshire Green Belt Local Plan in 1989. Since that date, the Green Belt within Rushcliffe has remained largely unaltered and, therefore, has performed a successful function in its current form for over 20 years.

3.1.3.2 The Green Belt is very tightly drawn around some of Rushcliffe's more sustainable settlements, and non-Green Belt opportunities for further development within these settlements, and within settlements that lie beyond the Green Belt, (as identified through the Strategic Housing Land Availability Assessment) are limited.

3.1.3.3 Policy 2 sets out sustainable development proposals to meet, in particular, housing requirements based on an objective assessment of housing need. This level of development cannot, however, be delivered without removing some land from the Green Belt for development purposes. There are therefore considered to be exceptional circumstances to review the boundaries of the Green Belt in Rushcliffe.

3.1.3.4 Paragraph 84 of the National Planning Policy framework states that when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt, towards towns and villages within the Green Belt or towards locations beyond the Green Belt boundary.

~~3.1.3.5~~~~3.3.2~~ In ~~When~~-reviewing Green Belt boundaries, the original purposes of the Green Belt as set out in national planning policy are ~~will be~~ an important consideration, ~~in particular, the need to prevent coalescence and maintain openness~~. Nottinghamshire and Derbyshire County Councils undertook a strategic review of the Green Belt in 2006, and this provides some guidance as to the relative importance of different areas of Green Belt around Greater Nottingham. It highlighted that the area between Nottingham and Derby is overall the most sensitive area of Green Belt, in relation to the purposes of Green Belt set out in government guidance, and this was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study (Tribal, 2008), and the Sustainable Locations for Growth Study (Tribal, 2010). The broad strategy contained within this collection of documents has provided a starting point in undertaking a Rushcliffe-specific review of the Green Belt.

~~3.3.3~~ ~~The two Tribal studies informed the development strategy contained within Policy 2 and have and will inform revisions to the Green Belt boundaries. Apart from the strategic allocations made at Land off Melton Road, Edwalton, Land South of Clifton, the former Cotgrave Colliery and the former RAF Newton any further alterations to Green Belt boundaries will be defined through Development Plan Documents.~~

3.1.3.6. The strategic review recommends where a more detailed review of the Green Belt should be undertaken. A more detailed review has been produced around the main built up area of Nottingham within Rushcliffe. A more detailed review around other settlements, in accordance with the approach identified in parts 3 to 6 of Policy 3, will take place in support of the Local Plan Part 2 (Land and Planning Policies).

3.1.3.7 Policy 3 has been developed in accordance with the recommendations and conclusions of the Green Belt review. Revisions to the Green Belt on the proposals map are accordingly made around Nottingham built up area (within Rushcliffe, and for the regeneration areas at former RAF Newton and former Cotgrave Colliery. Revisions on the proposals map for the remainder of the Green Belt will be made in accordance with Policy 3, as part of the production of the Local Plan Part 2 (Land and Planning Policies).

~~3.1.3.8~~~~3.3.4~~ Consideration has and will be given as to the appropriateness of excluding other land from the Green Belt as part of a boundary review to allow for longer term development needs, as advised by Government ~~policy guidance~~. This can aid the 'permanence' of the Green Belt, and prevent the need for further early review of its boundaries. This Local Plan Part 1 (Core Strategy) removes Edwalton Golf Course from the Green Belt and safeguards it for development in the future. This is an approach that is supported by the Rushcliffe Green Belt Review 2013. While the land is not required for development at the present time, should this situation change it may be brought forward through a future review of the Local Plan.

3.1.3.9 National planning policy expects the Council to plan positively to enhance the beneficial use of the Green Belt, such as looking for

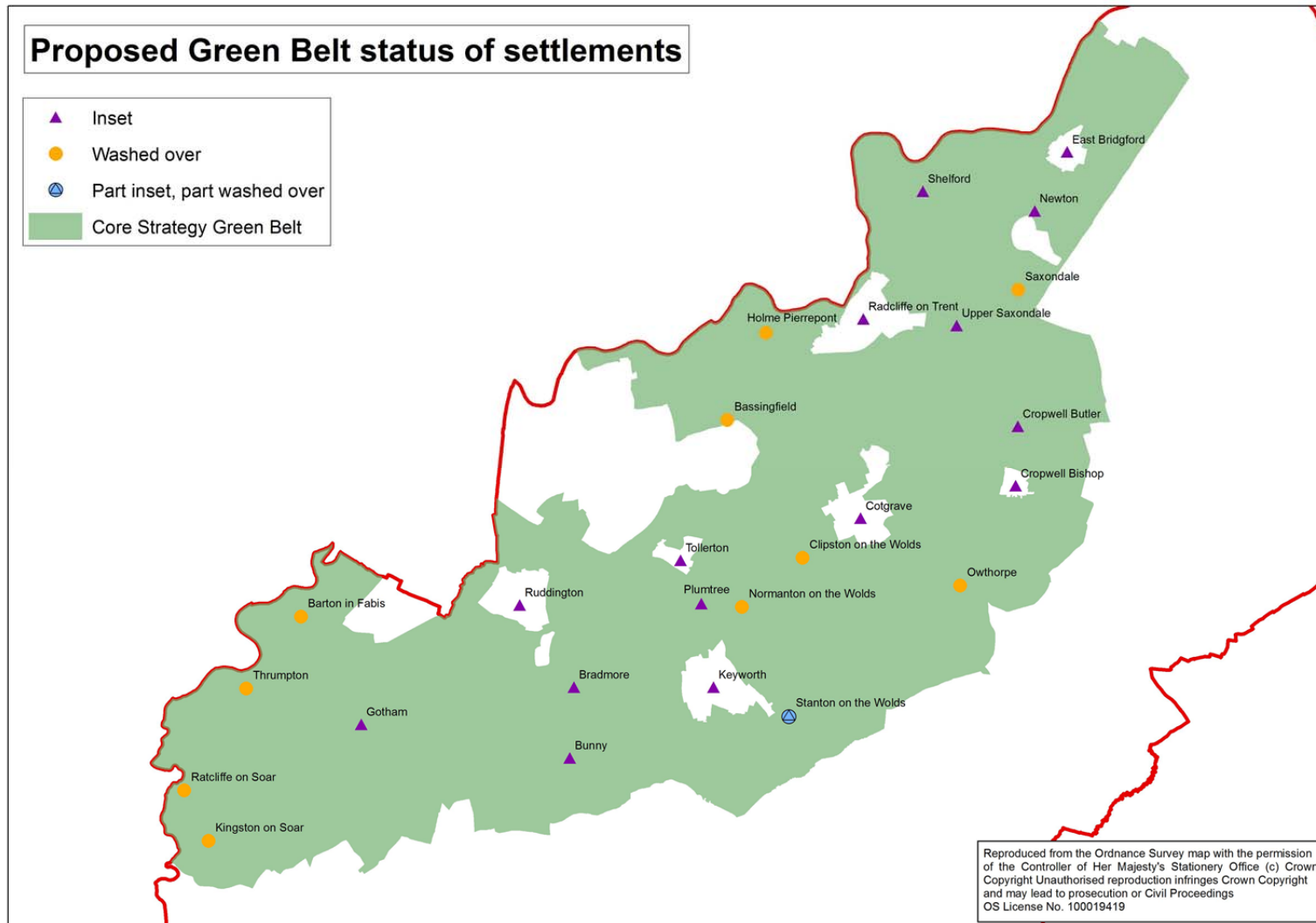
[opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. The Council will do this through the implementation of this plan and in preparing and implementing the Local Plan Part 2 \(Land and Planning Policies\).](#)

Implementation, delivery and monitoring

3.1.3.10-3.3.5 The main release of land from the Green Belt in order to meet the requirements of the Spatial Strategy is being implemented through the Core Strategy’s Strategic Allocations policies (Policies 19 to 23 [and B](#)) and associated amendments to the Proposals Map. Other land releases will be delivered through the preparation of a Site Specific Development Plan Document, as well as individual Neighbourhood Development Plans for particular locations within the Green Belt.

Targets	Indicators	Policy Delivery
<p>Green Belt release review in line with the settlement hierarchy outlined in Policy 2 and framework in Policy 3.</p>	<ul style="list-style-type: none"> • Location and area of land removed from the Green Belt. • Production of Development Plan Documents Local Plan Part 2: Land and Planning Policies Development Plan Document. 	<ul style="list-style-type: none"> • Local Plan Part 1: Core Strategy Strategic Allocation policies and subsequent amendments to the Local Plan LDF Proposals Map • Local Plan Part 2: Land and Planning Policies Development Plan Document Site Specific Development Plan Document • Neighbourhood Plan Documents

[THIS DIAGRAM IS TO BE INSERTED]



3.1.4 Policy 4 Employment Provision and Economic Development

POLICY 4 EMPLOYMENT PROVISION AND ECONOMIC DEVELOPMENT

The economy will be strengthened and diversified with new floorspace being provided (across all employment sectors) to meet restructuring, modernisation and inward investment needs. This will be achieved by:

1. Providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. This will provide opportunities for business relocation. Wherever possible, rail accessibility for storage and distribution uses should be utilised.
2. Placing a particular emphasis on office development (Use Classes B1(a & b)) as part of providing for a science and knowledge-based economy. To ensure the availability of sufficient land to ~~2028~~²⁰²⁶ for these purposes, sites will be identified within Rushcliffe to provide for a minimum of ~~67,900~~^{57,000}m² new floorspace. The level of office floorspace will be kept under review. If the provision of undeveloped floorspace falls below the equivalent of a 5 year supply across Rushcliffe as a whole, Development Plan Documents will be prepared to ensure a minimum provision of 5 years supply is available throughout the plan period.
3. Identify and maintain a supply of good quality land to provide for new, and relocating industrial and warehouse uses (in Use Classes B1(c), B2 and B8) across Rushcliffe. As a minimum, 20 hectares of employment land will be identified. The Borough Council will work together with other Greater Nottingham authorities to ensure that a sufficient supply of industrial and warehousing land is maintained across the wider economic area.
4. Promoting significant new economic development at the following strategic allocations:
 - i) The Sustainable Urban Extension to the South of Clifton through the provision of around 20 hectares of B1(a), B2 and B8 employment land;
 - ii) The provision of around 15.5 hectares of employment land providing for a mix of B1, B2 and B8 through the development on land to the North of Bingham;
 - iii) The provision of around 4.5 Hectares of employment land providing for a mix of B1, B2 and B8 through the redevelopment and regeneration of the Former Cotgrave Colliery; and
 - iv) The retention of the existing hangars for employment purposes and the provision of around 6.5 hectares of additional land for B1,

B2 and B8 purposes through the redevelopment and regeneration of the Former RAF Newton.

v) The Sustainable Urban Extension to the East of Gamston/North of Tollerton through the provision of around 20 hectares of B1, B2 and B8 employment land

Economic development of a lesser scale will be delivered elsewhere in sustainable locations and in accordance with the settlement hierarchy of Policy 2 to ensure a sustainable mix of uses. This will be identified in [the Local Plan Part 2 \(Land and Planning Policies\) or Neighbourhood Plans](#) ~~subsequent Development Plan Documents~~.

5. Encouraging economic development associated with the University of Nottingham, Sutton Bonington campus, and with other Centres of Excellence in Rushcliffe such as Ratcliffe on Soar Power Station, British Geological Survey at Keyworth and British Gypsum at East Leake, including their expansion, and allocating land specifically to meet the needs of high technology industries.
6. Encouraging economic development of an appropriate scale to diversify and support the rural economy.
7. Working with partners and using planning obligations to provide appropriate training opportunities to assist residents in accessing new jobs.
8. Appropriately managing existing employment sites, by:
 - a) Retaining viable employment sites, including the strategic employment area at Ruddington Fields Business Park, that are an important source of jobs and cater for a range of businesses particularly where they support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space; and
 - b) Releasing poor quality, underused and poorly located employment sites for other purposes.

JUSTIFICATION

3.1.4.1 The working age population of Rushcliffe relies heavily on the provision of jobs in the wider Nottingham area. However, the provision of employment opportunities within Rushcliffe is essential to minimise out-commuting and to ensure future prosperity for the Borough. In addition the rising working age population across Rushcliffe needs to be balanced with a proportional rise in employment opportunities to meet the increased demand for jobs, including addressing existing problems of unemployment and worklessness.

[3.1.4.1a New employment development is vital to the growth of the area's economy. Greater Nottingham overall supports a working population of 311,000](#)

(in 2009). Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, of which around 4,400 are expected to be in the plan area. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from manufacturing sectors, where employment is expected to fall, to a more knowledge based economy.

3.1.4.1b Proposals for development, which generate employment, in sectors including retail, health and civic/science-based institutions will be considered favourably where they are considered to comply with other sustainable development objectives. It is important to recognise that jobs created outside of the traditional employment uses of offices, manufacturing and warehousing will assist in sustaining a strong and flexible economy. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for non-traditional forms of employment will be made in Development Plan Documents.

3.1.4.2 Local Enterprise Partnerships (LEPs) have replaced and assumed responsibility for some of the roles previously held by Regional Development Agencies (RDAs). In promoting sustainable and co-ordinated economic growth across local authorities, it will be important for Rushcliffe to work with the other Greater Nottingham councils to enable the delivery of strategic planning priorities. This will involve consultation with the LEP.

3.1.4.3 Locally, the formation of the Derby, Derbyshire, Nottingham, Nottinghamshire (DDNN) LEP was endorsed by the Government in October 2010. Comprising public and private interests, it will become a key driver of local economic growth and sustainability across the LEP area. Its work will be focused around initial priorities identified to help create a prosperous economy by:

- Further developing the reputation for internationally competitive science, manufacturing, engineering and creative industries in developing a low carbon economy
- Sharing the benefits of economic growth equitably across the DDNN area
- Developing a workforce which meets the current and future needs of employers
- Securing investment in regeneration and infrastructure projects to stimulate growth in the private sector.

3.1.4.4 The Core Strategy will have an important role to play in contributing to the delivery of these priorities through the production of policies which positively promote economic development within Rushcliffe.

3.1.4.5 Whilst the Government has announced legislative changes which will remove the statutory requirement to produce Local Economic Assessments (LEA), Nottinghamshire County Council continues to work on the development of a robust evidence base to assess the economic conditions within their area. It is expected that this evidence will be important in identifying and monitoring LEP priorities.

3.1.4.6 To help promote and strengthen the role played by localised economies serving communities around Rushcliffe, suitable sites for new office-based development and industry and warehousing will need to be provided. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and being of an appropriate size. The locations listed in part 4 of the Policy display such attributes and therefore should be a focus for the creation of economic development of various scales. It is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, the desire to expand or diversify the nature of their operations, or to allow for regeneration and redevelopment. To meet these needs, new sites are required which can help meet regeneration needs and also contribute to the creation of a greener, more sustainable economy through the construction of environmentally-friendly premises.

3.1.4.7. The Employment Land Study (Nottingham City Region Employment Land Study 2007, updated in 2009) considered office jobs and industrial and warehousing jobs separately. An Employment Provision Background Paper (2012) has been prepared. This publication has been prepared for the whole of the Greater Nottingham area, as background for all of the authorities Core Strategies and in order to provide a consistent approach to employment provision across the area.

Office Development

[3.1.4.7a The Employment Land Study predicts how many jobs will be created in the office sector, and then uses a jobs to floorspace multiplier to calculate a level of floorspace required to support those jobs. The study focuses on the period between 2006 and 2016 \(longer term projections being considered less reliable\). The Employment Provision Background Paper explains how provision for 2016 to 2028 has been accounted for.](#)

[3.1.4.7b As office floorspace has been developed at a slower rate than envisaged by the study between 2006 and 2011, there has been a 'shortfall' in provision of around 70,000 square metres across Greater Nottingham. This has been added to the floorspace requirement total, which has then been distributed to council areas taking account of anticipated supply to give the figures in Policy 4 \(part 2\). The inherent uncertainty of long term employment projections means the figure in the policy should be treated as an indicative minimum.](#)

[3.1.4.7c The Employment Land Study also recommends the use of a 'frictional margin' or a stock of developable sites/premises to ensure a range and choice of sites are always available. The study recommends a 'frictional margin' of between 2 and 5 years of recent take up. Given that the provision figures proposed are significantly above the frictional margin, this additional amount of floorspace will only be required towards the end of the plan period, and if the rate of office development, or loss of office floorspace, proceeds faster than that envisaged by the plan. Given the uncertainty acknowledged by the](#)

Employment Land Study of longer term projections, it is proposed that office development be closely monitored, and if it appears likely that the additional 'frictional margin' is required, then the Greater Nottingham councils will work together to ensure adequate provision.

3.1.4.7d Based on publicly available information, a jobs to floorspace requirement of 15 square metres per full-time equivalent (FTE) post has been used to generate the floorspace figures in the policy. However, as development occurs, job/floorspace ratios will be kept under review, and floorspace requirements will be interpreted in the light of any new evidence, should it prove necessary.

~~3.1.4.8 — The Employment Land Study predicts that 18,000 new office jobs will be required between 2003 and 2016 across the whole of Greater Nottingham. Working from this figure, forward projections indicate that, based on a reasonable apportionment and given that most office jobs should be provided in Nottingham city centre, provision should be made for 3,800 additional office based jobs on land within Rushcliffe over the plan period. This equates to approximately 57,000 square metres of additional floorspace over the plan period, assuming an average density of 15m² of floorspace per worker~~

~~3.1.4.9 — Due to the fact that employment projections over long periods of time are subject to wide fluctuations depending on the assumptions used and fluctuations in market conditions, the target of 3,800 additional office jobs, or 57,000m² of floorspace should be regarded as an indicative minimum for monitoring purposes, rather than an absolute target. The Employment Land Study provided councils with forecasted floorspace requirements covering a period of time between 2003 and 2016 which are reflected above. Beyond 2017, indicative floorspace requirements are based on a continuation of calculations derived from the original Employment Land Study work. These floorspace figures will continue to be updated through further employment land studies at regular points within the plan period.~~

3.1.4.10 Many office jobs will be accommodated within existing buildings and current supply, including within the sites identified in this Policy. Other sites required to accommodate new office jobs will be set out in [the Local Plan Part 2: Land and Planning Policies Development Plan Document or Neighbourhood Plans](#)~~subsequent Development Plan Documents~~, which will also include sites for non-office based employment, such as manufacturing uses.

3.1.4.11 Centres within Rushcliffe are important employment locations, both for their service and their retail functions. The creation of additional office floorspace can enhance their wider economic roles. They all benefit from relatively good levels of accessibility, especially by public transport, and also the presence of supporting services.

Industry and Warehousing

- 3.1.4.12 The Employment Land Study highlights a decline in manufacturing and warehousing employment up to 2016 and in the overall land area required for such uses across Greater Nottingham and the decline is expected to continue after this date. Despite this, the study encourages the identification of an appropriate supply of land for these purposes to support opportunities for modernisation, relocation and expansion. To achieve this, the Borough Council, along with other councils in Greater Nottingham, will maintain an identified supply of quality land across the plan period to ~~2028~~2026 for manufacturing and warehousing uses. This supply of land will be provided through the strategic sites identified in part 4 of the policy, coupled with the identification of suitable new sites and the protection of good existing sites in [the Local Plan Part 2: Land and Planning Policies Development Plan Document](#) ~~subsequent Development Plan Documents~~. The identification of new sites and the protection of existing sites will be informed by evidence in the Employment Land Study.
- 3.1.4.13 As with office provision, the Employment Provision Background Paper (2012) shows how the findings of the Employment Land study have been taken into account in deriving the required industrial and warehousing provision. Due to ongoing decline and, therefore, reduced demand for sites and premises in the industrial and warehousing sector, some loss of land and premises to other uses is acceptable. Much of this will be land that is no longer viable and/or suitable for industrial or warehousing. It is anticipated that losses across Greater Nottingham of industrial and warehousing land to other uses will go beyond acceptable levels in the period to ~~2028~~2026. It is predicted that the loss of land will be such that there will then be a need for approximately 47 hectares of new [employment](#) land across the Greater Nottingham area.
- 3.1.4.14 The Employment Land Study also recommends the use of a 'frictional margin' (see glossary for definition) for industrial and warehousing land across Greater Nottingham at a rate that is equivalent to around 5 years of land take up. This equates to approximately 33.5 hectares of land across Greater Nottingham. Together with the 47 hectares of new land needed to compensate for the expected loss of existing sites, around 80.5 hectares of new industrial and warehousing land needs to be planned for across Greater Nottingham in total. This has then been distributed based on available supply. Rushcliffe's share of this is that at least 20 hectares of land for new industrial and warehousing development should be provided. This is fully accounted for by employment land provisions included in the strategic allocations and identified in part 4 of Policy 4.
- 3.1.4.15 Viable employment sites that are an important source of jobs and cater for a range of businesses and enterprises should be protected as they remain an important economic driver for Rushcliffe. These sites can help to support jobs for less skilled workers in and near deprived areas. However, some employment land is no longer viable and should be released for reuse or

redevelopment. Based on policy recommendations from the Employment Land Study, existing employment land and premises will be protected to:

- Safeguard well-located land that continues to meet the needs of modern businesses.
- Safeguard 'locally valuable', strategically important, or sites that are required to meet identified regeneration aims.

3.1.4.16 The Borough Council will work with partners to remove development constraints on existing employment sites which are well located.

3.1.4.17 It is considered that by building on the strengths of organisations which have a high profile nationally and internationally there will be significant benefits for the local economy. By supporting the existing Centres of Excellence there will be an opportunity for new enterprises to develop in locations where they have access to a support infrastructure which is tailored to their needs. These Centres of Excellence include The University of Nottingham School of Agriculture at Sutton Bonington, British Gypsum at East Leake, British Geological Society at Keyworth and Ratcliffe on Soar Power Station. Proposals for new sustainable development, changes of use or redevelopment of existing buildings within these locations will be favourably considered.

3.1.4.18 The rural areas make a significant contribution and play an important role in supporting Rushcliffe's economy. The continued importance of agriculture (~~including food production~~) and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of Rushcliffe's rural economy and which provides a source of local employment opportunities will be supported. National planning policy provides guidance on the appropriate form and scale of rural development and advises on how best to encourage proposals which will help the rural economy to diversify.

3.1.4.19 To meet a potential identified need for strategic distribution uses, a Strategic Distribution Site Assessment study has reviewed development opportunities within the Nottingham, Derby and Leicester area of the East Midlands. This study (undertaken by AECOM) was published in May 2010 and recommended three sites based on their suitability against a range of ~~criteria~~criteria. None of the three sites are located within Greater Nottingham, with the nearest being situated just south of the conurbation to the north of East Midlands Airport in Leicestershire. As the findings of the AECOM study are considered to be robust, it is not proposed to allocate a Strategic Distribution site in the Core Strategy. However in considering allocating sites in [the Local Plan Part 2: Land and Planning Policies Development Plan Document](#) ~~subsequent Development Plan Documents~~ or considering planning applications for storage and distribution uses, whether they are strategic in scale or not, these will be assessed against the criteria set out in the Policy.

Implementation, delivery and monitoring

3.1.4.20 This policy is chiefly implemented through the Core Strategy's Strategic Allocations policies (Policies 19 to 23 [and B](#)) and, following this, relevant Development Management decisions. Smaller employment development will also be implemented through the [Local Plan Part 2: Land and Planning Policies](#) ~~Site Specific~~ Development Plan Document, Neighbourhood Plans and/or Development Management decisions.

Targets	Indicators	Policy Delivery
Strengthen and diversify diversify the economy	<ul style="list-style-type: none"> Overall number or jobs in Rushcliffe 	<ul style="list-style-type: none"> Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies
Develop 67,900 57,000 m ² of office space	<ul style="list-style-type: none"> Available supply of office development Net addition to new office floorspace 	<ul style="list-style-type: none"> Local Plan Part 2: Land and Planning Policies Development Plan Document Site Specific Development Plan Document
Provide for a minimum supply of 20 hectares of new industrial and warehouse land	<ul style="list-style-type: none"> Available supply of industrial and warehouse land Net additions in industrial and warehouse land 	<ul style="list-style-type: none"> Neighbourhood Plan Documents
Delivery of employment element of Strategic Allocations		<ul style="list-style-type: none"> Development Management decisions

3.1.5 Policy 5 ~~The~~ Role of Town and Local Centres

POLICY 5 ROLE OF TOWN AND LOCAL CENTRES

1. Rushcliffe's network of retail centres falls within the wider Greater Nottingham hierarchy. This hierarchy places Nottingham City Centre at the top with town centres, district centres and local centres designated below this. Within Rushcliffe, the following network and hierarchy of centres will be promoted:

District Centres: Bingham and West Bridgford.

Local Centres: Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington

Centres of Neighbourhood Importance: to be set out in [the Local Plan Part 2 \(Land and Planning Policies\)](#) ~~subsequent Development Plan Documents~~.

2. The boundaries of centres, [primary shopping areas](#) and the identification of sites for main town centre uses to meet identified need will be defined in [the Local Plan Part 2 \(Land and Planning Policies\)](#) ~~subsequent Development Plan Documents~~. [The identification of sites will follow the sequential approach](#). Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves.
3. New retail development of an appropriate scale, as identified through masterplans, will be required in the following locations to serve new sustainable communities:
 - a) Land South of Clifton;
 - b) Former RAF Newton;
 - c) Land off Melton Road, Edwalton; ~~and~~
 - d) Land North of Bingham; ~~and~~
 - e) [Land East of Gamston/North of Tollerton](#)

New retail development at these locations will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres. Other major residential-led development may require retail development of an appropriate scale and this will be addressed in [the Local Plan Part 2 \(Land and Planning Policies\)](#) ~~subsequent Development Plan Documents~~.

4. Cotgrave Local Centre is in need of regeneration. Local Development Plans or other planning guidance will be used to enhance its vitality and viability.

A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.

5. The vitality and viability of all centres will be maintained and enhanced, including widening the range of uses whilst maintaining a strong retail character, environmental enhancements and improvements to access.
6. Development of retail and leisure uses in out-of and edge-of-centre locations will need to demonstrate suitability through a sequential site approach and also provide a robust assessment of impact on nearby centres. ~~A subsequent Development Plan Document~~[The Local Plan Part 2 \(Land and Planning Policies\) Development Plan Document](#) will ~~determine the need to~~ [set thresholds at which retail impact assessments will be required](#) for the scale of main town centre development in edge-of and out-of centre locations.

JUSTIFICATION

- 3.1.5.1 Rushcliffe is served by a range of distinctive district and local centres, all of which have an important role to play in meeting the various needs of Rushcliffe's many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities; all influential factors in ensuring the continued viability and vitality of a centre.
- 3.1.5.2 It is important that all centres act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of (predominantly) retail facilities already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances. This approach is reaffirmed by national planning policy, which requires Local Planning Authorities to develop a sequential approach towards accommodating new retail and town centre development within, or adjoining its centres. This will help to ensure that appropriately-sized and type of development makes a positive contribution to the role and function of any centre where a scheme(s) is proposed.
- 3.1.5.3 National planning policy also requires Local Authorities to demonstrate through the production of Development Plan Documents how they can meet at least the first five years of identified need for main town centre uses. In achieving this, Rushcliffe will be guided by evidence from the Greater Nottingham Retail Study. This provides detailed data on the level of need for comparison and convenience floorspace both within identified centres in Rushcliffe and across Greater Nottingham as a whole.
- 3.1.5.4 The retail hierarchy and network has been developed using evidence from the Greater Nottingham Retail Study. The hierarchy is influenced both by the scale and status of existing centres, and is flexible in allowing centres to grow sustainably where recognised retail needs are demonstrated.

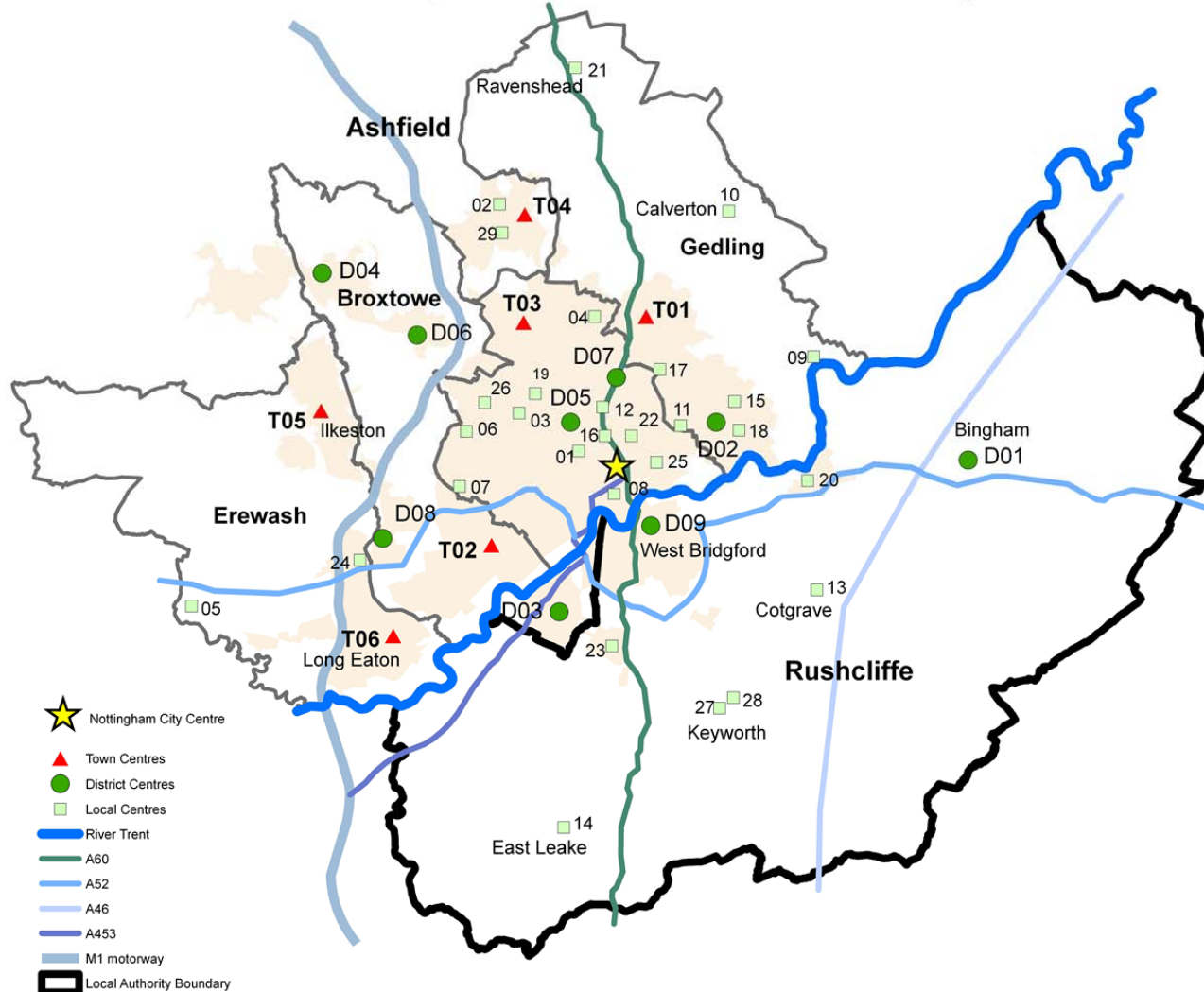
- 3.1.5.5 Larger new developments, such as at land South of Clifton, [land East of Gamston/North of Tollerton](#), the former RAF Newton, land off Melton Road, Edwalton, and land north of Bingham are proposed. ~~To, and to~~ meet their needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need and identified through masterplans. ~~At present, land at Melton Road, Edwalton has already secured planning permission and, therefore, more detailed policy, beyond the Core Strategy, is considered unnecessary. However, should there be a change in circumstances in the future and detailed proposals for Edwalton need to be reconsidered, an Area Action Plan, Supplementary Planning Document and/or masterplan may also need to be prepared for this site which would cover the above issues.~~
- 3.1.5.6 New or enhanced centres should fit within the hierarchy, and reduce the current number of unsustainable journeys connected to retail activity. New centres should not have a detrimental impact on other existing centres recognised through the hierarchy.
- 3.1.5.7 It will be necessary to keep the health of centres under constant review, and identify those which are declining, where future changes will have to be carefully managed. Baseline data for social, environmental and economic factors relating to these centres will be used as a way of making decisions regarding their role and function.
- 3.1.5.8 Indicators which point towards underperforming centres include high vacancy rates, poor built environments and a narrow retail offer, all of which influence how people make choices on which centres they wish to visit. Where centres display some of these indicators, policy interventions through informal planning guidance may be needed to improve economic performance
- 3.1.5.9 The impact of out-of-centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres throughout Rushcliffe, and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Proposals for out-of-centre or edge-of-centre retail development and town centre uses will therefore be required to strongly demonstrate both a sequential approach to its location and how it will not have an unacceptable impact on nearby centres, or undermine regenerative activities within them.
- 3.1.5.10 Cotgrave ~~T~~town ~~C~~centre has been identified as a priority for regeneration by the Borough Council. The redevelopment of the Former Cotgrave Colliery site for mixed use (as outlined in policy 22) is expected to act as a catalyst for this and provide benefits to address some of the social and economic issues affecting the town. Rushcliffe Borough Council will work in partnership with the Homes and Communities Agency and other bodies to ensure that this is achieved.

Implementation, delivery and monitoring

3.1.5.11 This policy will principally be implemented through the [Local Plan Part 2: Land and Planning Policies Development Plan Document](#) ~~subsequent Site Specific and Development Management Development Plan Documents~~, plus individual Development Management decisions. As retail needs will continue to evolve and change over time, up to date retail needs surveys will need to be maintained. Future decisions will then have to respond accordingly to any change in circumstances.

Targets	Indicators	Policy Delivery
Maintain and improve the health of identified centres	<ul style="list-style-type: none"> • Planning permissions for retail and other town centre uses • Assessed retail need (from Retail Needs Studies) • Proportion of A1 uses in primary shopping frontages • Vacancy rates of shop units • Centre retail health checks 	<ul style="list-style-type: none"> • Site Specific Development Plan Document • Development Management Development Plan Document Local Plan Part 2: Land and Planning Policies • Development Management decisions

Network and Hierarchy of Centres in Greater Nottingham



District Centres Town Centres

- | | |
|--------------------|----------------|
| D01 Bingham | T01 Arnold |
| D02 Carlton Square | T02 Beeston |
| D03 Clifton | T03 Bulwell |
| D04 Eastwood | T04 Hucknall |
| D05 Hyson Green | T05 Ilkeston |
| D06 Kimberley | T06 Long Eaton |
| D07 Sherwood | |
| D08 Stapleford | |
| D09 West Bridgford | |

Local Centres

- 01 Alfreton Road
- 02 Annesley Road, Hucknall
- 03 Aspley Lane
- 04 Beckhampton Road
- 05 Borrowash
- 06 Bracebridge Drive
- 07 Bramcote Lane
- 08 Bridgeway
- 09 Burton Joyce
- 10 Calverton
- 11 Carlton Hill
- 12 Carrington
- 13 Cotgrave
- 14 East Leake
- 15 Gedling
- 16 Mansfield Road (Nottm., City)
- 17 Mapperley Plains
- 18 Netherfield
- 19 Nuthall Road
- 20 Radcliffe-On-Trent
- 21 Ravenshead
- 22 Robin Hood Chase
- 23 Ruddington
- 24 Sandiacre
- 25 Sneinton Dale
- 26 Strelley Road
- 27 The Square, Keyworth
- 28 Wolds Drive, Keyworth
- 29 Watnall Road, Hucknall

- Nottingham City Centre
- Town Centres
- District Centres
- Local Centres
- River Trent
- A60
- A52
- A46
- A453
- M1 motorway
- Local Authority Boundary

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3.1.5 Policy 6 Regeneration

POLICY 6: REGENERATION

1. Regeneration in Rushcliffe will be primarily focussed at Cotgrave and at Newton through the following proposals:
 - a) Former Cotgrave Colliery will be redeveloped as a mixed use neighbourhood to incorporate new residential and business communities. There should be improved accessibility with the town. Any redevelopment of the Colliery must take into account local nature conservation features and demonstrate how it will contribute to the wider regeneration of the town, including the regeneration of the Cotgrave Local Centre. The scope for limited physical development to link the Colliery site and the town will be explored, where this would assist connectivity and accessibility between new and existing neighbourhoods; and
 - b) Former RAF Newton will be redeveloped to create a new sustainable neighbourhood, providing for a mix of housing, employment, additional and enhanced green infrastructure, community facilities and retail of an appropriate scale. There should be improved accessibility to Bingham, and integration with the existing community at Newton to assist with connectivity and accessibility between new and existing neighbourhoods.
2. Local initiatives will be supported in other areas of recognised regeneration need. Major new development proposed in close proximity to areas of recognised regeneration need should be designed and implemented to assist in addressing those needs.

JUSTIFICATION

- 3.1.6.1 The redevelopment of the former Cotgrave Colliery and the former RAF Newton are two of a number of regeneration challenges across Greater Nottingham. The redevelopment of both locations needs to be comprehensive and coordinated and follow the principles of sustainable development. Both sites are strategy allocations under Policy 2, with more detailed requirements for each site set out within Policies 21 and 22. [The Borough Council encourages the prioritisation of previously developed land for development, in those instances where the site is not of a high environmental value.](#)
- 3.1.6.2 ~~A Local Development Plan Document and/or~~ A Masterplan ~~may~~ should be prepared [as part of a planning application. This should](#) ~~to~~ provide further detail for regeneration of RAF Newton, including the promotion of:

- Economic growth through the delivery of high quality employment proposals suitable for the needs of modern business
- High quality, mixed residential neighbourhoods with access to a range of local facilities, which are integrated with and complement both existing adjacent communities and facilities
- Open spaces to meet the needs of the communities
- Mixed uses which allow the potential for work, rest and play
- Improved accessibility and connectivity to minimise the need for travel and facilitate opportunities for walking, cycling and public transport initiatives, including through the exploitation of the riverside and water corridor
- The protection and enhancement of [the](#) historic [environment](#) and cultural assets
- The protection, enhancement and creation of natural habitats to increase ecological value, including new and existing biodiversity interests
- Training schemes to maximise the opportunity for local job recruitment
- Where relevant, addressing issues in relation to equalities matters.

3.1.6.3 The redevelopment of the former Cotgrave Colliery has already secured outline planning permission. Policy 22 broadly follows the development parameters agreed in granting planning permission. Should there be significant changes to that which has been approved, a Local Development Plan Document and/or Masterplan will need to be prepared for this site to cover the above issues.

