

**When telephoning, please ask for:** Helen Tambini  
**Direct dial** 0115 914 8320  
**Email** democraticservices@rushcliffe.gov.uk

**Our reference:**  
**Your reference:**  
**Date:** Monday, 4 October 2021

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 12 October 2021 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>  
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sanjit Sull  
Monitoring Officer

## **AGENDA**

1. Apologies for Absence
2. Declarations of Interest
3. Minutes of the Meeting held on 14 September 2021 (Pages 1 - 4)
4. Citizens' Questions  
To answer questions submitted by citizens on the Council or its services.
5. Opposition Group Leaders' Questions  
To answer questions submitted by Opposition Group Leaders on items on the agenda.

Rushcliffe Borough  
Council Customer  
Service Centre

Fountain Court  
Gordon Road  
West Bridgford  
Nottingham  
NG2 5LN

**Email:**  
customerservices  
@rushcliffe.gov.uk

**Telephone:**  
0115 981 9911

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Opening hours:**  
**Monday, Tuesday and Thursday**  
8.30am - 5pm  
**Wednesday**  
9.30am - 5pm  
**Friday**  
8.30am - 4.30pm

**Postal address**  
Rushcliffe Borough  
Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

## NON-KEY DECISIONS

6. Allocation of Affordable Housing Capital Budget Update (Pages 5 - 10)

The report of the Director – Neighbourhoods is attached.

7. Hickling Parish Neighbourhood Plan (Pages 11 - 166)

The report of the Director – Development and Economic Growth is attached.

### Membership

Chairman: Councillor S J Robinson

Vice-Chairman: Councillor A Edyvean

Councillors: A Brennan, R Inglis and G Moore

### **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 at the far side of the plaza outside the main entrance to the building.

**Toilets:** Are located to the rear of the building near the lift and stairs to the first floor.

**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.

### **Recording at Meetings**

The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt.



## **MINUTES OF THE MEETING OF THE CABINET**

**TUESDAY, 14 SEPTEMBER 2021**

Held at 7.00 pm in the Council Chamber, Rushcliffe Arena,  
Rugby Road, West Bridgford  
and live streamed on the Rushcliffe Borough Council YouTube channel

### **PRESENT:**

Councillors A Edyvean (Vice-Chairman), A Brennan and R Inglis

### **ALSO IN ATTENDANCE:**

Councillors Jones and J Walker

### **OFFICERS IN ATTENDANCE:**

D Banks

P Linfield

K Marriott

S Sull

H Tambini

Director of Neighbourhoods

Director of Finance and Corporate  
Services

Chief Executive

Monitoring Officer

Democratic Services Manager

### **APOLOGIES:**

Councillors S J Robinson and G Moore

#### **18 Declarations of Interest**

There were no declarations of interest.

#### **19 Minutes of the Meeting held on 13 July 2021**

The minutes of the meeting held on Tuesday, 13 July 2021, were declared a true record and signed by the Vice-Chairman.

#### **20 Citizens' Questions**

There were no questions.

#### **21 Opposition Group Leaders' Questions**

Question from Councillor J Walker to Councillor Edyvean

“Are you able to give a simple summary of how the Council is preparing for the expected drop of Business Rates in just over two years when we see the closure of the Ratcliffe-on-Soar coal power station?”

Councillor Edyvean responded by stating that the Council had always been aware of this risk and it was exemplified in the Council's Medium Term Financial Strategy. The Council had budgeted at what was known as the

'safety net' position, which was effectively a floor from which the Council's retained business rates could not go below, and that was there to give some protection to reductions in business rates that the Council might incur. The scenario of the power station closure was contained within the last budget, which had been approved by Council and was constantly reviewed, and members would continue to be updated through the usual channels, such as the Budget Workshops.

## **22 Revenue and Capital Budget Monitoring 2021/22 - Financial Update Quarter 1**

The Cabinet Portfolio Holder for Business and Economic Growth, Councillor Edyvean presented the report of the Director – Finance and Corporate Services outlining the budget position for revenue and capital as of 30 June 2021.

Councillor Edyvean advised that despite the ongoing issues and continuing risks associated with the pandemic, the Council continued to manage its finances extremely effectively. Cabinet was advised that the Council continued to provide excellent services, whilst reporting a positive position on the 2021/22 budget. The projected revenue budget efficiency for the year of £880k was noted, the reasons for which were highlighted in the report, together with details of the key revenue variances.

Councillor Edyvean referred to the additional pressures that had been identified, details of which were highlighted in the report and the need for those budget efficiencies. A payment of £1,000 had been made to each refuse HGV driver, which had been driven by the demand for such drivers, and Cabinet was reminded that throughout the pandemic the Council's refuse collections had continued, which was a considerable achievement.

Details of the projected position on the Council's Capital Programme were highlighted in the report, and it was noted that there would be an underspend of £2.837m.

Cabinet was advised that in respect of the Special Expenses budget for West Bridgford, despite the impact of Covid, and with the help of Government grants, there was a manageable budget deficit of £5k.

In respect of Covid related issues, Cabinet noted that despite the many challenges faced by local residents and businesses, collection rates for both Council Tax and Business Rates were positive, and that was a great testament to everyone.

In conclusion, Councillor Edyvean stated that the report depicted a healthy financial position; however, it was important to note the challenges that remained and would continue, and the importance of maintaining sufficient reserves was paramount. Reference was made to the future Government spending review, which would impact on local government, together with other significant Government policy issues highlighted in the report, which would also have an impact. Cabinet was reminded of the great local opportunities and challenges that lay ahead with the development of the Freeport and

Development Corporation.

In seconding the recommendation, Councillor Brennan reiterated previous comments regarding the continued uncertainty and challenges that lay ahead and thanked the Director – Finance and Corporate Services and his team for their continued hard work.

**It was RESOLVED that** the report be approved, and the following be noted:

- a) the expected revenue budget efficiency for the year of £0.880m;
- b) the capital budget efficiencies of £2.837m;
- c) the expected outturn position for Special Expenses of £5k deficit; and
- d) the planned use of reserves at paragraph 4.3 of the report, primarily to meet the Collection Fund deficit, as a result of business rates reliefs and the grants received in the General Fund to fund the deficit.

### 23 **Nottingham and Nottinghamshire Compact**

The Cabinet Portfolio Holder for Communities and Climate Change, Councillor Brennan presented the report of the Director – Neighbourhoods outlining the new Nottingham and Nottinghamshire Compact, which had been developed by the Local Resilience Forum and Nottinghamshire County Council for adoption by relevant public authorities to build on the successful response by the voluntary and community sectors during the Covid-19 pandemic.

Councillor Brennan referred to the superb work undertaken by a range of voluntary and community sectors during this difficult period, with new and stronger relationships forged between those sectors and public bodies, and it seemed appropriate that this was now built upon through this public Compact. Cabinet noted that the Compact set out the shared values and principles, and supported the long term effort to effective working relationships.

Councillor Brennan confirmed that the Compact had been developed in collaboration with the sector, led and approved by Nottinghamshire County Council, and now all Councils across the county were being invited to approve the Compact.

In conclusion, Councillor Brennan reiterated the importance of local, voluntary and community groups in delivering support and services to local residents, particularly the elderly and vulnerable, and Cabinet was advised that the Compact accorded well with the work undertaken by the Council, details of which were highlighted in the report.

In seconding the recommendation, Councillor Inglis stated that the Compact effectively set out its values and principles, to provide guidance and best practice to help strengthen partnership working between public sector organisations and community groups. Cabinet noted that it was timely to positively reflect on the fantastic work and collaboration that had taken place during the pandemic, particularly to help the most vulnerable in the Borough.

Councillor Edyvean supported the previous comments and referred to the positive track record the Council had in supporting local, voluntary groups and stated that it was prudent for the Council to align itself with this Compact document.