3.1.6.4 Successful regeneration also requires a partnership approach, involving all agencies with an interest in the area. The Council will, therefore, work with agencies such as the Homes and Communities Agency, the Local Enterprise Partnership, Nottingham Regeneration Ltd, other councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes for areas. A deliverable Infrastructure Delivery Plan, based around realistic assessments of infrastructure capacity, funding sources and timescales for delivery sits alongside the Core Strategy. It also provides further detail regarding expectations related to the timing and phasing of development.

3.1.6.5 Major new development, for instance the Sustainable Urban Extension at land South of Clifton, can assist in meeting the regeneration aims of nearby communities, by ensuring planning for regeneration is taken into account in planning for the development. This can include specific physical interventions such as supporting existing facilities, but development can also assist in tackling wider issues such as ensuring new affordable housing is accessible to existing residents. This approach will be especially important where the development is in a different council area to the regeneration need.

Implementation, delivery and monitoring

3.1.6.6 This policy is implemented through the Core Strategy's Strategic Allocations policies (Policies 19 to 23 [and B](#)) and, following this, relevant Development Management decisions.

Targets	Indicators	Policy Delivery
Delivery of major schemes promoted in policy.	<ul style="list-style-type: none"> Completion of site or specific elements of sites 	<ul style="list-style-type: none"> Local Plan Part 1 (Core Strategy) Strategic Allocation policies and subsequent amendments to the Local Plan LDF Proposals Map Development Management decisions

B) Places for People

1. Rushcliffe has a unique and special character which needs to be protected, conserved and enhanced. The housing mix needs to be managed to ensure new homes are the right ones to maintain and develop mixed communities, with the right amount of affordable housing in the right places. New development needs to be well designed, and historic assets and their settings need to be protected and enhanced.
2. To ensure that both existing and new communities are places where people will choose to live they need a range of facilities and services located in the right places so all residents can access them easily. Promoting transport modes apart from the private car is important in tackling climate change, pollution and congestion, and given that many routes are already at or close to capacity in peak times, managing travel demand must form a key part of the approach to transport planning.

3. The core policies for places for people are:

Policy 7	Housing Size, Mix and Choice
Policy 8	Gypsies, Travellers and Travelling Showpeople
Policy 9	Design and Enhancing Local Identity
Policy 10	The Historic Environment
Policy 11	Local Services and Healthy Lifestyles
Policy 12	Culture, Sport and Tourism <u>and Sport</u>
Policy 13	Managing Travel Demand
Policy 14	Transport Infrastructure Priorities

3.2.1 Policy 7 Housing Size, Mix and Choice

POLICY 7: HOUSING SIZE, MIX AND CHOICE

General Approach

1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants, **as defined by other Local Development Documents.**
2. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an aging population.
3. The appropriate mix of house size, type, tenure and density within housing development will be informed by:
 - a) Evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
 - b) The Council's Sustainable Community Strategy and Housing Strategy;
 - c) Local demographic context and trends;
 - d) Local evidence of housing need and demand;
 - e) Area character, site specific issues and design considerations; and
 - f) The existing or proposed accessibility of a location by walking, cycling and public transport.

Approach to Affordable Housing

4. New residential developments should provide for a proportion of affordable housing. The proportion of affordable housing that will be sought through negotiation on strategic sites is expressed within site-specific policies 19-23 and B. The proportion of affordable housing that will be sought through negotiation on allocations made through the Local Plan Part 2 and Neighbourhood Plans will be determined on a site by site basis in accordance with criterion 5 of this policy. For other sites, the proportion of affordable housing that will be sought within each submarket on sites of more than 5 dwellings or 0.2 hectares is as follows:

<u>West Bridgford, Rushcliffe Rural, Radcliffe, Gamston, Ruddington and Compton Acres</u>	<u>30%</u>
<u>'Leake', Keyworth and Bingham</u>	<u>20%</u>
<u>Cotgrave</u>	<u>10%</u>

~~Affordable housing will be sought on qualifying sites at a level of 30% of total dwellings except where evidence from viability assessments clearly identifies that a lower proportion is justifiable. The mix and qualifying thresholds for affordable housing will be set out in a separate Development Plan Document.~~

5. The overall proportion, and mix ~~and threshold~~ for affordable housing will be determined by:
 - a) Evidence of housing need, including; where appropriate; housing tenure, property type and size;
 - b) The existing tenure mix in the local area;
 - c) The ability to deliver affordable housing alongside other requirements, taking into account broad assessments of viability. Where the findings of local assessments are disputed on a particular site, a financial appraisal of the proposal will be expected in order to determine an appropriate level of affordable housing; and
 - d) The availability of subsidy on a development to deliver affordable housing within weaker housing submarkets.

6. In the case of larger phased developments the level of affordable housing will be considered on a site by site basis taking into account localised information. The type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.

Approach to Rural Affordable Housing

7. Where there is robust evidence of local need, such as an up to date Housing Needs Survey, rural exception sites or sites allocated purely for affordable housing will be permitted within or adjacent to rural settlements.

8. In allocating rural affordable housing, such housing will be only made available to people that have a connection to that settlement, who are in housing need and are unable to afford market housing in the first instance. A cascade mechanism will be applied for those instances where properties remain unoccupied.

JUSTIFICATION

- 3.2.1.1 It is important that the right mix of housing is developed across Rushcliffe over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under occupation of properties.

3.2.1.2 The Nottingham Core Strategic Housing Market Assessment (2007) provides a high level assessment of the likely profile of future household needs for each authority. This assessment highlights that the biggest growth is likely to be amongst smaller households, and a significant increase in single person households. The increase in smaller households is largely down to a number of factors. The biggest factor, particularly within suburban and rural areas is down to an ageing population. Within Rushcliffe, the number of people of pensionable age is increasing at a faster rate than the national trend and there are certain settlements within the Borough which have very high concentrations of people of pensionable age. Other factors leading to an increase in smaller households include increases in younger people remaining single and family breakdowns.

3.2.1.3 Whilst households will continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents choose to remain within existing houses for a variety of reasons. 2001 census data shows that Rushcliffe has high degrees of under-occupation within the existing dwelling stock. It is therefore important that new development provides a range of types of housing.

3.2.1.4 Older persons research indicates that a majority of the elderly population interviewed would wish to remain in the housing that they currently occupy for as long as possible. Respondents to surveys have also indicated that if they had to move to properties in the future their aspirations would include two bedroom bungalows or purpose built 'retirement villages'. [In terms of housing mix is expected that where practical a proportion of new residential development should cater for the needs of the elderly.](#)

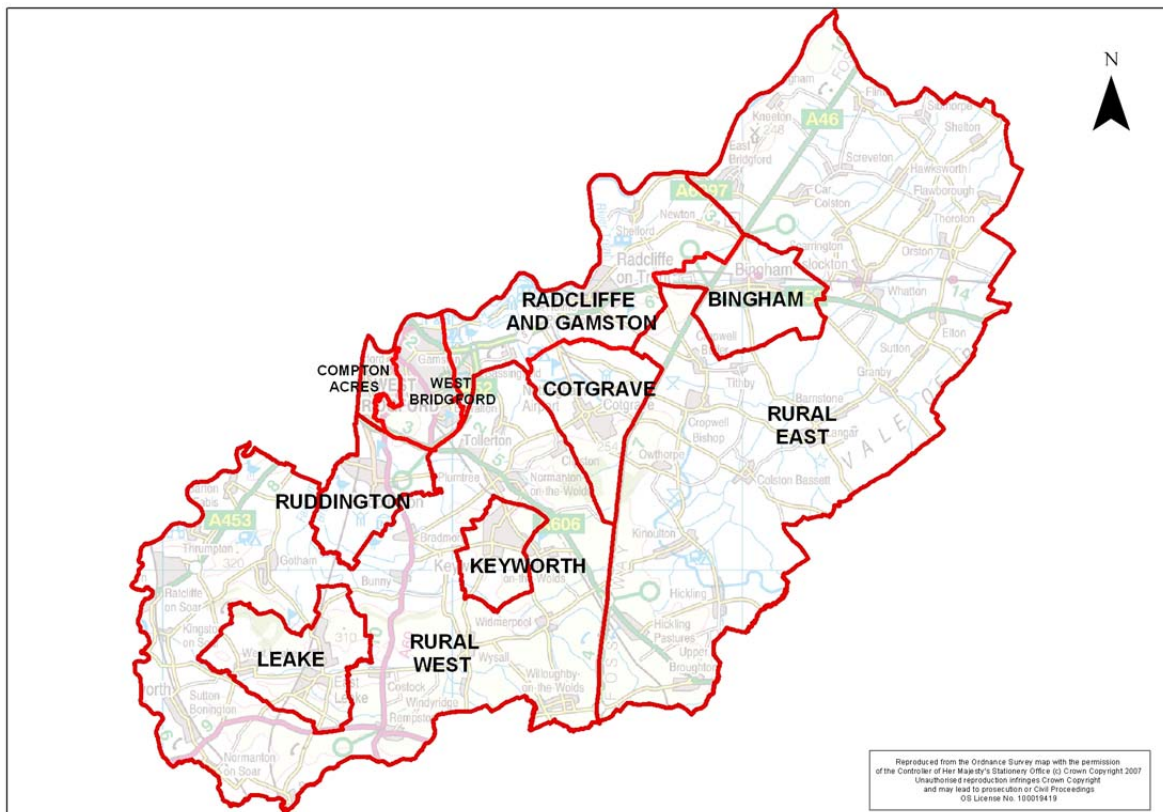
3.2.1.5 It is important for the [Local Plan Core Strategy](#) to plan for the delivery of both market and affordable housing. The Strategic Housing Market Assessment: Affordable Housing Needs update 20~~12~~⁰⁹ identifies the level of need for ~~463~~ ~~362~~ affordable dwellings per annum for Rushcliffe, [which is an increase from the 362 dwellings per annum that was identified in the 2009 update.](#) While the assessment gives a broad indication of potential levels of affordable housing need over the plan period, it does not take into account viability considerations, [migration patterns](#) and other policy factors. [Affordable housing need will be monitored and kept under review. In conjunction with the other Greater Nottingham authorities, a full review of the Strategic Housing Market Assessment will be undertaken after the production of the full Government household projections, which will be based upon the 2011 census results, are released in 2014.](#)

3.2.1.6 A strategic viability assessment ~~was has been~~ produced [in 2009](#) which ~~considered~~ ~~considers~~ the levels of affordable housing that could be sustained across the Borough, both at a Borough wide level and in different sub-markets. [This study was updated in 2013 to reflect up-to-date cost and revenue figures. Given the disparities between submarkets, the 2013 study has recommended having split affordable housing targets across Rushcliffe. The study recommends that these should be set across the Borough utilising](#)

the submarkets that were defined by the Nottingham Core Strategic Housing Market Assessment, as illustrated in the following diagram. ~~The general conclusions of this study are that, whilst there are local variations across the Borough, an overall target of 30% could be achievable. Given the disparities between submarkets, the study has recommended having split targets in Rushcliffe.~~

[THIS DIAGRAM IS TO BE INSERTED]

Housing Submarkets within Rushcliffe



~~3.2.1.7 — Policy 7 establishes that 30% affordable housing will be sought on qualifying sites unless there is clear viability evidence to show that a lower proportion is appropriate. Where, based on latest viability assessment work, evidence shows that there is justification across the whole of a particular housing sub-market for a lower proportion this will be established in subsequent Development Plan Documents. The justification for such policy will be closely monitored and, should circumstances change, will be amended as appropriate.~~

3.2.1.8 The 2009 strategic viability assessment also recommended ~~recommends~~ that new developments of a significant scale should be considered on an individual basis as they are likely to have more specific infrastructure requirements. The strategic sites contained within this plan have been subject to independent viability testing as part of the Greater Nottingham Infrastructure Delivery Plan, and individual site targets are

~~contained within site specific policies 19 to 23 and B. In the case of the strategic allocations under Policy 2, each should be capable of viably delivering 30% affordable housing. The Council will, therefore, seek to secure affordable housing provision as a proportion of total dwellings on this basis.~~

3.2.1.9 The affordable housing mix and tenure splits achieved to date have varied over time depending on affordability factors and the type of existing and emerging households in need, and the introduction of new affordable housing products such as affordable rent. The 2012 Strategic Housing Market Assessment update recommends that of the total proportion of affordable housing sought, 42% should be intermediate housing, 39% should be affordable rent, and 19% should be social rent. Further technical guidance in relation to mix and tenure for affordable homes will be contained within a relevant Supplementary Planning Document.

~~3.2.1.9a The mix and qualifying thresholds for affordable housing will also be set out in separate Development Plan Documents, taking account of the latest viability and related evidence. The Council's present previous approach, which it has been following for a number of years, is that affordable housing will be sought on sites of 15 or more dwellings or 0.5 hectares or above (irrespective of dwelling numbers). Viability testing has been undertaken through the strategic viability assessment and its 2013 update, which indicate that a lower threshold is viable right across the Borough. Affordable housing provision will now be sought on sites of 5 or more dwellings or 0.2 hectares or above (irrespective of dwelling numbers). In most cases new affordable housing will be achieved through on site provision, rather than off site financial contributions, which is ordinarily the Council's preferred approach. ~~The justification for subsequent policy in relation to mix and thresholds will be closely monitored and, should circumstances materially change, will be amended as appropriate.~~~~

3.2.1.10 The Strategic Housing Market Assessment needs update identifies potential net need for affordable housing across the Rushcliffe submarkets in both urban and rural areas. In smaller settlements across Rushcliffe where growth is not proposed, there may still be a local need for affordable housing that is justified by a robust local assessment.

3.2.1.11 It is therefore considered appropriate to make provision within this Core Strategy for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity. Section 17 of the Housing Act 1996 sets out how to enable affordable housing to remain affordable for present and future generations. The majority of rural settlements within Rushcliffe that have a population of around 3,000 or below will qualify for developments of local needs housing under this policy.

Implementation, delivery and monitoring

3.2.1.12 This policy will be implemented through the range of delivery mechanisms open to the Council, as set out in the table below. The Council

will specifically prepare an Affordable Housing Supplementary Planning Document to provide more detailed guidance on the delivery of affordable housing across Rushcliffe.

Targets	Indicators	Policy Delivery
<p>Maintain an appropriate mix of housing type, size and tenure</p>	<ul style="list-style-type: none"> • Permissions and completions by dwelling size and type 	<ul style="list-style-type: none"> • Local Plan: Part 1 (Core Strategy) Strategic Allocation and Regeneration policies
<p>Provision of affordable housing (3,100 for monitoring purposes) Provision of an appropriate level and affordable housing based on need, viability and deliverability</p>		<ul style="list-style-type: none"> • Local Plan Part 2, Land and Planning Policies Development Plan Documents • Rural Exception development program • Partnerships with Registered Providers. • Site Specific Development Plan Document • Affordable Housing Supplementary Planning Document • Development Management Development Plan Document • Neighbourhood Plan Documents • Development Management decisions

3.2.2 Policy 8 Gypsies, Travellers and Travelling Showpeople

POLICY 8: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

- 1. Sufficient sites for permanent Gypsy and Traveller caravan and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in other Development Plan Documents in accordance with this evidence base.**
- 2. As part of creating sustainable and mixed communities, where there is an identified need provision should be made within existing settlements or as part of Sustainable Urban Extensions.**
- 3. Where an identified need cannot be met within existing settlements or through Sustainable Urban Extensions, the following criteria will be used to identify suitable Gypsy and Traveller caravan and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:**
 - a) the site and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historical environment or agricultural land quality;**
 - b) the site should be located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school;**
 - c) the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;**
 - d) the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and**
 - e) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would be situated.**
- 4. In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.**
- 5. Existing permanent provision will also be safeguarded from alternative development.**

JUSTIFICATION

3.2.2.1 National policy requires ~~L~~local ~~A~~authorities to assess the need for undertake Gypsy and Traveller ~~Accommodation Assessments~~accommodation based on robust evidence of local need. The findings of such assessment ~~works~~ in relation to pitch and plot provision should feed into the Local ~~Development Framework~~Plan. National policy also requires that Local Authorities to make provision for Travelling Showpeople. It identifies that the Core Strategy should set out criteria for the location of Travelling Showpeople sites which will be used to guide the allocation of sites in the relevant Development Plan Documents. These criteria can also be used in respect to planning applications on unallocated sites that may come forward.

3.2.2.2 The Nottinghamshire Gypsy and Traveller Accommodation Assessment sets out permanent pitch requirements for each local authority within Nottinghamshire between 2007 and 2011. It also states there is a requirement for a transient site somewhere within Nottinghamshire. The Assessment identifies a need in Rushcliffe for 13 permanent pitches. Currently, there are ~~two~~six permanent pitches within the Borough which count towards this need: four at Radcliffe on Trent, one at East Leake and ~~the~~other one at Sutton Bonington. In addition, there ~~are a number of~~is one temporary pitches ~~in the Borough~~which temporarily serve to meet this need.

3.2.2.3 ~~As the need for new pitches is relatively low, it is considered that a general policy approach in providing for Gypsies, Travellers and Travelling Showpeople should be contained within the Core Strategy in order to provide a general policy steer. Where appropriate, the allocation of sites will be made in other Development Plan Documents. In seeking to allocate traveller sites, appropriate local consultation will be undertaken to ensure, as far as is possible, that the views and needs of both settled and traveller communities are taken into account.~~

3.2.2.3a Given that the original assessment is out of date, and that national policy guidance has changed since the production of the assessment, all Nottinghamshire authorities are establishing a methodology to enable new assessments to be carried out in a consistent manner. The Borough Council will undertake an assessment of need as a matter of priority in order to update pitch requirements. If the conclusions of this assessment identify any additional need that cannot be met through the implementation of policies 8, 23 and B, then the Local Plan Part 2: Local and Planning Policies Development Plan Document will ensure that identified needs are met in full.

Implementation, delivery and monitoring

3.2.2.4 This policy will be implemented through the Local Plan Part 1: Core Strategy's Strategic Allocation Policy 23, the subsequent allocation of sites in the Local Plan Part 2: Land and Planning Policies ~~Site Specific~~ Development

Plan Document and the Development Management process. There is a possibility that particular Neighbourhood Plans may also allocate land.

Targets	Indicators	Policy Delivery
Meet the needs of gypsies, travellers and travelling showpeople	<ul style="list-style-type: none"> • Number of traveller pitches granted planning permission and then implemented. 	<ul style="list-style-type: none"> • Core Strategy Strategic Allocation Policy 23 and B • Local Plan Part 2: Land and Planning Policies Site Specific Development Plan Document • Neighbourhood Plan Documents • Development Management decisions

Policy 3.2.3 Policy 9 Design and Enhancing Local Identity

POLICY 9: DESIGN AND ENHANCING LOCAL IDENTITY

1. All new development should be designed to make:
 - a) a positive contribution to the public realm and sense of place;
 - b) create an attractive, safe, inclusive and healthy environment;
 - c) reinforce valued local characteristics;
 - d) be adaptable to meet evolving demands and the effects of climate change; and
 - e) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:
 - a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
 - b) impact on the amenity of occupiers or nearby residents;
 - c) incorporation of features to reduce opportunities for crime, the fear of crime, disorder and anti-social behaviour, and to promote safer living environments;
 - d) permeability and legibility to provide for clear and easy movement through and within new development areas;
 - e) density and mix;
 - f) massing, scale and proportion;
 - g) materials, architectural style and detailing;
 - h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
 - i) setting of heritage assets.

3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in Local Development Documents.

4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

5. Outside of settlements, new development should ~~protect~~, conserve or where appropriate, enhance or restore landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.

JUSTIFICATION

- 3.2.3.1 All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety and sustainable access.
- 3.2.3.2 Many built up areas within Rushcliffe include locally distinct and important features, including the use of local materials, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.
- 3.2.3.3 It is important that new housing development is of high quality, in order to enhance or create a distinctive sense of place, where people will be proud of their neighbourhood. “Building for Life” is an established and recognised methodology for assessing the design of new housing and neighbourhoods, and all new housing development will be expected to perform well against it, or any successor standards. Further guidance on design standards is contained within Rushcliffe Borough Council’s Residential Design Guide. Further policy and guidance may be produced through subsequent Local Development Documents and Village Design Statements.
- 3.2.3.4 Although no longer considered to be previously-developed land, gardens can provide sustainable locations for new homes, and reduce the need to develop land within the Green Belt and or the countryside. However, it can also change the characteristics of areas, and may damage biodiversity. Planning applications will therefore be critically assessed in these instances to ensure that the character of an area is maintained or, where possible, enhanced.
- 3.2.3.5 In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings, and Policy 1 sets out how new development should perform in terms of mitigating, and adapting to, the effects of climate change.
- 3.2.3.6 At a wider, site or neighbourhood scale, independent assessments of the sustainability and environmental performance of proposals, such as the Building Research Establishment’s ‘Green Print’ methodology will also be encouraged to help inform decisions about the potential for high levels of sustainability.
- 3.2.3.7 New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors. The quality of buildings and spaces has a strong influence on the quality of people’s lives, and attractive, imaginative, and well-designed

environments can help reduce crime, the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance of access routes from living areas of dwellings and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day.

3.2.3.8 Whilst Rushcliffe has no designated landscape features it has some distinctive and locally valued landscapes, such as the ‘River Meadowlands’ in the Trent valley. New development should have regard for the landscape in which it is located, taking into account any landscape strengths and landscape actions identified within the Greater Nottingham Landscape Character Assessment.

3.2.3.9 Development should protect, conserve or, where appropriate, enhance landscape character, in line with the Landscape Character Assessment. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of development proposed, the appropriateness of the proposed materials and detailed design and the objective of preserving or enhancing biodiversity value.

Implementation, delivery and monitoring

3.2.3.10 This policy will be implemented by using the Council’s existing Residential Design Guide (which may be subject to amendments in the future), more detailed policy in the Development Management Development Plan Document and, where appropriate, site level Supplementary Planning Documents. All will influence final decisions taken through the Development Management process. Neighbourhood Development Plans and Village Design Statements will also influence the realisation of good urban design in Rushcliffe.

Targets	Indicators	Policy Delivery
<p>Improve the standards of design</p>	<ul style="list-style-type: none"> Indicators to be set in subsequent Local Development Documents <u>within Local Plan Part Land and Planning Policy Development Plan Document</u> 	<ul style="list-style-type: none"> Residential Design Guide Development Management Development Plan Document <u>Local Plan Part 2: Land and Planning Policy Development Plan Document</u> Development Management decisions

3.2.4 Policy 10 Historic Environment

POLICY 10: HISTORIC ENVIRONMENT

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.
2. The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of **strategic particular** importance include:
 - a) industrial and commercial heritage such as the textile heritage and the Grantham Canal; and
 - b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall
 - c) prominent listed buildings.
3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:
 - a) the use of appraisals and management plans of existing and potential conservation areas;
 - b) considering the use of Article 4 directions;
 - c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;
 - d) considering improvements to the public realm and the setting of heritage assets within it;
 - e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and
 - f) considering the need for the preparation of local evidence or plans.
4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.

JUSTIFICATION

- 3.2.4.1 **Historic Heritage** assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether

designated or not, that have a degree of significance. National Planning Policy defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’ and is measured in terms of the assets rarity, representativeness, association, aesthetic appeal and integrity.

3.2.4.2 Heritage assets in Rushcliffe include Listed buildings (both religious and non-religious), Conservation Areas, Historic Parks and Gardens and Scheduled Ancient Monuments. The definition also covers assets which have not been designated and afforded protection by separate legislation, including historic trees. The significance of these ‘un-designated assets’ is a material consideration in determining planning applications as identified in national planning policy. ~~The policy has identified a number of specific historic environment elements in Rushcliffe that are strategic.~~ The policy identifies some of the elements of the historic environment that have particular importance to Rushcliffe, but there are many more elements which contribute towards the identity of the Borough and help create a sense of place. ~~—There will also be a number of elements which are of more localised value, for~~ For example, Bunny Hall and the various buildings designed and built by Sir Thomas Parkyn in Bunny and surrounding villages. These ~~may~~ will be identified in Local Development Documents or other non-statutory guidance.

3.2.4.3 When considering applications which impact on the historic environment or heritage assets and their settings, the Local Authority will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible. When considering sites of archaeological importance, as identified in the Historic Environment Record for the area, the Local Planning Authority will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.

3.2.4.4 In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives. This could include bringing a listed building back into use, which can have regeneration benefits, help to preserve or enhance an area’s character and help to minimise the use of natural resources.

3.2.4.5 Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. In return, economic prosperity can secure the continued vitality of historic areas and the continued use and maintenance of

historic buildings. This is provided that there is a sufficiently realistic and imaginative approach to their alteration and change of use in order to reflect the needs of a modern world.

3.2.4.6 The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production of local lists of heritage assets should be considered as should the production of detailed master plans for specific areas. Other local evidence could include the development of criteria for the identification of ‘non-designated’ heritage assets or the use of urban characterisation studies.

3.2.4.7 Rushcliffe has 29 Conservation areas, each of which has its own Conservation Area Appraisal. These appraisals offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of detracting features. This approach may also identify changes to the public realm outside of conservation areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these rare cases steps should be taken to ensure that the asset is fully recorded prior to it being lost.

Implementation, delivery and monitoring

3.2.4.8 This policy will principally be implemented through the Council’s existing Residential Design Guide, (which may be subject to amendments in the future), more detailed policy in the Development Management Development Plan Document and, where appropriate, site level Supplementary Planning Documents. All will influence final decisions taken through the Development Management process. Neighbourhood Development Plans and Village Design Statements will also have a bearing on development that may affect heritage assets.

Targets	Indicators	Policy Delivery
Decrease the number of heritage assets at risk	<ul style="list-style-type: none"> Number of heritage assets at risk 	<ul style="list-style-type: none"> Residential Design Guide Development Management Development Plan Document Local Plan Part: 2 Land and Planning Policies. Development Management decisions Neighbourhood Plans

3.2.5 Policy 11 Local Services and Healthy Lifestyles

POLICY 11: LOCAL SERVICES AND HEALTHY LIFESTYLES

1. The provision of new, extended or improved community facilities will be supported where they meet a local need, as too will the retention of existing community facilities where they remain viable and appropriate alternatives do not exist. In particular, new or improved community facilities will be sought to support major new residential development (especially in Sustainable Urban Extensions) or in regeneration areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit direct provision of community facilities.
2. New community facilities of an appropriate scale should:
 - a) be located within District, ~~or~~ Local Centres or Centres of Neighbourhood Importance, wherever appropriate;
 - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and
 - c) where possible, be located alongside or shared with other local community facilities.
3. Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.

JUSTIFICATION

3.2.5.1 The delivery of healthy sustainable communities is a key priority in Rushcliffe's Sustainable Community Strategy and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. The Core Strategy will encourage proposals where they will increase the range or quality of community facilities in Rushcliffe.

3.2.5.2 If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in a district or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of and need for facilities should be taken into account. This will include considering the need for services and

facilities to serve specific sections of the population where there is a ~~spatial element to their location in the Borough~~ demand for these services.

3.2.5.3 The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is disadvantaged in accessing health care facilities across Rushcliffe. Local authorities and primary care trusts have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to understand the needs of the whole community, so that they can work together to put in place services that meet these needs. It is proposed to support and work with NHS and health organisations to ensure the development of health facilities where needed in new development areas, and with primary care providers to ensure a fair distribution of primary care facilities across Rushcliffe and where appropriate these will be included in Local Development Documents and masterplans. Health issues are an underlying issue throughout the Core Strategy and are specifically and implicitly addressed in a number of other policies in the plan.

3.2.5.4 Combined facilities, either within the same building or alongside each other, offers a way for community facilities to be viable in a location where they may not have been previously. This principle in the past has been adopted by health providers and other agencies in, for example, in Keyworth through a LIFT scheme (~~see Glossary~~), which brought together a range of health services.

3.2.5.5 To protect community facilities it is necessary to put in place a mechanism to control alternative uses to ensure that its continued use as a community facility is fully explored. It is expected that the evidence submitted regarding the need for the facility would be appropriate to the scale and type and accessibility of the facility and address other alternative facilities in the locality that could meet any shortfall in provision.

3.2.5.6 Development may add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities, particularly so in the case of very large housing developments such as that proposed for land South of Clifton. The impact on or the need to provide new community facilities will be examined when allocating sites or considering planning applications. Stakeholders and service providers should and will be consulted.

3.2.5.7 One of the key objectives of the Core Strategy is improving the health and well-being of Rushcliffe's residents. By prioritising new or improved health centres, leisure centres and other facilities that encourage healthy behaviour for residents of all ages through the Core Strategy, Rushcliffe will work with partners to achieve a reduction in health inequalities.

3.2.5.8 For the purposes of this policy community facilities includes, but is not restricted to: schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious

instruction and church halls, health centres, GP surgeries, dentists, community centres or halls, libraries, leisure centres and emergency services.

Implementation, delivery and monitoring

3.2.5.9 This policy is to be implemented using the range of delivery mechanisms open to the Council, as set out below.

Targets	Indicators	Policy Delivery
Improved accessibility from residential development to key community facilities and services	<ul style="list-style-type: none"> Indicators used to measure accessibility in the Accessible Settlements Study 2010 	<ul style="list-style-type: none"> Core Strategy Strategic Allocation and Regeneration policies Site Specific Development Plan Document
Improvements to health and wellbeing	<ul style="list-style-type: none"> Publicly available health and wellbeing indicators 	<ul style="list-style-type: none"> Development Management Development Plan Document Local Plan Part 2: Land and Planning Policies Supplementary Planning Documents (e.g. Masterplans) Neighbourhood Plan Documents Development Management decisions

3.2.6 Policy 12 Culture, ~~Sports and~~ Tourism and Sport

POLICY 12: CULTURE, TOURISM AND SPORT

Provision of culture, tourism and sporting facilities of an appropriate scale will be encouraged throughout Rushcliffe, with details set out in [the Local Plan Part 2 \(Land and Planning Policies\)](#) ~~subsequent Development Plan Documents~~ as appropriate, according to the following approach:

- a) **New cultural and tourism facilities will be focused in or adjoining district centres, or through the improvement of existing facilities;**
- b) **New sporting facilities will be encouraged, especially where this complements the strengths of existing major facilities located in Rushcliffe; and**
- c) **Where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.**

JUSTIFICATION

3.2.6.1 Rushcliffe has specific strengths with regard to the provision of major sporting facilities, which are an important part of the tourism and visitor 'offer' for the Borough and Greater Nottingham as a whole. Rushcliffe is home to Trent Bridge Cricket Ground, Nottingham Forest's City Ground Football Ground, and the National Watersports Centre at Holme Pierrepont, which all play an important role in supporting the local economy and adding to the quality of life of residents. Existing facilities will be protected and enhanced where there continues to be a viable need for them, and where they are affected by development, suitable alternative provision will be made where this is achievable and sustainable. There are currently no plans for major new sporting or other facilities in the area, and this policy is therefore aimed at responding to any proposals which may come forward over the Core Strategy period.

3.2.6.2 Located close to the City Centre of Nottingham which is the premier tourist destination within Greater Nottingham, Rushcliffe also has its share of tourist attractions. In addition to the major sporting facilities identified above, this includes the Nottingham Transport Heritage Centre, Great Central Railway, Ruddington Framework Knitters Museum and the Manor Farm Animal Centre, which has recently been designated as the Borough's first zoo.

3.2.6.3 Some of these sporting and tourist attractions may benefit from further development to support their long term viability, provided that this is sustainable – in particular that levels of traffic generation and impacts on local residents are acceptable. When considering new development, account will be taken of [the](#) population and ~~of~~ catchment to be served by facilities. Any

proposals put forward for further [development](#) at Holme Pierrepont will also be considered in the context of the Core Strategy's Green Belt policy.

3.2.6.4 The role of community level culture and sports facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. These can, however, require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. Where relevant, such issues will be dealt with in [the Local Plan Part 2: Land and Planning Policies Development Plan Document](#) ~~subsequent Development Plan Documents~~ or through Development Management decisions

Implementation, delivery and monitoring

3.2.6.5 This policy is to be implemented using the range of delivery mechanisms open to the Council, as set out in the table below, in securing new and improved cultural, tourism and sports provision either as standalone facilities or as part of wider development schemes. More specific guidance in respect of sports provision will be provided through a specific Supplementary Planning Document.

Targets	Indicators	Policy Delivery
<p>Improve the quality and quantity of sports facilities in line with the findings of the Council's Open Space Audit</p>	<ul style="list-style-type: none"> Qualitative and quantitative assessment sports facilities 	<ul style="list-style-type: none"> Core Strategy Strategic Allocation and Regeneration policies Site Specific Development Plan Document Development Management Development Plan Document Local Plan Part 2: Land and Planning Policies Development Plan Document Supplementary Planning Documents (e.g. Masterplans) Open Space, Sports and Recreation

		Supplementary Planning Document <ul style="list-style-type: none">• Development Management decisions
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3.2.7 Policy 13 Managing Travel Demand

POLICY 13: MANAGING TRAVEL DEMAND

1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.
2. The priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed. In all cases it will be required that the effective operation of the local highway network and its ability to provide sustainable transport solutions will not be compromised.
3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve new development, and in particular, Sustainable Urban Extensions, will be adopted which will seek to provide (in order of priority):
 - a) Site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling facilities for appropriate journeys including intensive travel planning).
 - b) Improvements to public transport services, walking and cycling facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport.
 - c) Optimisation of the existing highway network to prioritise public transport, walking and cycling facilities that are provided early in the build out period of new developments such as improved/ new bus and cycle lanes and measures to prioritise the need of pedestrians above the car.
 - d) Network management measures and then Highway capacity enhancements to deal with severe impacts arising from residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.
4. There will be a level of iteration between the stages to ensure their effective delivery, and the implementation of the approach will have regard to the needs of people with mobility difficulties.

JUSTIFICATION

- 3.2.7.1 The key element of this policy will be to encourage development in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular good quality public transport and safe and attractive routes for cycling and walking. A major way of achieving this is to firstly secure new developments in locations where walking, cycling and public transport use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and frequency, and use 'Smarter Choices' (see glossary) to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in carbon emissions, noise and pollution, but also a reduction in the necessity of road building, widening and junction improvements, therefore saving money.
- 3.2.7.2 This is particularly important at a time when available funding for major infrastructure work including road building both from private and public sectors is expected to be in short supply. In addition it is necessary to address inequality issues in public transport and to consider the impact of modal shift on disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.
- 3.2.7.3 Effective Area Wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Placing the need to reduce travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.
- 3.2.7.4 Rushcliffe enjoys a relatively extensive public transport network which focuses on Nottingham City Centre as a key destination. However, capacity remains a key issue, and when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services or providing feeder services which interchange with the main network outside of Nottingham City Centre; for example, at **P**ark and **R**ide or **T**ram stops.
- 3.2.7.5 A sustainable good quality transport system is essential to support the economic and social wellbeing of Rushcliffe and to reduce traffic congestion which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for Rushcliffe's travel needs supported with pro-active, area-wide travel demand management.

This approach is consistent with national and local transport policies promoted through Nottinghamshire and other Local Transport Plans (LTP).

- 3.2.7.6 The latest LTPs focus on strategy and implementation and were completed following consultation undertaken during 2010. This provided an opportunity to explore and understand the transport options available to deliver the vision of each LTP.
- 3.2.7.7 Transport priorities within these LTPs reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. This approach has been broadly endorsed by the Government. It considers that of these DaSTS transport goals the two in particular that it would like to be addressed in LTPs are those which help to grow the economy and tackle carbon emissions. This will be key to sustainable delivery of [Local Plan Core Strategy](#) objectives, and will require commitment and close cooperation between local Highway Authorities, the Highway Agency and other transport providers.
- 3.2.7.8 The Core Strategy will have a key role to play in delivering LTP objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements.
- 3.2.7.9 Travel demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking. These techniques can be very effective at changing travel behaviour, but some, such as personal travel plans, can be expensive and difficult to enforce when provided to large numbers of people.
- 3.2.7.10 Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning conditions or legal agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.
- 3.2.7.11 Initiatives will also include the promotion of more efficient and sustainable use of private vehicles, such as car sharing and car clubs, ~~and~~ low emission vehicles, [and the provision of charging points for electric vehicles in new development](#). In order to encourage public transport for work commuting, long stay parking should be managed effectively. Parking provision will

continue to be carefully managed to help maintain vitality and viability in town, district and local centres.

3.2.7.12 The policy refers to a level of iteration between the four stages listed, to ensure their effective delivery. For example, improvements to public transport services will enable more effective travel demand management measures to be introduced and improved highway operation may facilitate public transport improvements.

3.2.7.13 The Greater Nottingham Transportation Model has been used to identify the strategic transport impacts of the Core Strategy upon the highway network ~~in the form of stress maps, and establish where more strategic level transport mitigation measures are required using the hierarchical approach outlined above.~~ This higher level transport modelling work has established that there are no strategic transport issues which would prevent delivery of the Core Strategy. Nevertheless, the strategic modelling and more detailed corridor modelling has demonstrated that development will give rise to severe impacts on the highway network and that significant highway transport mitigation measures will be required, particularly on the A52 and A453. These measures are expected to be able to be delivered through a combination of funding mechanisms including direct provision by developers, through developer contributions, the Council's proposed Community Infrastructure Levy, and through public funding. ~~These demonstrate areas of pressure on the network for which mitigation measures will be required using the hierarchical approach outlined above.~~

3.2.7.13a The implementation of certain development proposals will require further assessment to confirm the detailed transport mitigation measures that will need to be implemented. These interventions will be identified by continuing transport modelling and site-specific transport assessments. This work will be informed as more specific details are established for particular development proposals, such as site configurations and mix of uses. Where appropriate, the outcomes from this more detailed transport modelling and assessment work will be set out in the Local Plan Part 2 (Land and Planning Policies), Neighbourhood Plans or masterplans.

~~3.2.7.14 More detailed transport modelling has been undertaken on the strategic site allocations, to enable packages of measures to be identified to ensure the sustainable delivery of the Core Strategy.~~

3.2.7.15 Priority will be given to sustainable locations with access to the rail network when considering sites for storage and distribution uses. Further detail can be found in Policy 4.

Implementation, delivery and monitoring

3.2.7.16 The measures implemented to manage transport demand are heavily influenced by the separate Local Transport Plan process and the strategic decisions of bodies including the Highways Agency. While this is the case, the policies and proposals of this Core Strategy have influenced these

processes and will continue to do so. More directly, this policy will be implemented through the range of delivery mechanisms open to the Council, as set out in the table below.

Targets	Indicators	Policy Delivery
Increase modal shift to towards public transport, walking and cycling	<ul style="list-style-type: none"> • Number and proportion of trips by different transport modes 	<ul style="list-style-type: none"> • Local Transport Plans • Public sector investment decisions
Increase the number of developments supported by travel plans.	<ul style="list-style-type: none"> • Number of travel plans 	<ul style="list-style-type: none"> • Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies • Local Plan Part 2: Land and Planning Policies Site Specific Development Plan Document • Supplementary Planning Documents (e.g. Masterplans; Air Quality Management) • Development Management decisions

Policy 3.2.8 Transport Infrastructure Priorities

POLICY 14: TRANSPORT INFRASTRUCTURE PRIORITIES

1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with the delivery of the Spatial Strategy in Policy 2, the principles of travel demand management in Policy 13 and the priorities of the Nottingham and Nottinghamshire Local Transport Plan. The details and certainty of funding and timing are set out within the Infrastructure Delivery Plan.
2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non-private car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.
3. Existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding are:
 - ~~a) Public transport:~~
 - i) Nottingham Express Transit Phase 2 (extension to Clifton);
 - ii) Nottingham Midland Station Hub; and
 - ~~b) Highway improvements:~~
 - ~~iii) A46(T) improvements - Newark to Widmerpool (now completed)~~
 - ~~iv) A453(T) Widening – from M1 to A52(T) Clifton~~
4. Other road based schemes with committed funding which are also important to the delivery of the Core Strategy are:
 - i) Nottingham Ring Road improvement scheme.
5. Other road based schemes without committed funding which are essential to the delivery of the Core Strategy are:
 - i) Package of improvements to A52 junctions between the A6005 (Beeston Road) and A46
65. Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews, the Highways Agency Route Based Strategy process and the Local Part 2 (Land and Planning Policies) subsequent Local Development Documents, especially for Sustainable Urban Extensions.

JUSTIFICATION

3.2.8.1 A sustainable good quality transport system is essential to support the economic and social wellbeing of Rushcliffe and the wider area and it will also be necessary that when detailed schemes are implemented that equalities issues are taken into account. Public transport and highway schemes listed in the policy will be important in providing the high quality transport networks required to ensure the successful delivery of the development sites set out in Policy 2. The existing planned public transport and highway improvements listed under part 3 of the policy are included in Local Transport Plans and/or Funding Allocations programmes, and are relatively certain.

3.2.8.2 The Government has recently confirmed commitment to fund the widening of the A453 and work has now started. This has been a longstanding priority, as it serves as a main access to the main built up area of Nottingham from the M1, and could have significant economic benefits, improving access to the M1 and East Midlands Airport. This scheme is vital if the Sustainable Urban Extension on land South of Clifton is to be delivered.

3.2.8.2a The package of improvements to A52 junctions between the A6005 (Beeston Road) and A46 referred to under part 5 of the policy are required given that the majority of development proposed in the Plan will impact directly on this route. The A52 is a trunk road and functions as an east-west route in the sub-region and an important distributor route for the Nottingham area. The package of junction improvements, which will generally comprise at-grade enhancements of key junctions, introduction of traffic signals and localised widening, is necessary to safeguard this function. The council, the Highways Agency and local highway authorities are committed to working together, and with developers, to ensure delivery of necessary improvements to the A52.

3.2.8.3 Other schemes ~~that~~ have been identified that are desirable but not essential for the delivery of the Core Strategy and which have very uncertain funding or long-time delivery timescales. These are listed below ~~and will be developed over the Core Strategy period with a view to them becoming deliverable schemes~~, and where appropriate will be included in future Local Transport Plan reviews. The schemes to be developed will follow the hierarchical approach set out in Policy 13.

- Further tram extensions, where considered appropriate
- Potential tram-train routes
- Cross-city bus transit corridors
- West Bridgford bus priority measures
- Nottingham to Grantham Rail upgrade
- Robin Hood Line Bingham extension and capacity improvements
- Rail upgrades between Nottingham, London and other Core Cities including electrification of the Midland Mainline
- High Speed Two rail network
- ~~A52 Saxondale to Radcliffe upgrade~~

• ~~A52 grade separated junctions (West Bridgford)~~

3.2.8.4 Transport priorities within Local Transport Plans reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process. Transport improvements can have positive impacts on access opportunities for many groups who currently experience access problems. The detailed design and implementation of all transport schemes will ensure equalities issues are taken into account.

Implementation, delivery and monitoring

3.2.8.5 The implementation of identified transport projects is heavily influenced by the separate Local Transport Plan process and the strategic decisions of strategic bodies including the Highways Agency. While this is the case, the policies and proposals of this Core Strategy have influenced these processes and will continue to do so. More directly, this policy will be implemented through the range of delivery mechanisms open to the Council, as set out in the table below.

Targets	Indicators	Policy Delivery
Delivery of projects identified in the policy	<ul style="list-style-type: none"> Project implementation 	<ul style="list-style-type: none"> Local Transport Plans
Delivery of relevant projects identified through Local Transport Plan reviews and subsequent Local Plan Documents.	<ul style="list-style-type: none"> Project implementation 	<ul style="list-style-type: none"> Public sector investment decisions Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies Local Plan Part 2: Land and Planning Policies Site Specific Development Plan Document Supplementary Planning Documents (e.g. Masterplans) Development Management decisions

C) Our Environment

1. The level of growth being planned for provides an opportunity to plan for the environment in Greater Nottingham in a strategic and more comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals, which also meet strategic priorities. Multi-functional spaces are promoted, with a clear aim to contribute to increase levels of biodiversity across the East Midlands.

2. The core policies for our environment are:

Policy 15	Green Infrastructure, Landscape, Parks and Open Space
Policy 16	Biodiversity

3.3.1 Policy 15 Green Infrastructure, Landscape, Parks and Open Space

POLICY 15: GREEN INFRASTRUCTURE, LANDSCAPE, PARKS & AND OPEN SPACE

1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of primary Green Infrastructure corridors and assets (as shown on the Key Diagram), together with corridors and assets of a more local level which will be defined through Local Development Documents.
2. The approach will require that:
 - a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent, and Soar rivers, Grantham canal corridor, and Urban Fringe areas;
 - b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused;
 - c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network (either on-site or off-site or through contributions as appropriate). Non-strategic sites will be assessed through ~~subsequent Development Plan Documents~~ the Local Plan Part 2 (Land and Planning Policies);
 - d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and
 - e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included the Local Plan Part 2 (Land and Planning Policies) ~~in other Development Plan Documents~~.
3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for the following, where appropriate:
 - a) access to employment and leisure facilities; ~~and to~~
 - b) connections to the wider Green Infrastructure corridors or assets network and the countryside;

- bc)** physical activity and well-being opportunities for local residents such as ~~formal~~ informal sports provision;
- cd)** educational resource for local residents;
- de)** biodiversity opportunities;
- ef)** tackling and adapting to climate change;
- fg)** protection and/or enhancement of landscape character;
- gh)** protection and/or enhancement of heritage assets; and
- hi)** opportunities for sustainable leisure and tourism.

4. Parks and Open Space should be protected from development and identified deficiencies ~~addressed in other Development Plan Documents~~ will be addressed through Local Plan Part 2 (Land and Planning Policies). Exceptions may be made if ~~the park or open space is shown to be underused or undervalued~~, the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if one of the above apply park or open space is shown to be underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

JUSTIFICATION

- 3.3.1.1 Natural England defines Green Infrastructure as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments, water features and private gardens.
- 3.3.1.2 Green Infrastructure is a network of green spaces. For example, a bridleway may encourage physical activity but also provide a route into the countryside; a Local Nature Reserve may provide accessible biodiversity and also allow local residents to learn about nature and allotments can encourage healthy lifestyles and also reduce food miles. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access. Corridors and assets of a more local nature will be identified through subsequent Development Plan Documents. This will include primary and local or site specific assets and corridors.
- 3.3.1.3 The strategic approach will be based on a framework of primary Green Infrastructure corridors (shown on the 'Green Infrastructure in Greater Nottingham' diagram below). These will be broadly based on the strategic waterways of the Rivers Trent and Soar as well as the Grantham Canal.

These corridors provide opportunities for countryside access and also allow for the migration of species. Additionally the river corridors provide the opportunity to tackle climate change through energy production and flood attenuation. [Green Infrastructure can play an important role by accommodating measures to protect and improve the water environment in line with the objectives of the Water Framework Directive.](#)

- 3.3.1.4 Where appropriate, areas that contain large-scale development proposals will be targeted to provide a significant biodiversity resource for new and existing local communities and provide a context for the landscape setting of the urban area. Ensuring that Green Infrastructure is protected, enhanced or provided in these areas will address the issues of access to the countryside and ensure that Green Infrastructure is factored into the development of these areas from the start.
- 3.3.1.5 To ensure that existing areas maintain or enhance their provision of Green Infrastructure it is important to protect existing Green Infrastructure assets and seek to put in place active management of corridors and assets. Ensuring that there is access into the countryside and also to other Green Infrastructure assets will encourage a healthy lifestyle and also allow commuting routes for non-motorised transport.
- 3.3.1.6 Parks and open spaces are an important part of the Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use, or undervalued by the local community. Where these can be identified through Open Space Assessments or local studies, redevelopment can help to address these issues, for instance through appropriate design to allow overlooking. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option.
- 3.3.1.7 Landscapes form an important part of the Green Infrastructure network and Landscape Character Assessments have informed the preparation of the Core Strategy by providing details on how the different landscape types in Rushcliffe can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in [the Local Plan Part 2: Land and Planning Policies](#) ~~later~~ Development Plan Documents. Criteria may include, water courses, woodland and hedgerows, the pattern and style of development, historic character and features, landform and views, land uses and habitats. In some cases areas of locally valued landscapes which require additional protection may also be identified in [the Local Plan Part 2](#) ~~development plan documents.~~
- 3.3.1.8 A variety of approaches will be used in the protection of existing and delivery of new Green Infrastructure. This will include a robust assessments of existing and future need, quantitative and qualitative audits of existing provision, the establishment of local standards and consideration of the use

of local Green Infrastructure asset mapping. In addition other approaches for the protection of Green Infrastructure can include, working with those responsible for Green Infrastructure assets to identify ways of improving them, for example working with Nottinghamshire County Council to make best use of the rights of way network. Other approaches include, ensuring that the Green Infrastructure approach is embedded into the development of all sites and consider the need for the identification of locally valued landscapes to be protected.

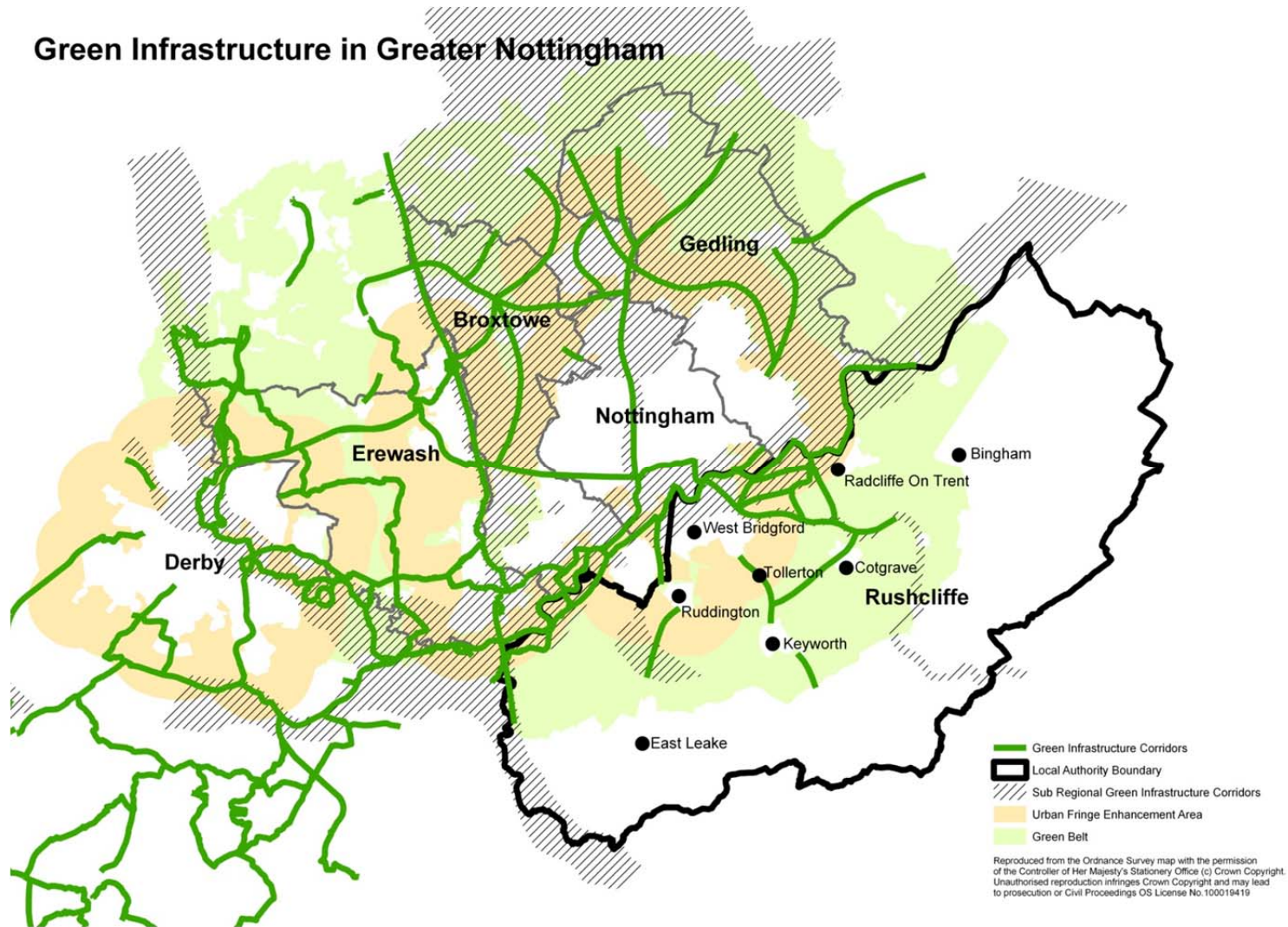
Implementation, delivery and monitoring

3.3.1.9 A number of issues ~~may be addressed in subsequent Local Development Documents~~ may be addressed in Local Plan Part 2: Land and Planning Policies. These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites. All implementation mechanisms are identified in the table below.

Targets	Indicators	Policy Delivery
Increase in the proportion of population with accessible Green Infrastructure assets.	<ul style="list-style-type: none"> • Accessibility of Green Infrastructure (based on locally available indicators) 	<ul style="list-style-type: none"> • Development Management Development Plan Document • Development Management decisions
Improve the quality and quantity of open space, and recreation facilities in line with the findings of the Council's Open Space Audit	<ul style="list-style-type: none"> • Provision of open space, sports and recreation facilities 	<ul style="list-style-type: none"> • <u>Local Plan Part 2: Land and Planning Policies</u> • Core Strategy Strategic Allocation and Regeneration policies • Site Specific Development Plan Document • Development Management Development Plan Document • Supplementary Planning

		<p>Documents (e.g. Masterplans)</p> <ul style="list-style-type: none">• Open Space, Sports and Recreation Supplementary Planning Document• Development Management decisions
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Green Infrastructure in Greater Nottingham



3.3.2 Policy 16 Biodiversity

POLICY 16: BIODIVERSITY

1. The biodiversity of Rushcliffe will be increased over the Core Strategy period by:
 - a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of priority habitats and species listed in the UK and Nottinghamshire ~~and~~ Local Biodiversity Action Plans;
 - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever ~~appropriate~~ possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;
 - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;
 - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and
 - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate ~~or~~ and if not possible compensate at a level equivalent to the biodiversity value of the habitat lost.
2. Designated national and local sites of biological or geological importance for nature conservation will be protected in line with the established national hierarchy of designations and the designation of further protected sites will be pursued.
3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

JUSTIFICATION

- 3.3.2.1 The DEFRA publication “Biodiversity 2020: A Strategy for England’s wildlife and ecosystem services” builds on previous work and sets out the strategic direction for biodiversity in England for the next decade. It aims to “halt overall biodiversity loss, support well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.” The ~~draft~~ National Planning Policy

Framework also seeks to conserve and enhance the natural environment through protecting valued landscapes and minimising impacts to biodiversity.

3.3.2.2 The East Midlands currently compares unfavourably with other regions in England in terms of the surface area covered by ~~legally~~ designated nature conservation sites, has lost more wildlife than any other region in England and has lost large amounts of its wildlife habitats with losses continuing and those that remain becoming increasingly small, isolated and fragmented. There is a recognised need to deliver a major step change increase in the level of biodiversity across the East Midlands. Action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action. New sites and key linking corridors should be identified for biodiversity conservation and enhancement. There are also opportunities within new development to incorporate new biodiversity features, for example wetlands, green roofs, native species hedgerows and unimproved grassland.

3.3.2.3 Proposed development should particularly seek to contribute towards [the delivery of Local Biodiversity Action Plan objectives for priority habitats and species](#). The Nottinghamshire Local Biodiversity Action Plan identifies [priority](#) wildlife habitats and species ~~that are a priority for protection~~, either because they are nationally or locally rare or in decline, or are characteristic of the area; and sets targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat; their importance varies with location. Examples of strategies to manage habitats include improving wetland along the Grantham Canal and safeguarding bare grassland on colliery spoil heaps at Cotgrave. ~~Proposed development should particularly seek to contribute towards Local Biodiversity Action Plan habitats and species.~~ [For water environment, maintaining and increasing biodiversity is very important in supporting the objectives of the Water Framework Directive.](#)

Implementation, delivery and monitoring

3.3.2.4 A number of issues may be addressed in ~~subsequent Local Development Documents~~ [Local Plan Part 2: Land and Planning Policies](#). These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites. Beyond this, other implementation mechanisms are identified in the table below.

Targets	Indicators	Policy Delivery
No unmitigated loss of SINC (Sites of Importance of Nature Conservation) due to development	<ul style="list-style-type: none"> Net change in SINC 	<ul style="list-style-type: none"> Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies

		<ul style="list-style-type: none"> • Local Plan Part 2: Land and Planning Policies • Site Specific Development Plan Document • Development Management Development Plan Document • Supplementary Planning Documents (e.g. Masterplans) • Open Space, Sports and Recreation Supplementary Planning Document • Development Management decisions
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D) Making it Happen

1. The policies here are aimed at delivery the Core Strategy with individual policies for the allocated strategic sites and by identifying what infrastructure is needed to support growth, where it is needed, when it is needed, and how it is likely to be financed. It will be important for new infrastructure to be delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. It is identified that the Council will put in place a Community Infrastructure Levy to directly assist in financing new infrastructure needed to facilitate the delivery of necessary development.

2. The core policies for making it happen are:

Policy 17	Infrastructure
Policy 18	Developer Contributions
Policy 19	Strategic Allocation at Melton Road, Edwalton
Policy 20	Strategic Allocation at North of Bingham
Policy 21	Strategic Allocation at Former RAF Newton
Policy 22	Strategic Allocation at Former Cotgrave Colliery
<u>Policy 23</u>	<u>Strategic Allocation South of Clifton</u>
<u>Policy B</u>	<u>Strategic Allocation East of Gamston/North of Tollerton</u>

3. The specific policies for strategic allocations are to ensure development meets the aspirations of the Council. They provide high level guidance, and should be read in conjunction with the other policies within the plan. The policies provide a criteria based framework for the development of each site. There is also an indicative layout plan for each site (Figures 1 to 5) which illustrates the possible broad mix and locations of land uses, alongside main access points and other relevant details. The preparation of detailed masterplans will continue for certain sites and this work may demonstrate that an alternative approach is preferable. In all cases, it is expected that site delivery will be guided by detailed masterplanning and related supporting guidance. Where appropriate, such work will be adopted as supplementary planning policy.

1. Where appropriate, each site is expected to provide for employment and training opportunities in order to ensure that new development benefits existing communities and in order to minimise the need to travel. There will also be a requirement to enhance or provide new local shops, primary schools and any other appropriate local facilities at convenient locations. Where possible and appropriate, this should involve the expansion of existing centres, schools, colleges or other facilities, to ensure new provision benefits existing residents, before considering new provision.

2. Design should incorporate the principles of Building for Life, Manual for Streets and other current good practice guidance, in order to give new communities a sense of identity and local distinctiveness, and ensure they are desirable and convenient places to live. In many instances there will be opportunities for the development to assist in the regeneration of adjacent or nearby communities.

3. It is expected that the sites should incorporate best practice with regard to carbon reduction and other sustainability issues, including building orientation, water efficiency, sustainable drainage and the management of flood water, using the hierarchal approach as contained within Policy 1.
4. Each site must maximise the opportunities for residents and users of local facilities to walk, cycle and use public transport when travelling within the development and the wider area.
5. Multi-purpose Green Infrastructure must be incorporated in order, among other things, to help integrate the development within the wider area, provide recreational benefits for new and existing residents, enhance biodiversity and provide sustainable drainage. Any unavoidable impact on the environment should be compensated for through planning obligations.
6. Measures to enable waste to be managed more sustainably, by allowing it to be treated further up the waste hierarchy (waste minimisation, re-use, recycling, waste treatment, and only as a last resort disposal), should be integrated into the design of the development. Development should also have regard to issues in the Joint Waste Development Frameworks for Nottinghamshire and Nottingham
7. The delivery of strategic allocations will take place in tandem with the provision of infrastructure and will be phased to create a critical mass on each site that will support facilities for local residents at the earliest opportunity. Critical infrastructure required to development the strategic sites has been assessed and is identified in the Infrastructure Delivery Plan and summarised in Appendix C.
8. Development of the five strategic sites will be monitored closely and progress reviewed with developers and service providers to ensure that sustainable neighbourhoods are created and to maintain a supply of housing in line with Policy 2. If it transpires that development is not being delivered as anticipated, appropriate remedial action will be undertaken by the Council. Ultimately, this could include the early review and replacement of elements of the Local ~~Development Framework~~[Plan](#).

3.4.1 Policy 17 Infrastructure

POLICY 17: INFRASTRUCTURE

- 1. New development must be supported by the required infrastructure at the appropriate stage. Rushcliffe will work in partnership with other Greater Nottingham local authorities, infrastructure providers, grant funders, the development industry and other delivery agencies in seeking the provision of necessary infrastructure to support new development.**
- 2. Contributions will be sought from development proposals which give rise to the need for new infrastructure.**
- 3. Critical infrastructure requirements are identified in the Infrastructure Delivery Plan (IDP), and these can be found in Appendix C. For the strategic allocations include in Policy 2, the IDP identifies what, where, when and how critical new infrastructure will be provided;**
- 4. There are known infrastructure and capacity constraints, in particular related to transport, education, open space and flood risk. Further detailed assessment of these issues will be required through Local Development Documents or masterplans.**
- 5. The council, working in partnership with other Greater Nottingham authorities, will seek to secure funding from Government and other sources to support infrastructure requirements.**

JUSTIFICATION

- 3.4.1.1 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.
- 3.4.1.2 Delivering infrastructure on time is, therefore, important in ensuring that local services, facilities and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. Rushcliffe Borough Council and the other greater Nottingham authorities will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

- 3.4.1.3 In line with the guidance in national planning policy an Infrastructure Delivery Plan (IDP) has been prepared for Greater Nottingham including Rushcliffe. The IDP identifies where there are deficits in infrastructure provision within the study area and ascertains what additional infrastructure is needed to support the level of growth proposed by both the Rushcliffe Core Strategy and the Greater Nottingham Aligned Core Strategies. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure and the anticipated sources of funding from a range of agencies, including local authorities and developers. The IDP has been prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water companies.
- 3.4.1.4 Appendix C summarises the main elements of infrastructure identified in the IDP as required to deliver the Core Strategy. The schedule includes approximate costs, timescales and funding sources and likely delivery agents where known. The IDP will be updated as development proposals are refined through Development Plan Documents, and to reflect any changes in likely funding sources or decisions on the implementation of major projects.
- 3.4.1.5 To ensure that the strategic allocations within the Core Strategy are deliverable, broad assessments of viability have been undertaken at a level of detail that is appropriate to justify allocation. These broad assessments take into account the need to deliver the infrastructure requirements summarised in Appendix C. The assessments indicate that there are no barriers to delivering the strategic allocations, subject to the provision of the necessary infrastructure through the identified funding sources.
- 3.4.1.6 In addition to preparation of the Core Strategy, the IDP will also be used, alongside other evidence, to inform preparation of ~~the other elements of~~ [the Part 2 of the Council's Local Plan \(the Land and Planning Policies Development Plan Document\) Development Framework](#). The intention is that IDPs are 'living documents' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects.
- 3.4.1.7 In preparing the IDP, full account has been taken of the Homes and Communities Agency's (HCA) Local Investment Plans (LIP) that has been prepared for Greater Nottingham and also for the Nottingham Outer Housing Market Area. Each one was prepared collectively by the HCA and relevant local authorities. Together they, in part, identify local investment priorities for Greater Nottingham, with the intention of shaping the HCA's proposed investment for the area.
- 3.4.1.8 The IDP is critically important to the delivery of not only the Core Strategy's vision and core objectives, but also where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The IDP will also assist in providing a basis for

making bids for public funding, from sources such as Growth Point Funding and from the HCA through the locally agreed LIPs.

Implementation, delivery and monitoring

3.4.1.9 The delivery of a range of services and facilities to support new communities is clearly heavily influenced by the strategic decisions of various service providers. The policies and proposals of this [Local Plan Part 1: Core Strategy](#) have, however, influenced their decisions and the Council will continue to work with these bodies to ensure the delivery of necessary infrastructure to support new growth. In terms of decision making processes that the Council directly controls, this policy will be implemented through the range of delivery mechanisms set out in the table below.

Targets	Indicators	Policy Delivery
Delivery of the necessary infrastructure identified in Appendix C, the Infrastructure Delivery Plan and subsequent Local Development Documents	<ul style="list-style-type: none"> Project implementation 	<ul style="list-style-type: none"> Local Transport Plans Public sector investment decisions Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies Local Plan Part 2: Land and Planning Policies Site Specific Development Plan Document Development Management Development Plan Document Supplementary Planning Documents (e.g. Masterplans) Development Management decisions

3.4.2 Policy 18 Developer Contributions

POLICY 18 DEVELOPER CONTRIBUTIONS

1. All development will be expected to:
 - a. Meet the reasonable cost of new infrastructure required as a consequence of the proposal;
 - b. Where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
 - c. Provide for the future maintenance of facilities provided as a result of the development.
2. The Council intends to introduce a Community Infrastructure Levy (CIL) to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategy objectives.
3. Prior to the implementation of a CIL, [and following implementation where remains appropriate](#), planning [conditions and obligations](#) will be sought to secure all new infrastructure necessary to support new development either individually or collectively.

JUSTIFICATION

3.4.2.1 Where new development creates a need for new or improved infrastructure, [appropriate planning conditions and](#) contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme.

3.4.2.2 Developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. These may include:

- Transport infrastructure (including footpaths, bridleways, cycleways and roads)
- Drainage and flood protection
- Public transport (including services and facilities)
- Travel behavioural change measures (including travel plans, marketing and promotion)
- Affordable housing (including supported housing)
- Education (including early years provision and community education)
- Open Space (including play areas, sport and recreation)
- Community facilities (including youth activities, ~~and~~ meeting venues [and libraries](#))

- Cultural facilities ~~(including libraries)~~
- Health and social care facilities
- Emergency services (Police/crime reduction measures, fire and ambulance services)
- Environmental improvements
- Waste recycling facilities
- Shopping facilities
- Green Infrastructure (including new wildlife habitats)
- Information and Communication Technology
- Training and employment for local people

3.4.2.3 The ability to put in place a Community Infrastructure Levy (CIL) came into force on 6 April 2010. CIL allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. The Council intends to prepare a Charging Schedule setting out those infrastructure requirements falling within the remit of CIL along with the rates to be charged.

3.4.2.4 In accordance with requirements that have been identified in the Infrastructure Delivery Plan (IDP), and as summarised at Appendix C, for certain required 'sub-regional' infrastructure there may be a degree of pooling of CIL monies between Greater Nottingham councils to support delivery. It is also the intention, where justified by evidence in the IDP and associated economic viability assessment work, that there will be differential CIL rates within Rushcliffe. Differential rates will provide flexibility to take account of varying local land values and viability.

3.4.2.5 Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement. ~~Supplementary Local~~ Development Plan Documents or further guidance will be produced where necessary to provide more detailed information on the scope and operation of planning obligations.

3.4.2.6 After the implementation of the CIL, planning obligations will only be used in relation to certain specified circumstances in line with [national planning policy and](#) policies in the ~~Local Plan -Core Strategy or other Development Plan Documents~~. [In relation to contributions towards transport infrastructure, continued use will also be made of planning conditions and Section 278 \(of the 1980 Highways Act\) agreements.](#)

Implementation, delivery and monitoring

3.4.2.7 Aside from the introduction of the CIL, the delivery of the policy will principally be through the Development Management process. Those developer contributions sought will, however, be guided by the parameters set out in this Core Strategy and in other, subsequent Local Development Documents

Targets	Indicators	Policy Delivery
Introduction of Community Infrastructure Levy	<ul style="list-style-type: none"> Implementation of Community Infrastructure Levy 	<ul style="list-style-type: none"> Community Infrastructure Levy
Ensure appropriate developer contributions to infrastructure	<ul style="list-style-type: none"> Annually reported on S106 contributions and Community Infrastructure Levy funding 	<ul style="list-style-type: none"> Public sector investment decisions Local Plan Part 1: Core Strategy Strategic Allocation and Regeneration policies Local Plan Part 2: Land and Planning Policies Site Specific Development Plan Document Development Management Development Plan Document Supplementary Planning Documents (e.g. Masterplans) Development Management decisions and associated planning obligations

3.4.3 Strategic Allocation at Melton Road, Edwalton

POLICY 19 STRATEGIC ALLOCATION AT MELTON ROAD, EDWALTON

The area, as shown on the proposals map, is identified as a strategic site for housing for around 1,500 ~~1,200~~ dwellings, up to 4 hectares ~~around 4,500m²~~ of B1 and related business development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2028 ~~2026~~. The indicative distribution of the proposed uses is identified on Figure 1.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre and along the strategic bus corridor;

B. Employment

3. There should be provision of up to 4 hectares ~~around 4,500m²~~ of B1 and related business development towards the south of the site in proximity to the existing Wheatcroft Business Park;
4. Redevelopment or expansion of existing businesses at Wheatcroft Business Park for employment purposes will be permitted subject to design, amenity and transportation considerations;

C. Neighbourhood Centre

5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
6. A Community Hall of an appropriate scale to serve the new development should be provided ~~within or adjacent to the neighbourhood centre;~~

D. Transportation

7. Primary ~~V~~vehicular access should be provided off Melton Road ~~only~~, with bus, ~~and~~ emergency-and a limited amount of local traffic movement ~~only access~~ provided through Musters Road;
8. Improvements to local road infrastructure necessary to mitigate adverse impacts and serve the new development;
9. Improvements to walking, cycling and public transport links through and beyond the site, ~~including a designated bus service;~~
10. Implementation of a travel plan;

E. Other Requirements

11. Sewage and off-site drainage improvements;
12. An appropriate sustainable drainage system;
- ~~13. Creation of open space alongside retention and enhancement of existing established areas;~~
13. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
14. Landscape buffers between the employment use and housing within the development;
15. The pProvision of or upgrade to sports areas, the provision of and play areas, with necessary associated facilities, of an appropriate scale to meet the needs of the development;
16. Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;
17. Provision of a community park facility;
18. Provision of land, or contributions towards improved health facilities as appropriate to meet the needs of the development;
19. Provision of an on-site primary school and contributions towards ~~improvements to Rushcliffe~~Secondary School provision ~~School~~ to serve the development; **and**
- 19a. Protect and/or enhance heritage assets within and surrounding the site; and
20. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.

JUSTIFICATION

3.4.3.1 The development off Melton Road, Edwalton will create a Sustainable Urban Extension to West Bridgford and the wider Nottingham conurbation. The development will provide for around 1,500 ~~1,200~~ new homes as a maximum. The exact level of housing and siting of development will be subject to negotiation taking into account the need to respect the setting and biodiversity of Sharphill Wood – a prominent landscape feature, a Local Wildlife Site and a Biodiversity Action Plan habitat – and limit impacts on the most elevated areas of the site. However, a broad mix of house sizes and types will be required. The development will also include a small expansion to the existing Wheatcroft Business Park for employment and business related development.

3.4.3.1a Consideration should be given to the development of single storey dwellings in areas closer to the wood and within the northern part of the site adjacent to Musters Road. Higher densities should be achieved along the main spine road and in areas within walking distance of the Neighbourhood Centre. In addition, the configuration of green space within the site should

accommodate badger setts and provide for foraging paths that link to Sharphill Wood and the wider countryside. All green space should be maintained as open space into the future.

- 3.4.3.2 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in Appendix C. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Core Strategy.

Development requirements and phasing

- 3.4.3.3 ~~The site~~A significant proportion of the allocation already has the benefit of outline planning permission and the first phase of the development has detailed planning permission, although an independent review of the requirements of the planning permission has concluded that there are financial viability issues in bringing forward the development in line with the planning permission. This policy is intended to provide a positive framework which will allow for the site to be delivered. The Council will adopt a flexible and positive approach to the planning and delivery of the site and its associated infrastructure to ensure that delivery occurs in line with the housing trajectory. ~~The list of development requirements for the site and its phasing is as a result of the extensive consultation and masterplanning exercise that was undertaken through the consideration of the planning application and through the subsequent Public Inquiry. A detailed phasing schedule and phasing plan was agreed as part of this process, and a Section 106 agreement produced and signed to ensure that all of the development requirements outlined within this policy will be met.~~

- 3.4.3.3a The indicative distribution of development is shown on Figure 1. Figure 1 and the Local Plan Proposals Map identifies the area of land removed from the Green Belt and within which all new built development will take place. However, areas outside of this are likely to be required as part of enhanced Green Infrastructure and should form part of any development scheme

- 3.4.3.4 The parameters of the proposal and phasing requirements will be worked up through a masterplanning process. It is anticipated that development could commence in 2015, with completion around 2026. Any structural planting should occur in advance of the commencement of each phase of the development. Each phase should require an appropriate mix of housing, including the integration of affordable housing. Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average. ~~The schedule and plan outlines that the development will be delivered in up to four phases. The first phase should include the provision of a spine road through the western area of the site from Melton Road to a new bus-only access on Musters Road. Structural planting should be a priority at this stage in order to allow for it to mature alongside the development of the site. The second phase should include the provision of the community hall~~

~~and the commencement of the construction of the neighbourhood centre. Provision of or contributions towards other community facilities necessary to serve the development, improvements to the transport network, including the provision of a bus service from the site to Nottingham, the provision of a community park, and other development requirements will be provided through the lifetime of the development as necessary.~~

~~3.4.3.5— Each phase will provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole.~~

~~3.4.3.6— The expectation is that development of the site will commence during 2012-2013, with around 50 homes being completed within the first year of development, around 100 homes per year for the following two years and an average of 150 homes per year for the remainder of the development period. The development will thus be completed by 2022. Development rates on the site will be monitored and reviewed to ensure that the delivery of housing on the site is achieved, and phasing schedules and development requirements may be revised, subject to negotiation, and agreement between the Borough Council, the developer other stakeholders and statutory consultees as appropriate.~~

3.4.3.4a New retail development will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres. It is appropriate therefore that any retail development proposals are supported by a retail impact assessment to consider the implications of the neighbourhood centre on existing retail centres.