**It was RESOLVED that** the adoption of the Nottingham and Nottinghamshire Compact be approved.

**24 Exclusion of Public**

It was resolved that under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

**25 Freeport Update Report**

The Cabinet Portfolio Holder for Business and Economic Growth, Councillor Edyvean presented the report of the Chief Executive providing an update on the East Midlands Freeport process.

The recommendation was proposed by Councillor Edyvean and seconded by Councillor Brennan.

**It was RESOLVED that:**

- a) the work of the Freeport Board be endorsed; and
- b) the submission of the Outline Business Case be recognised as part of the ongoing Freeport Board work.

The meeting closed at 7.21 pm.

CHAIRMAN



**Cabinet**

**Tuesday, 12 October 2021**

**Allocation of Affordable Housing Capital Budget Update**

## **Report of the Director – Neighbourhoods**

**Cabinet Portfolio Holder for Communities and Climate Change,  
Councillor A Brennan**

### **1. Purpose of report**

- 1.1. This report seeks approval to procure external support to investigate alternative vehicles and opportunities to allocate the Council's Affordable Housing Capital Budget. This Budget is allocated within the Capital Programme to support the provision of affordable housing and consists of the receipts from the sale of the Council's former housing stock and sums allocated in lieu of on-site affordable housing.
- 1.2. This report updates a previous Cabinet report: 'Allocation of Affordable Housing Capital Budget' considered on 10 September 2019. That report built upon the Affordable Housing Capital Review (13 March 2018) and the Property Company Options (14 November 2017) Cabinet reports.
- 1.3. A further report is required because the Council has received significant additional windfall funds in excess of the current Capital Programme from a development in Bingham. Additional funds of £2,387,500 have already been received and a further £1,392,500 will be received as a second tranche in May 2022. The Capital Programme prior to the allocations of the additional funds amounted to circa £1.6m giving an overall revised budget of circa £5.4m for affordable housing.

### **2. Recommendation**

It is RECOMMENDED that Cabinet approves the appointment of a suitable qualified consultant to assess the options for the Council in respect of a Council company or joint venture vehicle through which the Council may retain some form of interest in the dwellings funded by way of the Affordable Housing Capital Budget.

### **3. Reasons for Recommendation**

- 3.1 Given the significant additional resources available to the Affordable Housing Capital Budget, the Council needs to ensure that the options for expenditure of this Budget both maximise affordable home delivery and offer good value for money.

- 3.2 This is a specialist area of work and so the Council requires an independent consultant to objectively review the options relating to retention of a Council interest in affordable housing delivered by way of the Affordable Housing Capital Budget.

#### **4. Supporting Information**

##### **Affordable Housing Capital Budget – context and general principles**

- 4.1. The Council's Affordable Housing Capital Budget supports the provision of additional affordable housing. This Budget consists of the capital receipt from the sale of the Council's former housing stock and sums allocated to the Council in lieu of the onsite provision of affordable housing where local planning policies require.
- 4.2. The use of the capital receipt generated from the sale of the Council's former housing stock to a Registered Provider (RP) is governed by the Transfer Agreement between the Council and the RP which is now Metropolitan Thames Valley Housing (MTVH). Funds allocated in lieu of onsite affordable housing provision on new development sites are known as Section 106 funds or commuted sums and are ring-fenced by way of the planning agreement (under Section 106 of the Town and Country Planning Act 1990) relating to the site in question and governed by said Section 106 agreement.
- 4.3. Of the £1.6m allocation at the start of 2021/22, £1.1m is the balance of capital receipts set aside from transfer of the housing stock and £0.5m is the balance of commuted sums received. Of this allocation, circa £420,000 has been provisionally allocated as follows:
- £160,000 Garage site phase 2b;
  - £53,000 Next Steps rough sleeper units; and
  - £207,000 Specialist adapted bungalow.
- 4.4. In conclusion, the current programme focusses upon small interventions. The £3.780m allocation is a significantly greater sum than the current and historic programme. Hence the Council can consider more ambitious options, the broad parameters of which are set out within this report.
- 4.5. As background, the £3.780m commuted payment has materialised as a result of application of Section 106 governing land to the east and west of Chapel Lane, Bingham. The sum has been paid by the landowning party to the agreement. The application scheme was subject to an independent viability assessment which led to a reduction in the affordable housing units from that required by the Council's planning policy. An overage agreement was inserted within the Section 106 agreement which provided for the payment of a commuted sum in lieu of affordable housing in the event that the receipt achieved on sale was higher than assumed within the viability assessment.
- 4.6. In event the price achieved for sale of the land was significantly higher than that assumed within the viability assessment, which has led to the payment of



said commuted sum to the Council. The broad use of the monies is determined by the Section 106 agreement and must be spent to support the delivery of affordable housing within the vicinity of the Borough and within ten years of their receipt.

4.7. The Allocation of Affordable Housing Capital Budget (Cabinet – 10 September 2019) set out several options for allocation of capital support from the Affordable Housing Capital Budget within the context of the budget amounting to £1.6m. This included allocation of funds to support:

- Acquisition of open market property to let as affordable housing;
- Acquisition of empty property to let as affordable housing;
- Loans to property owners of empty properties to refurbishment and let as affordable housing for an agreed period or term of the loan;
- Loans to third parties to support the provision of affordable housing; and
- Support to ensure planning led schemes are policy compliant in respect of the provision of affordable housing.

4.8. Within the context of the original budget, the main opportunity for the Council has been to continue to allocate its funds through the work of its RP partners in identifying and acquiring sites either on the open market or via own their own land assets. These partners may then apply for funds from the Council to support the development of affordable housing.

4.9. In respect of the new funds, the Council has the opportunity and resources to intervene more strategically to support the delivery of affordable housing and to reconsider the option of retention or partnering to the delivery of affordable housing and hence retain a stake in funded assets.

4.10. The Council already has a number of potential options that could be explored utilising the previous policy framework approved in 2019 (paragraph 4.7) these include the following:

i) Grant funding acquisition of additional units on newbuild sites

This option is to grant fund RPs to acquire market units on large sites to convert to affordable housing. These would be units outside of those provided under planning obligations. This intervention could be focussed on sites where the affordable housing provision is lower than usual policy requirements. Any market acquisitions would usually be agreed with the developer and suitable property types would need to be identified.

ii) Funding specialist affordable development in partnership with public sector landowners

Work with public sector landowners to develop bespoke accommodation for groups of residents who require specialist accommodation. With an increasingly ageing population in the Borough, there is a priority to deliver appropriate and sustainable housing for our elderly population. Nottinghamshire County Council

has a strategy to develop more extra care housing across the county. Extra care housing enables elderly residents to be supported in a secure and independent residential environment that reduces the need for placements in residential care. A modern extra care scheme within the Borough would be a positive addition in meeting housing and support needs within the Borough. The extra care scheme would in all likelihood be owned and managed by a specialist RP, although all options would be considered.

If a site has both county and city ownerships as an example, the said site would provide an option for a partnership approach to developing extra care provision. Further, the upcoming Planning Bill is likely to apply more pressure on public sector landowners to release allocated land they own for redevelopment.

The advantage of working with public sector landowners is that if a zero or reduced land value is brought into equation, then the effective subsidy is significantly increased.

iii) Acquisition of land for bespoke affordable housing development

The third option is for the Council to acquire land for development of affordable housing or to facilitate development, where the affordable housing is provided in excess of the policy requirements. With this option, the Council may seek to acquire land itself and develop the units in partnership with a RP or contractor partner.

The opportunity here is to develop bespoke units. This may include units where the Council wishes to provide energy efficient exemplars and/or bespoke wheelchair adaptable unit. This option requires an assessment of the market, including the options for acquisition with other parties.