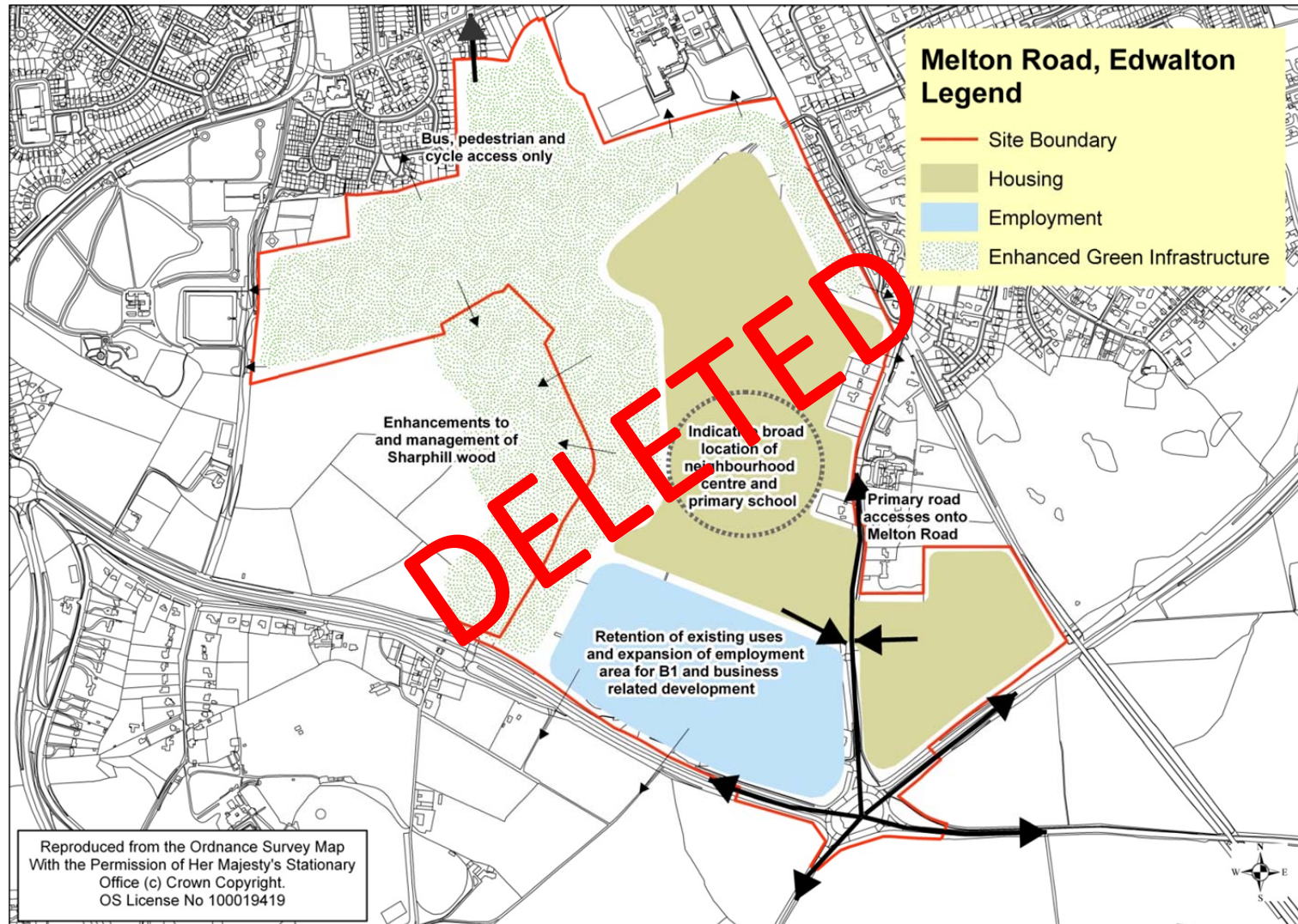
Implementation, delivery and monitoring

3.4.3.7 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

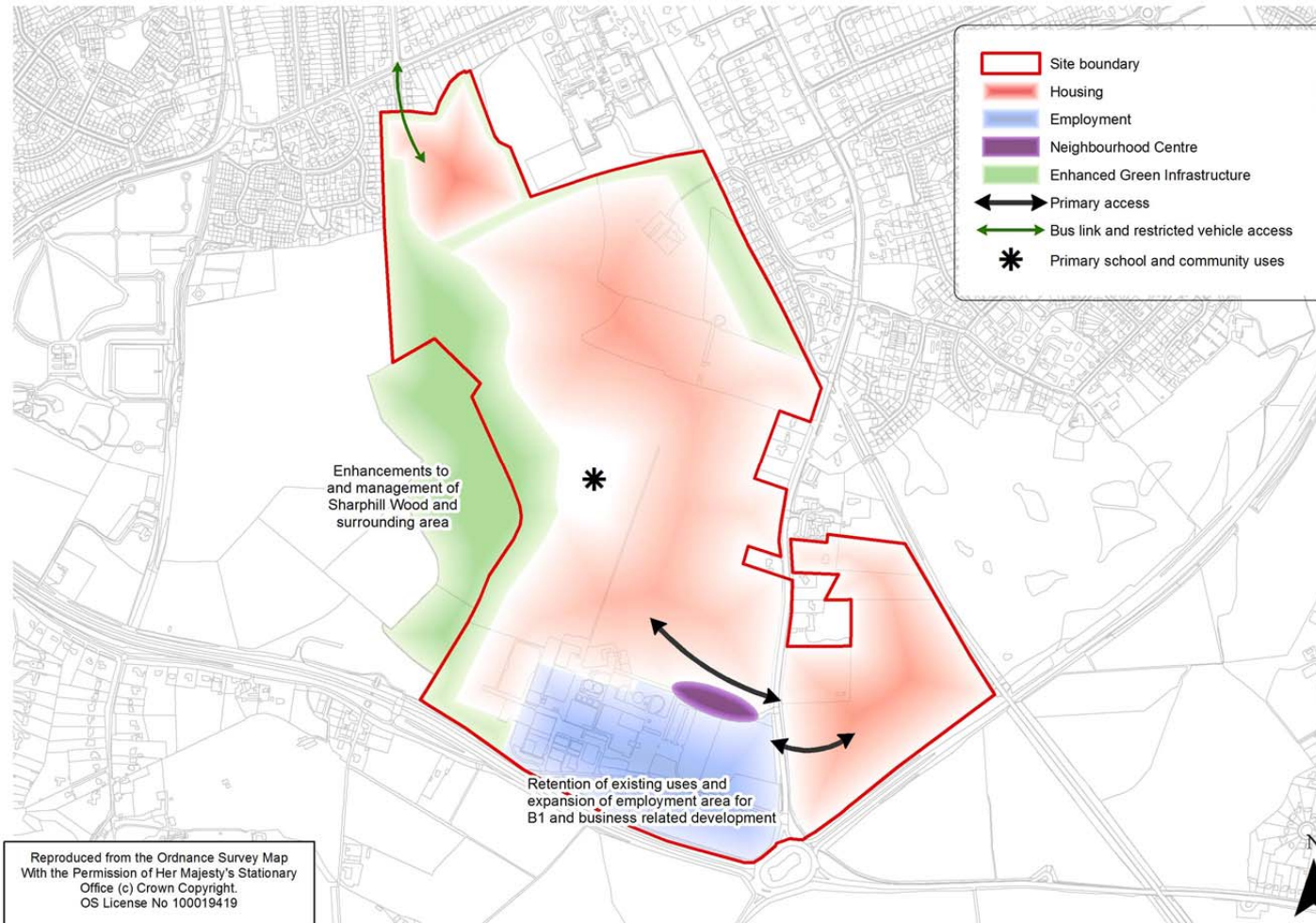
Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 19	<ul style="list-style-type: none"> • Net additional homes • Additional services and facilities 	<ul style="list-style-type: none"> • Development Management decisions • Timely review of SHLAA to manage sufficient housing supply

Figure 1

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3.4.4 Policy 20 Strategic Allocation at North of Bingham

POLICY 20 STRATEGIC ALLOCATION AT LAND NORTH OF BINGHAM

The area, as shown on the proposals map, is identified as a strategic site for housing of around 1,000 dwellings and an appropriate mix of B1, B2 and B8 employment development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2028⁶. The indicative distribution of the proposed uses is identified on Figure 2.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing will be provided on the site, including seeking [through negotiation](#) to secure [up to](#) 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre, the area closer to Bingham town centre and along the new or enhanced public transport corridors serving the site;

B. Employment

3. There should be the provision of around 15.5 Hectares of land for a mix of B1, B2 and B8 employment development, with any B8 employment development being concentrated to the west of the site in proximity to the A46. The existing units within the boundary of the allocation to the east of the site should be retained;

C. Neighbourhood Centre

4. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
5. A Community Hall of an appropriate scale to serve the new development should be provided within or adjacent to the neighbourhood centre;

D. Transportation

6. Improvements to walking and cycling links to the town centre and railway station and enhancements to public transport to serve the new development;
7. Improvements to ~~local~~ road infrastructure necessary to [mitigate adverse impacts and](#) serve the new development;
8. Implementation of a travel plan;

E. Other Requirements

9. Sewage and off-site drainage improvements;
10. An appropriate sustainable drainage system;
11. The implementation of a flood mitigation scheme for Car Dyke;
12. ~~Creation of open space alongside retention and enhancement of existing established areas;~~
The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
13. Provision of a community park to include Parsons Hill
14. Landscape buffers between the employment uses and housing within the development;
15. Provision of sports and play areas, with necessary associated facilities, of an appropriate scale to meet the needs of the development;
16. Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;
17. Provision of an on-site primary school and contributions towards improvements to Toot Hill School to serve the development;
18. Provision of contributions to improve local health facilities as appropriate to meet the needs of the development;
19. Provision of a new household waste and recycling centre on site; **and**
19a. Protect and/or enhance heritage assets within and surrounding the site; and
20. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.

JUSTIFICATION

- 3.4.4.1 Given that Bingham is identified in 'Sustainable Locations for Growth Study' (Tribal 2008) as being the most suitable location for a high level of growth within the Borough, it is considered that a mixed use development to the north of Bingham is appropriate. The development of land North of Bingham will create a new sustainable community with a mixed use development of around 1000 new homes and around 15.5 hectares of employment uses. The distribution of the proposed uses is identified on the indicative masterplan.
- 3.4.4.2 The majority of the site where built development is proposed, as shown on the indicative masterplan falls within a long-standing unimplemented employment allocation of considerable size. The remainder of the proposed area for future development is predominantly located to the north of these allocations.
- 3.4.4.3 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in

Appendix C. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Core Strategy.

Development requirements and phasing

3.4.4.4 A planning application has been submitted for the proposal and the list of development requirements for the site is as a result of on-going negotiations between the Borough Council, consultees, the landowner and infrastructure providers. [The Borough Council has now resolved to grant planning permission.](#) The development parameters for the site have been drawn up following extensive pre-application consultation between the Crown Estate and the local community.

3.4.4.5 It is appropriate for development to commence once planning permission is granted, [and](#) development partners are selected for the site ~~and once the A46 is dualled~~. A detailed phasing schedule has been submitted as part of the planning application. This phasing schedule indicates that the development will occur in five phases. Development should commence by 2015 and be completed by ~~2023~~2024. It is anticipated that housing development will be delivered at a rate of around ~~150~~400 homes a year on average. The Car Dyke Management Scheme should be implemented before development commences within the area that currently is at risk of flooding.

[3.4.4.5a Construction of the neighbourhood centre and the provision of other necessary community facilities will be sought at an early stage in order to meet the needs of new residents, encourage their use and promote more sustainable travel habits.](#)

~~3.4.4.6 The second phase should include the commencement of the construction of the neighbourhood centre and the provision of other necessary community facilities to ensure that these are delivered early enough in order to serve the majority of the development at an early stage to encourage their use and promote more sustainable travel habits from the early stages of development.~~

3.4.4.7 [Subject to viability considerations,](#) ~~E~~each phase will provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole.

3.4.4.8 Because the site is separated from the rest of the town by the Nottingham to Grantham railway line, every effort should be made to improve and enhance connectivity between the site and the rest of Bingham, including access to the railway station and the town centre.

3.4.4.9 Development rates on the site will be monitored and reviewed to ensure that the delivery of housing on the site is achieved, and phasing schedules and development requirements may be revised, subject to negotiation, and

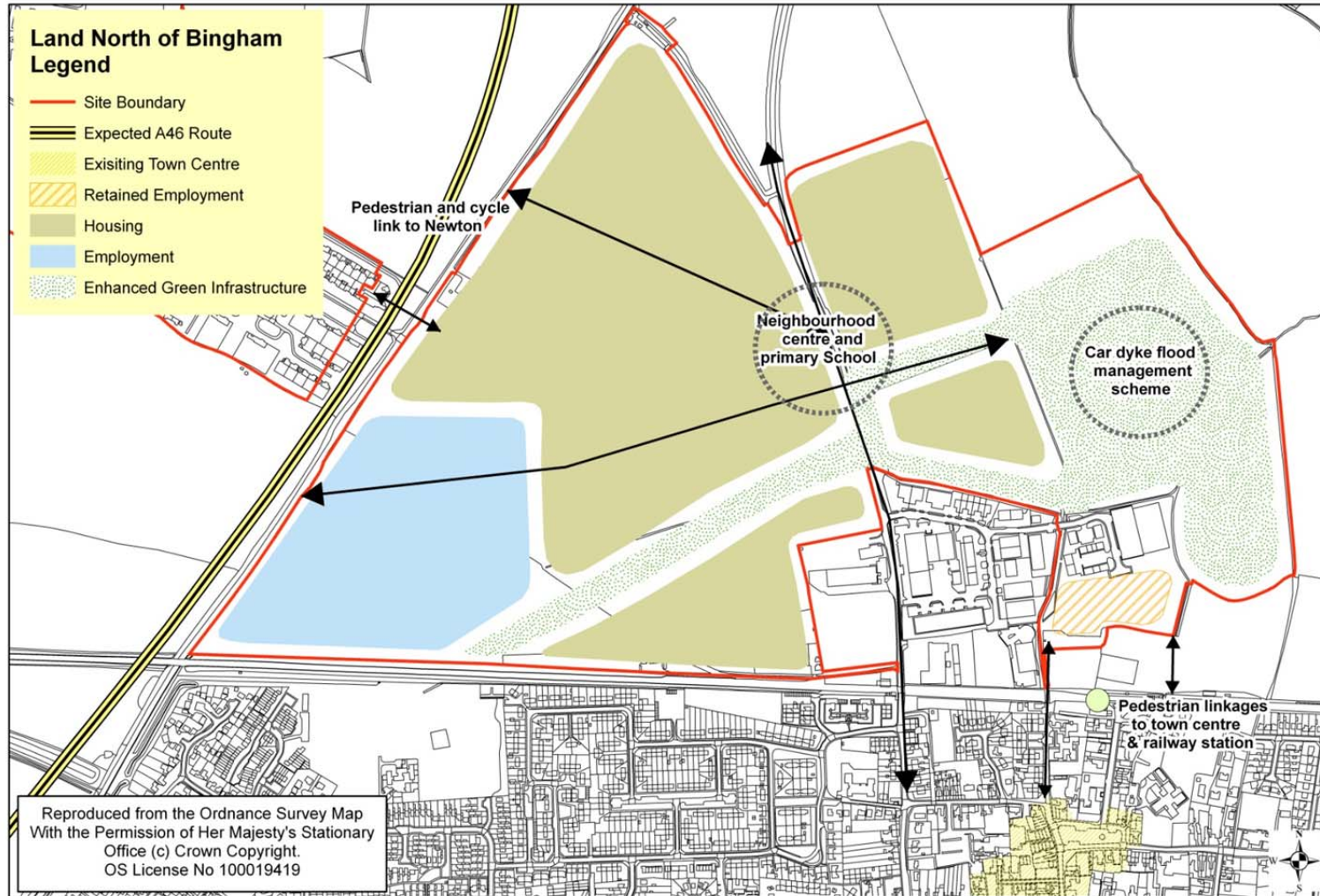
agreement between the Borough Council, the developer other stakeholders and statutory consultees as appropriate.

Implementation, delivery and monitoring

3.4.4.10 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 20	<ul style="list-style-type: none"> • Net additional homes • Net additional office space and employment land • Additional services and facilities 	<ul style="list-style-type: none"> • Development Management decisions • <u>Annual</u> Timely review of SHLAA to manage sufficient housing supply

Figure 2



3.4.5 Strategic Allocation at Former RAF Newton

POLICY 21 STRATEGIC ALLOCATION AT FORMER RAF NEWTON

The area, as shown on the proposals map, is identified as a strategic site for additional housing for around 550 dwellings, protection of existing B8 employment located within the former aircraft hangars, and the provision of additional employment land for B1, B2 and B8 purposes. In addition, a primary school, community centre, public open space and other facilities as appropriate.

The indicative distribution of the proposed uses is identified on Figure 3.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing will be provided on the site, including seeking [through negotiation](#) to secure [up to](#) 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre and along the bus corridor;

B. Employment

3. The retention of the existing hangars for employment purposes and the provision of around 6.5 hectares of additional land for B1, B2 and B8 purposes;

C. Neighbourhood Centre

4. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
5. A Community Hall of an appropriate scale to serve the new development, also taking into account the existing planning permission for 165 dwellings should be provided within or adjacent to the Neighbourhood Centre;

D. Transportation

6. Vehicular access should be provided off the new link road to the A46 only to serve the additional housing and employment proposals, with bus and emergency-only access provided through Wellington Avenue;
7. Improvements to ~~local~~ road infrastructure including the widening of the new link road to the A46 – which must be carried out prior to use of the new employment development;
8. Improvements to walking, cycling and public transport links including a foot and cycleway bridge over the old and new A46 providing a direct connection to Bingham;

9. Improvements to ~~local~~ road infrastructure necessary to mitigate adverse impacts and serve the new development;
10. The implementation of a travel plan;

E. Other Requirements

11. Sewage and off-site drainage improvements;
12. An appropriate sustainable drainage system;
13. ~~Creation of open space alongside retention and enhancement of existing established areas~~
The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
14. Implementation of a landscape and ecology management plan.
15. Development of sports pitches with associated changing facilities and children's play space of an appropriate scale to meet the needs of the development;
16. Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;
17. Provision of an ~~on-site~~on-site primary school ~~and contributions towards improvements to Toothill secondary school~~ to serve the new development;
18. Provision of contributions to improve local health facilities as appropriate to meet the needs of the development; ~~and~~
- 18a. Protect and/or enhance heritage assets within and surrounding the site; and
19. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.

JUSTIFICATION

- 3.4.5.1 The development of former RAF Newton is one of two larger areas in need of regeneration within Rushcliffe. The site was closed as an airbase in 2000 and much of the site has become run down and derelict over the subsequent years. The site's redevelopment has been limited to date due to the fact that it was washed over by the Green Belt and that access to the site was inadequate prior to improvements to the A46.
- 3.4.5.2 The redevelopment is required to be comprehensive and coordinated and should follow the principles of sustainable development, with an appropriate mix of uses and scale of development. It is appropriate that existing residents of Newton benefit from the provision of additional facilities, which the current village lacks, which should come from the comprehensive redevelopment of the site.
- 3.4.5.3 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in

Appendix C. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Core Strategy.

Development Requirements and Phasing

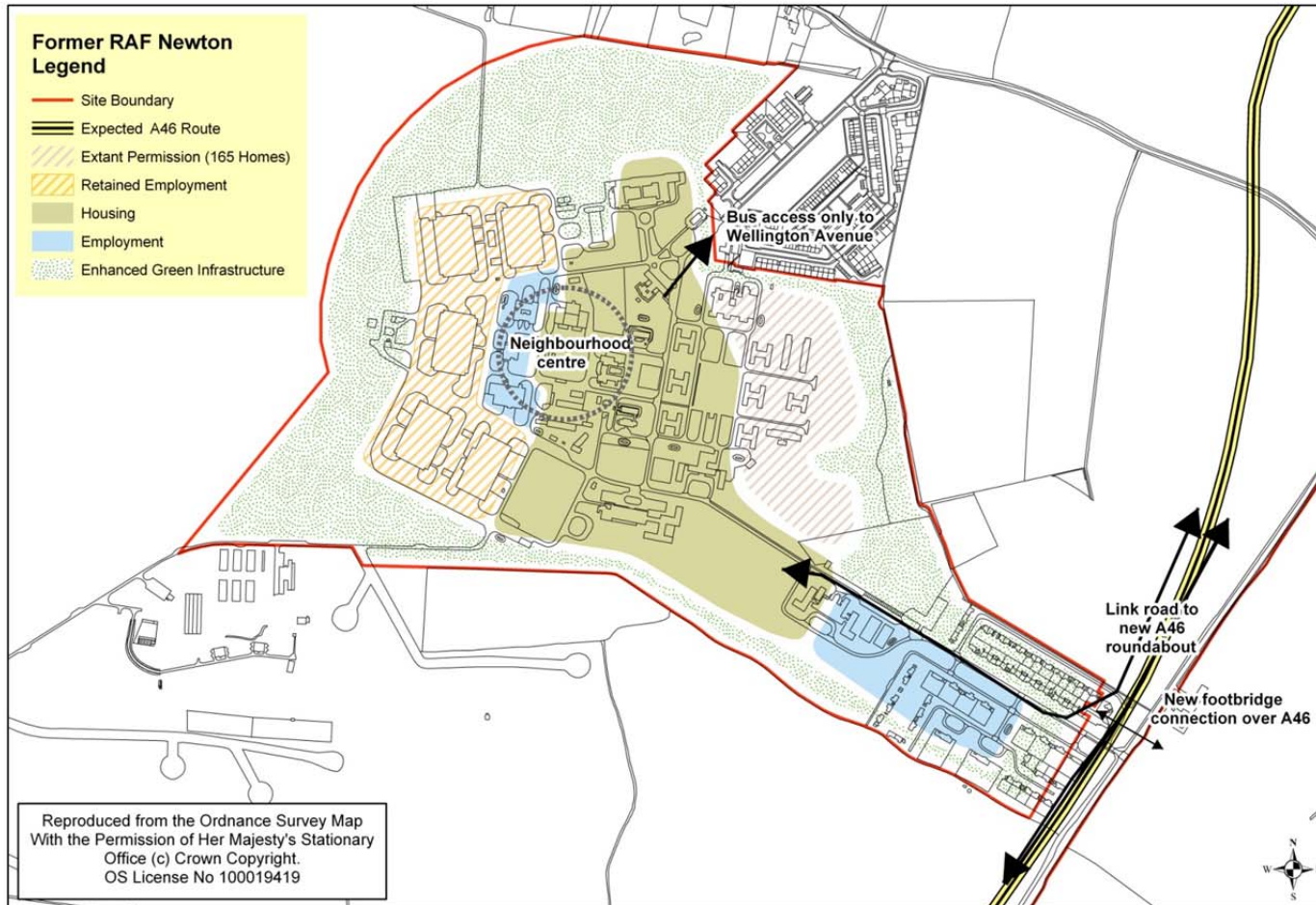
- 3.4.5.4 Phase 1 of the development, which consists of the use of the former hangars for employment purposes the demolition of 65 former officers' houses and the building of 165 new homes already has the benefit of full planning permission and is currently being implemented.
- 3.4.5.5 Phase 2 should include the provision of 550 additional homes. Phase 3 should contain the additional employment development to the west of the site. Phase 4 should contain the additional employment provision within the eastern part of the site. Any development should be accessed from the new link road to the A46 on ~~Margidudum~~ [Margidvdm](#) roundabout in order to minimise increased in traffic flows through Newton village itself. The additional employment development is expected to occur in the latter phases of the development when the access road to the A46 can be widened to accommodate heavy goods vehicles.
- 3.4.5.6 Every effort should be made to improve direct access to Bingham over the A46 for pedestrians and cyclists in order to maximise sustainable travel patterns. This may involve the provision of a bridge over the old and new A46 between the site and the allocation at Land North of Bingham. Close cooperation will be required on all detailed infrastructure matters in the development of Former RAF Newton and Land North of Bingham, given their proximity to each other and to take account of potential cumulative impacts arising from the two developments.
- 3.4.5.7 It is anticipated that development on phase 2 will commence around 2015, and all phases will be completed by ~~2020~~ [2026](#). Development rates on the site will be monitored and reviewed in order to ensure that the delivery of housing is achieved. Where necessary, phasing schedules and development requirements may be revised following negotiation and agreement between the Borough Council, the developer, other stakeholders and statutory consultees as appropriate.

Implementation, delivery and monitoring

- 3.4.5.8 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 21	<ul style="list-style-type: none"> • Net additional homes • Net additional office space and employment land • Additional services and facilities 	<ul style="list-style-type: none"> • Development Management decisions • <u>Annual</u> Timely review of SHLAA to manage sufficient housing supply

Figure 3



3.4.6 Strategic Allocation at Former Cotgrave Colliery

POLICY 22 STRATEGIC ALLOCATION AT FORMER COTGRAVE COLLIERY.

The area, as shown on the proposals map, is identified as a strategic site for housing for around 470 dwellings and the provision of around 4.5 hectares of B1, B2 and B8 employment development, all of which will be constructed within the plan period to ~~2028~~2026. The distribution of the proposed uses is identified on Figure 4.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing will be provided on the site, including seeking [through negotiation](#) to secure [up to 30%](#) affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved along the strategic bus corridor and lower densities where housing borders the Country Park;

B. Employment

3. There should be provision of around 4.5 hectares of employment development to the north east of the site providing a mix of B1, B2 and B8 uses;

C. Transportation

4. Vehicular access should be provided onto both Hollygate Lane and to the north onto Stragglethorpe Road;
5. Improvements to ~~local~~ road infrastructure necessary to [mitigate adverse impacts and](#) serve the new development;
6. Improvements to walking, cycling and public transport links through and beyond the site, including a designated bus service, linkages to Cotgrave Country Park and the provision of a footbridge over the Grantham Canal;
7. The production and implementation of a travel plan;

D. Other Requirements

8. Sewage and off-site drainage improvements;
9. An appropriate sustainable drainage system;
10. ~~Creation of an appropriate mix of open space within the site;~~ [The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;](#)
11. Provision of suitable mitigation measures to compensate for the loss of any wildlife interests on the site.;

12. **Creation of landscape buffers between the employment use and housing within the development;**
13. **The creation of a landscape buffer between the proposed development and the surrounding area. The landscape buffer will be broadly in line with what is shown on the indicative masterplan;**
14. **The protection of the Grantham Canal corridor;**
15. **Provision of play areas of an appropriate scale to meet the needs of the development;**
16. **Provision of, or contribution towards outdoor sports facilities of an appropriate scale;**
17. **Provision of contributions to improve local health facilities as appropriate to meet the needs of the development;**
18. **Provision of contributions towards improvements to primary schools within Cotgrave to accommodate the new development;**
19. **The provision of a waste and recycling point to serve the new residential development; and**
20. **Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.**

JUSTIFICATION

- 3.4.6.1 The redevelopment of the former Cotgrave Colliery is one of a number of regeneration challenges across Greater Nottingham. The development will provide for around 470 new homes. The exact level of housing and employment provided through the development will be subject to negotiation, taking into account the need to integrate with the Country Park and transportation matters. However a broad mix of house sizes and types will be required. The provision of employment on the site should be of a level that offers the opportunity to minimise the amount of out-commuting from Cotgrave, whilst providing for a balance of new employment.
- 3.4.6.2 Cotgrave Colliery is also subject to Policy 6 (Regeneration) and is referred to in Policy 5 (Role of Town and Local Centres) which identifies that there should be improved accessibility to the town and that any redevelopment of the Colliery must take into account local nature conservation features and demonstrate how it will contribute to the wider regeneration of the town as a whole. The scope for limited physical development to link the Colliery and the town needs also to be explored, where this would assist connectivity and accessibility between new and existing neighbourhoods.
- 3.4.6.3 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in Appendix C. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Core Strategy.

Development Requirements and Phasing

- 3.4.6.4 The site already has the benefit of outline planning permission. The list of development requirements for the site and its phasing is as a result of the extensive consultation and masterplanning exercise that was undertaken through the consideration of the planning application. A phasing plan was provided as part of this process, and a Section 106 agreement produced and signed to ensure that all of the development requirements outlined within this policy will be met.
- 3.4.6.5 The phasing plan outlines that the development will be delivered in up to four phases. The first phase will include the provision of services to site and new accesses from Hollygate Lane. Employment development could also occur in parallel with this phase, with access to it via Colliers Way. Green infrastructure will be developed in tandem with the built development, including improvements along the Grantham Canal and habitat creation within Cotgrave Country Park.
- 3.4.6.6 Given the site's location, connectivity and accessibility to and from the development to the town centre and the wider area will require improvement in order to provide the opportunity for sustainable travel patterns. This will be in the form of improvements to pedestrian routes, a new footbridge over the canal and a new bus service.
- 3.4.6.7 Each phase will provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole.
- 3.4.6.8 Development of the site will commence during 2014. It is envisaged that once the site is serviced, new residential development could occur at a rate of 100-150 dwellings per annum. Development of the site will be complete by 2020. Development rates on the site will be monitored and reviewed to ensure that the delivery of housing on the site is achieved, and phasing schedules and development requirements may be revised, subject to negotiation, and agreement between the Borough Council, the developer other stakeholders and statutory consultees as appropriate.

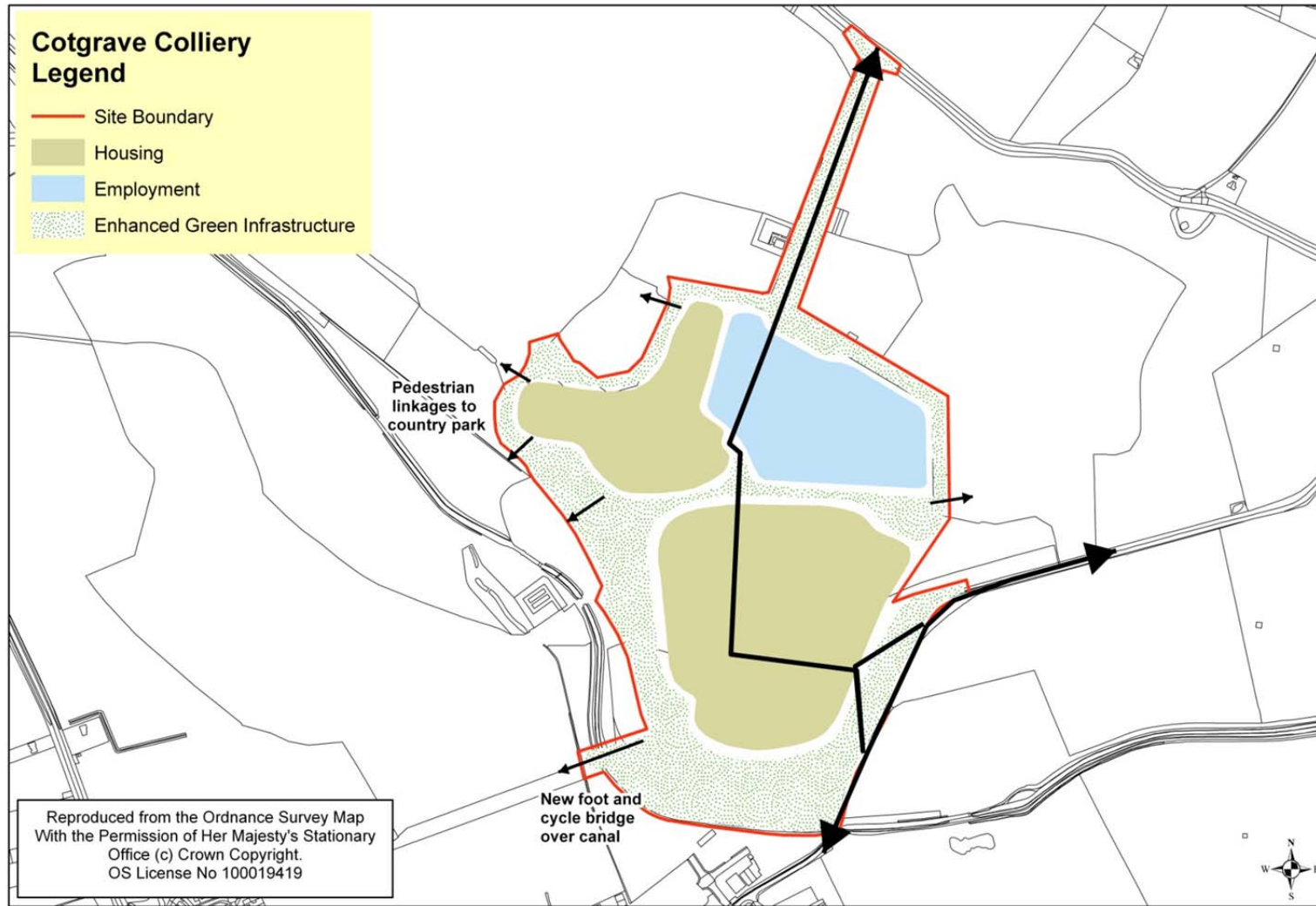
[3.4.6.8a The former Cotgrave colliery contains two recorded mine entries within the area of the strategic allocation. The detailed layout for the site will need to ensure that development does not occur within the zone of influence of these mine entries to ensure that future public safety is protected in line with the objectives of national planning policy.](#)

Implementation, delivery and monitoring

- 3.4.6.9 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 22	<ul style="list-style-type: none"> • Net additional homes • Net additional office space and employment land • Additional services and facilities 	<ul style="list-style-type: none"> • Development Management decisions • <u>Annual</u> Timely review of SHLAA to manage sufficient housing supply

Figure 4



3.4.7 Strategic Allocation South of Clifton

POLICY 23 STRATEGIC ALLOCATION SOUTH OF CLIFTON

The area, as shown on the proposals map, is identified as a strategic site for mixed-use development including around ~~3,000~~ 2,500 dwellings, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to ~~2028~~ 2026. The design and layout of the proposal will be determined through a masterplanning process ~~and the production of a Development Brief(s)~~. The development shall be appropriately phased to take into account improvements to the A453 and completion of the NET extension. The indicative distribution of the proposed uses is identified on Figure 5.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing types, size and tenure taking into account the existing mix of adjoining and nearby areas of housing, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre;
3. In accordance with Policy 8 appropriate provision should be made for Gypsy and Traveller accommodation;

B. Employment

4. There should be provision of around 20 hectares of employment land to provide for a wide range of local employment opportunities where appropriate. Training opportunities should be provided for as part of the development;

C. Neighbourhood Centre

5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
6. Community facilities and retail development of an appropriate scale will be provided to serve the new development. On site community facilities should primarily be located within or adjacent to the neighbourhood centre. Where appropriate, enhancements to existing community facilities within Clifton and within other adjacent villages will be explored as an alternative;

D. Transportation

7. ~~Enhancements Measures~~ as necessary to improve the proposed Mill Hill and Crusader roundabouts;
8. Improvements to ~~local~~ road infrastructure necessary to mitigate adverse impacts and serve the new development, and potential

- expansion of the [Nottingham Express Transit \(NET\)](#) ~~NET~~-Park and Ride facility if necessary;
- 8a. [The provision of a safeguarded route to allow for the possible future extension of the NET through the site and further to the south;](#)**
9. Measures [as necessary](#) to minimise traffic impacts through Gotham and Ruddington villages;
 10. Improvements to walking, cycling and public transport links through and beyond the site, including enhancements [where necessary](#) to existing bus services linking in with the NET terminus;
 11. Implementation of a travel plan;

E. Other Requirements

12. Sewage and off-site drainage improvements;
 13. An appropriate sustainable drainage system;
 14. A high quality built environment, to create a distinctive character that relates well to the surroundings, which gives consideration of the most appropriate sustainable methods of construction;
 15. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
 16. The creation of significant Green Infrastructure areas/buffers, particularly on the southern and eastern boundaries of the site to contribute to the creation of a permanent defensible Green Belt boundary. Green corridors should also be created through the site linking feature such as the Heart Leas and Drift Lane plantations;
- 16a [Protect and/or enhance heritage assets within and surrounding the site;](#)**
17. New or expanded educational, outdoor sports and leisure, health, community, faith, cultural and youth facilities as required by the scale of the development, which is planned in such a way to integrate existing and new communities. Provision or expansion of facilities will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.

JUSTIFICATION

- 3.4.7.1 The strategic allocation at land south of Clifton is [a large](#) ~~the largest~~ strategic site ~~in the Core Strategy~~. This location has been chosen as a strategic site in line with the Spatial Strategy contained within policy 2, which focuses development in and around the Nottingham conurbation where it falls within or adjoins Rushcliffe Borough, around the main rural villages within Rushcliffe, and in locations that are regeneration priorities.
- 3.4.7.2 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in Appendix C. The initial assessment identifies that there are no identified costs which would prevent the development of this strategic allocation. While there is a need to undertake further work to finalise and refine infrastructure requirements for this major strategic site, it is not expected that

the outcome of this work will significantly alter the costs assumed for this development to the extent that this would affect the site's viability.

3.4.7.3 The 'Appraisal of Sustainable Urban Extensions Study' (Tribal 2008) identifies areas on the edge of the Nottingham conurbation where development may be more suitable. The study finds marginally in favour of the development of the site, subject to the greatest possible mitigation of the environmental constraints and through creative sensible urban design.

3.4.7.4 The study identifies that, in the case of south of Clifton, the landscape in this area is of high quality when viewed from the existing urban edge thanks to its open nature gentle slope and distant views to surrounding hills. There are also potential issues when trying to identify a possible defensible boundary to the south of the site. A proportion of the site is also grade II agricultural land. The study also identifies that there are barriers to overcome in terms of connectivity to Clifton. Securing good physical linkages with existing built areas is critical to the integration of new and existing communities. Enhanced links will allow the new community to more easily access off-site facilities and services (such as schools). Conversely, it is important that existing communities are able to benefit from easy access to those new services and facilities that will be delivered to support development to the south of Clifton.

3.4.7.5 In balance to the above considerations, the study identifies several other factors which would favour development in this area. Firstly, the A453 widening and the extension of the Nottingham Express Transit (NET) to the north of the allocation will provide significant improvements to the transport network in this location, and enhance direct connections to Nottingham City Centre.

3.4.7.6 Secondly, [new defensible boundaries for the Green Belt can be established using existing features](#) ~~whilst there may be concerns in terms of defining a new boundary for the Green Belt, existing and proposed defensible boundaries do exist: these being~~. [This is](#) the new alignment of the A453, Barton Lane and within the floodplain of the Fairham Brook. The creation of a new boundary along Barton Lane together with using field patterns would be no less defensible than the current edge of Clifton, and development would avoid coalescence issues so long as it does not extend too much closer to Gotham.

3.4.7.7 Thirdly, development in this location could assist the regeneration of Clifton and bring economic development to a location likely to be favourable to the market, given its proximity to the M1, East Midlands Airport, Nottingham City Centre and East Midlands Parkway.

3.4.7.8 The Tribal Study identifies a potential Green Belt boundary for the site. It also identifies that through applying a standard approach to assessing density, the site could accommodate around 5,000 dwellings. The Borough Council considers that the number of dwellings on the site should however be set at [around 3,000](#) ~~2,500~~ dwellings. A target of around [3,000](#) ~~2,500~~ new

houses is lower than what the Tribal study suggests for a number of reasons. Firstly the allocated site area is smaller as it follows the power lines to the south east and the new alignment of the A453 to the north west. In addition, the northern part of the site will contain the NET terminus and Park and Ride. Finally, in order to provide the greatest possible mitigation against the impact of development across the whole of the site, significant parts should be retained and enhanced as areas of Green Infrastructure, in particular along the eastern, southern and western boundaries to provide a softer edge. This will help create a boundary to the site that is more defensible in Green Belt terms than is the case for with the current hard edge of Clifton.

- 3.4.7.9 Given the site's strategic position, proximity to Clifton and advantages relative transport accessibility advantages, it is important that employment uses should also be provided in this location. The emphasis should be on the provision of local employment opportunities to serve residents of the development and the existing communities.
- 3.4.7.10 The utmost care will be needed to manage the impact of new employment development. At present, it is envisaged that the focus for employment will be adjacent to the A453 (when dualled). This includes the south west corner of the site where new development will form part of a prominent new entrance point (gateway) to the main built up area of Nottingham. Reflective of this, it is necessary that development in this location is of particularly high quality in terms of urban design. Further north, adjacent to where the NET terminus and park and ride will be located, is the most elevated part of the site. It is important that new development in this location is not unduly elevated, so as to avoid being overly dominant in the surrounding landscape. It is also expected that all employment buildings should be sympathetically designed in terms of scale, massing and height so as to minimise impact on the wider landscape and on existing communities.
- 3.4.7.11 Whilst the allocation lies within Rushcliffe, it is adjacent to Clifton which is administered by Nottingham City Council and is part of the Nottingham conurbation. In order to minimise the impact of the development, and in order ensure that the development provides as much benefit to the local communities within its vicinity, the allocation will be subject to a masterplanning process, ~~and the publication of a development brief~~. Close cooperation on this process will be required between the City and Borough Councils, infrastructure providers, parish councils and neighbourhood forums, to agree the type of social, physical and economic infrastructure that is required to support an integrated development of the site.
- 3.4.7.12 It is important that development does not prevent the possibility of the NET line being extended into site and even through it in order to allow access further to the south at some point in the future. Both design and layout will therefore need to accommodate scope for future extension to take place. A safeguarded route will only be unnecessary if it can be demonstrated that there is no realistic prospect of a future NET extension due to viability or feasibility reasons. ~~As part of this process, one important~~

~~issue that will need to be looked at in more detail is whether there is a possibility of the NET line being extended even further to the south at some point in the future. Should it be anticipated that this may prove to be viable and feasible, it will then be important that development to the south of Clifton does not prevent this from happening. Both design and layout would need to accommodate scope for future extension to take place.~~

Development Requirements and Phasing

3.4.7.13 The parameters of the proposal and phasing requirements will be worked up through the masterplanning exercise ~~and the production of a development brief.~~ The indicative distribution of development is shown on Figure 5. Figure 5 and the Local Plan proposals map identifies the area of land removed from the Green Belt and within which all new built development will take place. However, areas outside of this are likely to be required as part of enhanced Green Infrastructure and should form part of any development scheme.

3.1.7.13a Commencement of the development will be dependent on the progression of improvements to the A453 and the provision of the NET extension. The NET proposal will be complete during 2014 based on present timescales. It is also estimated that the A453 will be upgraded by 2015, subject to final approval of its alignment.

3.4.7.14 Preliminary infrastructure works could possibly commence on the site in advance of completion of the A453 improvements, subject to further investigation and planning permission being granted. Any structural planting should occur in advance of the commencement of each phase of development. It is anticipated that development will commence in 2015. Given the scale and nature of the site, it is also anticipated that the scheme will be deliverable within the plan period as more than one phase of development should be able to run concurrently.

3.4.7.15 Each phase should provide for an appropriate mix of housing, including the integration of affordable housing. Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average.

Implementation, delivery and monitoring

3.4.7.16 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

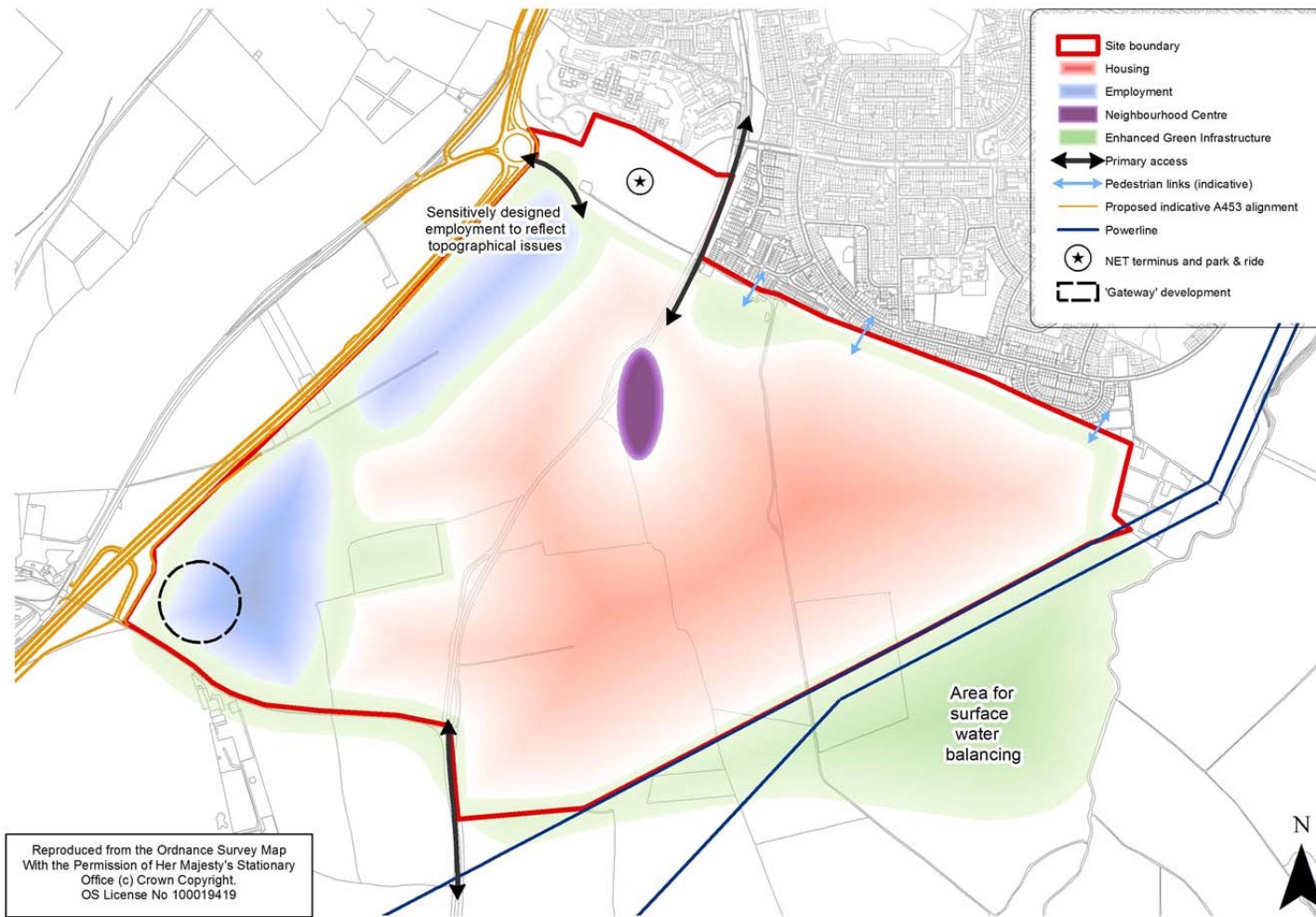
Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 23	<ul style="list-style-type: none"> • Net additional homes • Net additional office space and employment land • Additional services and facilities 	<ul style="list-style-type: none"> • Supplementary Planning Documents (e.g. masterplans) • Development Management decisions • <u>Annual</u> Timely review of SHLAA to manage sufficient housing supply

Figure 5

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3.4.8 Strategic Allocation East of Gamston/North of Tollerton

POLICY B STRATEGIC ALLOCATION EAST OF GAMSTON/NORTH OF TOLLERTON

The area, as shown on the proposals map, is identified as a strategic site for mixed-use development including around 2,500 dwellings up to 2028, up to a further 1,500 homes post 2028, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate. The design and layout of the proposal will be determined through a masterplanning process. The final design, layout and quantum of development shall take full account of heritage assets and their setting. The development shall be appropriately phased to take into account provision of necessary infrastructure, including improvements to the highway along the A52 and public transport network. The indicative distribution of the proposed uses is identified on Figure 6.

The development will be subject to the following requirements:

A. Housing

1. A mix of housing types, size and tenure taking into account the existing mix of adjoining and nearby areas of housing, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre;
3. In accordance with Policy 8 appropriate provision should be made for Gypsy and Traveller accommodation;

B. Employment

4. There should be provision of around 20 hectares of employment land to provide for a wide range of employment opportunities where appropriate. Training opportunities should be provided for as part of the development;

C. Neighbourhood Centre

5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
6. Community facilities and retail development of an appropriate scale will be provided to serve the new development. On site community facilities should primarily be located within or adjacent to the neighbourhood centre. Where appropriate, enhancements to existing community facilities at Gamston Neighbourhood Centre and within other adjacent villages will be explored as an alternative;

D. Transportation

7. Improvements to road infrastructure necessary to mitigate adverse impacts and serve the new development, including improvements to the A52 Gamston Lings Bar Road;
8. Measures as necessary to directly access the A52 Gamston Lings Bar Road and to minimise traffic impacts through Tollerton village;
9. Improvements to walking, cycling and public transport links through and beyond the site, including where necessary enhancements to existing bus services;
10. Implementation of a travel plan;

E. Heritage Assets

11. The production and implementation of a heritage strategy. The heritage strategy will outline how the proposed development will provide for the protection and/or enhancement of heritage assets including, where possible, appropriate measures for preserving the heritage assets' setting,

F. Other Requirements

12. Sewage and off-site drainage improvements;
14. An appropriate sustainable drainage system;
15. A high quality built environment, to create a distinctive character that relates well to the surroundings, which gives consideration of the most appropriate sustainable methods of construction;
16. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
17. The creation of significant Green Infrastructure areas/buffers, particularly on the southern and northern boundaries to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield. An enhanced Green corridor should also be created along the Grantham Canal; and
18. New or expanded educational, outdoor sports and leisure, health, community, faith, cultural and youth facilities as required by the scale of the development, which is planned in such a way to integrate existing and new communities. Provision or expansion of facilities will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 18.

JUSTIFICATION

3.4.8.1 The strategic allocation at land East of Gamston/North of Tollerton is the largest strategic site in the Local Plan. This location has been chosen as a strategic site in line with the Spatial Strategy contained within policy 2, which focuses development in and around the Nottingham conurbation where it falls within or adjoins Rushcliffe Borough, around the main rural villages within Rushcliffe, and in locations that are regeneration priorities.

- 3.4.8.2 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in Appendix C. The initial assessment identifies that there are no identified costs which would prevent the development of this strategic allocation. While there is a need to undertake further work to finalise and refine infrastructure requirements for this major strategic site, it is not expected that the outcome of this work will significantly alter the costs assumed for this development to the extent that this would affect the site's viability.
- 3.4.8.3 The Council's view is that the existing Tollerton airport, the majority of which is a brownfield land resource, should be included in the allocated area. It is also important that the integrity of Bassingfield and Tollerton as distinct settlements should be protected as far as possible. Based on the work to review the Green Belt there is justification for the new boundary to be formed using elements of the Polser Brook, Grantham Canal and field and other boundaries to the north of Tollerton, in order to achieve a suitable degree of separation between new development and the existing settlement.
- 3.4.8.4 There are 18 listed pill boxes in and around Tollerton airfield. National planning policy seeks to avoid significant adverse impacts on heritage assets where at all possible. The inclusion of the airfield within the allocated area is the right approach having considered the availability and sustainability of all alternative options. Therefore, some potential harm to the listed buildings and/or their setting is unavoidable. While this is the case, it is still necessary to lessen and mitigate against adverse impacts as far as possible. It is likely that the level of development achievable on the airfield land will be less than might otherwise be the case. This is in order to provide open space to assist in preserving the setting of all or some of pill boxes. A package of appropriate mitigation measures will have to be identified as part of the site's detailed design stage and be delivered in the implementation of development.
- 3.4.8.5 The site will be able to deliver around 2,500 homes by 2028 and have capacity to continue delivering new homes for a number of years thereafter. The total number of homes that the site is able to accommodate post 2028 will be established as part of on-going detailed design work for the site. This will take into account particular site requirements, including to appropriately mitigate impacts on the 18 listed pill boxes within or adjacent to the site, to achieve a suitable layout and density of development and to provide for strategic green infrastructure, particularly around the perimeters of the site and in the vicinity of the Grantham Canal. It is not expected that the number of homes post 2028 will exceed 1,500 in total and, in fact, could be somewhat lower than this.
- 3.4.8.6 The 'Appraisal of Sustainable Urban Extensions Study' (Tribal 2008) identified a number of challenges in relation to development in this location, including difficulties in potentially connecting with Gamston to the west. The study identifies that there are significant physical barriers (not least the A52 which separates the two areas) to overcome in terms of connectivity to Gamston. Nevertheless, securing the best possible physical linkages with

existing built areas is critical to the integration of new and existing communities. Enhanced links will allow the new community to more easily access off-site facilities and services (such as schools). Conversely, it is important that existing communities are able to benefit from easy access to those new services and facilities that will be delivered to support development to the east of Gamston/north of Tollerton.

3.4.8.7 Transport modelling work undertaken to look at the likely cumulative effects of proposed development within Rushcliffe and the wider Greater Nottingham area has been used to identify that there will need to be direct improvements to the A52 in order to accommodate development. Primary access for the site is, at present, expected to be achieved by two individual accesses directly onto the A52 Gamston Lings Bar Road. One access will replace the current staggered arrangement around Tollerton Lane and Ambleside with a signalised cross road. The existing Tollerton Lane junction would then be closed. A second access will be provided further south. This arrangement would therefore not result in an overall increase in the number of junctions onto this section of the A52. However, exact access arrangements will be determined through the masterplanning process and more detailed transport assessment work.

3.4.8.8 Also in the immediate locality, it has been identified that it is likely that the Gamston Lings Bar Road section of the A52 will need to be upgraded to a dual carriageway along its full length and for the A52 in the vicinity of the Gamston Roundabout to be realigned in order to, in both cases, assist in accommodating development on this strategic allocation. These and other measures are expected to be delivered through a combination of funding mechanisms including by direct provision by developers, through developer contributions, the Council's proposed Community Infrastructure Levy, and through public funding. The cost, phasing and funding of road improvements requires further detailed work as more detail in relation to the site's development is established. In addition, the Council will work in partnership with the Highways authorities and the developers/landowners to finalise phasing and funding arrangements.

3.4.8.9 At present, it is envisaged that the focus for employment will be adjacent to the A52. The site is expected to accommodate around 20 hectares of employment land. The strategic allocation covers land that already has planning consent for a business park. This is around an 8 hectare area of land located on the western part of the existing airfield. It is not expected that this employment consent will be implemented. If it is, however, this would leave only around 12 hectares of employment land to be delivered elsewhere on the site.

3.4.8.10 New retail development will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres. It is appropriate therefore that any retail development proposals are supported by a retail impact assessment to consider the implications of the neighbourhood centre on existing retail centres.

Development Requirements and Phasing

3.4.8.11 The parameters of the proposal and phasing requirements will be worked up through the masterplanning exercise. The delivery of development will be dependent on the progression of improvements to the A52.

3.4.8.12 The indicative distribution of development is shown on Figure 6. Figure 6 and the Local Plan Proposals Map identifies the area of land removed from the Green Belt and within which all new built development will take place. However, areas outside of this are likely to be required as part of enhanced Green Infrastructure and should form part of any development scheme.

3.4.8.13 Any structural planting should occur in advance of the commencement of each phase of development. It is anticipated that development will commence in 2016. Development will be substantially completed as more than one phase of development should be able to run concurrently, but given the scale and nature of the site the scheme will not be completely deliverable within the plan period.

3.4.7.14 Subject to viability considerations, each phase should provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole. Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average.

Implementation, delivery and monitoring

3.4.7.15 The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

<u>Targets</u>	<u>Indicators</u>	<u>Policy Delivery</u>
<u>Delivery of development in line with Policy B</u>	<ul style="list-style-type: none"> • <u>Net additional homes</u> • <u>Net additional office space and employment land</u> • <u>Additional services and facilities</u> 	<ul style="list-style-type: none"> • <u>Supplementary Planning Documents (e.g. masterplans)</u> • <u>Development Management decisions</u> • <u>Annual review of SHLAA to manage sufficient housing supply</u>

Figure 6



Section 4 MONITORING AND REVIEW

- 4.1.1 The principal means for monitoring the Core Strategy will be the Annual Monitoring Report which is published each year in December. This will monitor wider social, environmental and economic issues, together with key drivers of spatial change and implementation of the Core Strategy policies.
- 4.1.2 The Annual Monitoring Report will also provide commentary on how policies are being delivered. In future the Annual Monitoring Report will also help to identify whether policies need to be amended or replaced.
- 4.1.3 Alongside each Core Strategy policy, targets have been set where these would assist in the delivery of the objectives of the Core Strategy. For each, there are one or more identified indicators which are considered appropriate for monitoring the policies.
- 4.1.4 It is intended that in addition to the monitoring set out in the Annual Monitoring Report a five-yearly cycle of more comprehensive monitoring and review of the Core Strategy is established. Review processes would commence at an appropriate point in advance of the review date in order to allow any new policies to be adopted in a timely manner.
- 4.1.5 The regular review and monitoring of policies will indicate what impact they are having in respect of national and local policy targets and whether a policy may need reviewing because it is not working as intended or require amendment in light of revisions to national policy.

Section 5 - Appendices

Appendix A: Glossary

Affordable Housing - Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The three types of affordable housing are:

- Social rent – rents are set in accordance with a national formula, and are well below market levels in most areas
- Affordable Rent – rents are set at 80% of the market rent for a similar property in the area
- Intermediate housing – this covers shared ownership, HomeBuy and other models designed to help people purchase or part-purchase a home where they would not otherwise be able to get on the property ladder.

[Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes](#)

Allocation - Land identified as appropriate for a specific land use.

~~**Annual Monitoring Report (AMR)** - Part of the Local Development Framework. A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework Plan.~~

Appropriate Assessment – A stage in a Habitats Regulations Assessment (see separate entry) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Article 4 Direction – [A direction which withdraws automatic planning permission granted by the General Permitted Development Order](#) ~~may be used by local planning authority to remove certain permitted development rights~~. This means a planning application has to be submitted for works which normally do not need one. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in conservation areas.

[Authority Monitoring Report \(AMR\)](#) - A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Plan.

B1, B2 and B8 (employment) use classes

- B1 Business – (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;
- B2 General industrial - Use for [an](#) industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- B8 Storage or distribution (this class includes open air storage).

Behavioural Change - See Demand Management.

Biodiversity - The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

BREEAM (Building Research Establishment Environmental Assessment Method) - An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

Biodiversity Action Plan – ~~is~~ an internationally recognised program addressing threatened species and habitats and is designed to protect and restore biological systems.

Brownfield Land - A general term used to describe land which has been previously developed or built upon. (See previously Developed Land).

Centres of Neighbourhood Importance – these typically consist of a small parade of shops serving walkable local communities.

Census of Population - A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

CIL (Community Infrastructure Levy) Front Runners - CIL front runners have access to a tailored package of support from the Planning Advisory Service to help them set a charge for their area. This will include group workshops and good practice advice.

City Centre – These are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Climate Change – Long term changes in temperature precipitation, wind and all other aspects of the Earth’s climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence – The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes – National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

[Conservation \(of the built environment\) - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance](#)

Community Infrastructure Levy (CIL) - A standard financial payment by developers to councils towards the cost of local and sub-regional infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Use of a CIL would substantially replace the use of S106 agreements (see definition below).

Comparison Goods - Non-food retail items including clothing, footwear, household goods, furniture and electrical goods, which purchasers compare on the basis of price.

Conservation Area - An area designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Convenience Goods - Retail goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc.)

Core City - Nottingham is one of eight Core Cities, defined by the Government as the key regional Cities, driving the economic growth of their regions.

Core Strategy - The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy (see definition below).

Countryside - The rural parts of Rushcliffe lying outside the main built up area of Nottingham and other larger settlements. Countryside is sometimes taken to exclude land designated as Green Belt (see definition below)

Demand Management - Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as ‘Smarter Choices’. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace

and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

Density - The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Department for Communities and Local Government (CLG) – The Government Department responsible for planning and local government.

Designated Heritage Asset – A World Heritage site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan - ~~An authority's development plan consists of Development Plan Documents (see definition below) contained within its Local Development Framework.~~ This includes adopted Local Plans and saved policies from Local Plans, and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD) - A spatial planning document which is part of the Local ~~Development Framework~~ Plan, subject to extensive consultation and independent examination.

District Centre – These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

East Midlands Regional Plan - See Regional Spatial Strategy.

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, allocation within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances

Environmental Assets - Physical features and conditions of notable value occurring within the Borough.

Environmental Infrastructure - Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment – A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base - The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test – If, following application of the Sequential Test (see below), it is not possible, consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding, the Exception Test can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plain – Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Frictional margin – An amount of land continually required to be available to help ensure that a sufficient range and choice of sites exist to assist with meeting the conurbation's employment needs.

Greater Nottingham - Area covered by whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe.

Green Belt - An area of land around a City having five distinct purposes (as set out in ~~PPG2 'Green Belts', ODPM, January 1995~~ [the National Planning Policy Framework](#)):

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns from merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure - ~~The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value~~ [A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities \(taken from National Planning Policy Framework\).](#)

Green Space - A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

Growth Point - See New Growth Point.

Gypsy and Traveller Pitch and Plot - [‘pitch’ means a pitch on a “gypsy and traveller” site and “plot” means a pitch on a “travelling showpeople” site \(often called a “yard”\). This terminology differentiates between residential pitches for “gypsies and travellers” and mixed-use plots for “travelling showpeople”, which may/will need to incorporate space or to be split to allow for the storage of equipment. A plot of land capable of accommodating one gypsy and traveller household. A typical pitch is of a](#)

~~size sufficient to accommodate two touring caravans, two parking spaces and private amenities.~~

Hearings - Sessions open to the public to discuss aspects of the Soundness (see definition below) of the Core Strategy. Organised by the Planning Inspectorate as part of their independent examination of the Core Strategy.

Hectare (Ha/ha) - An area 10,000 sq. metres or 2.471 acres.

Heritage Asset - A building, monument, site or landscape of historic, archaeological, architectural or artistic interest, whether designated or not, that is a component of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Historic Environment – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Home and Communities Agency - The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Housing Market Areas (HMA) – Geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of all of the Greater Nottingham Councils except for Hucknall in Ashfield which is within the Nottingham Outer Housing Market Area.

Housing Strategy - A Housing Strategy is produced by each Council and sets out the key housing priorities that the Council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

Infrastructure Delivery Plan (IDP) – The Infrastructure Delivery Plan set out the range of infrastructure required to support the Core Strategies and wider Local Development Framework. The IDP set out infrastructure projects which are critical to the successful delivery of the Core Strategies including when they are needed and how they will be funded and delivered

Issues and Options - An informal early stage of Core Strategy preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Core Strategy should address, and the options available to deal with those issues.

Joint Planning Advisory Board – Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

Key Diagram - Diagrammatic interpretation of the spatial strategy as set out in the Core Strategy showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.

Key Settlements– Settlements which will experience growth in line with the Spatial Strategy set out in Policy 2 of the Core Strategy.

Knowledge Economy - Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard. Often used as a term for an economy dominated by these business types, with generally higher-skill levels and higher wages than found in lower-technology sectors.

Listed Buildings - A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Centres – These will include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD) - A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework Plan (LDF) - ~~A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. A single Development Plan Document (DPD) or portfolio of DPDs which set out the spatial strategy for development in the local authority area and detailed policies and proposals to deliver this strategy~~

Local Development Scheme (LDS) - A document setting out the timescales for the production of the Development Plan Documents.

Local Enterprise Partnership (LEP) – ~~A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. Locally owned partnerships made up of higher tier local authorities and businesses that play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.~~ D2N2 has been formed with covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottingham County Council.

Local Investment Plan – Outlines the council priorities and objectives for Homes and Communities Agency (HCA) funding relating to housing, economic development and infrastructure.

Local Nature Reserve (LNR) - Non-statutory habitats of local significance designated by a Local Authority where protection and public understanding of nature conservation is encouraged. Established by a Local Authority under the powers of the National Parks and Access to the Countryside Act 1949.

~~**Local Plan** – Part of the previous development plan system, some policies of which are saved until superseded by the Local Development Framework. The Local Plan comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.~~

Local Strategic Partnership - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP) - 5 year strategy prepared by Local Transport Authorities (including Nottinghamshire County). Sets out the development of local, integrated transport, supported by a programme of transport improvements. Used to bid for Government funding towards transport improvements.

Main built up area of Nottingham – The ~~contiguous main~~ built up area of Nottingham. ~~I~~includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton (the same as PUA).

Main town centre uses - Retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

National Planning Policy Framework (NPPF) - replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and neighbourhood plans can be produced reflecting the needs and priorities of the local area.~~The National Planning Policy Framework, currently in draft form, sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF also provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF will replace existing planning guidance in the form of Planning Policy Statements and Guidance notes (as defined below).~~

Neighbourhood Development Plans – ~~Plans that are developed by a~~A development plan prepared by a local parish council or neighbourhood forum for a designated area. It can set which set out where new houses, businesses and shops

should go – and what they should look like. Such plans ~~still however~~ need to be in general conformity with the strategic policies in the development plan for the area.

New Growth Point - An agreement between Councils and the Government whereby the Government agrees to provide funding for new infrastructure to deliver an agreed amount of new homes.

Nottingham Express Transit (NET) - The light rail (tram) system for Greater Nottingham.

Open Space - All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity~~Any un-built land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.~~

Option for Consultation - Informal stage of Core Strategy preparation flowing from the Issues and Options, where consultation takes place on a possible option to address the issues highlighted in the Issues and Options report.

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Planning Inspectorate - Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are ~~S~~sound. Also decides planning appeals for individual planning applications.

Planning obligation – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Policy Guidance/Statement (PPG/PPS) ~~=~~ Were Published by the Department for Communities and Local Government to provide concise and practical guidance. These ~~are~~ were produced for a variety of specific topics and can be found at www.communities.gov.uk. The National Planning Policy Framework, ~~currently in draft form will~~ has now replaced ~~these when the final version is published~~ all but one these.

Previously Developed Land (PDL) - (often described as Brownfield Land) ~~L~~and which has; is or was occupied by a permanent structure, including the curtilage of the development land ~~(often described as Brownfield Land).~~ (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that

was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time

Principal Urban Area (PUA) - The ~~contiguous~~ main built up area of Nottingham. Includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton. Defined by the ~~former~~ East Midlands Regional Plan

Publication Draft - First full draft of the Core Strategy, prepared for formal representations to be made.

Regional Plan/Regional Spatial Strategy (RSS) – ~~Former~~ Strategic planning guidance for the Region that Development Plan Documents have ved to be in general conformity with. The ~~former~~ East Midlands Regional Plan (RSS) was issued in March 2009. It is the Government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken. Regional strategies remain part of the development plan until they are abolished.

Renewable Energy and Low Carbon Technologies - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

~~The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.~~

Robin Hood Line - The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Area - Those parts of greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

Safeguarded Land (White Land) - Land outside of Main Urban Areas and Named Settlements specifically excluded from the Green Belt but safeguarded from development.

Saved Policies – Current and up to date policies that will be retained as adopted policy as set out in a Local Development Scheme until they are replaced with new policies within new Development Plan Documents.

Science City - A designation given by the Government aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

Section 106 agreement (s106) - Section 106 (s106) of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of s106 agreements would be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

Sequential Test – In the context of flood risk, it is a test to help steer new development to areas with the lowest probability of flooding.

Service Sector - Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

Scheduled Ancient Monument - Nationally important monuments usually archaeological remains; that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Site of Importance for Nature Conservation (SINC) - A non-statutory designation used to identify high quality wildlife sites in the Borough. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Site of Special Scientific Interest (SSSI) - The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

Smarter Choices - See Demand Management.

Soundness (tests) - Criteria which the Core Strategy must meet if it is to be found sound by the Planning Inspectorate. Only Core Strategies which pass the test of soundness can be adopted.

Spatial Objectives - Principles by which the Spatial Vision will be delivered.

Spatial Planning - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision - A brief description of how the area will be changed at the end of a plan period.

Statement of Community Involvement (SCI) - A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local ~~Development Framework~~[Plan](#).

Strategic Environmental Assessment (SEA) – A procedure (set out in the [Environmental Assessment of Plans and Programmes 2004](#)) which are likely to have significant effects on the environment.

Strategic Housing Land Availability Assessment (SHLAA) – Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA) - The Nottingham Core Strategic Housing Market Assessment (2007) provides a high level assessment of the likely profile of future household needs for each authority.

Strategic Flood Risk Assessments (SFRAs) - Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Sites – Sites within the Core Strategy for strategically important employment or housing development and are all ‘allocated’ for development.

Submission Draft - Final draft of the Core Strategy, submitted to the Secretary of State for Communities and Local Government, subject to independent examination by the Planning Inspectorate, which includes public hearings and a binding Inspector’s report.

Sub Regional Centres - Towns which are large enough to contain a critical mass of services and employment, which for Greater Nottingham the Regional Spatial Strategy defined as Hucknall and Ilkeston.

SUE – See Sustainable Urban Extension

Supplementary Planning Document (SPD) - [Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.](#)
[Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan](#)~~A document providing supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.~~

Sustainability Appraisal (SA) - Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Communities - Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. ~~(Source DCLG).~~

Sustainable Community Strategy (SCS) - A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Co-ordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing ~~the~~ economic, social and environmental wellbeing.

Sustainable Development - [The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.](#) ~~A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that “sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs”.~~ (Source: DCLG)

[Sustainable Drainage Systems \(SuDs\) – the system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect of surface water drainage discharge.](#)

Sustainable Urban Extension - An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc., whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

[Transport Assessment – a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.](#)

[Travel plan – a long term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.](#)

White Land - See safeguarded land.

Windfall Site - ~~Windfall-s~~ Sites ~~are those~~ which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available. ~~These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.~~

Waste Local Plan - Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

Worklessness - Refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits. (Social Exclusion Unit, 2004).

Working-age Population - The population of Greater Nottingham aged between 16-64 for men and 16-59 for women.

Zero Carbon – high standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site(or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.

Appendix B: Saved Local Plan Policies

Policy	Will the Policy be saved?	Reason
ENV15 Green Belt	Yes	The policy and its associated designation on the proposals map define the full and detailed extent of the Green Belt within Rushcliffe. The policy is retained because the detailed boundaries for the whole of the Green Belt are not defined in the Local Plan Part 1 (Core Strategy) . The policy will not be fully replaced until after the Local Plan Part 1 (Core Strategy) is adopted and the Local Plan Part 2: Land and Planning Policies Development Plan Document is subsequent Development Plan Documents are finalised.
H1 Housing Allocations	Yes	The policy is retained as it allocates land for new housing and the development of one site is still to be completed. This policy will not be fully replaced until after the Local Plan Part 1 (Core Strategy) is adopted and the Local Plan Part 2: Land and Planning Policies Development Plan Document is subsequent site-specific Development Plan Documents are finalised.
E1 Employment Land Provision	Yes	The policy is retained as it allocates land for new employment and the development of some sites is still to be completed. The policy will not be fully replaced until after the Local Plan Part 1 (Core Strategy) is adopted and the Local Plan Part 2: Land and Planning Policies Development Plan Document is subsequent site-specific Development Plan Documents are finalised.
E4 Tollerton Airfield	Yes No	It is superseded by the strategic allocation to the east of Gamston/north of Tollerton (Policy 2 and Policy B). The policy is retained as it covers the redevelopment of Tollerton Airfield which has not yet taken place. The policy is still relevant and applicable but the matters it covers are not strategic in nature and, therefore, are not addressed by the Core Strategy. The policy will not be replaced until after the Core Strategy is adopted and subsequent Development Plan Documents are finalised.
E7 Redevelopment of Employment Sites	Yes	The policy is retained as it covers the redevelopment of specific sites. The policy is still relevant and applicable but the matters it covers are not strategic in nature and, therefore, are not addressed by the Local Plan Part 1 (Core Strategy) . The policy will not be replaced until after the Local Plan Part 1 (Core Strategy) is adopted and the Local Plan Part 2: Land and Planning Policies Development Plan Document is subsequent Development Plan Documents are finalised.
E8 Langar Airfield	Yes	This policy is retained as it defines an area where new employment development is permitted at Langer Airfield. The policy is still relevant and applicable but the matters it covers are not strategic in nature and, therefore, are not addressed by the Local Plan Part 1 (Core Strategy) . The policy will not be replaced until after the Local Plan Part 1 (Core Strategy) is adopted and the Local Plan Part 2: Land and Planning Policies Development Plan Document is subsequent Development Plan Documents are finalised.

Appendix C: Infrastructure

[THE TABLE OVER THE FOLLOWING 9 PAGES TO BE DELETED]

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est-Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
Critical and Site-Specific	Transport	Broxtowe Nottingham Rushcliffe	Clifton South Southside Waterside Eastside Stanton-Tip	NET lines 2 and 3 (Light-rapid transit)	Underway	570,000	570,000	DFT-NCC PFI	Tramlink Nottingham	Within-5 years
Critical and Site-Specific	Transport	Relevant to all	Southside	Nottingham Hub	Underway	67,000	67,000	NR-EMT NCC-NsCC NDE-RHT	NR	Within-5 years
Critical and Site-Specific	Transport	Relevant to all Within Nottingham and Rushcliffe	Clifton South	Implementation of the A453 Improvement scheme	Awaiting Secretary of State Approval	164,000	164,000	DFT-NsCC	HA	Within-5 years
Critical and Site-Specific	Transport	Rushcliffe	Clifton South	Access arrangements into A453	Master-planning underway	To-be confirmed	To-be confirmed	Developer	Developer -	Within-5 years
Strategic	Transport	Rushcliffe	RAF Newton	A52 Radcliffe Road-Bingham Road-junction	Planning application	60	-	S106	HA	Within-5 years
Critical Local	Flood-Risk	Rushcliffe	North-of Bingham	Car-Dyke flood management scheme	Planning application	To-be confirmed	-	S106	Developer	Within-5 years
Local	Utilities	Rushcliffe	Cumulative Non-strategic Sites	Additional 33kV circuits and new-primary substation in	-	-	-	Central Networks	Central Networks	Within-5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				— Gamston area						
Local	Education	Rushcliffe	Cumulative Non-strategic Sites	Primary school places Contribution	To be determined via DPD	16,069	-	S106/possible CIL	RBC	Within whole plan period
Local	Education	Rushcliffe	Cumulative Non-strategic Sites	Secondary school places contribution	To be determined via DPD	18,447	-	S106/possible CIL	RBC	Within whole plan period
Local	Utilities	Rushcliffe	RAF Newton/ North of Bingham	Additional water pumps. Modelling work on sewerage system and subsequent improvements	Planning application	-	-	Severn Trent Water	Severn Trent Water	Within 5 years
Local	Transport	Rushcliffe	RAF Newton	Link road widening, buss access arrangements, integrated transport package	Planning application	970	-	S106	Developer	Within 5 years
Local	Transport	Rushcliffe	RAF Newton North of Bingham	Foot/cycle bridge over old and new A46 and land to facilitate crossing	Planning application	To be confirmed	-	S106	To be confirmed	Within 5 years
Local	Transport	Rushcliffe	RAF Newton	Local highways works and integrated transport package	Planning application	To be confirmed	-	S106	Developer	Within 5 years
Local	Health	Rushcliffe	RAF Newton	Contribution to health facility improvements	Planning application	506	-	S106	RBC	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
Local	Education	Rushcliffe	RAF Newton	1 form entry primary school	Planning application	3,300	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	RAF Newton	Secondary school places contribution	Planning application	1,500	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	RAF Newton	Sports pitch, changing facilities and play areas	Planning application	To be confirmed	-	Direct provision, S106	RBC Developer	Within 5 years
Local	Community	Rushcliffe	RAF Newton	Contribution towards indoor leisure	Planning application	347	-	S106	Developer	Within 5 years
Local	Transport	Rushcliffe	Clifton south	Integrated transport package	Master-planning -	To be confirmed	-	S106	RBC	Within whole plan period
Local	Transport	Rushcliffe	Clifton south	Traffic management measures Within Gotham and Ruddington	Transport Modelling and future transport assessment	To be confirmed	-	S106	RBC	Within whole plan period
Local	Health	Rushcliffe	Clifton South	Health provision or contributions towards improved health facilities in the vicinity	Master-planning Underway	To be confirmed	-	Developer S106	RBC	To be confirmed
Local	Utilities	Rushcliffe	Clifton South	Reinforcement of one existing 33kV circuits and one existing primary	Master-planning underway	-	-	Central Networks	Central Networks	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				substation, or the delivery of one new primary substation						
Local	Utilities	Rushcliffe	Clifton South	Possible upgrade to sewerage system. May require a new sewerage outlet along Fairham Brook corridor and capacity upgrade at Clifton pumping station	Master-planning underway	-	-	-	Severn Trent	Within 5 years
Local	Green Infrastructure	Rushcliffe	Clifton South	Green Infrastructure enhancements linking existing copses. Significant GI to provide a defensible boundary to the south and east of the site	Master-planning underway	To be confirmed	-	S106	Developer	Within 5 years
Local	Education	Rushcliffe	Clifton South	Secondary school places contribution (on or off site to be determined)	Master-planning underway	7,000	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	Clifton South	2x2 form entry primary schools	Master-planning Underway	14,000	-	S106	Developer	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
Local	Community	Rushcliffe	Clifton South	Community Hall	Master-planning Underway	To be confirmed	-	S106	Developer	Within 5 years
Local	Community	Rushcliffe	Clifton South	Play areas and playing pitches as necessary	Master-planning underway	To be confirmed	-	S106	Developer	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Contributions to walking, cycling and PT improvements	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Chapel Lane foot/cycleway	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Rail station improvement (car park)	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Health	Rushcliffe	North of Bingham	Contribution to health centre	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Green Infrastructure	Rushcliffe	North of Bingham	Provision of 4.9ha community park, 6.8ha amenity green space, Car Dyke GI corridor.	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	North of Bingham	1 form entry primary school	Planning application	4,000	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	North of Bingham	Secondary school places contribution	Planning application	2,800	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	North of Bingham	Site for leisure provision and/or contribution towards leisure facilities. Provision of an on-site	Planning application	To be confirmed	-	S106	RBC	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				community centre						
Local	Transport	Rushcliffe	Cotgrave	Highways improvements A606/Melton Road junction, A606/Tollerton Lane Junction and A52 Stragglethorpe Lane Junction.	Planning application	To be confirmed	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Local highways and walking and cycling upgrades, various locations.	Planning Application	To be confirmed	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Integrated transport package/smarter choices, including bus service provision and improvements along Hollygate Lane	Outline Planning Permission	640	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Cotgrave country park cyclepath and canal towpath improvements.	Outline planning permission	151	-	S106	HCA	Within 5 years
Local	Green Infrastructure	Rushcliffe	Cotgrave	Direct provision of replacement habitat plus	Outline planning permission	20	-	S106	HCA	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				ecology contribution for Cotgrave country park						
Local	Green Infrastructure	Rushcliffe	Cotgrave	Country park connectivity and safety improvements	Outline planning permission	105	-	S106	HCA	Within 5 years
Local	Green Infrastructure	Rushcliffe	Cotgrave	Cotgrave Country Park habitat and access arrangements	Underway	385	-	NsCC Growth Point	NsCC	Within 5 years
Local	Education	Rushcliffe	Cotgrave	Primary school places contribution	Outline planning permission	763	-	S106	RBC	Within 5 years
Local	Green Infrastructure /Community	Rushcliffe	Cotgrave	Provision of open space and play areas	Masterplanning complete	-	-	Direct provision S106	Developer	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Contribution to support youth leisure services and sports capacity scheme	Outline planning permission	30	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Community facilities and town centre enhancements	Outline planning permission	932	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Cotgrave Town Centre redevelopment to improve facilities and	Masterplanning complete	Est 2,500-3,000	-	S106	HCA, Growth Point	Within 5 years

Nature	Infra-structure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				linkages to Cotgrave and Cotgrave Colliery						
Local	Transport	Rushcliffe	Edwalton	Various local highways improvements Wheatecroft roundabout, Boundary Road/Musters Road. Traffic calming measures Tollerton Lane.	Planning permission	To be confirmed	-	S106, S278	Developer	Within 5 years
Local	Transport	Rushcliffe	Edwalton	Integrated transport package, inc bus priority and infrastructure provision	Planning permission	5,000	-	S106	Developer	Within 5 years
Local	Transport	Rushcliffe	Edwalton	Off-site cycle and pedestrian links.	Planning permission	To be confirmed	-	S106, S278	Developer	Within 5 years
Local	Health	Rushcliffe	Edwalton	Reservation of 0.7ha site for health provision. Health care contribution	Planning permission	1,104	-	S106	Developer	Within 5 years
Local	Green Infrastructure	Rushcliffe	Edwalton	Sharphill wood enhancement, habitat creation and management plan, landscape buffers, 35 ha	Planning permission	To be confirmed. Sharphill wood Management	-	S106	Developer/ RBC	Within 5 years