- 4.11. However, with options ii) and iii) there is an opportunity to review whether the Council grant funds a RP partner or whether the Council considers some form of joint venture or housing company to deliver these options. Therefore, it is proposed that an independent consultant is appointed to review the options in this regard to ensure full transparency and objective value for money considerations.

## **5. Risks and Uncertainties**

There is a ten-year limit on the allocation of this funds and if they are not allocated within that period they may need to be returned to original party.

## **6. Alternative Options Considered and Reasons for Rejection**

The Council could do nothing further and rely on the current funding options. However, this presents a risk that the budget will not be fully allocated and that opportunities to maximise a return to the Council are missed.

## **7. Implications**

### **7.1. Financial Implications**

The cost of sourcing a qualified consultant is estimated to be in the region of £10k which will be covered by in year efficiencies or alternatively from general contingency.

### **7.2. Legal Implications**

The procurement of an appropriate consultant will be undertaken in line with Council policies and procedures.

### **7.3. Equalities Implications**

There are no Equalities Implications connected to the recommendation of this report.

### **7.4. Section 17 of the Crime and Disorder Act 1998 Implications**

There are no Section 17 Implications connected to the recommendation of this report.

## **8. Link to Corporate Priorities**

Quality of Life	Strong partnership working will enable residents to have safer, healthier, and live longer lives in which they are able to fulfil their aspirations. The continued supply of affordable housing will reduce the instability caused to families and communities by preventing homelessness
Efficient Services	Not Applicable
Sustainable Growth	Effective partnership working to increase the supply of affordable housing will meet a range of needs across the borough which in turn will generate economic growth and deliver other significant benefits (New Homes Bonus)
The Environment	The opportunity to fund affordable housing with a commitment to incorporating carbon and energy reduction measures will be a key consideration

## **9. Recommendation**

It is RECOMMENDED that the Council appoints a suitable qualified consultant to assess the options for the Council in respect of a council company or joint venture vehicle through which the Council may retain some form of interest in the dwellings funded by way of the Affordable Housing Capital Budget.

<b>For more information contact:</b>	Donna Dwyer Strategic Housing Manager 0115 914 4275 <a href="mailto:ddwyer@rushcliffe.gov.uk">ddwyer@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	None



**Cabinet**

**Tuesday, 12 October 2021**

**Hickling Parish Neighbourhood Plan**

## **Report of the Director – Development and Economic Growth**

### **Cabinet Portfolio Holder for Business and Growth, Councillor A Edyvean**

#### **1. Purpose of report**

To consider the Examiner's recommended modifications to the Hickling Parish Neighbourhood Plan and whether to approve the draft Decision Statement.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet:

- a) accepts all of the Examiner's recommended modifications to the Hickling Parish Neighbourhood Plan with the exception of Modifications 09 and 10;
- b) approves the Hickling Parish Neighbourhood Plan Decision Statement and its publication;
- c) agrees that six weeks consultation should be undertaken on the proposed decision not to accept Modifications 09 and 10; and
- d) agrees not to proceed to referendum on the Hickling Parish Neighbourhood at this time.

#### **3. Reasons for Recommendation**

- 3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2. The Hickling Parish Neighbourhood Plan has been produced by Hickling Parish Council, in conjunction with the local community. It was submitted to the Borough Council on 11 February 2021 and contains a number of policies which would form part of the statutory Development Plan and be applied to the determination of planning applications (see Appendix 1). The Borough Council is required by the Localism Act to assess whether the Plan and its policies meet certain criteria (the 'Basic Conditions' and other legal requirements). In order to assist in this process, the Borough Council is required to invite representations on the Plan and appoint an independent Examiner to review whether the Plan meets the Basic Conditions and other legal requirements.

- 3.3. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 3 May 2021. The Plan has been assessed by an independent Examiner and, on 10 July 2021, he published his report which concluded that, subject to the modifications proposed in his report, the Plan should proceed to referendum (see Appendix 2).
- 3.4. The legislation sets out that the Borough Council must consider each of the recommendations made by the Examiner, including the reasons for them, and decide what action to take in response to each one. The Borough Council must also consider whether other modifications not recommended by the Examiner are necessary in order for the Plan to meet the Basic Conditions and legal requirements. Appendix 3 contains the draft Borough Council's Decision Statement in respect of each of the Examiner's recommendations and also whether other modifications are considered necessary.
- 3.5. It is considered that all but two of the Examiner's recommended modifications are necessary to meet the legal requirements and Basic Conditions. Modification 09 and Modification 10 are not considered necessary to meet the Basic Conditions and would make the policy less clear than the version included in the Submission draft of the Plan.
- 3.6. Modification 09 proposes revised wording to Policy H11 (The Wharf). The wording contained in the Submission draft plan is clear that any residential development on the site should not extend beyond the identified Limits to Development. The policy wording amendment proposed by the Examiner allows for "an inclusion of an additional small area of land beyond the defined Limits to Development, but only where it can clearly be demonstrated that this is required to facilitate the successful relocation of the business". The Examiner states in his report that his intention is to allow for necessary flexibility in the policy to allow for further negotiation between the site owner and the Parish Council. Although it may give the policy flexibility, it is considered that the proposed change is ambiguous and would introduce more uncertainty to the policy which would hamper effective decision making. Specific concern is the Examiner's use of the term "small" in respect of the area of land outside of the Limits to Development. This term is not defined or described in any more detail, which would make effective decision making in respect of a potential future planning application problematic. It is also unclear what type of circumstances would justify requiring the successful relocation of the business. It is assumed that this means financial viability and the requirement to release additional land to raise finance for a relocation but this is not clearly set out. Critically, paragraph 66 of the Examiner's report states that "my view of this policy does not raise any issues as far as the basic conditions are concerned". As the role of the examination is to assess accordance with the Basic Conditions, it is not considered necessary or appropriate to make this change.
- 3.7. Modification 10 is a consequential amendment to Policy 10 (Housing Provision) allowing for the policy to accept development in relation to the Wharf site outside of the Limits to Development. The Examiner's recommendation is not accepted for the same reasons as set out above.

- 3.8. The Qualifying Body (Hickling Parish Council) has written to the Borough Council requesting that the recommendation in respect of The Wharf (Policy H11) is rejected and the original wording for the policy contained in the Submission draft plan is retained. The Parish Council is of the view that as the Examiner has stated in his report this change is not needed to meet the Basic Conditions then the change is unnecessary. It is considered, for the reasons already set out above, that the Parish Council's view is reasonable.
- 3.9. The decision to propose not to accept Modifications 09 and 10 would, in accordance with relevant statutory requirements, require the Borough Council to invite further representations on this decision and for any representations to be considered before the Plan can proceed to referendum.