Nature	Infrastructure Category	Local authority	Site (where Relevant)	Description/ Infrastructure Requirements	Progress	Est Cost £K	Funding Secured £K	Funding Sources	Lead	Time Period
				country park and 16 ha open space and play areas.		Plan Contribution 60				
Local	Education	Rushcliffe	Edwalton	On-site primary school	Planning permission	3,608	-	S106 Direct provision	RBC Developer	Within 5 years
Local	Education	Rushcliffe	Edwalton	Secondary school places contribution	Planning permission	3,262	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	Edwalton	5.6ha sports provision	Planning permission	-	-	Direct provision	Developer	Within 5 years
Local	Community	Rushcliffe	Edwalton	On-site community hall	Planning permission	To be confirmed	-	Direct provision	Developer	Within 5 years
Local	Community	Rushcliffe	Edwalton	Contribution towards leisure facilities upgrade.	Planning permission	645	-	S106	RBC	Within 5 years

[THE FOLLOWING TABLE IS TO BE INSERTED]

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
Critical and Site Specific	Transport	Rushcliffe	Clifton South	NET line 2 (Light rapid transit)	Underway	570,000	570,000	DFT NCC PFI	Tramlink Nottingham	Within 5 years
Critical and Site Specific	Transport	Rushcliffe	All	Nottingham Hub	Underway	67,000	67,000	NR EMT NCC NsCC NDE RHT	NR	Within 5 years
Critical and Site Specific	Transport	Rushcliffe	Clifton South	Implementation of the A453 improvement	Underway	164,000	164,000	DFT NsCC	HA	Within 5 years

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
				<u>scheme</u>						
<u>Critical and Site Specific</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>Clifton South</u>	<u>Access arrangements onto A453</u>	<u>Masterplanning underway</u>	<u>TBC</u>		<u>Developer</u>	<u>Developer</u>	<u>Throughout plan period</u>
<u>Critical and site specific</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>East of Gamston</u>	<u>Access arrangements onto A52 Lings Bar Road</u>	<u>Dialogue with highways authorities underway</u>	<u>TBC</u>		<u>Developer</u>	<u>Developer/RBC</u>	<u>Throughout plan period</u>
<u>Critical and Site Specific</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>Edwalton</u>	<u>Access arrangements onto Melton Road</u>	<u>Planning permission granted for revised access</u>	<u>3,600</u>		<u>Developer</u>	<u>Developer</u>	<u>Within 5 years</u>
<u>Important Strategic</u>	<u>Transport</u>	<u>Rushcliffe/NCC</u>	<u>South of Clifton, East of Gamston, Edwalton and other sites in A52 corridor</u>	<u>Package of A52 road and junction improvements between A6005 and A46</u>	<u>Transport Assessments /Master-planning/Highways Agency studies</u>	<u>1. Previous assessment– 15,000-20,000</u> <u>2. Assessment of more comprehensive works is in progress and cost estimate is TBC</u>		<u>Developer / S106/CIL/ external funding source/HA</u>	<u>Highways Agency/ RBC/ NsCC</u>	<u>Within 5 years</u>
<u>Important Strategic</u>	<u>Transport</u>	<u>NCC</u>	<u>All</u>	<u>Nottingham Ring Road Scheme</u>	<u>Under Construction</u>	<u>16,200</u>	<u>16,200</u>	<u>DFT NCC</u>	<u>NCC</u>	<u>Within 5 years</u>

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
<u>Important Strategic</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>All</u>	<u>Provision of Park and Ride at Gamston</u>	<u>No Commitment</u>	<u>TBC</u>		<u>CIL/S106</u>	<u>NsCC, HA,</u>	
<u>Critical Local</u>	<u>Flood Risk</u>	<u>Rushcliffe</u>	<u>North of Bingham</u>	<u>Car Dyke flood management scheme</u>	<u>Planning Permission</u>	<u>TBC</u>	<u>-</u>	<u>S106</u>	<u>Developer</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Utilities</u>	<u>Rushcliffe</u>	<u>Cumulative Non-strategic Sites</u>	<u>Additional 33kV circuits and new primary substation in Gamston area</u>	<u>-</u>	<u>TBC</u>	<u>-</u>	<u>Central Networks</u>	<u>Central Networks</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Education</u>	<u>Rushcliffe</u>	<u>Cumulative Non-strategic Sites</u>	<u>Primary school places contribution</u>	<u>To be determined via Local Plan Part 2 (Land and Planning Policies)</u>	<u>16,069</u>	<u>-</u>	<u>S106/possible CIL</u>	<u>RBC</u>	<u>Throughout plan period</u>
<u>Local</u>	<u>Education</u>	<u>Rushcliffe</u>	<u>Cumulative Non-strategic Sites</u>	<u>Secondary school places contribution</u>	<u>To be determined via Local Plan Part 2 (Land and Planning Policies)</u>	<u>18,447</u>	<u>-</u>	<u>S106/possible CIL</u>	<u>RBC</u>	<u>Throughout plan period</u>
<u>Local</u>	<u>Utilities</u>	<u>Rushcliffe</u>	<u>RAF Newton/ North of Bingham</u>	<u>Additional water pumps. Modelling work on sewerage system and subsequent improvements</u>	<u>Planning application</u>	<u>TBC</u>	<u>-</u>	<u>Severn Trent Water</u>	<u>Severn Trent Water</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>Link road widening, bus access arrangements,</u>	<u>Planning application</u>	<u>970</u>	<u>-</u>	<u>S106</u>	<u>Developer</u>	<u>6-10 years</u>

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
				integrated transport package						
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>RAF Newton North of Bingham</u>	<u>Foot/cycle bridge over old and new A46 (RAF Newton) and land to facilitate crossing (North of Bingham)</u>	<u>Planning application</u>	<u>TBC</u>	-	<u>S106</u>	<u>To be confirmed</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>Local highways works and integrated transport package</u>	<u>Planning application</u>	<u>TBC</u>	-	<u>S106</u>	<u>Developer</u>	<u>Throughout plan period</u>
<u>Local</u>	<u>Health</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>Contribution to health facility improvements</u>	<u>Planning application</u>	<u>506</u>	-	<u>S106</u>	<u>RBC</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Education</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>1 form entry primary school</u>	<u>Planning application</u>	<u>3,300</u>	-	<u>S106</u>	<u>RBC</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Community</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>Sports pitch, changing facilities and play areas</u>	<u>Planning application</u>	<u>Direct provision</u>	-	<u>Direct provision, S106</u>	<u>RBC Developer</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Community</u>	<u>Rushcliffe</u>	<u>RAF Newton</u>	<u>Contribution towards indoor leisure</u>	<u>Planning application</u>	<u>347</u>	-	<u>S106</u>	<u>Developer</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>Clifton south</u>	<u>Integrated transport package</u>	<u>Master-planning</u>	<u>3,450</u>	-	<u>S106</u>	<u>RBC</u>	<u>Throughout plan period</u>
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>Clifton south</u>	<u>Traffic management measures within Gotham and Ruddington</u>	<u>Transport Modelling and future transport assessment</u>	<u>TBC</u>	-	<u>S106</u>	<u>RBC</u>	<u>Throughout plan period</u>

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
<u>Local</u>	<u>Health</u>	<u>Rushcliffe</u>	<u>Clifton South</u>	<u>Health provision or contributions towards improved health facilities in the vicinity</u>	<u>Master-planning underway</u>	<u>3,500</u>	<u>-</u>	<u>Developer S106</u>	<u>RBC</u>	<u>ongoing</u>
<u>Local</u>	<u>Utilities</u>	<u>Rushcliffe</u>	<u>Clifton South</u>	<u>Reinforcement of one existing 33kV circuits and one existing primary substation, or the delivery of one new primary substation</u>	<u>Master-planning underway</u>	<u>TBC</u>	<u>-</u>	<u>Central Networks</u>	<u>Central Networks</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Utilities</u>	<u>Rushcliffe</u>	<u>Clifton South</u>	<u>Possible upgrade to sewerage system. May require a new sewerage outlet along Fairham Brook corridor and capacity upgrade at Clifton pumping station</u>	<u>Master-planning underway</u>	<u>TBC</u>	<u>-</u>	<u>Severn Trent</u>	<u>Severn Trent</u>	<u>Within 5 years</u>
<u>Local</u>	<u>Green Infrastructure</u>	<u>Rushcliffe</u>	<u>Clifton South</u>	<u>Green Infrastructure enhancements linking existing copses. Significant GI to provide a defensible boundary to the south and east of the site</u>	<u>Master-planning underway</u>	<u>TBC</u>	<u>-</u>	<u>S106</u>	<u>Developer</u>	<u>Within 5 years</u>

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
Local	Education	Rushcliffe	Clifton South	Secondary school places contribution (on or off site to be determined)	Master-planning underway	4,240	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	Clifton South	2x2 form entry primary schools	Master-planning Underway	13,000	-	S106	Developer	Within 5 years
Local	Community	Rushcliffe	Clifton South	Community Hall	Master-planning underway	2,200	-	S106	Developer	Within 5 years
Local	Community	Rushcliffe	Clifton South	Play areas and playing pitches as necessary	Master-planning underway	3,140	-	S106	Developer	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Contributions to walking, cycling and PT improvements	Planning application	750	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Chapel Lane foot/cycleway	Planning application	400	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	North of Bingham	Rail station improvement (car park)	Planning application	270	-	S106	RBC	Within 5 years
Local	Health	Rushcliffe	North of Bingham	Contribution to health centre	Planning application	125	-	S106	RBC	Within 5 years
Local	Green Infrastructure	Rushcliffe	North of Bingham	Provision of 4.9ha community park, 6.8ha amenity green space, Car Dyke GI corridor outdoor sport and recreation	Planning application	600	-	S106	RBC	Within 5 years
Local	Education	Rushcliffe	North of Bingham	1 form entry primary school	Planning application	4,000	-	S106	RBC	Within 5 years

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
Local	Education	Rushcliffe	North of Bingham	Secondary school places contribution	Planning application	2,800	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	North of Bingham	Site for leisure provision and/or contribution towards leisure facilities. Provision of an on-site community centre	Planning application	632	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Highways improvements A606/ Melton Road junction, A606/ Tollerton Lane Junction	Outline Planning Permission	TBC	-	S278	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Local highways and walking and cycling upgrades, various locations.	Outline Planning Permission	TBC	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Integrated transport package/smarter choices, including bus service provision and improvements along Hollygate Lane	Outline Planning Permission	640	-	S106	RBC	Within 5 years
Local	Transport	Rushcliffe	Cotgrave	Cotgrave country park cyclepath and canal towpath improvements.	Outline planning permission	151	-	S106	HCA	Within 5 years

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
Local	Green Infrastructure	Rushcliffe	Cotgrave	Direct provision of replacement habitat plus ecology contribution for Cotgrave country park	Outline planning permission	20	-	S106	HCA	Within 5 years
Local	Green Infrastructure	Rushcliffe	Cotgrave	Country park connectivity and safety improvements	Outline planning permission	105	-	S106	HCA	Within 5 years
Local	Green Infrastructure	Rushcliffe	Cotgrave	Cotgrave Country Park habitat and access arrangements	Underway	385	-	NsCC Growth Point	NsCC	Within 5 years
Local	Education	Rushcliffe	Cotgrave	Primary school places contribution	Outline planning permission	763	-	S106	RBC	Within 5 years
Local	Green Infrastructure /Community	Rushcliffe	Cotgrave	Provision of open space and play areas	Outline Planning Permission	TBC	-	Direct provision S106	Developer	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Contribution to support youth leisure services and sports capacity scheme	Outline planning permission	30	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Community facilities and town centre enhancements	Outline planning permission	932	-	S106	RBC	Within 5 years
Local	Community	Rushcliffe	Cotgrave	Cotgrave Town Centre redevelopment to improve facilities and linkages to	Master-planning complete	Est 2,500-3,000	-	S106	HCA, Growth Point, RBC, Metropolitan	Within 5 years

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
				Cotgrave and Cotgrave Colliery					Housing Partnership	
Local	Transport	Rushcliffe	Edwalton	Various local highways improvements, Boundary Road/Musters Road. Traffic calming measures Tollerton Lane.	Master-planning underway	1,300	-	S106, S278	Developer	Throughout plan period
Local	Transport	Rushcliffe	Edwalton	Off-site walking, cycling and public transport improvements	Master-planning underway	1,500	-	S106,	Developer	Within 5 years
Local	Health	Rushcliffe	Edwalton	Reservation of 0.7ha site for health provision. Health care contribution	Master-planning underway	1,104	-	S106	Developer	Within 5 years
Local	Green Infrastructure	Rushcliffe	Edwalton	Sharphill wood enhancement, habitat creation and management plan, landscape buffers.	Master-planning underway	TBC	-	S106	Developer/RBC	Within 5 years
Local	Education	Rushcliffe	Edwalton	On site primary school	Master-planning underway	7,000	-	S106 Direct provision	RBC Developer	Within 5 years
Local	Education	Rushcliffe	Edwalton	Secondary school places contribution	Master-planning underway	2,100	-	S106	Developer	Throughout plan period
Local	Community	Rushcliffe	Edwalton	Indoor sport/community provision	Planning permission	1,100	-	Direct provision	Developer	Throughout plan period

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
<u>Local</u>	<u>Community</u>	<u>Rushcliffe</u>	<u>Edwalton</u>	<u>Outdoor sport provision</u>	<u>Planning permission</u>	<u>1,600</u>	<u>-</u>	<u>S106</u>	<u>RBC</u>	<u>Throughout plan period</u>
<u>Local</u>	<u>Transport</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Off-site walking cycling and Public Transport improvements</u>	<u>Master-planning underway</u>	<u>3,600 (2,500 homes)</u> <u>5,700 (4000 homes)</u>		<u>S106/CIL</u>	<u>RBC/ NsCC/HA /Developer</u>	<u>Throughout plan period and beyond</u>
<u>Local</u>	<u>Health</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Improvements to health provision</u>	<u>On-going dialogue with Clinical Commissioning Group</u>	<u>2,300 (2500 homes)</u> <u>3,800 (4000 homes)</u>		<u>S106/CIL</u>	<u>RBC/ Developer/ Clinical Commissioning Group</u>	<u>Throughout plan period and beyond</u>
<u>Local</u>	<u>Green Infrastructure</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Enhancements to Grantham Canal Corridor</u>	<u>Master-planning underway</u>	<u>TBC</u>		<u>Direct provision from scheme</u>	<u>RBC/Developer</u>	<u>Throughout plan period and beyond</u>
<u>Local</u>	<u>Education</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Primary School x2 (for both 2500 and 4000 dwellings)</u>	<u>Master--planning underway</u>	<u>14,000 (2,500 and 4000 homes)</u>		<u>Direct provision or S106/CIL</u>	<u>RBC/NsCC /Developer</u>	<u>Throughout plan period and beyond</u>
<u>Local</u>	<u>Education</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Secondary School provision +Land space</u>	<u>Master-planning underway</u>	<u>3,500 (2,500 homes)</u> <u>5,600 (4,000 homes)</u>		<u>Direct provision or S106/CIL</u>	<u>RBC/NsCC /Developer</u>	<u>Throughout plan period and beyond</u>
<u>Local</u>	<u>Community</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Indoor sport/community provision</u>	<u>Master-planning underway</u>	<u>1,800 (2,500)</u> <u>2,900 (4,000)</u>		<u>Direct provision or S106/CIL</u>	<u>RBC/ Developer</u>	<u>Throughout plan period and beyond</u>

<u>Nature</u>	<u>Infrastructure Category</u>	<u>Authority</u>	<u>Site (where Relevant)</u>	<u>Description/ Infrastructure Requirements</u>	<u>Progress</u>	<u>Est Cost £K</u>	<u>Funding Secured £K</u>	<u>Funding Sources</u>	<u>Lead</u>	<u>Time Period</u>
<u>Local</u>	<u>Community</u>	<u>Rushcliffe</u>	<u>Gamston</u>	<u>Outdoor sport and recreation</u>	<u>Master-planning underway</u>	<u>2,600</u> <u>(2,500)</u> <u>4,200</u> <u>(4,000)</u>		<u>Direct provision or S106/CIL</u>	<u>RBC/ Developer</u>	<u>Throughout plan period and beyond</u>

Notes:

- There is continuing work in relation to the broad locations at East Leake, Keyworth, Radcliffe on Trent and Ruddington
- Full details of other infrastructure requirements and cost/delivery assumptions can be found in the Infrastructure Delivery Plan
- Education costs have been estimated using standard multipliers for school places based on the number of housing units to be delivered. Further dialogue with education providers will further refine cost estimates, taking into account pupil projections and existing school capacity.
- ~~Both RAF Newton and North of Bingham are subject to planning applications. The requirements are subject to on-going negotiation through this process and may alter as a consequence.~~
- Estimates of costs are only a snapshot in time and do not supersede the need for necessary and continuing negotiations in respect of infrastructure requirements, both prior to the submission of planning applications and then during the planning application stage itself. Estimated costs are likely to fluctuate through the lifetime of the Core Strategy and subject to indexation.

Abbreviations

DFT	Department for Transport
EA	Environment Agency
EMT	East Midlands Trains
GP	Growth Point
HA	Highways Agency
HCA	Homes and Communities Agency
LTP	Local Transport Plan
NCC	Nottingham City Council
NDE	Nottingham Development Enterprise
NR	Network Rail
NsCC	Nottinghamshire County Council
PCT	Primary Care Trust
PFI	Private Finance Initiative
RHT	Railways Heritage Trust

Appendix D: Housing Trajectory

[THIS TRAJECTORY TO BE DELETED]

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022-2023	2023/2024	2024/2025	2025/2026	2011-2026
Sites deliverable within first 15 years (Taken from Strategic Housing Land Availability Assessment)	232	209	168	170	122	279	219	156	66	12	40	20	12	149	18	1,872
Windfall allowance after 10 years											62	62	62	62	62	310
Land at Melton Road, Edwalton (1200)		50	100	100	150	150	150	150	150	150	50					1,200
Land at Former Cotgrave Colliery (470)				50	50	100	100	100	70							470
Land at Former RAF Newton Phase 2 (550)					50	50	100	100	100	100	50					550
Land North of Bingham (1000)					50	50	100	100	100	100	100	100	100	100	100	1,000
East Leake (400)								50	50	50	50	50	50	50	50	400
Keyworth (450)							50	50	50	50	50	50	50	50	50	450
Radcliffe on Trent (400)								50	50	50	50	50	50	50	50	400
Ruddington (250)								30	30	30	30	30	30	30	40	250
Land South of Clifton (2500)					125	125	250	250	250	250	250	250	250	250	250	2,500
Projected completions	232	259	268	320	547	754	969	1,036	916	792	732	612	604	741	620	9,402
Cumulative Completions	232	491	759	1,079	1,626	2,380	3,349	4,385	5,301	6,093	6,825	7,437	8,041	8,782	9,402	9,402
PLAN - Strategic Allocation (annualised)	325	325	325	325	325	895	895	895	895	895	660	660	660	660	660	9,400
PLAN - Strategic Allocation (cumulative)	325	650	975	1,300	1,625	2,520	3,415	4,310	5,205	6,100	6,760	7,420	8,080	8,740	9,400	9,400
MONITOR - No. dwellings above or below cumulative allocation	-93	-159	-216	-221	1	-140	-66	75	96	-7	65	17	-39	42	2	2
MANAGE - Annual requirement taking account of past/projected completions	611	655	685	720	756	777	780	756	716	683	661	644	654	680	618	-

[THIS TRAJECTORY IS TO BE INSERTED]

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022-2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2011-2028
Completions and non strategic SHLAA sites*	293	209	248	110	58	46	54	356	263	95	18	22	40	20	12	149	18	2,011
Infill and changes of use in broad locations								102	102	102	102	102	75	75	75	75	75	885
Land at Melton Road, Edwalton (1,500) (Policy 19)					75	75	150	150	150	150	150	150	150	150	150			1,500
Land at former Cotgrave Colliery (470) (Policy 22)					50	50	100	100	100	70								470
Land at Former RAF Newton Phase 2 (550) (Policy 21)					75	75	150	150	100									550
Land north of Bingham (1,050) (policy 20)					75	75	150	150	150	150	150	150						1,050
Land south of Clifton (3,000) (Policy 23)					75	175	250	250	250	250	250	250	250	250	250	250	250	3,000
East of Gamston/North of Tollerton (2,500) (Policy B)						125	125	200	200	220	220	220	220	220	250	250	250	2,500
East Leake (400)								50	50	50	50	50	50	50	50			400
Keyworth (450)								50	50	50	50	50	50	50	50	50		450
Radcliffe on Trent (400)								50	50	50	50	50	50	50	50			400
Ruddington (250)								30	30	30	30	30	30	30	40			250
Projected completions	293	209	248	110	408	621	979	1,638	1,495	1,217	1,070	1,074	915	895	927	774	593	13,466
Cumulative Completions	293	502	750	860	1,268	1,889	2,868	4,506	6,001	7,218	8,288	9,362	10,277	11,172	12,099	12,873	13,466	

Appendix E: Summary of Sustainable Community Strategy

The matrix below presents the identified issues and themes for the Council's and Nottinghamshire County Council's Sustainable Community Strategy priorities. Where ticks are shown, this indicates that the issue is complemented in delivery of the associated Core Strategy policy.

[THIS TABLE TO BE DELETED]

Core Strategy Policies																							
Sustainable Community Strategies and Community Strategy Identified Priority	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
hcliffe Borough Council																							
Protecting and improving our environment	✓											✓		✓	✓	✓			✓	✓	✓	✓	✓
Supporting the local economy				✓							✓						✓	✓	✓	✓	✓	✓	✓
Building stronger communities			✓				✓														✓	✓	
Making communities safer								✓															
Enabling healthy lives										✓				✓									
Supporting children and young people		✓						✓															
Nottinghamshire County Council																							
A Safer Nottinghamshire								✓															
Making Nottinghamshire's communities stronger							✓																
A place where Nottinghamshire's children achieve their full potential										✓													
A healthier Nottinghamshire										✓				✓									
A more prosperous Nottinghamshire				✓															✓	✓	✓	✓	✓
A greener Nottinghamshire	✓													✓									

[THIS TABLE IS TO BE INSERTED]

Core Strategy Policies																										
Sustainable Community Strategies and Community Strategy Identified Priority	A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	B	
Rushcliffe Borough Council																										
Protecting and improving our environment		✓											✓		✓	✓	✓			✓	✓	✓	✓	✓	✓	✓
Supporting the local economy					✓							✓						✓	✓	✓	✓	✓	✓	✓	✓	✓
Building stronger communities				✓				✓													✓	✓				
Making communities safer										✓																
Enabling healthy lives											✓				✓											
Supporting children and young people			✓						✓																	
Nottinghamshire County Council																										
A Safer Nottinghamshire										✓																
Making Nottinghamshire's communities stronger								✓																		
A place where Nottinghamshire's children achieve their full potential											✓															
A healthier Nottinghamshire										✓					✓											
A more prosperous Nottinghamshire				✓								✓								✓	✓	✓	✓	✓	✓	✓
A greener Nottinghamshire		✓													✓											

Appendix F: Evidence

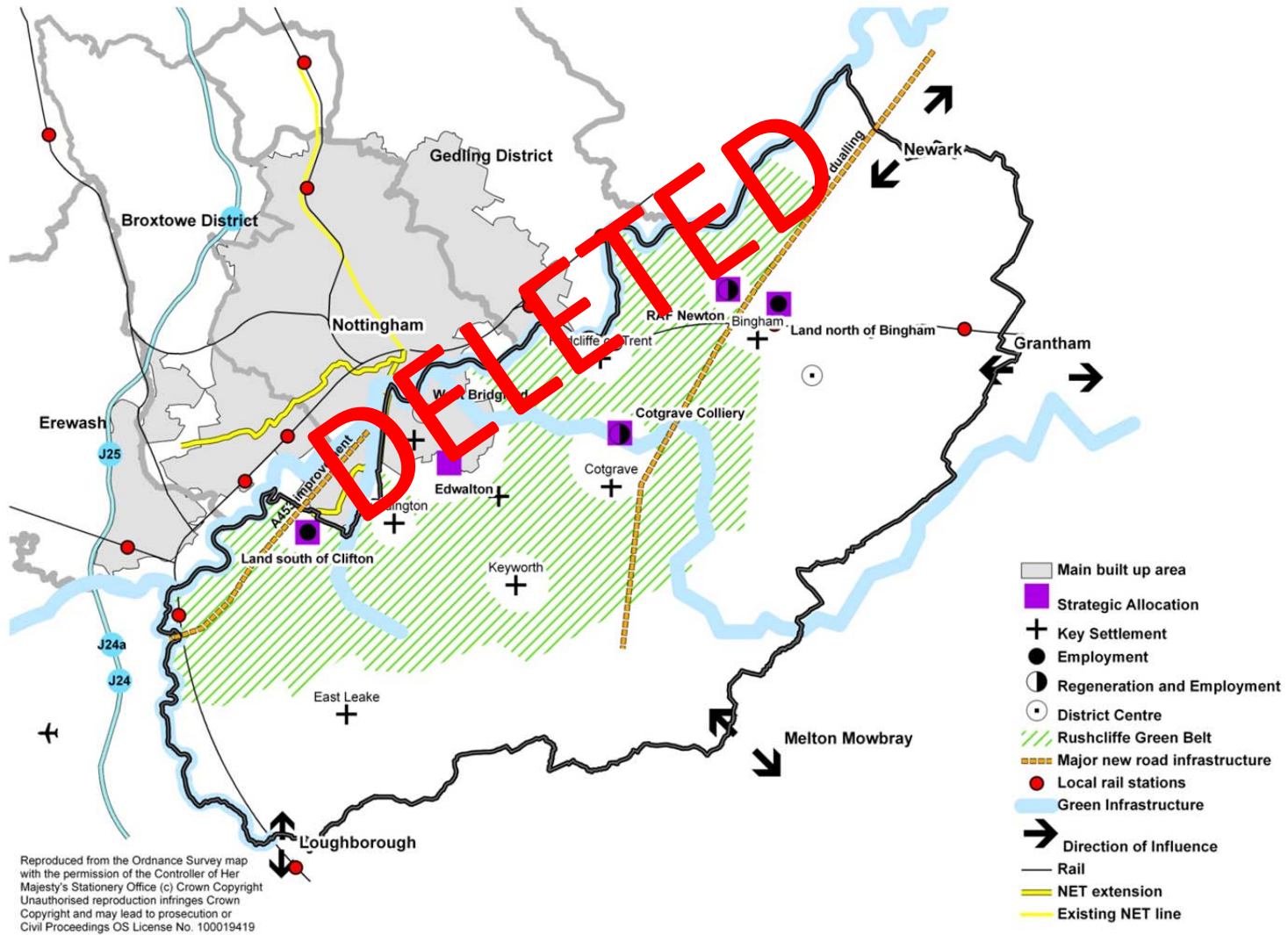
1. In producing the Core Strategy, the Council has used an extensive evidence base. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various documents. The evidence base which underpins the Core Strategy includes:

- Greater Nottingham Strategic Flood Risk Assessment (2008) [and 2010 Update](#)
- Appraisal of Sustainable Urban Extensions Study (2008)
- Rushcliffe Strategic Housing Land Availability Assessments
- Sustainable Locations for Growth Study (2010)
- Nottingham - Derby Green Belt Review (2006)
- Nottingham City Region Employment Land Study (NCRELS) (2007)
- Office and Employment Provision Background Paper (2012)
- Nottingham City Region Employment Land Study (NCRELS), Update Report (2009)
- ~~The~~ Greater Nottingham Retail Study (2007)
- Greater Nottingham Retail Background Paper (2012)
- Rushcliffe Sustainable Community Strategy 2009-2026 (2009)
- [Nottingham Core Strategic Housing Market Needs Assessment \(2007\)](#)
- Nottingham Core Strategic Housing Market Needs Assessment Updates (2009 [and 2012](#))
- Nottingham Core Affordable Housing Viability Study (2009)
- [Rushcliffe Affordable Housing Viability Study \(2013\)](#)
- [Nottingham Core Strategy Transport Modelling \(2012 and 2013\)](#)
- Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire (2007)
- Greater Nottingham Local Transport Plan (2011)
- 3 Cities Green Infrastructure Strategy and Action Plan (2010)
- Landscape Character Assessment for Greater Nottingham (2009)
- Nottinghamshire Local Biodiversity Action Plan (1998)
- Greater Nottingham and Ashfield Infrastructure Capacity Study (2009)
- Greater Nottingham Infrastructure Delivery Plan ([2013](#) ~~2012~~)
- Greater Nottingham and Ashfield Outline Water Cycle Study, (2010)
- [Rushcliffe Green Belt Review Parts 1 and 2 a\) \(2013\)](#)

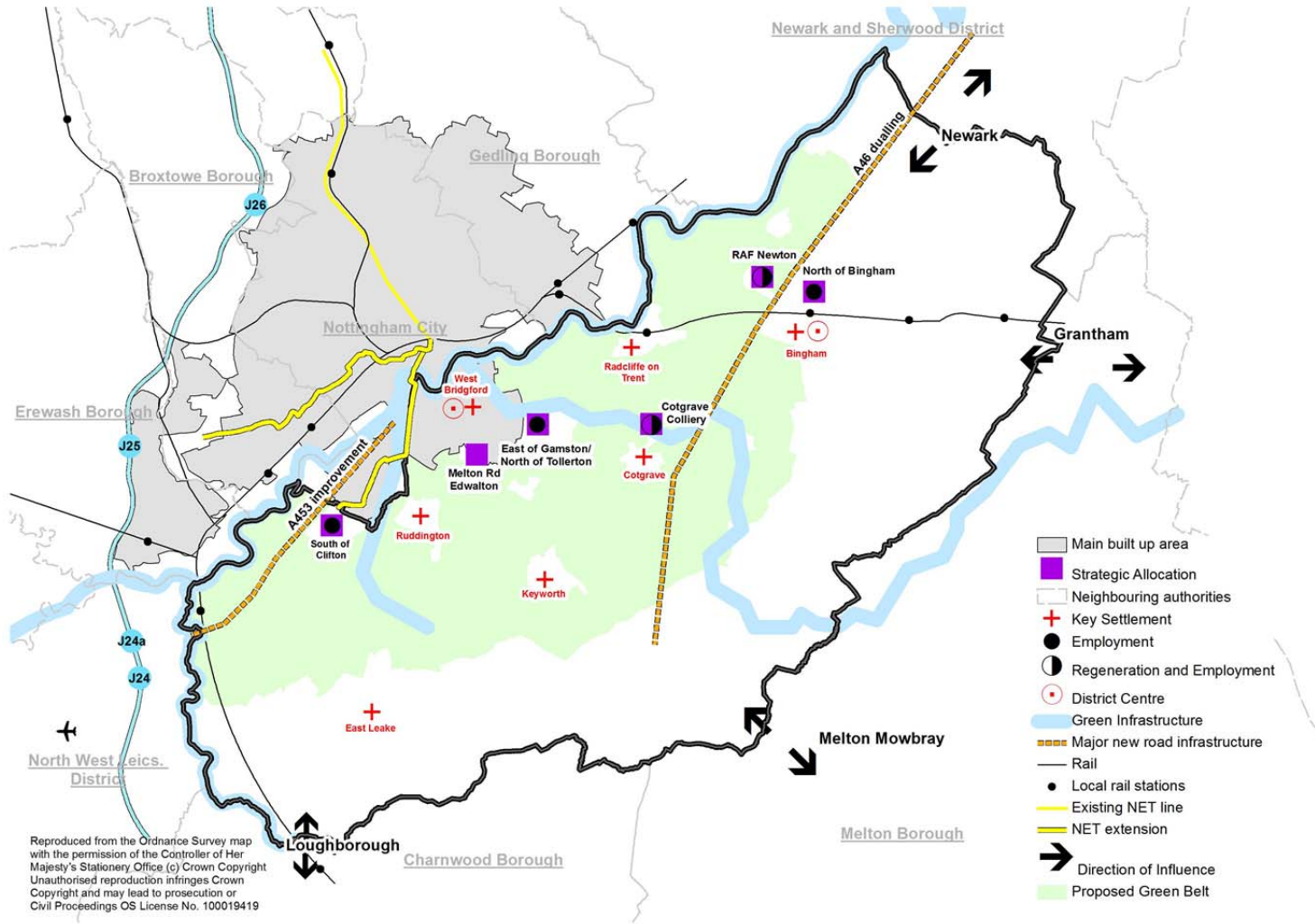
Section 6

KEY DIAGRAM

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**COUNCIL
12 DECEMBER 2013**

**RUSHCLIFFE CORE STRATEGY PROPOSED
MODIFICATIONS**

**Appendix 2: Draft proposed modifications
to Local Plan Proposals Map**

Plans

Borough Map West

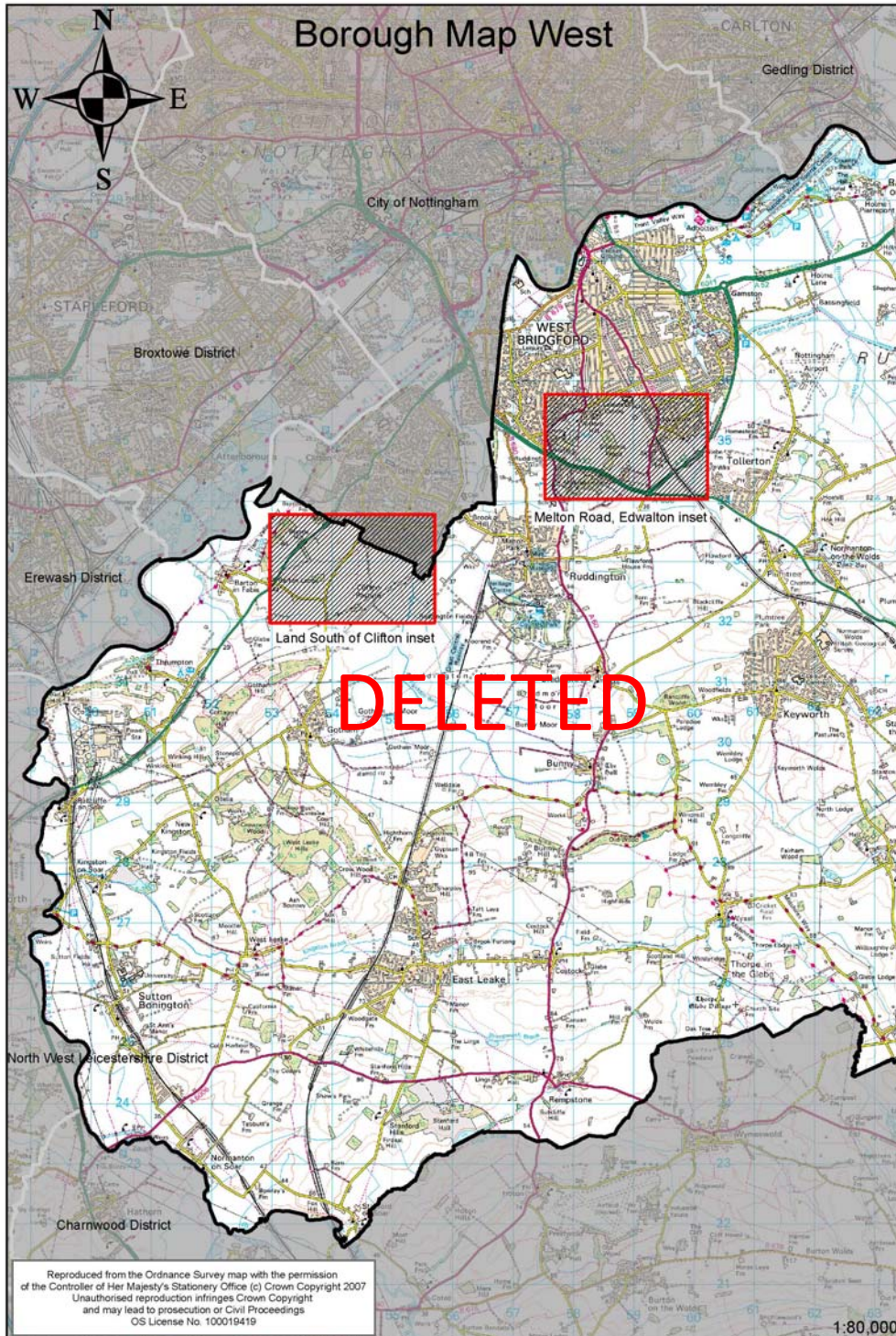
Land South of Clifton Inset

Melton Road, Edwalton Inset

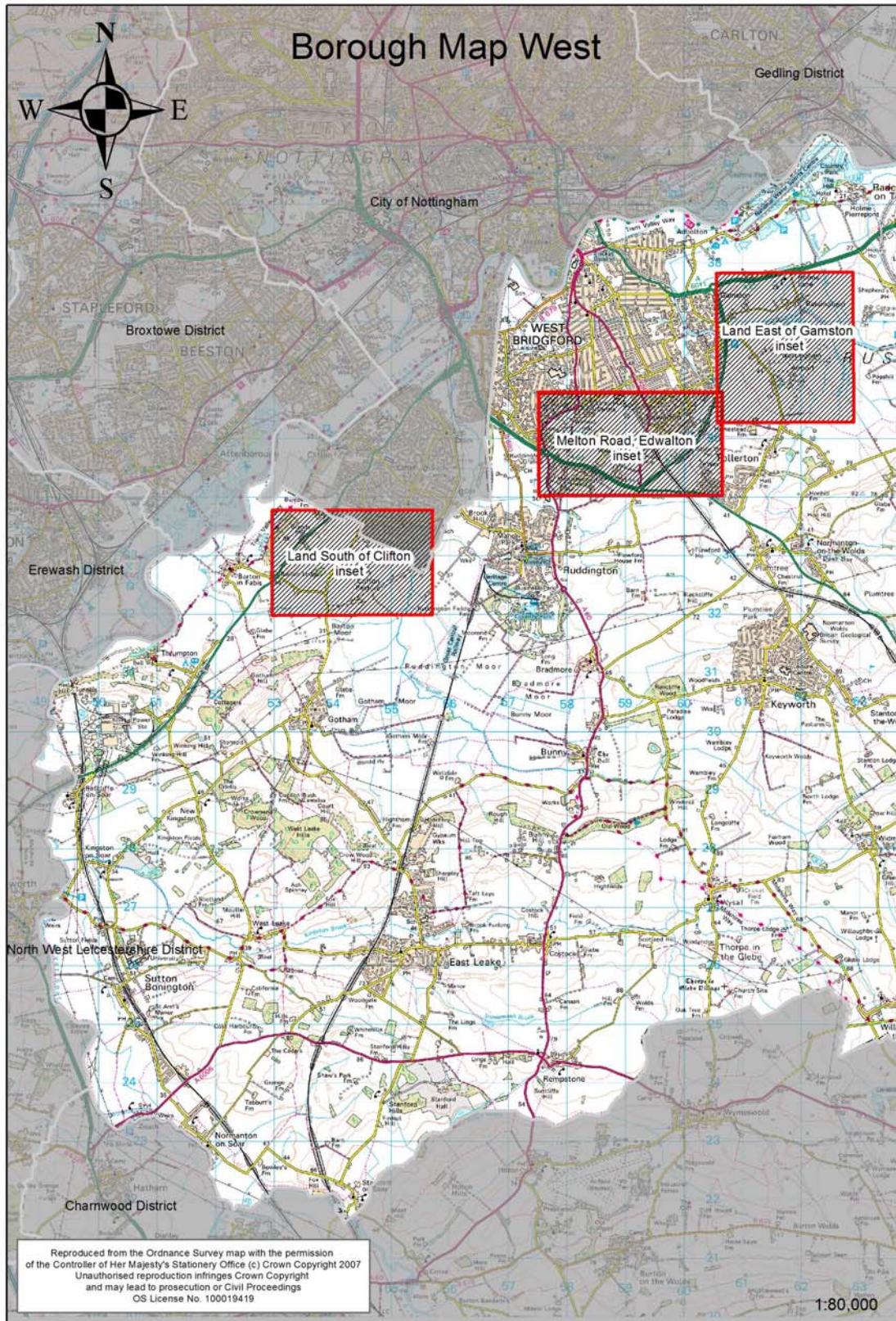
Land East of Gamston/North of Tollerton Inset

Borough Map West

The following plan was published in March 2012. It is proposed that it is deleted.