#### **4. Supporting Information**

- 4.1. The draft Hickling Parish Neighbourhood Plan has been produced by Hickling Parish Council in conjunction with the local community. The Plan contains a number of policies which are intended to form part of the statutory Development Plan for the Borough and, therefore, to assist the Borough Council in the determination of relevant planning applications. The draft Neighbourhood Plan was submitted to the Borough Council in February 2021.
- 4.2. The Borough Council is required by legislation to assess whether the submitted Plan meets certain prescribed 'Basic Conditions' and other statutory requirements and whether it should proceed to referendum. In order to meet the Basic Conditions, the Neighbourhood Plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies of the Development Plan for the area;
  - be compatible with and not breach retained European Union obligations; and
  - meet prescribed conditions and comply with prescribed matters.
- 4.3. In order to assist in this process, the Borough Council is required to invite representations on the submitted draft Plan and appoint an independent Examiner to examine the Plan and consider all representations received through the consultation undertaken by the Borough Council. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 3 May 2021. The Independent Examiner appointed was David Kaiserman. He has now completed his examination of the Plan and his report was published on 10 July 2021 (see Appendix 2). The Examiner was required to recommend either that:
- (a) the Plan is submitted to a referendum without changes; or
  - (b) modifications are made and that the modified Neighbourhood Plan is submitted to a referendum; or

- (c) the Neighbourhood Plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 4.4. The Examiner has concluded that, subject to a number of modifications set out in his report, the Plan meets the Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 4.5. The legislation sets out that the Borough Council must consider each of the Examiner's recommendations, including the reasons for them, and decide what action to take in response to each one. It is considered that all but two of the Examiner's recommendations are appropriate and necessary in order for the Plan to meet the Basic Conditions or other relevant legal requirements.
- 4.6. If the Borough Council takes a decision which differs from that recommended by the Examiner, the Plan cannot proceed to referendum at this stage. Instead, the Borough Council would be required to consult on this course of action and consider any representations received.
- 4.7. The Borough Council is required to publish a 'Decision Statement' which sets out the decisions made in respect of the recommendations contained within the Examiner's report and reasons for those decisions. A draft Decision Statement is provided at Appendix 3. The draft Decision Statement also includes consideration of whether other modifications not recommended by the Examiner are necessary in order to meet the Basic Conditions and legal requirements
- 4.8. In addition, the Borough Council is also required to consider whether the area for the referendum should be extended beyond the designated neighbourhood area (the Parish of Hickling). It is the Examiner's recommendation that the referendum area should not be extended, based on the conclusion that the Plan, incorporating the recommended modifications, would contain no policies or proposals which are significant enough to have an impact beyond the designated Neighbourhood Plan boundary. It is considered that this recommendation is reasonable and should be accepted. This decision would apply at such time that a referendum for the Plan is held.

## **5. Alternative options considered and reasons for rejection**

If the Borough Council agreed with the Examiner's Report and accepted all of the recommended modifications, the Neighbourhood Plan would be able to go to referendum at this stage. This is not considered appropriate given the concerns about Modification 09 and Modification 10 as set out above.

## **6. Risks and Uncertainties**

- 6.1 To not follow the legislation and regulations correctly could lead the Borough Council open to legal challenge. The circumstances whereby a legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.



6.2 There is a risk of legal challenge to the Council's decision and this would be at a cost not budgeted for.

## **7. Implications**

### **7.1. Financial Implications**

There are no direct financial implications resulting from the recommendations of this report. Had it been decided that a referendum could be held at this stage then £20,000 would have been able to be claimed from the Ministry of Housing, Communities, and Local Government. This payment will therefore be delayed until such time as the decision is taken to hold a referendum. Costs incurred to date on examiner fees (approximately £4,000) will be covered by the £20,000 payment as would the costs associated with the referendum.

### **7.2. Legal Implications**

The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended). This is the view taken by the Examiner, as set out in his report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements. To not comply with the legislation and regulations correctly would expose the Borough Council to legal challenge. The circumstances whereby a legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.

### **7.3. Equalities Implications**

There are considered to be no particular equality implications that need addressing from matters arising from this report.

### **7.4. Section 17 of the Crime and Disorder Act 1998 Implications**

There are no direct crime and disorder implications arising from matters covered in this report.

## **8. Link to Corporate Priorities**

Quality of Life	The Neighbourhood Plan's vision seeks to sustain Hickling's rural character and improve the quality of the environment for residents and ensures new development respects the heritage of the village.
Efficient Services	The Neighbourhood Plan seeks to retain local services and facilities and protect valued community assets.
Sustainable Growth	The Neighbourhood Plan seeks to ensure housing development reflects local needs and acknowledges the village as a working community with farming roots, with a strong focus on good design of new development.

The Environment	The Neighbourhood Plan's environmental objective supports and protects green and open spaces in Hickling, preserving wildlife and enhancing biodiversity and safeguarding the character and beauty of the countryside.
-----------------	--

## 9. Recommendation

It is RECOMMENDED that Cabinet:

- a) accepts all of the Examiner's recommended modifications to the Hickling Parish Neighbourhood Plan with the exception of Modifications 09 and 10;
- b) approves the Hickling Parish Neighbourhood Plan Decision Statement and its publication;
- c) agrees that six weeks consultation should be undertaken on the proposed decision not to accept Modifications 09 and 10; and
- d) agrees not to proceed to referendum on the Hickling Parish Neighbourhood at this time.

<b>For more information contact:</b>	Richard Mapletoft Planning Policy Manager 0115 914 8457 <a href="mailto:rmapletoft@rushcliffe.gov.uk">rmapletoft@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	Electronic copies of the documents relating to the submitted Hickling Parish Neighbourhood Plan and its examination can be found at: <a href="http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/">http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/</a>
<b>List of appendices:</b>	Appendix 1: Submission Draft Hickling Parish Neighbourhood Plan  Appendix 2: Examiner's Report on Hickling Parish Neighbourhood Plan 2017 – 2028  Appendix 3: Hickling Parish Neighbourhood Plan Decision Statement

**Appendix 1: Submission Draft Hickling  
Neighbourhood Plan**

January 2021

# Hickling Parish Neighbourhood Plan Submission Draft 2011 - 2028

page 18



# Contents

<b>1. Introduction</b> .....	1
Neighbourhood Plans.....	1
The Hickling Parish Neighbourhood Area .....	1
Hickling.....	1
Hickling Pastures.....	1
Basic Conditions.....	3
Rushcliffe Local Plan.....	3
What has been done so far? .....	4
What happens next? .....	5
Sustainable Development .....	6
Key Issues.....	6
Vision.....	7
<b>2. Rural Character</b> .....	9
Landscape Character .....	9
Vale of Belvoir.....	9
Nottinghamshire Wolds: Widmerpool Clay Wolds .....	11
The Countryside.....	11
Important Views.....	12
Tranquillity .....	13

Renewable Energy.....	15
Solar Farms.....	15
Wind Energy.....	15
Microgeneration Technologies .....	16
Ecology and Biodiversity .....	16
Local Wildlife Sites .....	17
Biodiversity Opportunity Mapping .....	17
Biodiversity net gain.....	18
Trees and Hedges .....	20
Local Green Spaces .....	21
<b>3. Heritage and Design.....</b>	<b>23</b>
Historical development.....	23
Listed Buildings.....	24
Hickling Conservation Area.....	25
Non-designated Features of Local Heritage Interest.....	25
Design .....	29
<b>4. Housing.....</b>	<b>31</b>
Local Plan Part 1: Core Strategy.....	31
Meeting Local Housing Needs.....	31
The Wharf, Main Street, Hickling.....	35
Residential Conversion of Rural Buildings .....	37
Replacement Dwellings .....	38

Housing Mix .....	39
Affordable Housing.....	41
<b>5. Services, Facilities and Infrastructure .....</b>	<b>42</b>
St Luke's Church, Hickling.....	43
The Plough Inn, Hickling .....	43
Hickling Village Hall.....	43
Hickling Cricket Club .....	43
Infrastructure.....	43
<b>6. Traffic and Parking .....</b>	<b>45</b>
Traffic .....	45
Parking.....	45
<b>7. Employment.....</b>	<b>46</b>
Economic Activity.....	46
Home Working.....	46
Business Conversion of Rural Buildings.....	47
Rural Worker Accommodation.....	47
<b>8. Grantham Canal .....</b>	<b>50</b>
<b>Appendix 1: Important Views.....</b>	<b>52</b>
<b>Appendix 2: Biodiversity Opportunity Mapping .....</b>	<b>56</b>
<b>Appendix 3: Local Green Spaces: Summary of Reasons for Designation.....</b>	<b>62</b>
<b>Appendix 4: Features of Local Heritage Interest.....</b>	<b>64</b>
Step 1: Identify candidate non-designated heritage assets.....	64

Step 2. Determine whether candidate assets should be designated a non-designated asset in the Neighbourhood Plan .....	64
<b>Appendix 5: Design Guide .....</b>	<b>81</b>
Forward .....	81
Introduction .....	81
What is a design guide and who is it for? .....	82
The Parish of Hickling .....	83
Design within the parish .....	83
Contextual Analysis of Hickling Parish .....	84
Street scene – Hickling Village .....	84
Street scene – Hickling Pastures .....	85
Roofs and Chimneys .....	90
Doorways and porches .....	91
Windows.....	92
Walls/boundaries.....	93
Materials and finishes .....	94
Identifying Development Constraints and Opportunities.....	96
Responding to the setting.....	96
Establishing the structure of new development.....	96
Key Design Principles:.....	96
Landscape and Planting.....	97
Key design principles: .....	97
New Buildings and Architectural Features .....	98



Key design principles: .....98

**Policies Map: Parish.....99**

**Policies Map: Hickling..... 100**

**Policies Map: Hickling Pastures ..... 101**

# 1. Introduction

---

## Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Hickling Parish Neighbourhood Plan will allow people, who live, work and have a business in the Parish to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Hickling Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the Parish.

## The Hickling Parish Neighbourhood Area

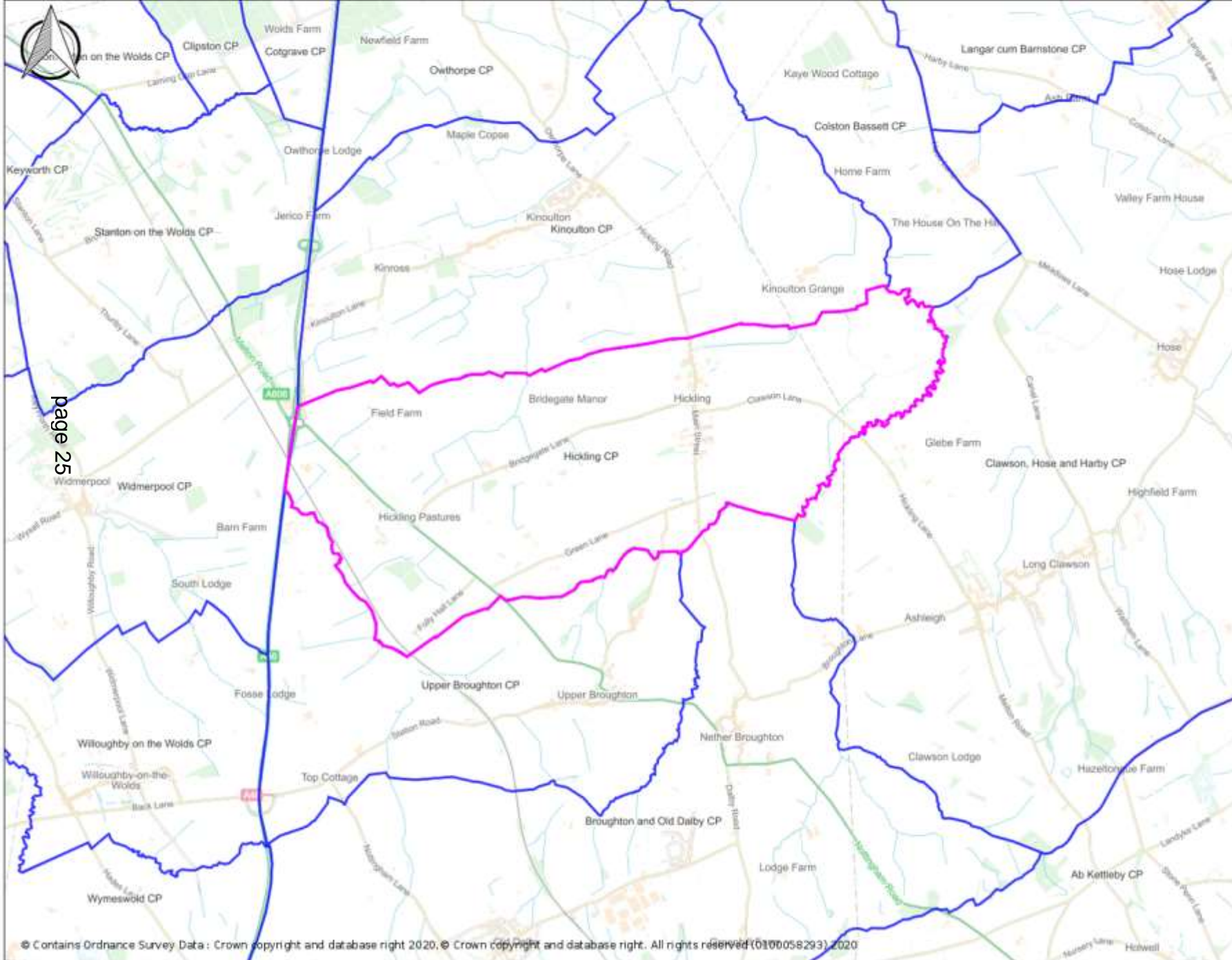
- 1.3 The Hickling Parish Neighbourhood Area (Map 1) comprises the Parish of Hickling which is located within the Rushcliffe Borough Council area of Nottinghamshire. Hickling is a rural parish (1,158 hectares) in the Vale of Belvoir with a population of 511 and 224 homes (2011 Census). It is located on the border with Leicestershire, approximately 13km (8 miles) northwest of Melton Mowbray.
- 1.4 The Parish contains the settlements of Hickling and Hickling Pastures:

### Hickling

- 1.5 Hickling is the larger of the two settlements and has strong farming connections. Hickling is a linear village containing around 206 homes and several working farms. The surrounding countryside flows seamlessly to Main Street, providing stunning views outwards. The Grantham Canal passes through the northern end of the village, alongside the pub. The canal basin on the eastern side of Main Street creates a key village focal point.

### Hickling Pastures

- 1.6 Hickling Pastures is in the western half of the Parish and contains about 56 homes- mainly large, detached properties. Just over half of these (29) straddle the A606 whilst the remaining are scattered across the rural landscape and include eight farms, which are largely pastoral, and one vineyard.



Neighbourhood Plan Area



Parish



page 25

- 1.7 Hickling Parish was designated as a Neighbourhood Area on [23 February 2017](#). The Plan is being prepared by Hickling Parish Council, supported by the Hickling Neighbourhood Planning Steering Group. The Plan covers the period to 2028.
- 1.8 The Hickling Parish Council website ([www.hicklingnotts.org](http://www.hicklingnotts.org)) provides information and updates about Neighbourhood Plan preparation and its progress.

### Basic Conditions

- 1.9 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the [National Planning Policy Framework](#) (NPPF) and the Development Plan for the area.

### Rushcliffe Local Plan

- 1.10 The relevant Development Plan for the area is the Rushcliffe Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2011 - 2028 (our Neighbourhood Plan covers the same period) are:

#### Local Plan Part 1: Core Strategy

- 1.11 The [Core Strategy](#) adopted on 22 December 2014, provides the vision and spatial strategy for Rushcliffe Borough. Most new development will be directed to the main built up area of Nottingham and the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.
- 1.12 Neither Hickling nor Hickling Pastures are expected to accommodate development other than to meet local needs.

#### Local Plan Part 2: Land and Planning Policies

- 1.13 The [Local Plan Part 2: Land and Planning Policies Document](#) was adopted on 8 October 2019. The Local Plan Part 2 identifies non-strategic allocations and designations and sets out more detailed policies for use in the determination of planning applications. The Local Plan Part 2 runs to 2028 to align with the plan period of the Core Strategy.