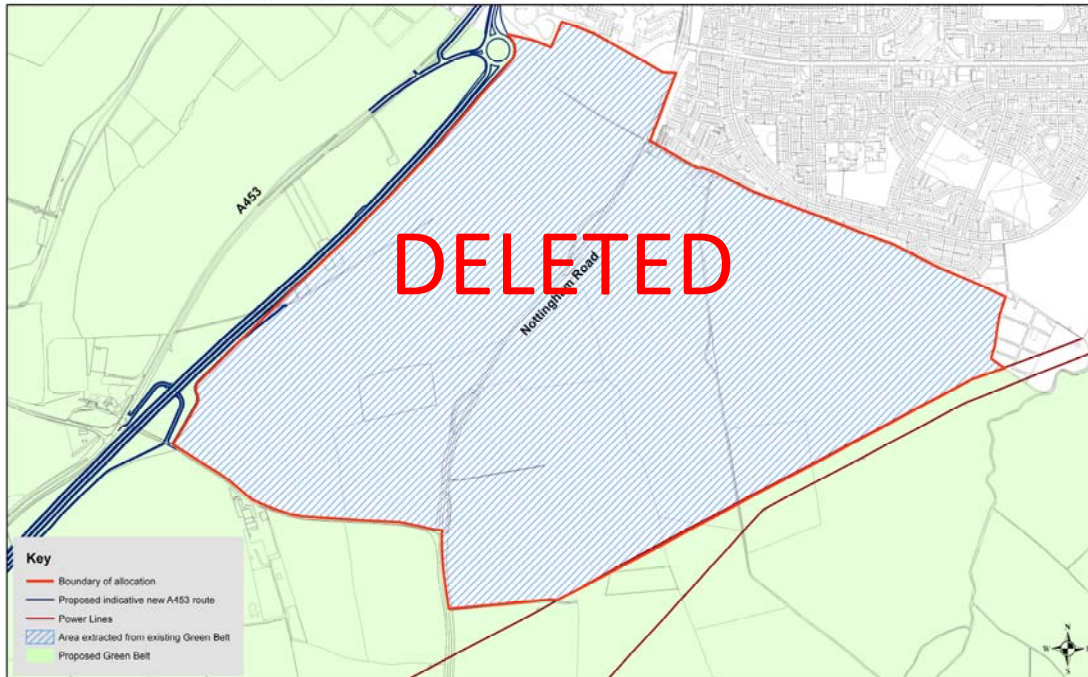
It is proposed that it is replaced with the following plan.



Land South of Clifton Inset

The following plan was published in March 2012. It is proposed that it is deleted.

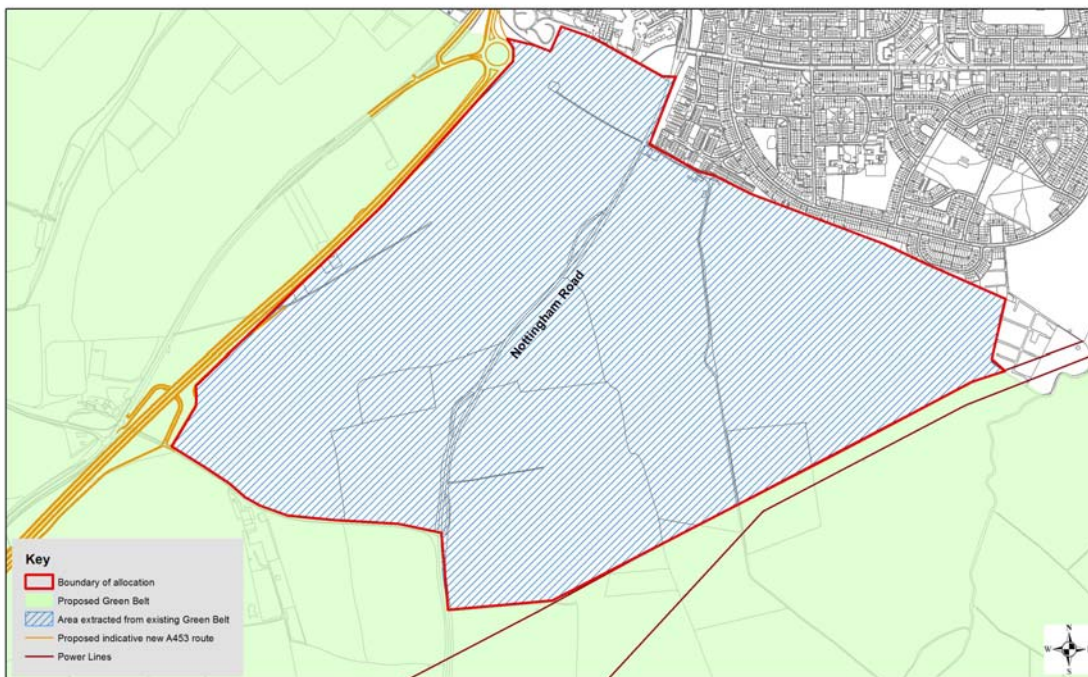
Land South of Clifton inset



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It is proposed that it is replaced with the following plan.

Land south of Clifton inset



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Melton Road, Edwalton Inset

The following plan was published in March 2012. It is proposed that it is deleted.

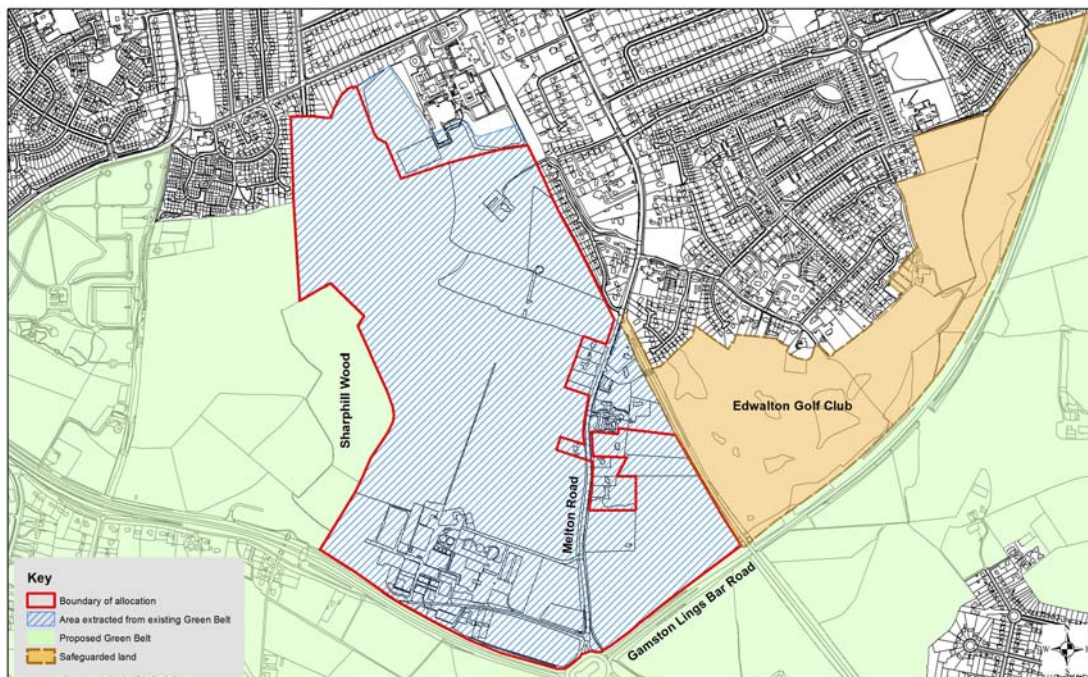
Melton Road, Edwalton inset



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It is proposed that it is replaced with the following plan.

Melton Road, Edwalton inset

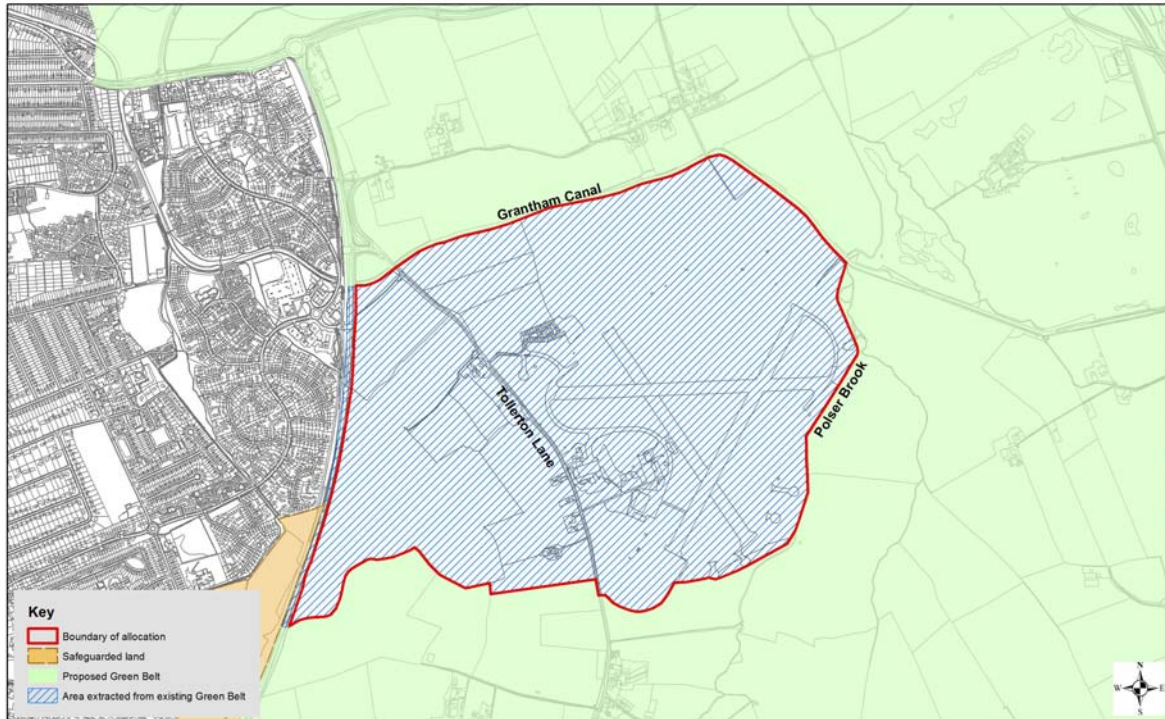


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Land East of Gamston/North of Tollerton Inset

The following plan is proposed.

Land east of Gamston inset



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1:15,000

Report of the Executive Manager – Finance and Commercial

Summary

At its meeting on the 24 January 2013 Council adopted its Council Tax Reduction Scheme for 2013/14. This report outlines proposals for future arrangements which must be adopted by Council by the 31 January 2014.

The proposed scheme, if approved, will run to the same parameters as the scheme for 2013/14. These parameters limit the maximum support to 91.5% of the Council Tax bill for those of working age without dependent children. Current arrangements that do not limit the levels of support provided to pensioners and those with dependent children will continue.

Recommendation

It is RECOMMENDED that the Council Tax Reduction Scheme for Rushcliffe Borough Council from 1 April 2014 onwards shall be the Council Tax Reduction Scheme adopted by the Council on 24 January 2013 save for the following provision that:

- a) Uprating to benefit levels be applied in line with figures notified to the Council from time to time by the Department for Communities and Local Government or other relevant bodies; and
- b) When necessary the scheme be updated to reflect amendments to the default Council Tax Reduction Scheme notified to the Council from time to time by the Department for Communities and Local Government, except where such changes would override the key principles of the Scheme agreed by the Council on 24 January 2013.

The 2013/14 Scheme

1. The Local Government Finance Act 2012 required all Billing Authorities to create their own local Council Tax Reduction Scheme to replace the national Council Tax Benefit scheme.
2. The former Council Tax Benefit scheme was a means-tested demand-led scheme fully funded by Central Government through the Benefits Subsidy arrangements. In contrast the 2013/14 Local Council Tax Reduction Scheme is funded by a fixed grant with a 10% reduction on funding received for the former Council Tax Benefit scheme.
3. Councils were required by the Government to design their own local scheme which had to be formally adopted by 31 January 2013 enabling implementation

on 1 April 2013. Rushcliffe adopted the current scheme on 24 January 2013, however this was for one year only and, as a result, this report makes recommendations for arrangements from 1 April 2014.

4. The Act required that any local scheme must ensure that entitlements for pensioners were not reduced and that these funding reductions had to be met through the allocation of additional council funding or through reductions in entitlements for working age claimants. As pensioners represented approximately half of Rushcliffe's caseload this meant that funding for support for working age claimants was reduced by approximately 20%.
5. To mitigate this, for the first year of the new arrangements, the Government made available a Transitional Grant for those Authorities who limited the impact on working age claimants to a maximum of 8.5% of their Council Tax liability. The 2013/14 scheme not only complied with this requirement but also provided additional protection to those claimants with dependent children ensuring that they continued to receive the same level of support as they had under the former Council Tax Benefit scheme. Other adjustments included in the 2013/14 scheme were a reduction in claim backdating from six to three months, and specific adjustments to disregard a number of military compensation payments (meaning that these would be ignored when considering Council Tax Reduction Scheme entitlement).
6. As a result Rushcliffe received Transitional Grant of £13,000 with a further £113,000 being distributed to the three major precepting authorities. Additional support was also provided to assist parish councils with the impact of the new arrangements on their budgets. Future arrangements for such support are not included in this report but will instead be considered by Cabinet on 14 January 2014.
7. In addition to receiving this Transitional Grant, Rushcliffe also adjusted a number of exemptions available to the owners / occupiers of empty properties. As a result the scheme had a total shortfall of £42,000 of which Rushcliffe had to meet £3,500.

The Proposed 2014/15 Scheme

8. Cabinet considered future arrangements for the Council Tax Reduction Scheme on the 3rd December 2013. As a result of these deliberations it is proposed that the current scheme be readopted for 2014/15. This means that the maximum support for those of working age without dependent children will be limited to 91.5% of the Council Tax bill. Pensioners and those with dependent children would continue to be protected. Since the implementation of the scheme in April 2013 the Council has seen a slight decrease in demand and as a result retaining scheme will, after allowing for the withdrawal of the Transitional Grant, cost the Council a further £8,000 in 2014/15.
9. The Council's current scheme is based upon the default scheme published by the DCLG. As reported at the Cabinet meeting DCLG have issued a draft Statutory Instrument that will be adopted in December amending the default scheme to reflect changes in national benefit levels (a change often referred to as uprating) and other minor changes relating to the following:
 - a. Criteria relating to non-UK nationals.

- b. Ensuring that non-dependent deductions are not made for members of the armed forces away on operational duties.
 - c. That certain welfare payments and universal credit arrears are disregarded when assessing an individual's capital.
 - d. Drafting errors in the 2012 Regulations.
10. As such changes are technical in nature and are likely to occur every year, it is proposed that the scheme from April 2014 onwards will include a provision enabling uprating and other minor changes to the default scheme to be automatically adopted. The resultant changes to the 2013/14 scheme are documented at Appendix B.
11. The Council is required to formally adopt a new scheme or approve changes to any existing scheme by the 31 January 2014. Following receipt of the draft Statutory Instrument, a revised scheme is currently being finalised and will be circulated prior to the meeting as Appendix C to this report. It should be noted that the final version of this scheme will only be published once the DCLG issue the relevant Statutory Instrument confirming the amendments that are required to the default scheme.
12. Failure to adopt a scheme will result in the Council reverting to a prescribed default scheme. Such a scheme would result in the amendments identified at paragraphs 5 and 8 being removed and no maximum limit on the level of support for those of working age without dependent children. The total costs of implementing the default scheme are estimated at £216,000 of which Rushcliffe would need to fund £16,000.

Consultation

13. The Council is required to agree its arrangements for 2014/15 by 31 January 2014. Should it fail to do so then the national default scheme, which mirrors entitlements under the old Council Tax Benefit arrangements would automatically be implemented.
14. The Act requires Billing Authorities to consult with major precepting authorities and such other persons as it considers likely to have an interest in the scheme. Any significant changes to schemes must also be consulted upon.
15. Consultation on the above proposals commenced on 6 November and concluded on 8 December 2013. The following mechanisms were used to highlight the changes:
 - Press release.
 - Emails / letter to all current Working Age Council Tax Reduction claimants.
 - An online Survey on the Rushcliffe website.
 - Paper surveys available on request.
 - Letters to the three major precepting authorities (County Council, Police Commissioner and Fire Service).
 - Letters to major partners, such as advice and voluntary networks and major landlords (including Housing Associations).

16. Consultation responses to the 4 December are detailed at Appendix A and if appropriate these figures will be further updated at the meeting. To date 27 responses have been received from Nottinghamshire County Council and 26 individuals.
17. Nottinghamshire County Council was supportive of the proposal to retain the current scheme as were the majority of individuals (17 agreed, 5 disagreed). A similar response was obtained with regards to the introduction of an automatic uprating clause with 16 individuals and the County Council in favour whilst 6 individuals disagreed with the change.

Financial Comments

Collection rates indicate that the new arrangements have had little, if any, impact on income. At the end of October 2013 overall Council Tax collection rates stood at 68.9% compared to 69.2% in 2012, half of which (0.15%) is due to the introduction of an additional payment plan enabling individuals to pay over 12 instalments rather than the traditional 10. In comparison collection rates for Council Tax Benefit / Council Tax Reduction Scheme claimants have increased from 57.3% at 31 October 2012 to 57.9% in 2013.

It was originally forecast that the 2013/14 scheme (including the impact on other preceptors) would cost a total of £5.22m to deliver. However between 1 April 2013 and 31 October 2013 the Council Tax Reduction scheme caseload has reduced by 3.6% from 5,854 to 5,643, resulting in a reduction in the projected expenditure for 2013/14 from £5.22m to £5.10m.

This lower caseload will enable the Council to mitigate the loss of the transitional funding awarded for 2013/14 which is no longer available. As a result it is estimated that the cost to Rushcliffe Borough Council of keeping the current scheme would be £8,000. Should the Council revert to the default scheme it is estimated that these costs would double to £16,000.

Section 17 Crime and Disorder Act

There are no direct section 17 implications

Diversity

As the proposal does not vary the current arrangements there are no diversity implications arising from this report.

Background Papers Available for Inspection:

Statutory Instrument 2012 No 2886 – The Council Tax Reduction Schemes (Default Scheme) England Regulations 2012

Draft Statutory Instrument 2013 No. [] – The Council Tax Reduction Schemes
(Prescribed Regulations) (England) (Amendment) Regulations 2013

Summary of Consultation Responses

Consultation on the proposed changes to the Council Tax Reduction Scheme does not end until 8 December and should any additional responses be received these will be reported to Council on the 12th December.

To date of the three major precepting Authorities only the County Council has responded. Their response supports the proposal that the current scheme be retained in 2014/15 and that the Council retain the flexibility to uprate in line with national changes to entitlements.

By 4 December 26 responses had been received from individuals. The results are as follows:

1. Do you agree or disagree with the principles of the scheme next year as described immediately above?								
Responses:		Comments:						
<table border="1"> <tr> <td>Not Answered</td> <td>4</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Disagree</td> <td>5</td> </tr> </table>		Not Answered	4	Agree	17	Disagree	5	<p>Current entitlements do need to be retained</p> <p>As long as what I have to pay does not continue to increase I will be content enough with the system. I don't understand how you can increase the value of a benefit. Does that mean you receive more or less?</p> <p>I don't understand it very well. I'm a severely disabled person so any more demands on my limited budget would worry me.</p>
Not Answered	4							
Agree	17							
Disagree	5							
2. Do you agree or disagree that Rushcliffe Borough Council should make this change (to enable automatic uprating of benefits)?								
Responses:		Comments:						
<table border="1"> <tr> <td>Not Answered</td> <td>4</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Disagree</td> <td>6</td> </tr> </table>		Not Answered	4	Agree	16	Disagree	6	<p>Would be wrong if social security increases for inflation were eaten away by increase in Council Tax charges.</p> <p>OK. I understand the meaning of uprating now.</p> <p>A reduction in councillors' considerable salaries and expenses would more than make up for the shortfall. People in work are subsidised by council tax benefits because the corporations they work for pay them a pittance, and certainly nowhere enough to live on, whilst people on benefits are struggling to make ends meet. The soaring of the use of food banks proves this.</p>
Not Answered	4							
Agree	16							
Disagree	6							

	Again not fully understanding the change you would like to make so therefore I do not know how it might affect me or others in a similar situation. Would like somebody to explain the changes to me face to face.
--	--

3. Do you have any comments regarding the Council Tax Support Scheme in general?

	Comments:
	<p>It seems fair enough that everyone contributes something to Council Tax, even if it only a small amount.</p> <p>As long as Council Tax Support keeps up with the corresponding increase in liability I think most people will be happy.</p> <p>I don't understand what difference this will make to me. I live with 2 of my children, one is 26 and on job seekers but also is on DLA and has a disability, the other is 16 and currently still in full time education. I only have my 1 wage coming in and currently get a 25% discount. What will the changes mean to me?</p> <p>More support should be given to the more vulnerable. The fallacy that you can "work your way out of poverty" is naive at best and lazy and cruel at worst. An extra £5 a week, for example, may be peanuts for government representatives and the companies they work for, but can mean the choice between eating a healthy, decent meal or scraps from a food bank to others - both employed and unemployed. The council needs to examine whom it REALLY serves, as well as it's consciences.</p>

4. How old are you?	5. How many adults and dependent children live in your household?	6. Do you have a long-standing illness, disability or infirmity?																															
<table border="1"> <tr> <td>Not Answered</td> <td>2</td> </tr> <tr> <td>25-44</td> <td>8</td> </tr> <tr> <td>45-64</td> <td>16</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Not Answered	2	25-44	8	45-64	16			<table border="1"> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> <td>4+</td> </tr> <tr> <td>Adults</td> <td>16</td> <td>7</td> <td>1</td> <td>0</td> </tr> <tr> <td>Children</td> <td>5</td> <td>4</td> <td>0</td> <td>0</td> </tr> </table>		1	2	3	4+	Adults	16	7	1	0	Children	5	4	0	0	<table border="1"> <tr> <td>Not Answered</td> <td>2</td> </tr> <tr> <td>Yes</td> <td>12</td> </tr> <tr> <td>No</td> <td>12</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Not Answered	2	Yes	12	No	12		
Not Answered	2																																
25-44	8																																
45-64	16																																
	1	2	3	4+																													
Adults	16	7	1	0																													
Children	5	4	0	0																													
Not Answered	2																																
Yes	12																																
No	12																																

Draft Amendments to the 2013/14 Council Tax Reduction Scheme

Explanatory Note

Amendments Arising From Rushcliffe Borough Council

The amendments to page one of the 2013/14 Council Tax Reduction Scheme reflect that the 2014 scheme is based upon the 2013 Rushcliffe Scheme and removes the drafting notes and commentary on amendments to the model scheme that were adopted by the Council in January.

The elements identified at (a) and (b) enable the Authority to automatically adjust the scheme in response to information received from DCLG and other relevant bodies without requiring formal reapproval at full Council.

Amendments Arising from the Draft Statutory Instrument

Section 13A of the Local Government Finance Act 1992 (“the 1992 Act”) requires each billing authority in England to make a scheme specifying the reductions which are to apply to amounts of council tax payable by persons, or classes of person, whom the authority considers are in financial need. The Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012 (“the 2012 Regulations”) prescribe matters which must be included in a scheme in addition to matters set out in paragraph 2 of Schedule 1A to the 1992 Act. The Rushcliffe Scheme for 2013/14 is based upon this model and so needs further amendment to remain valid for 2014/15.

These Regulations amend the 2012 Regulations. The amendment in regulation 2(5)(a) has the effect that a person who is a jobseeker within the description in the provision is not to be treated as having a right to reside in the United Kingdom. The amendments in regulation 2(5)(b) amend the list of persons who do not need to show habitual residence, first, to update the provision covering persons with leave to remain in the United Kingdom and, secondly, to include those in receipt of certain income-related benefits and nationals of Croatia who are subject to the worker authorisation scheme and who are treated as workers under that scheme.

The amendment in regulation 2(6) amends the provision which excludes “persons subject to immigration control” from being eligible for a reduction. It excepts from that exclusion persons who benefit from the European Convention on Social and Medical Assistance and European Social Charter.

The amendments in regulation 2(7)(c)(i) to (v), (8), (9) and (11) increase certain of the figures which are used in calculating whether a person is entitled to a reduction and the amount of that reduction. The up-rated figures relate to non-dependant deductions (adjustments made to the maximum amount of reduction a person can receive to take account of adults living in the dwelling who are not dependants of the applicant); the applicable amount in relation to an applicant for a reduction (the amount against which an applicant’s income is compared in order to determine the amount of reduction to which he or she is entitled; the income bands in relation to which the amount of a person’s alternative maximum council tax reduction is calculated and a disregard that applies when calculating a persons income (including inserting some new text into paragraph 8(2)(b)(b) and (c) of Schedule 1 to the 2012 Regulations).

The amendment in regulation 2(7)(c)(vi) has the effect that a non-dependant deduction will not be made in respect of a member of the armed forces away on operations.

The amendments in regulation 2(12) provide that certain payments made by local government for welfare purposes, and certain arrears of universal credit, are disregarded when assessing an applicant's capital.

The amendments in regulation 2(2) to (4), (7)(a), (b) and (d), (10) and (13) make minor amendments to the 2012 Regulations to correct drafting errors in the 2012 Regulations or make changes consequential on new legislation.

Detailed Amendments

(1) Page 1 of the 2013 Scheme to be deleted and replaced as follows:

“The Council Tax Reduction Scheme for Rushcliffe Borough Council (the Council) from the 1st April 2014 onwards (The Scheme) shall be the Council Tax Reduction Scheme adopted by the Council on the 24th January 2013 save for the following amendments:

- a) That uprating to benefit levels be applied in line with figures notified to the Council by the Department for Communities and Local Government or other relevant bodies.
- b) That The Scheme be updated to reflect amendments to the default Council Tax Reduction Scheme notified to the Council by the Department for Communities and Local Government; except where such changes would override the key principles of The Scheme agreed by The Council on the 24th January 2013 these being:
 - That for persons who are not pensioners and do not receive the Family Premium in their applicable amount the maximum council tax reduction available under the scheme will be 91.5%. (Paragraph 29)
 - That for persons who are not pensioners, backdating for “good cause” will be limited to a maximum of three months. (Paragraph 112)
 - That payments relating to a range of armed forces benefits be fully disregarded for the purposes of calculating applications for persons who are not pensioners (Schedule 6, Paragraph 1; Schedule 8, Paragraph 20).”

The following amendments have been included in the draft Statutory Instrument published by the DCLG on 25 November 2013 and will only be adopted following the formal confirmation of the changes which is anticipated to be received in December 2013.

- (2) In regulation 2(1) (interpretation) after “Scottish Parliament” in the definition of “enactment” insert “or the National Assembly for Wales”.
- (3) In regulation 3(a)(ii) (meaning of “pensioner”) for “he is not, or,” substitute “he is not and,”.

- (4) In regulation 8 (households)—
- (a) in paragraph (2)(a) after “boarded out” insert “or placed”;
 - (b) in paragraph (5)—
 - (i) omit “and” after sub-paragraph (n); and
 - (ii) after sub-paragraph (n) insert—
 - “(na) the Children’s Hearings (Scotland) Act 2011(c); and”.
- (5) In regulation 12 (persons treated as not being in Great Britain)—
- (a) before “or” at the end of sub-paragraph (a) in paragraph (4) insert—
 - “(aa) regulation 14 of the EEA Regulations, but only in a case where the right exists under that regulation because the person is—
 - (i) a jobseeker for the purpose of the definition of “qualified person” in regulation 6(1) of those Regulations, or
 - (ii) a family member (within the meaning of regulation 7 of those Regulations) of such a jobseeker;
 - (ab) Article 45 of the Treaty on the functioning of the European Union (in a case where the person is seeking work in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland);”;
 - (b) in paragraph (5)—
 - (i) for sub-paragraph (e) substitute—
 - “(e) a person who has been granted, or who is deemed to have been granted, leave outside the rules made under section 3(2) of the Immigration Act 1971(a) where that leave is—
 - (i) discretionary leave to enter or remain in the United Kingdom,
 - (ii) leave to remain under the Destitution Domestic Violence concession(b), or
 - (iii) leave deemed to have been granted by virtue of regulation 3 of the Displaced Persons (Temporary Protection) Regulations 2005(c);”;
 - (ii) omit “or” after sub-paragraph (f); and
 - (iii) after sub-paragraph (g) insert—
 - “(h) in receipt of income support, an income-based jobseeker’s allowance or on an income-related employment and support allowance; or
 - (i) a person who is treated as a worker for the purpose of the definition of “qualified person” in regulation 6(1) of the EEA Regulations pursuant to regulation 5 of the Accession of Croatia (Immigration and Worker Authorisation) Regulations 2013(d) (right of residence of a Croatian who is an “accession State national subject to worker authorisation”)”.
- (6) In regulation 13 (persons subject to immigration control)—
- (a) at the beginning of paragraph (1) insert “Subject to paragraph (1A),”;
 - (b) after paragraph (1) insert—
 - “(1A) A person who is a national of a state which has ratified the European Convention on Social and Medical Assistance (done in Paris on 11th December 1953) or a state which has ratified the Council of Europe Social Charter (signed in Turin on 18th October 1961) and who is lawfully present in the United Kingdom is not a person subject to immigration control for the purpose of paragraph (1).”.

- (7) In Schedule 1 (pensioners: matters to be included in schemes)—
- (a) in the heading to paragraph 2 (class A: pensioners whose income is less than the applicable amount) for “is less than” substitute “is no greater than”;
 - (b) in paragraph 6(2) (applicable amounts) for the definition of “additional spouse” substitute—
““additional spouse” means a spouse of either party to a marriage which is a polygamous marriage who is additional to the party to the marriage;”;
 - (c) in paragraph 8 (non-dependant deductions)—
 - (i) in sub-paragraph (1)(a) for “£10.95” substitute “£[value to be notified by DCLG]”;
 - (ii) in sub-paragraph (1)(b) for “£3.65” substitute “£[value to be notified by DCLG]”;
 - (iii) in sub-paragraph (2)(a) for “£186.00” substitute “£[value to be notified by DCLG]”;
 - (iv) in sub-paragraph (2)(b) for “£186.00”, “£322.00” and “£7.25” substitute “£[value to be notified by DCLG]”, “£[value to be notified by DCLG]” and “£[value to be notified by DCLG] x 1/7” respectively;
 - (v) in sub-paragraph (2)(c) for “£322.00”, “£401.00” and “£9.15” substitute “£[value to be notified by DCLG]”, “£[value to be notified by DCLG]” and “£[value to be notified by DCLG] x 1/7” respectively;
 - (vi) at the end of sub-paragraph (7) add—
“(e) he is not residing with the applicant because he is a member of the regular forces or the reserve forces (within the meaning of section 374 of the Armed Forces Act 2006(a)) who is absent, while on operations, from the dwelling usually occupied as their home.”
 - (d) in paragraph 25(14) (treatment of child care charges) for “sub-paragraph (16)” substitute “sub-paragraph (15)”.
- (8) In Schedule 2 (applicable amounts)—
- (a) in column (2) of the Table in paragraph 1—
 - (i) in sub-paragraph (1)(a) for “£145.40” substitute “£[value to be notified by DCLG]”;
 - (ii) in sub-paragraph (1)(b) for “£163.50” substitute “£[value to be notified by DCLG]”;
 - (iii) in sub-paragraph (2)(a) for “£222.05” substitute “£[value to be notified by DCLG]”;
 - (iv) in sub-paragraph (2)(b) for “£244.95” substitute “£[value to be notified by DCLG]”;
 - (v) in sub-paragraph (3)(a) for “£222.05” substitute “£[value to be notified by DCLG]”;
 - (vi) in sub-paragraph (3)(b) for “£76.65” substitute “£[value to be notified by DCLG]”;
 - (vii) in sub-paragraph (4)(a) for “£244.95” substitute “£[value to be notified by DCLG]”;
 - (viii) in sub-paragraph (4)(b) for “£81.45” substitute “£[value to be notified by DCLG]”;

- (b) in column (2) of the Table in paragraph 2 for “£65.62” in each place where it occurs substitute “£[value to be notified by DCLG]”;
- (c) in the second column of the Table in Part 4—
- (i) in paragraph (1)(a) and (b)(i) for “£59.50” substitute “£[value to be notified by DCLG]”;
 - (ii) in paragraph (1)(b)(ii) for “£119.00” substitute “£[value to be notified by DCLG]”;
 - (iii) in paragraph (2) for “£23.45” substitute “£[value to be notified by DCLG]”;
 - (iv) in paragraph (3) for “£57.89” substitute “£[value to be notified by DCLG]”;
 - (v) in paragraph (4) for “£33.30” substitute “£[value to be notified by DCLG]”.
- (9) In column (1) of the Table in paragraph 1 of Schedule 3 (amount of alternative maximum council tax reduction)—
- (a) in paragraph (b)(i) for “£183.00” substitute “£[value to be notified by DCLG]”;
 - (b) in paragraph (b)(ii) for “£183.00” and “£239.00” substitute “£[value to be notified by DCLG]” and “£[value to be notified by DCLG]” respectively.
- (10) In paragraph 3(2) of Schedule 4 (sums disregarded from applicant’s earnings) for paragraph (b) substitute—
- “(b) a part-time fire-fighter employed by the Scottish Fire and Rescue Service established under section 1A of the Fire (Scotland) Act 2005**(b)**”;
- (11) In paragraph 19(2)(b) of Schedule 5 (disregards in relation to income other than earnings) for “£56.80” substitute “£[value to be notified by DCLG]”.
- (12) In Schedule 6 (capital disregards)—
- (a) in paragraph 21—
 - (i) after sub-paragraph (1)(e) insert—

“(f) by way of occasional assistance including arrears and payments in lieu of occasional assistance (and in this paragraph “occasional assistance” has the same meaning as in paragraph 16 of Schedule 1)”;
 - (ii) at the end of sub-paragraph (2)(n) omit “or”; and
 - (iii) at the end of sub-paragraph (2)(o) insert—

“or

(p) social fund payments under Part 8 of the SSCBA”;
 - (b) in paragraph 22 after sub-paragraph (2)(e) insert—

“(f) paragraph 18 of Schedule 10 to the Universal Credit Regulations 2013**(a)**”;
- (13) In paragraph 9(1) of Schedule 8 (duty to notify change of circumstances) for “Subject to sub-paragraphs (3), (6) and (7)” substitute “Subject to sub-paragraphs (3) and (9)”.

Appendix C
Council Tax Reduction Scheme for 2014/15

Report of the Executive Manager – Finance and Commercial

Summary

The Council's Treasury Management Strategy and associated Prudential Indicators are approved by full Council. A review of the Treasury Management Prudential Indicators, as part of the 2013/14 Mid-Year Update Report, highlighted the need to amend one of the indicators. This report highlights both the indicator that has to be changed and the rationale for the change. Both Cabinet and the Corporate Governance Group have endorsed the proposed change to the indicator.

Recommendation

It is RECOMMENDED that the Treasury Management Prudential indicator "*Upper Limits for Fixed Interest Rate Exposure*" is increased to 60% (from 35%).

Treasury Management

- The table below, has been considered by both Cabinet (3 December 2013) and the Corporate Governance Group (7 November 2013), and highlights the level of investment activity and the rates obtained by the Council at 30 September 2013. In line with the Council's Treasury Management Strategy investments are limited to any one institution up to the maximum duration advised by the Council's Treasury Advisors, Arlingclose, with no more than £10 million invested per institution.