#### Greater Nottingham Strategic Plan

- 1.13 Rushcliffe Borough Council is preparing the Greater Nottingham Strategic Plan with Broxtowe Borough, Gedling Borough and Nottingham City Councils to help guide future development, including new housing, across our combined areas to 2038. The Strategic Plan will eventually replace the Rushcliffe Local Plan Part 1: Core Strategy.

- 1.14 Consultation on the Growth Options document, which is the first stage of preparing the Strategic Plan, ended on Monday 14 September 2020. The consultation asked a number of questions relating to housing development, employment development, the Green Belt, climate change and carbon neutrality, city and town centres, the natural environment, urban design, the historic environment, safe and healthy communities and infrastructure provision. The Growth Options document does not include draft policies at this stage or identify how or where future development will take place.
- 1.15 The comments received will inform the preparation of the draft Strategic Plan, which will be published in 2021, when there will be a further opportunity to comment.

### What has been done so far?

- 1.14 In Autumn 2016, the Hickling Neighbourhood Planning Steering Group undertook initial consultation at the Scarecrow Weekend, Church Coffee morning, Village Breakfast and Pub Quiz night. 487 comments were made. Feedback from this consultation helped us to identify the key issues that our Neighbourhood Plan needs to address.
- 1.15 In the Summer of 2017, we undertook a questionnaire survey to seek views on these issues, including how much housing to plan for. 'Drop in' sessions were arranged to enable local people to learn more about the Neighbourhood Plan and help us identify potential sites for development and important areas for protection. There were 199 responses to the questionnaire and the preliminary findings of the surveys were circulated to local households in September 2017.
- 1.16 The feedback from consultation events, the questionnaire results and information about the area have helped us prepare a (Pre-Submission) Draft version of the Hickling Parish Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan for Hickling Parish ran from 1 February to 18 March 2019.
- 1.17 A copy of the Pre-Submission Draft of the Plan was made available to download, along with supporting documentation, on the [Neighbourhood Plan Webpage of the Parish Website](#). A hardcopy of the Plan was available for inspection at Hickling Village Hall, the Plough Inn and St. Luke's Church, Hickling. A copy was also available on request from the Parish Clerk. A 'drop-in session' at the Village Hall was arranged on Saturday 8 February 2019 between 10:00 and 13:00 where copies of the Draft Plan were available and members of the Parish Council and the Steering Group were be on hand to help with any questions. A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises within the Parish.

- 1.18 Many of the representations received related to proposals for the redevelopment of the AE Faulks Ltd plant-hire business at The Wharf, Main Street, Hickling. Matters relating to this and the need for new housing proved difficult to resolve and so a further questionnaire survey was undertaken in summer 2020 to help find an acceptable solution. There were 253 responses and the results are also available on the [Neighbourhood Plan Webpage of the Parish Website](#).
- 1.19 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council meetings and newsletters.
- 1.20 All representations and comments received on the Pre-Submission Draft Neighbourhood Plan and the questionnaire survey results have been considered by Hickling Parish Council and used to amend the Draft Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the [Neighbourhood Plan Webpage of the Parish Website](#).

### What happens next?

- 1.21 The Plan will now be submitted to Rushcliffe Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.22 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
  - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
  - the Plan is refused.
- 1.23 If the Examiner is satisfied, Rushcliffe Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it. Please note that, all neighbourhood planning referendums are postponed until 6 May 2021 to help combat the spread of coronavirus (COVID-19).
- 1.24 Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. When the Neighbourhood Plan is 'made', it will form part of the development plan alongside the Rushcliffe Local Plan. Rushcliffe Borough Council will continue to be responsible for determining most planning applications.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.

## Sustainable Development

1.25 The Plan must contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform several roles:

- an **economic** role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a **social** role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an **environmental** role – contributing to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.26 This Plan shows what sustainable development in Hickling Parish means in practice.

## Key Issues

1.27 Feedback from community consultation has identified the key issues that the Hickling Parish Neighbourhood Plan needs to address (in order of importance with most important first):

- Maintaining the rural character of the area
- The impact of vehicular traffic on Parish life
- Protecting green areas of the Parish
- Protecting the countryside
- Maintaining tranquillity
- Improving or retaining local services and facilities
- Preventing Hickling from becoming a dormitory village



- Conserving local heritage
- Meeting local housing needs
- Retaining the Parish's agricultural links
- The restoration of the Grantham Canal
- Better public transport
- More employment opportunities for local people
- Supporting an accessible countryside

These are explored in greater detail in the following chapters.

## Vision

1.28 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision set out on the next page has helped guide the preparation of the Hickling Parish Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. After each of the Plan's policies we set out how the policy contributes to achieving this vision.



# Our Vision of Hickling Parish in 2028

Heritage is conserved

Reduced impact of traffic

Housing development reflects local needs

Local services and facilities are retained

A working community with farming roots

The character and beauty of the countryside is safeguarded

The canal makes a positive contribution to village life

## 2. Rural Character

---

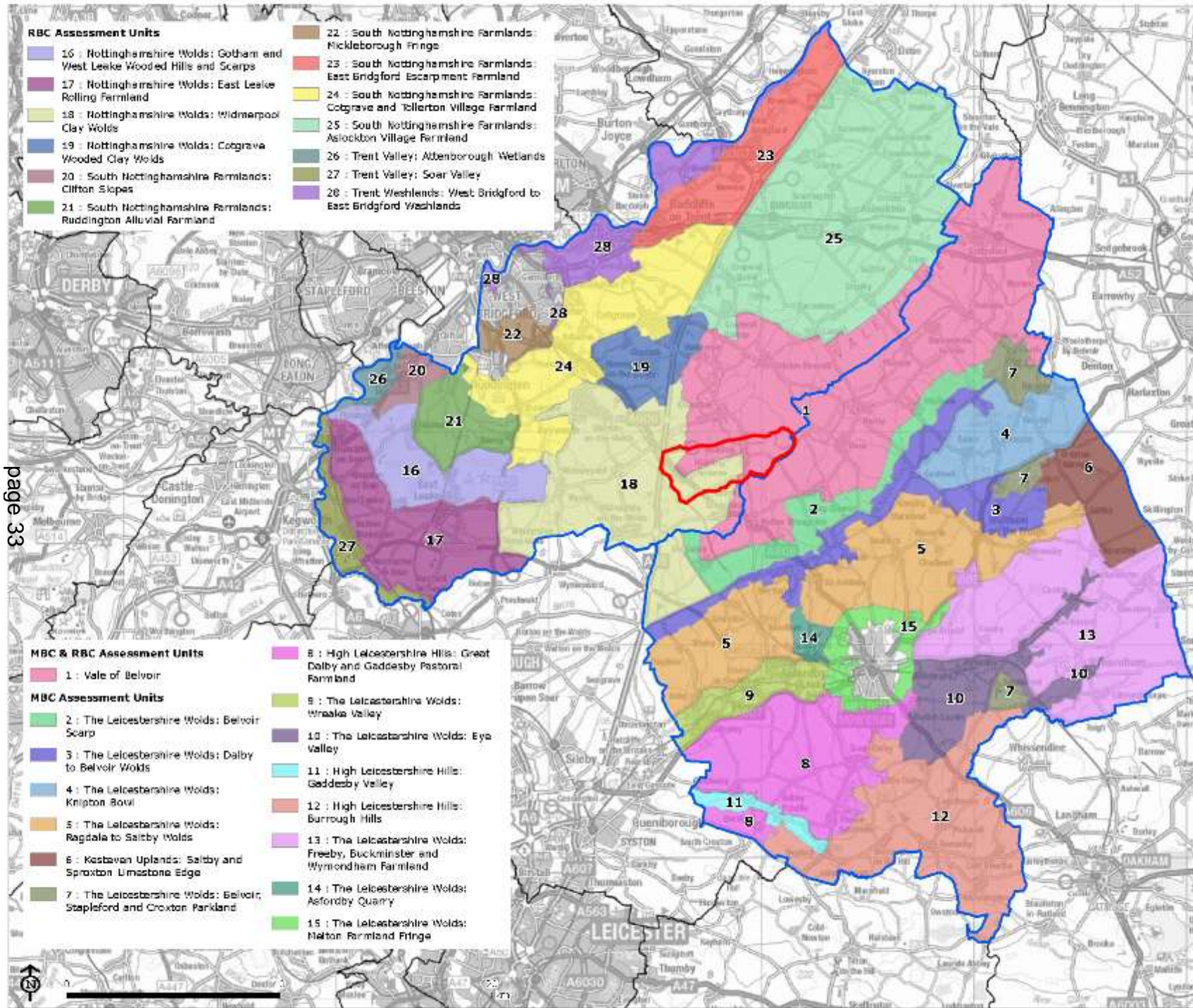
- 2.1 Hickling is a rural parish consisting of largely undeveloped open farmland. Both Hickling and Hickling Pastures lie within attractive, rolling countryside.
- 2.2 Local people value the intrinsic character and beauty of the countryside. Our 2017 Questionnaire showed that 72% of respondents thought that maintaining the rural character of the area was one of the most important issues to be addressed by the Neighbourhood Plan. Maintaining views, wildlife habitats, trees and hedgerows, village boundaries and existing open spaces are extremely important to local people as they help to preserve the rural characteristics of the area.

### Landscape Character

- 2.3 The [Greater Nottingham Landscape Character Assessment](#) (2009) provides a county-level classification of landscape character types and areas across six local authority areas, including Rushcliffe, set broadly within the framework of National Character Areas. Five landscape character areas have been identified within Rushcliffe Borough, which are sub-divided into 14 Draft Policy Zones (DPZs). The south and east of the Parish, including Hickling village, lies in the Vale of Belvoir Draft Policy Zone. Hickling Pastures straddles the Nottinghamshire Wolds: Widmerpool Clay and Vale of Belvoir Draft Policy Zones (Map 2).

### Vale of Belvoir

- 2.4 The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Nottinghamshire and Lincolnshire in England. The name derives from the Norman-French for 'beautiful view'. The Vale has a predominantly flat, low-lying landform with very gentle undulations, enclosed by rolling hills such as the Belvoir Ridge in Leicestershire to the south. The Grantham Canal is a local feature and an ongoing restoration project.
- 2.5 The Vale of Belvoir has a mostly remote, tranquil and undeveloped character, with occasional views to scattered villages and individual farms. The main land use is arable farmland although, closer to the village fringes, smaller pasture fields become more apparent, often used as horse paddocks. A more continuous tract of permanent pasture is found between Colston Bassett, Kinoulton and Hickling. There is a tradition of dairy farming in the area and the Vale is the historic centre for Stilton cheese production.



**MBC and RBC Landscape Sensitivity and Capacity Study**

Map 2

- Melton and Rushcliffe Borough Councils
- Surrounding authorities
- Hickling Parish

Map Scale @ A3:1:175,000



page 33

2.6 Winding narrow lanes thread across the area linking the scattered villages. Hickling is located on relatively low ground (45 metres above sea level) at the foot of The Standard (105 m). Extensive views over the village and the wider Vale are available from The Standard, in which churches form important landmarks.

### Nottinghamshire Wolds: Widmerpool Clay Wolds

2.7 The Widmerpool Clay Wolds has a rolling landscape which forms part of a wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds. Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays.

2.8 The area has a remote rural character. Land use is a mixture of arable and pasture although pasture becomes more dominant approaching Widmerpool and Willoughby-on-the-Wolds. Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn although blackthorn, field maple and hazel are present in places.

2.9 The Roman built A46 (Fosseway) and the Old Dalby Test Railway border the Parish and these are visible for a few locations in Hickling Pastures. The A606 Melton to Nottingham road provides the main service route to the Parish.

2.10 A clay ridge runs through the centre of Hickling Pastures which allows spectacular views to the north-east over the Vale of Belvoir and beyond towards Lincoln and to the south-west over the Leicestershire Wolds to the upland tract of Charnwood Forest.

### The Countryside

2.11 The countryside that we enjoy is managed by farmers and other land managers. They look after the environment through activities such as woodland and hedgerow management, conserving and restoring wildlife habitats, preserving features of importance to the local landscape and maintaining drainage systems. The rural setting is highly valued by local people so, within the countryside, development will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location in accordance with Rushcliffe Local Plan Part 2 Policy 22 (Development within the Countryside).



### Policy H1: Countryside

For the purposes of Rushcliffe Local Plan Part 2 Policy 22 (Development within the Countryside), the Countryside is land outside the Hickling Limits to Development as defined on the Policies Maps.

✓ The character and beauty of the countryside is safeguarded

### Important Views

- 2.12 Both Hickling and Hickling Pastures have a linear form which allows the surrounding countryside to have a very strong relationship with both settlements. Therefore, in addition to important views from key viewpoints like The Standard, we want to protect the views of the surrounding countryside and important landmarks from within the two settlements.
- 2.13 St Luke's Church tower is a local skyline landmark that can be seen from much of the Parish and beyond. The church contributes to the historic character and scenic quality of the area and it is important that it remains the key landmark feature.
- 2.14 In our 2017 Questionnaire, we invited local people to identify important views. There are lots of views that people valued, the most important are set out in Appendix 1. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

### Policy H2: Locally Important Views

Development should safeguard and, where possible, enhance the following important views and vistas (as shown on the Policies Map and set out in Appendix 1):

1. Views from The Standard
2. Along the canal from Main Street, Hickling
3. The canal basin from Main Street, Hickling
4. From the top of Green Lane, Hickling Pastures looking towards Hickling and The Standard
5. From Bridegate Lane, Hickling looking south
6. From the top of Bridegate Lane, Hickling Pastures looking north-eastwards towards Colston Bassett
7. View from Clawson Lane, Hickling Pastures looking west

Development should protect public views of St Luke's Church, Hickling.

- ✓ The character and beauty of the countryside is safeguarded
- ✓ The canal makes a positive contribution to village life