Financial Institution	Amount £'m	Length of Investment	Interest Rate
Barclays Bank	5.00	12 months	0.84%
Royal Bank of Scotland	8.05	Call	0.75%
Santander	7.47	Call	0.75%
Lloyds TSB	2.00	Fixed to 16.10.2013	0.70%
Lloyds TSB	1.50	Fixed to 16.10.2013	0.50%
Barclays Bank	1.00	Fixed to 16.10.2013	0.46%
Nationwide	1.50	Fixed to 20.11.2013	0.44%
Bank of Scotland	0.60	Call	0.40%
Nationwide	1.00	1 Month	0.38%
BlackRock	2.85	Call	0.37%
Goldman Sachs	3.04	Call	0.37%
Invesco	0.18	Call	0.33%
CCLA	0.77	Call	0.32%
Royal Bank of Scotland	0.04	Call	0.32%
Aviva	0.02	Call	0.27%
Total Investments/Average Interest Rate	35.02		0.63%

2. This information demonstrates that the Council is facing increasing difficulty in securing higher interest rates on its call accounts (a call account is an investment which the Council can recall at any time). However at present the Council's Prudential Indicator "*Upper Limits for Fixed Interest Rate Exposure and Variable Interest Rate Exposure*" only permits the placement of up to 35% of investments on a fixed rate basis and, as a result, significant funds continue to be placed in investments which are currently yielding interest rates between 0.27% and 0.4%. As a result call investments are currently focussed on the Royal Bank of Scotland and Santander and should either of these counterparties become unavailable to the Council, or significantly reduce their rates, then this would have an immediate impact on returns. For example a reduction in the interest rate payable from 0.75% to 0.4% per annum (ie the yield currently received from the Bank of Scotland) on an £8m investment would cost the Council £28,000 per annum.
3. The returns also compare unfavourably to those being secured on the six fixed term investments where yields vary between 0.38% and 0.84%. However, due to the restriction established by the Prudential Indicator, the Executive Manager (Finance and Commercial) has limited flexibility remaining available to him on the placement of additional funds on a fixed interest basis.
4. At its meeting on the 7 November Corporate Governance Group considered this information (as did Cabinet on 3 December) and the advice of the Executive Manager (Finance and Commercial); and recommended that the limit on fixed interest investments should be raised to 60%. In reaching this decision Corporate Governance Group observed that the proposed change:
 - (a) gives greater flexibility to invest over a longer term and gain better rates of interest (protecting capital and earning a reasonable yield); and
 - (b) is consistent with other aspects of the Council's Treasury Management Strategy which states "*giving due consideration to the Authority's spending commitments and diminishing level of balances over the next three years, the need for liquidity and provisioning for contingencies, a limit of 60% of overall investments will apply for investments whose maturity exceed one year in 2013/14.*"
5. As is currently the case, any decision to make additional fixed or on-call investments will be made on the basis of the balance of risk and return alongside due consideration of independent professional advice provided by the Authority's Treasury Advisors, Arlingclose.
6. In line with the current Treasury Management Strategy any decision to reset a prudential indicator requires approval by full Council.

Financial Comments

Financial comments are included within the body of the report.

Section 17 Crime and Disorder Act

There are no direct section 17 implications

Diversity

There are no diversity implications arising from this report.

Background Papers Available for Inspection: Nil

Report of the Alcohol and Entertainment Licensing Committee

Summary

This report presents the revised Statement of Licensing Policy (“the policy”) which a Licensing Authority (“the authority”) must operate under in order to be able to legally administer and determine applications under the Licensing Act 2003 (“the Act”). The report recommends that the policy is formally approved to come into force on 7 January 2014.

Recommendation

It is RECOMMENDED that Council approve the revised policy for publication to become effective on the 7 January 2014.

Background

1. It is a requirement of Section 5(1) of the Act that the authority must in respect of each three year period up until its review this year and subsequently every five years.
 - a. Determine its policy with respect to the exercise of its licensing functions, and
 - b. Publish a statement of that policy before the beginning of the period.
2. Under Section 5(2) of the Act, the Secretary of State, by way of order, appointed the 7 January 2005 as the date by which the first licensing statement must be published and therefore the next statutory three year period of review and republishing expires on 7 January 2014. The Act has now been amended extending the review period to five years unless the Council decide otherwise.
3. Under Section 7(1) of the Act almost all functions of the authority are by virtue of that section referred to the Licensing Committee, however, the determination of the policy must remain a function of the Council and cannot be delegated.
4. Under Section 6(1) of the Act the authority must establish a Licensing Committee consisting of at least ten but not more than fifteen members of the authority. At Rushcliffe this statutory committee is named the Alcohol and Entertainment Licensing Committee (A&ELC).

The Review Process

5. The revised policy was drafted taking account a number of revisions of the statutory guidance issued under Section 182 of the Act by the Home Office. Paragraph 1.10 of this guidance states that “the authority must have regard to the Secretary of State’s Guidance when making and publishing its policy”.
6. The revised policy was put out for consultation on the 24 June 2013, for a period of twelve weeks, ending on 16 September 2013. In addition to statutory consultees the exercise was extended to include organisations contained in the statutory guidance along with the general public via the Council’s website. No comments were received from the consultation exercise.
7. The policy was agreed at the meeting of the A&ELC on 7 October 2013 and is attached as an appendix to this report.

The Changes

8. As in previous years the revised statement has been developed through the Nottinghamshire Authorities Licensing Group to give consistency across the County.
9. There have been a number of changes to legislation in the last year and these are reflected in the revision of the policy. A small number of sections have been re-worded in line with the best practice framework issued by the Local Government Association.

Financial Comments

There are no direct financial implications to this report

Section 17 Crime and Disorder Act

A large part of the revised policy deals with issues around reducing or preventing crime and disorder as this is one of the primary objectives of the Act. The policy is an important tool in the Council’s range of powers to tackle alcohol-fuelled disorder in and around licensed premises. It is also an important tool for other partner agencies such as the Police and Trading Standards, for tackling issue such as underage-drinking and anti-social behaviour resulting from the inappropriate sale or distribution of alcohol.

Diversity

There are no direct or obvious issues affecting diversity other than those addressed in the revised itself e.g. disability discrimination, racial equality, and recognition of our diverse culture of music, singing, and dancing.

Background Papers Available for Inspection: Nil



Rushcliffe Borough Council

STATEMENT OF LICENSING POLICY

Effective from 7th January 2014

SECTION	CONTENT	PAGE NUMBER
1	Introduction	3
2	The Licensing Objectives and Licensable Activities.....	5
3	How this Statement of Policy Works	6
4	Strategic Links and Other Regulatory Regimes	7
5	Delivering Licensing Services	7
6	Applications, Notifications and their Consideration	8
7	Children	20
8	Equality and Diversity	21
9	General Enforcement Statement	22
10	Monitoring and Review of this Statement of Policy	22

Date: December 2013

1. INTRODUCTION

- 1.1 Rushcliffe Borough Council is a Licensing Authority for the purpose of the Licensing Act 2003. Section 5 of the Act requires all licensing authorities to prepare and publish a Statement of Licensing Policy that they propose to apply in exercising their functions under the Act during the five year period to which the policy applies. The Statement of Licensing Policy can be reviewed and revised by the authority at any time.
- 1.2 Rushcliffe lies immediately south of the City of Nottingham and the River Trent and extends towards Newark in the North East and Loughborough in the South West. The Borough is a pleasant, prosperous district, characterised by attractive villages, tree-lined suburbs, rich farmland and rolling countryside. The prosperity of Rushcliffe is closely linked to the wider economy of the Greater Nottingham area. This is recognised through good working relationships with all Nottinghamshire Councils, the County, City and Districts, and at regional level. For more information about Rushcliffe go to www.rushcliffe.gov.uk
- 1.3 The Authority has licensed certain public spaces within the community in its own name including suitable Authority owned community centres, and many existing public open spaces. In this instance performers and entertainers would not need to obtain a licence or give a Temporary Event Notice themselves to enable a performance to be given in such places but would require the permission of the appropriate Department of the Authority as the licence holder. They would also need to adhere to any conditions relating to the use of such premises.
- Without being exhaustive, in considering any licence application the Authority will take into account the following factors, the positive impact of the proposal in attracting visitors, the positive impact on enhancing the attractiveness of the wider area, and the number and type of jobs created.
- 1.4 This Policy Statement seeks to establish sensible controls and appropriate guidance to encourage and further the efforts that are being made by the Council and its partners together with the licensed trade to help the Authority deal with issues that arise from licensable activities.
- This will be achieved by:-

- Establishing and building upon best practice within the industry;
- Recognising and facilitating the role of partners and stakeholders;
- Encouraging self-regulation by licensees and managers;
- Providing a clear basis for the determination of licence applications; and
- Supporting related policies and strategies of the District Council.
- An inspection and enforcement regime targeted at premises that present a high risk.

1.5 The Authority is committed to working with its licensing partners and stakeholders in delivering the licensing function. This Policy Statement therefore seeks to provide information on the general approach that the Authority will take in carrying out its licensing functions.

1.6 In preparing and publishing this Policy Statement due regard has been given to the guidance issued by the Secretary of State under section 182 of the Act, and to good practice advice issued by approved government advisory bodies. In particular the Authority has consulted those persons and bodies as required by the guidance and given proper weight to their views. Partnership working between licensing authorities in Nottinghamshire has enhanced the production of this Policy Statement and will help ensure consistency in terms of both policy and enforcement where licensing boundaries meet.

1.7 This Policy Statement should not be regarded or interpreted as indicating that any requirement of law may be overridden; each application will be considered and treated on its own merits. No restrictive controls will be introduced or imposed unless they are felt to be necessary and appropriate.

1.8 There are certain matters which the Authority is prevented from taking into account or from dealing with in a specified way. For example the Authority is not entitled to take the issue of the “need” for further licensed premises into account when determining licence applications. On the other hand the cumulative impact of licensed premises on the promotion of the Licensing Objectives is a matter that can be properly considered by the Authority. Cumulative impact and related matters are dealt with in section 7 of this Policy Statement.

1.9 Nothing in this Statement of Policy prevents any one person or body applying for a variety of current permissions under the Act. Nor does it override the right of any Responsible Authority, any person or business to make representations or seek a review of a licence or certificate where provision has been made for them to do so in the Act.

2. THE LICENSING OBJECTIVES AND LICENSABLE ACTIVITIES

2.1 In exercising their functions under the Licensing Act 2003, licensing authorities must have regard to the licensing objectives as set out in section 4 of the Act. The licensing objectives are:

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

2.2 Guidance on the Licensing Objectives is available on the Government's website at: <http://www.homeoffice.gov.uk/drugs/alcohol/>

2.3 Licensing law is not the primary mechanism for the general control of anti-social behaviour by individuals once they are beyond the direct control of the individual club, or business holding the licence, certificate or permission concerned. Licensing is about the management of licensed premises and activities within the terms of the Act.

2.4 The Act only covers certain "licensable activities" namely:-

- (a) the sale by retail of alcohol
- (b) the supply of alcohol by or on behalf of a club to a member
- (c) the provision of "regulated entertainment" and
- (d) the provision of late night refreshment

The definition of what constitutes "regulated entertainment" is complex and has been (and remains) the subject of Government deregulation. Whilst "regulated entertainment" potentially covers live or recorded music, dancing, plays, films, and certain types of sporting activity the Act itself provides various exemptions and restrictions on the types of activities which are subject to Licensing. Other legislation such as the Live Music Act 2012 has

removed the ability of the Licensing Authority to regulate live music at certain times and in certain circumstances. At the time of writing this Policy, deregulation of certain other forms of regulated entertainment is planned, primarily between 8am and 11pm and where that entertainment takes place before an audience of a prescribed size. It cannot be assumed therefore that a licence is required for all forms of entertainment or, even if a licence is required, that the Licensing Authority will necessarily have the power to impose restrictions or conditions on such entertainment.

- 2.5 Where an activity is licensable the promotion of the Licensing Objectives is the paramount consideration for the Authority. In the absence of valid representations from responsible authorities, other persons or businesses, all applications must be granted subject only to any prescribed mandatory conditions and such other conditions which are consistent with the operating schedule provided by the applicant. Where valid representations are received and maintained the application will normally be determined at a hearing before the Licensing Committee or one of its Panels. The Committee or Panel will then assess whether the application would result in the licensing objectives being undermined to such an extent that the application should be refused or, whether it would be possible to grant the licence subject to such conditions as are felt appropriate by the Authority. Conditions will be tailored to the size, style, characteristics and activities taking place at the premises concerned. Conditions will be focused on matters that are within the control of individual licensees and others granted relevant permissions. Accordingly, these matters will centre on the premises and places being used for licensable activities and the vicinity of those premises and places. Whether or not incidents can be regarded as being “in the vicinity” of licensed premises or places, is ultimately a matter of fact to be decided by the courts in cases of dispute. In addressing such matters consideration will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned. The imposition of standardised conditions is prohibited as being disproportionate and burdensome. It should be noted, however, that the Authority is permitted to establish pools of conditions from which appropriate and proportionate conditions may be drawn. Further details regarding such conditions can be obtained from the Licensing Service.

3. HOW THIS STATEMENT OF POLICY WORKS

3.1 The purpose of the Statement of Policy is to:

- provide a clear basis for determining licence applications;
- provide a clear framework for licensing strategies, including the effect known as ‘cumulative impact’;
- support wider strategies and policies of the Council.

3.2 The text of this Statement of Policy **in bold type** indicates the **Policies** with ***the reason*** for each policy shown immediately after ***in bold italics***.

3.3 This Policy sets out the Authority’s expectations in relation to certain matters. Whilst applicants are not obliged to meet these expectations in their Operating Schedules they may find that responsible authorities other persons and businesses are more likely to raise representations if they do not. This can lead to a delay with the application having to be considered by a Committee/Panel which may then either refuse the application or impose conditions if the application is not found to sufficiently promote the licensing objectives and meet this Policy. On appeal the Court is also obliged to have regard to the terms and requirements of this Policy and can only depart from it if it has good reason.

3.4 In this Statement of Policy any reference made to the imposition of conditions refers to conditions imposed in accordance with the requirements of the Act outlined in paragraph 2.5 above.

4. STRATEGIC LINKS AND OTHER REGULATORY REGIMES

4.1 There is a range of strategic influences and statutory controls which affect the licensing system in terms of policy formulation, administration and enforcement activities. Examples of these strategies can be found in the Section 182 guidance. The Authority will seek to have an active involvement in the development and review of these by ensuring an appropriate exchange of dialogue between the Licensing Authority and other relevant regimes. Such involvement may result in the imposition of conditions and formulation of policies supporting the relevant strategies where appropriate.

- 4.2 The granting of a licence, certificate or provisional statement will not override any requirement of the planning system or vice-versa. The licensing system will provide for the detailed control of operational matters, which are unlikely to be addressed through planning processes. However there will be overlapping issues of interest e.g. disturbance, which will remain material considerations for planning purposes as well as being relevant in terms of the licensing objectives. Applicants should also ensure that they have due regard to any planning restrictions on the use of premises when applying for licence/certification to avoid any possible enforcement action.

5. DELIVERING LICENSING SERVICES

- 5.1 The Authority will make available guidance and such resources as required by law to enable engagement with the licensing process. Such guidance and resources may be accessed through the Rushcliffe Borough Council website, at www.rushcliffe.gov.uk or by contacting the Authority direct.
- 5.2 The Licensing Authority will maintain an impartial role in service delivery and cannot act in favour of one party over another. The Licensing Authority may, in certain circumstances, act as a Responsible Authority. However this will only be done in exceptional circumstances and the Licensing Authority will not normally take over the role of other Responsible Authorities or parties.
- 5.3 Details of Responsible Authorities can be found on the Council's website at www.rushcliffe.gov.uk

6. APPLICATIONS, NOTIFICATIONS AND THEIR CONSIDERATION

- 6.1 The procedure and documentation required for the various applications and notices is prescribed by the Act and Regulations. Further advice on these processes is available on the Council's web site. This section of the policy gives basic guidance on how those applications and notifications will be considered. Failure to comply with the statutory requirements may result in the application or notice being invalid.

The process of applying for new premises licences and full variations of current premises licences are dealt with in same way and involve serving the application on all responsible authorities and advertising the application in the

prescribed way. If objections are received the matter will be heard by the Licensing Committee of the Council. The fee for such applications depends on the size of the premises. The process of a minor variation to current premises licences are dealt with differently. Minor variations can be applied for to vary times of activities but not to increase the hours when alcohol can be sold. The process can also be used when making minor structural alterations to the premises and to add or remove conditions from the licence. These minor variations should not have a material effect on the way in which the premises are operated and there is one set fee. The granting of a minor variation is determined at officer level after consultation with those responsible authorities affected. If the application is refused the applicant can resort to the full variation process.

6.2 **Representations**

6.3 Guidance on making a representation is available from the Home Office and a preferred form is available on the Council's Liquor Licensing web page for individuals or groups to make their representations.

6.4 For a representation to be relevant it should be positively tied or linked by a causal connection to particular premises. Representations received outside the statutory period for making such representations will be invalid and will not be taken into consideration when the application is determined. The Licensing Authority also has the power to reject a representation made by someone other than a Responsible Authority if it finds it to be vexatious or frivolous. An example could be where a representation was made solely on the basis that the application would provide competition to an existing trader or where no link was made to any of the licensing objectives.

6.5 Where a representation proceeds to a hearing the Hearings Regulations allow for further information to be put forward in support of that representation. However, that material must only relate to the initial representation and must not add new grounds of objection. It is therefore vitally important that as much detail and evidence as possible is included at the time the representation is made. Representations made without supporting detail and evidence may be viewed as frivolous or vexatious and disregarded.

6.6 Where representations are received the characteristics of an area and the impact that the premises may have upon that area will be a fundamental consideration in determining whether a licence should be granted and if so what conditions should be attached to it. Conditions will be focused on matters that are within the control of individual licensees and others in possession of relevant authorisations. These matters will centre on the premises being used for licensable activities and the vicinity of those premises. What amounts to the “vicinity” will be a question of fact to be determined in the light of the individual circumstances of the case. Consideration will primarily be given to the direct impact of the licensed activity on those who live, work or are engaged in business or other activities in the area concerned.

6.7 **Panel/Sub Committee Hearings**

6.8 The Act creates a presumption that applications will be granted unless a valid representation is raised. An application will then be determined by the Licensing Sub-Committee/Panel unless the issue that led to the representation can be negotiated to an agreed conclusion between the parties.

6.9 The Authority considers the effective and responsible management of the premises, the instruction, training and supervision of staff and the adoption of best practice in the leisure industry, which may include participation in such schemes as Best Bar None, Purple Flag or Business Improvement Districts (BIDs) to be amongst the most important control measures for the achievement of all of the Licensing Objectives.

6.10 **Policy 1**

The Authority expects to see evidence of the effective and responsible management of the licensed premises, such as examples of instruction, training and supervision of staff and the adoption of best practice used in the leisure industry, being specifically addressed within the Operating Schedule.

REASON: To ensure the promotion of the licensing objectives.

6.11 Licensing law is not the primary mechanism for the general control of the

anti-social behaviour of patrons once they have left the vicinity of the licensed premises rather it is part of a holistic approach to the management of the area.

6.12 Where appropriate the Authority will seek to identify mechanisms that are available for addressing the potential impact of anti-social behaviour arising both in respect of the management and operation of licensed premises themselves and that arising once patrons leave the licensed premises. Regard will be had to the Section 182 Guidance in this respect and the following may be employed: to address such behaviour and the potential for cumulative impact

- Planning controls.
- Positive measures to create a safe and clean town centre environment in partnership with local businesses, transport operators and other departments of the local authority.
- The provision of CCTV surveillance in town centres, taxi ranks, provision of public conveniences open late at night, street cleaning and litter patrols.
- Powers of local authorities to designate parts of the local authority area as places where alcohol may not be consumed publicly.
- The confiscation of alcohol from adults and children in designated areas
- Police enforcement of the general law concerning disorder and anti-social behaviour, including the issuing of fixed penalty notices.
- Prosecution for the offence of selling alcohol to a person who is drunk (or allowing such a sale)
- Police powers to close down instantly for up to 24 hours (extendable to 48 hours) any licensed premises or temporary events on grounds of disorder, the likelihood of disorder or noise emanating from the premises causing a nuisance.
- The power of the police, other responsible authorities or a local resident or business to seek a review of the licence or certificate in question.
- Early Morning Alcohol Restriction Orders (EMROs)
- Any other local initiatives that similarly address these problems.

6.13 **Policy 2**

When preparing or considering applications, applicants, responsible authorities, other persons, businesses and the Licensing Authority shall, where appropriate, take into account the following matters in assessing both the potential for the Licensing Objectives to be undermined and the appropriateness of, and proportionality of, any conditions which may be offered or imposed on any resulting licence, certificate or permission:

- (i) The nature of the area within which the premises are situated.
- (ii) The precise nature, type and frequency of the proposed activities.
- (iii) Any measures proposed by the applicant in the Operating Schedule.
- (iv) The nature (principally in terms of the age and orderliness) and number of any customers likely to attend the licensed premises.
- (v) Means of access to and exit from the premises.
- (vi) Transport provision in the area and the likely means of public or private transport that will be used by customers either arriving or leaving the premises.
- (vii) Parking provision in the area.
- (viii) The potential cumulative impact (see below).
- (ix) Other means and resources available to mitigate any impact.
- (x) Such other matters as may be relevant to the application.

REASON: To ensure that all relevant matters are taken into consideration during the application process.

- 6.14 Levels of noise from licensed premises, which may be acceptable at certain times of day, may not be acceptable later in the evening or at night when ambient noise levels are much lower. The main impact of customers arriving, queuing and leaving should be confined to principal pedestrian routes as far as possible. The impact of noise arising from patrons that are temporarily outside the premises (e.g. smoking) must be recognised and mitigated against.
- 6.15 Applicants should carefully consider the hours that they will wish to operate for each licensable activity and when to close their premises for the entry of customers and to require them to leave. They should consider each licensable activity separately and carefully, and reflect this in their operating schedule. Shops, stores and supermarkets will normally be permitted to sell alcohol and or late night refreshment anytime when they are open for shopping unless there are good reasons related to the promotion of the licensing objectives for restricting these hours.
- 6.16 Applicants should consider the benefits of stopping serving alcohol before other licensable activities stop and a suitable time before the premises close and customers must leave. In noise sensitive areas operators should consider ceasing the playing of dance music and switching to quieter, slower tempo music with a less pronounced beat for a period prior to the closure of the premises.

- 6.17 Applicants should also consider making arrangements with local transport operators to provide information to customers to ensure they can access public transport and leave the vicinity of the premises quickly by the most appropriate route.
- 6.18 The Authority is mindful of the responsibilities that licence holders have for preventing anti social behaviour on and within the vicinity of their premises. The Authority must, however, also bear in mind its statutory duty under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the District. Where appropriate conditions will be imposed which reflect local Crime Prevention strategies.
- 6.19 Applicants are expected to have carried out the relevant assessments under other legislation (e.g. fire precautions, health and safety at work, etc) prior to submitting their applications. These assessments should be used to identify particular issues which may need to be addressed in the operating schedule in order to ensure that the objectives will not be undermined. Suggested methods of addressing Policy 2 may be outlined in more detail in any guidance issued by the Responsible Authorities but could include the matters listed below where appropriate.
- 6.20 Examples of recommended management practice to minimise Crime and Disorder:
- Use of CCTV both within and outside the premises.
 - Metal detection and search facilities.
 - Procedures for risk assessing promotions and events such as “happy hours” and plans for minimising such risk.
 - Measures to prevent the use or supply of illegal drugs.
 - Employment of licensed door supervisors and other appropriately trained staff.
 - Participation in an appropriate Pub Watch Scheme or other such scheme aimed at achieving a safe, secure and social drinking environment e.g. bar tariffs (for all bar price lists to carry a guide of how many units of alcohol each individual drink contains) and recommendations that all licensees, managers or supervisors attend regular Pub Watch meetings or send a representative if they cannot attend.
 - The licensee providing a taxi call point, waiting and concierge service for the licensed premises.
 - Use of measures aimed at ensuring patrons are more relaxed and quieter when leaving the licensed premises e.g. playing quieter music and promoting non-alcoholic drinks towards the end of the event, ensuring

good lighting outside the premises, staggering the closing time with regard to nearby licensed premises, etc.

- 6.21 Examples of recommended management practice to ensure public safety:
- The preparation and application of appropriate risk assessments.
 - The setting and monitoring of occupancy levels for the premises.
 - Reasonable facilities, access and egress for people with disabilities.
 - Having glassware policies.
- 6.22 Examples of recommended management practice for the protection of children:
- Exclusion from the premises in certain circumstances.
 - Implementation of a robust proof of age scheme.
- 6.23 Examples of recommended management practice for preventing nuisance:
- Keeping doors and windows of licensed premises closed to minimise noise break out.
 - Sound limiting devices, or insulation to contain sound and vibration so as to address noise break out not only from music but also, for example, from air handling equipment, generators or patrons.
 - With popular premises that attract queues ensuring that the direction of any queue is away from residential accommodation.
 - Proper and adequate door supervision.
 - Erecting prominent notices at the exits to premises asking customers to leave quietly and not to slam car doors and repeating such requests verbally.
 - Reducing the volume of music towards the end of the evening and where appropriate playing quieter, more soothing music as the evening winds down.
 - Arrangements with licensed taxis or private hire vehicles to take patrons from the premises.
 - In appropriate cases door supervisors or a manager patrolling nearby streets to assess for themselves whether there is a problem and how best to deal with it.
 - Banning people who regularly leave in a noisy fashion and liaising with other premises on such bans.
 - Where the premises have a membership scheme, including provisions in the conditions of membership concerning conduct and noise when leaving the premises.
 - Adequate provisions for dealing with litter/refuse arising from the operation of premises.
 - Appropriate times for and methods of dealing with bottle delivery, disposal and collection.
 - The licensee providing a help line or contact number for concerned residents.

- 6.24 In some cases it may be helpful for applicants and/or their advisors to discuss their draft Operating Schedule with representatives of Responsible Authorities, before it is formally submitted. This will help ensure it properly addresses all relevant issues that might give rise to concern.

A pool of potential conditions can be found on the Councils website..

Any condition attached to a licence or certificate should be

- clear
- enforceable
- evidenced
- proportionate
- relevant
- be expressed in plain language capable of being understood by those expected to comply with them.

As a general rule, the Licensing Authority will seek to avoid attaching conditions that duplicate existing legal requirements and obligations imposed by other regimes unless such obligations and requirements fail to adequately address the specific circumstances of the case.

6.25 **Cumulative Impact**

- 6.26 In some areas concentrations of licensed premises exist where the combined effect of all of the premises, causes problems for a wider area and undermines, or potentially undermines, the Licensing Objectives.

- 6.27 This potential impact on the promotion of the Licensing Objectives by a significant number of licensed premises concentrated in one area is called “cumulative impact”. This should not be confused with the issue of “need” which relates to the commercial demand for licensed premises and cannot be taken into account when determining licensing applications.

- 6.28 The Authority following consultation with the appropriate bodies/persons do **not consider** there to be any parts of its area where a particular concentration of licensed premises is considered to be already causing a cumulative impact on one or more of the Licensing objectives

6.29 The absence of a special policy does not prevent any responsible authority or interested party making representations on a new application for the grant of a licence on the grounds that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives. Should any of these persons/bodies make representations after the implementation of such a Policy, then Policies 3 and 4 will apply.

6.30 **Policy 3**

Where representations about crime and disorder and/or nuisance are received in respect of applications for premises in the “a Saturation Zone” a rebuttable presumption will apply that such applications shall be refused. However, this policy only applies to applications of the types listed below and which include the sale or supply of alcohol and/or late night refreshment namely:-

- **New premises licences;**
- **New club premises certificates;**
- **Material variations to existing premises licences/club premises certificates (for example, these may include matters such as increases in capacity or hours);**
- **Late Night Refreshments.**

and in the case of applications for Provisional Statements an indication will be given that any subsequent application for a premises licence/club premises certificate is likely to be refused.

REASON: To ensure that those applications which may add to the levels of crime, disorder and nuisance already being experienced in the area are refused.

6.31 This policy creates a rebuttable presumption that certain types of applications will be refused. The presumption may be rebutted where applicants can demonstrate through the Operating Schedule and, where appropriate, supporting evidence such as risk assessments, that the operation of the premises will not potentially add to the cumulative impact already being experienced.

- 6.32 Whilst the policy will not be applied inflexibly the circumstances in which the presumption of refusal may be rebutted will need to be exceptional and directly related to the reasons why the policy was adopted. An application is not likely to be classed as exceptional merely on the grounds that the premises have been or will be operated within the terms of its licence or that they are or will be well managed. This is to be expected of any application. An example of the type of application which might be granted could be where premises are being re-located or act as a direct replacement for others and where the impact is likely to be similar to the original location.
- 6.33 Policy 3 however does not relieve Responsible Authorities other persons or businesses of the need to make representations before such applications are refused. If no representations are received then the application must be granted in terms consistent with the submitted operating schedule. The Authority will regularly review this Policy to assess its impact.
- 6.34 Where a provisional statement has been issued by the Authority and the relevant works are completed satisfactorily then any subsequent application for a premises licence must be granted and any objection which could have been raised at the Provisional Statement stage must be disregarded. It is important therefore that if there is potential for new or altered premises to contribute to or cause cumulative impact in any given area that the issue is addressed as soon as possible in the licensing process. For this reason Provisional Statements are included in Policy 3. Whilst applications for Provisional Statements cannot be refused it is considered that such statements could properly be used to indicate that even if the works were satisfactorily completed that the subsequent premises licence application could be refused on the grounds of cumulative impact.
- 6.35 Responsible Authorities, other persons or businesses may still make representations on specific applications concerning cumulative impact even though those applications are not for premises in designated saturation zones. In such circumstances the application may be refused, (though there will be no presumption that this will be the case), and the Authority may then choose to review this Statement of Policy and consult as to whether the particular area should be designated as a saturation zone to which Policy 3 should apply.

6.36 Policy 4

In cases where Responsible Authorities, other persons or businesses seek to establish that an application should be refused on the grounds that it would result in or further contribute to a cumulative impact in an area not designated as a saturation zone, which would undermine one or more of the Licensing Objectives the Local Authority expects that they shall:

- (i) Identify the boundaries of the area from which it is alleged problems are arising;
- (ii) Identify the Licensing Objective(s) which it is alleged will be undermined;
- (iii) Identify the type of licensable activity alleged to be causing the problem (e.g. sale of alcohol, late night refreshment etc)
- (iv) Provide full details and evidence to show the manner and extent to which it is alleged that the Licensing Objective(s) are being, or are at risk of being, undermined in the area;
- (v) Provide evidence to show that the undermining of the objective(s) is caused by the patrons of licensed premises in the area.

REASON: To ensure that objections are neither frivolous nor vexatious and that there is an evidential basis for the Committee to reach a decision.

6.37 Adult Entertainment

6.38 The potential for the provision of adult entertainment to impact on the licensing objectives is recognised in the prescribed application form and all applicants are required by the prescribed application form to indicate in their operating schedules whether they intend to provide any such entertainment which may give rise to concerns in respect of children.

6.39 The Policing and Crime Act 2009 potentially provides an additional licensing requirement for operators who provide “sexual entertainment venues” to licence them as sex establishments under the Local Government (Miscellaneous Provisions) Act 1982. These are essentially premises which provide live entertainment or performances to a live audience which either involve nudity (such as lap or pole dancing establishments) or which are for

the purpose of sexually stimulating a member of the audience. The new licensing provisions are adoptive and do not necessarily apply in every Licensing Authority's district. Rushcliffe Borough Council has however adopted those provisions.

- 6.40 Where a business wishes to operate as a sexual entertainment venue it may still need to be licensed under the Licensing Act for the sale of alcohol and the provision of regulated entertainment. The provision of sexual entertainment will however be regulated solely under the terms of any sex establishment licence which may be granted under the 1982 Act.
- 6.41 Certain forms of adult entertainment are excluded from requiring sex establishment licences under the Local Government (Miscellaneous Provisions) Act 1982, and these will still be regulated under the terms of the Licensing Act 2003.
- 6.42 The provision of adult entertainment on premises may mean that access by children will not be permitted during periods when such entertainment is taking place. Where such entertainment is to be provided under the terms of the premises licence or club premises certificate the Authority expects applicants to include arrangements for restricting children from viewing any adult entertainment in their Operating Schedule. The Authority expects licensees to ensure that any age restrictions for shows or entertainment of an adult or sexual nature are properly complied with. In addition it may be appropriate to impose age restrictions for persons working in the premises, and applicants are advised to also consider the wider crime and disorder issues which can be associated with such forms of entertainment such as issues relating to drugs and prostitution.
- 6.43 Responsible authorities are likely to continue to consider all applications involving adult entertainment very carefully with regard to the promotion of the licensing objectives within the vicinity in which the premises are located.

6.44 **Licence Suspensions**

The Licensing Act 2003 requires Licensing Authorities to suspend a premises licence or club premises certificate if the annual fee is not paid when it is due

unless an administrative error or dispute has been notified to the Licensing Authority. In such cases there will be a grace period of 21 days to allow the matter to be resolved. If the matter is not resolved within grace period the licence must be suspended.

Where such a suspension takes place the Licensing Authority must give a minimum of two days' notice and may inform the police and other responsible authorities of the suspension. All licensable activities must cease when the suspension takes effect. The suspension will only cease on payment of the outstanding fee irrespective of any transfer or hearing which may take place.

6.45 Reviews

6.46 At any stage following the grant of a premises licence or club premises certificate a Responsible Authority, any person or business, may ask for a review. Evidence will however be required to show that a specific concern exists relating to one or more of the licensing objectives.

6.47 Where a review Hearing is held the Licensing Authority has a variety of options that it may take ranging from taking no action at all, to varying conditions or suspending or revoking the licence. The Guidance reminds the Authority that the powers of review are to be used in the interests of the wider community and not that of the individual licence/certificate holder. Whilst the financial circumstances of the licence/certificate holder will be a consideration for the Licensing Authority the promotion of the licensing objectives will be the Authority's primary concern. In some circumstances e.g. the use of premises for the purchase and consumption of alcohol by minors, revocation may be considered an appropriate course of action even in the first instance.

6.48 Early Morning Restrictions Orders (EMROs)

The legislation gives licensing authorities discretion to restrict sales of alcohol by introducing an EMRO to restrict the sale or supply of alcohol to tackle high levels of alcohol related crime and disorder, nuisance and anti-social behaviour. The order may be applied to the whole or part of the licensing authority area and if relevant on specific days and at specific times. The licensing authority must be satisfied that such an order would be appropriate to promote the licensing objectives.

The only exemptions relating to EMROs are New Year's Eve and the provision of alcohol to residents in premises with overnight accommodation by means of mini bars and room service.

The decision to implement an EMRO should be evidence based and may include consideration of the potential burden imposed as well as the potential benefits.

6.49 **Personal Licences**

6.49 Where an applicant for a personal licence has relevant convictions, a licence will still be granted unless the Chief Officer of Police lodges an objection within the prescribed period that he is satisfied that the granting of the licence would undermine the Licensing Objectives. In such circumstances the application will be considered at a Hearing of the Licensing Panel.

6.50 **Policy 5**

In determining initial and renewal applications for personal licences where the Chief Officer of Police has lodged an objection notice the Authority will take the following matters into consideration:

- (i) The circumstances in which the offences were committed;**
- (ii) The period that has elapsed since the offence(s) were committed;**
- (iii) Whether the offences reveal a pattern of offending or were a one off occurrence; and**
- (iv) Any mitigating circumstances.**

The Authority will reject the application unless the applicant can show that it is unnecessary to do so in order to promote the Crime Prevention Objective.

REASON: Prevention of crime is both an objective of the Licensing Act 2003 and an important responsibility of the Authority under the Crime and Disorder Act 1998. Granting a licence to a person with relevant convictions will in many cases undermine rather than promote the crime prevention objective.

6.51 Where a Personal Licence holder is convicted of a relevant offence the Court may order that the licence be forfeit. If an applicant is convicted of a relevant offence during the application period and this only comes to light after the licence has been granted or renewed then the Authority must notify the Chief Officer of Police and if an objection notice is lodged within the relevant period a Hearing will be held to determine whether the licence should be revoked.

6.52 **Temporary Event Notices**

6.53 There are two types of types of Temporary Event Notice,

- A Standard TEN, and
- A Late TEN

A standard TEN must be served no later than ten working days before the event to which it relates takes place and this does not include the day it is given or the day of the event, and a late TEN is served not before nine and not less than five working days before the event to which it relates.

6.53 Whilst the Council recognises that a Temporary Event Notice may be served at least ten clear working days prior to the commencement of a Permitted Temporary Activity (the event), the current Guidance issued under the Act encourages a locally established preferred period of notice. There is a case for not serving such Notices too early as this could make it difficult for a sensible assessment to be made of the implications of such an event on the Crime and Disorder and Prevention of Public Nuisance objective's. The Council considers that a reasonable period of notice for the service of a Temporary Event Notice is 28 days.

6.54 Persons serving Temporary Event Notices must also serve a copy notice on the police and the responsible authority for Environmental Health functions i.e. the Councils Environmental Health section.

6.55 Further information regarding Temporary Event Notice's is contained on the Councils web pages at www.rushcliffe.gov.uk

7. **CHILDREN**

7.1 Where there are concerns over the potential for harm to children from licensable activities the Authority recognises the following body as

competent to advise on matters relating to the protection of children from harm:

- The Nottinghamshire Safeguarding Children Board.

Applications should therefore be copied to this body in its capacity as a responsible authority

7.2 Examples which may give rise to concerns in respect of children include those:

- Where there have been convictions for serving alcohol to minors
- Where there is a reputation for underage drinking
- Where there is a known association for drug taking or dealing
- Where there is a strong element of gambling on the premises
- Where entertainment of an adult or sexual nature is provided

7.3 Where premises are used for film exhibitions, the Authority will impose the mandatory condition restricting access only to persons who meet the required age limit in line with any certificate granted by the British Board of Film Classification or the Authority itself.

7.4 The Authority expects applicants to include any arrangements for restricting under-age children from viewing age-restricted films in their Operating Schedule. The Authority expects that licensees will ensure that any age restrictions for cinema exhibitions are properly complied with.

7.5 **Policy 6**

Where representations have raised concerns in respect of individual premises and it is felt that access of children should be restricted, the Authority will consider imposing conditions which may include the following:

- (i) **Limitations on the hours when children may be present.**
- (ii) **Age limitations for persons under 18.**
- (iii) **Limitations or exclusion when certain activities are taking place.**
- (iv) **Full exclusion of persons under 18 when certain licensable activities are taking place.**
- (v) **Limitations of access to certain parts of the premises for persons under 18.**

(vi) A requirement for adults to be present.

REASON: To protect children from harm..

8. EQUALITY AND DIVERSITY

- 8.1 Rushcliffe Borough Council is committed to promoting equality and diversity. The Equality Act 2010 imposes statutory duties on the Council and our Corporate Equality Scheme demonstrates how we are meeting them and our commitment to ensuring that diversity issues are at the heart of our policy making and our service delivery.
- 8.2 Advice and guidance will be made available in English which is the most common language of customers and stakeholders. On request the Council will signpost customers to providers of guidance and information relating to translation services.

9. GENERAL ENFORCEMENT STATEMENT

- 9.1 All decisions, determinations, inspections and enforcement action taken by the Authority will have regard to the relevant provisions of the Licensing Act 2003, national guidance and the enforcement policy of the Council which is produced to the principles of the Enforcement Concordat and the Regulators Compliance Code
- 9.2 The Authority has established and maintains enforcement protocols with the local police and other relevant enforcement agencies.

10. MONITORING AND REVIEW OF THIS STATEMENT OF POLICY

- 10.1 This Statement of Policy will be reviewed within legislative timescales and as and when appropriate. In preparing the succeeding Statement of Policy regard will be had to data and information collated over the operating period of the current policy together with trends and the outcome of related initiatives from both local sources and nationally issued data and guidance.