## Tranquillity

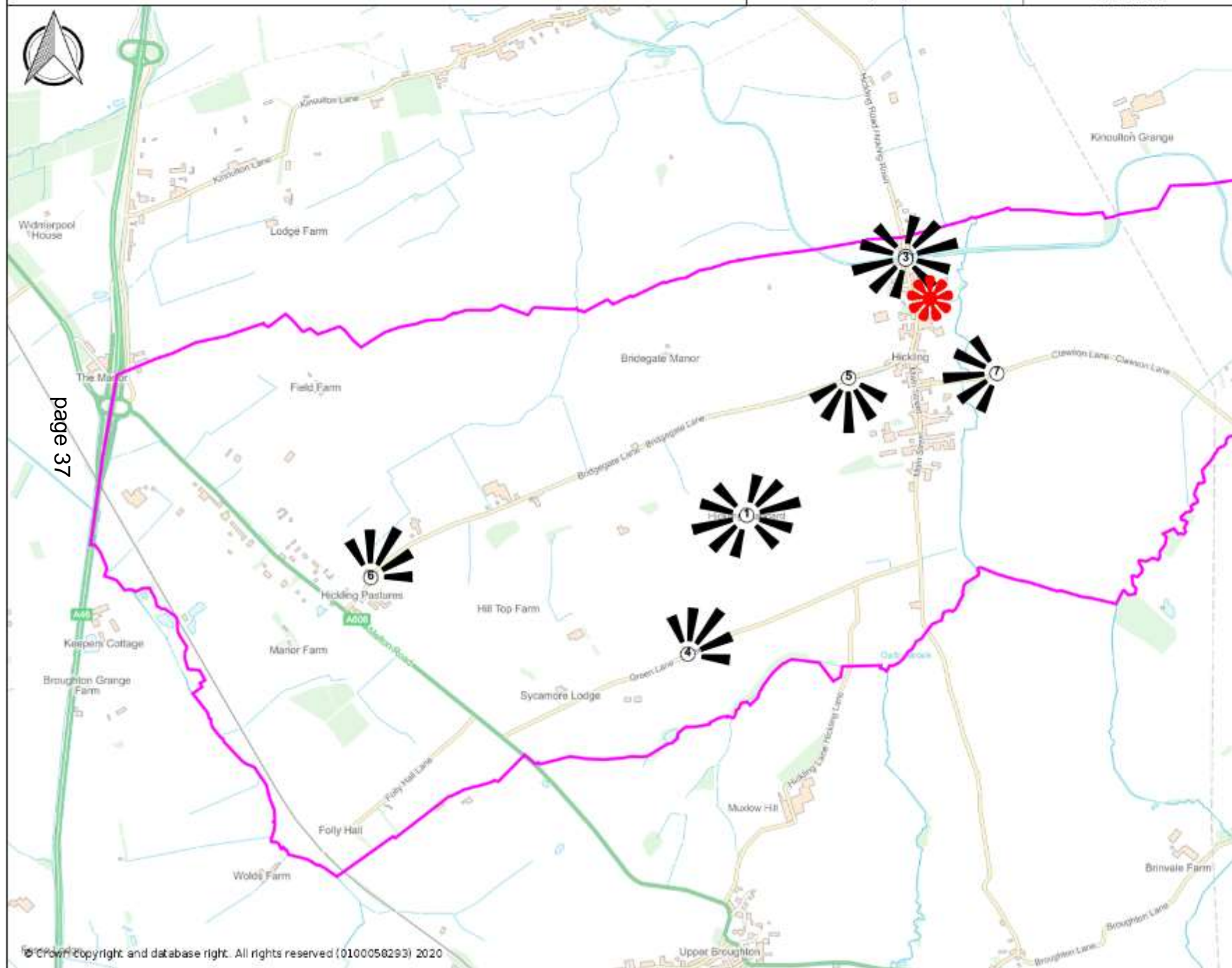
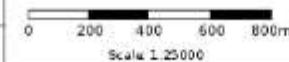
- 2.15 Tranquillity is a critical part of local quality of life. Tranquillity is important for our mental and physical well-being, but it is also important to the local economy – because one of the main reasons why people visit Hickling Parish is to head out of towns and cities to ‘get away from it all’.
- 2.16 But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and major building developments are all eroding the tranquillity which means so much to residents and visitors alike.
- 2.17 Tranquillity is not just about noise – it also covers light. Dark, star-filled night skies are an important part of tranquillity, but light pollution is an increasing problem. Some of this light is necessary, in order to keep people safe – but much of it is wasting energy, increasing light pollution and disrupting local people’s sleep. Our quality of life is being reduced by light pollution.

### Policy H3: Tranquillity

Development that reduces local tranquillity will not be supported. The following will be discouraged:

- A Industrial, commercial, large-scale agricultural developments, leisure, recreation and sporting proposals that introduce sources of noise, particularly night-time noise, above Lowest Observed Adverse Effect Level; and
- B Developments requiring floodlights, security lights and streetlights. that cause excessive, misdirected or obtrusive uses of light.

- ✓ The character and beauty of the countryside is safeguarded



**Important Local View**



**Neighbourhood Plan Area**



**Key Landscape Feature**



## Renewable Energy

2.18 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

### Solar Farms

2.19 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity. Solar farms can cover anything between 1 acre and 100 acres or more. In our 2017 Questionnaire, 34% of respondents supported solar farms.

### Wind Energy

2.20 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impact on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). In June 2015, Rushcliffe Borough Council adopted a [Wind Energy Supplementary Planning Document](#) that assists the interpretation and application of those policies within the Core Strategy that concern wind turbine proposals. The Supplementary Planning Document refers to the [Melton and Rushcliffe Landscape Sensitivity Study](#) (MRLSS) as important in determining the acceptability of different types of wind turbine development within the Borough. The landscape sensitivity assessment indicates that the Vale of Belvoir landscape would be particularly sensitive to turbines over 50m to tip and highly sensitive to turbines over 75m in height. It also notes that the landscape is likely to be highly sensitive to clusters of more than three turbines. The Widmerpool Clay Wolds landscape is likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m. The Widmerpool Clay Wolds landscape is likely to be highly sensitive to clusters of more than two to three turbines.

2.21 National planning policy now allows local people to have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. In our 2017 Questionnaire, only 15% of respondents supported wind turbines.



### Microgeneration Technologies

- 2.22 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Most of the respondents to our 2017 Questionnaire (81%) supported small-scale renewable energy technologies.

#### Policy H4: Renewable Energy

Ground-mounted solar photovoltaic farms will only be supported where:

- A They are on previously developed (brownfield) or non-agricultural land;
- B Their location is selected sensitively and well planned so that the proposals do not impact on any features of local heritage or wildlife interest;
- C The proposal's visual impact has been fully assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and
- D The installations are removed when no longer in use.

Wind turbines will not be supported.

✓ The character and beauty of the countryside is safeguarded

### Ecology and Biodiversity

- 2.23 Although there are no nationally designated ecology sites, there are several wildlife sites in Hickling Parish. There is also a high concentration of ponds in an area bordered by Hickling, Keyworth, Willoughby and the county boundary with Leicestershire. Data suggests that this may be particularly important for Great Crested Newts.
- 2.24 The Neighbourhood Plan provides an opportunity to protect other broad habitat types, such as other wetlands, grasslands and woodland. 90% of respondents to our 2017 Questionnaire thought that our Neighbourhood Plan should identify, protect and where possible enhance local biodiversity.

### Local Wildlife Sites

2.25 Local Wildlife Sites (previously known as Bio Sincs) are identified and selected locally using robust, scientifically-determined criteria and detailed ecological surveys. These special and often secret spaces have a huge part to play in the natural green fabric of our countryside. There are eight Local Wildlife Sites in Hickling Parish:

**Crossroads Meadow:** A large, species-rich hay meadow

**Broughton Wolds Grasslands:** A series of species-rich neutral grasslands

**Folly Hall Lane Meadow:** A very species-rich grassland

**Green Lane verges:** Species-rich verges

**Standard Meadow:** An unimproved, neutral and species-rich calcareous grassland

**Bridegate Lane verges:** A significant area of unimproved grassland along a roadside verge

**Track and bank:** A species-rich hedgerow with associated features

**Grantham Canal:** An excellent example of a disused canal with a rich aquatic plant community and zoological interest

### Biodiversity Opportunity Mapping

2.26 Nottinghamshire Biodiversity Action Group has produced Biodiversity Opportunity Maps for much of Nottinghamshire. The maps identify opportunities for improving habitat condition and connectivity across Nottinghamshire, and the outcomes of the project will help to underpin the wider work of Nottinghamshire Biodiversity Action Group, the Local Biodiversity Action Plan partnership for Nottinghamshire.

2.27 The mapping project has been undertaken in sub-areas of the county where funding has been made available. To date a biodiversity opportunity map has been created for Ashfield, Broxtowe, [Rushcliffe](#), Sherwood and the Trent Valley. The Biodiversity Opportunity Mapping that is relevant to Hickling Parish is set out at Appendix 2.

### Biodiversity net gain

2.28 Biodiversity net gain is an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. The Neighbourhood Plan set out a suitable approach to biodiversity net gain in Hickling parish. It sets out the areas that present the best opportunities to deliver gains identified by the Biodiversity Opportunity Map for Rushcliffe as well as relatively small features that can achieve important benefits for wildlife

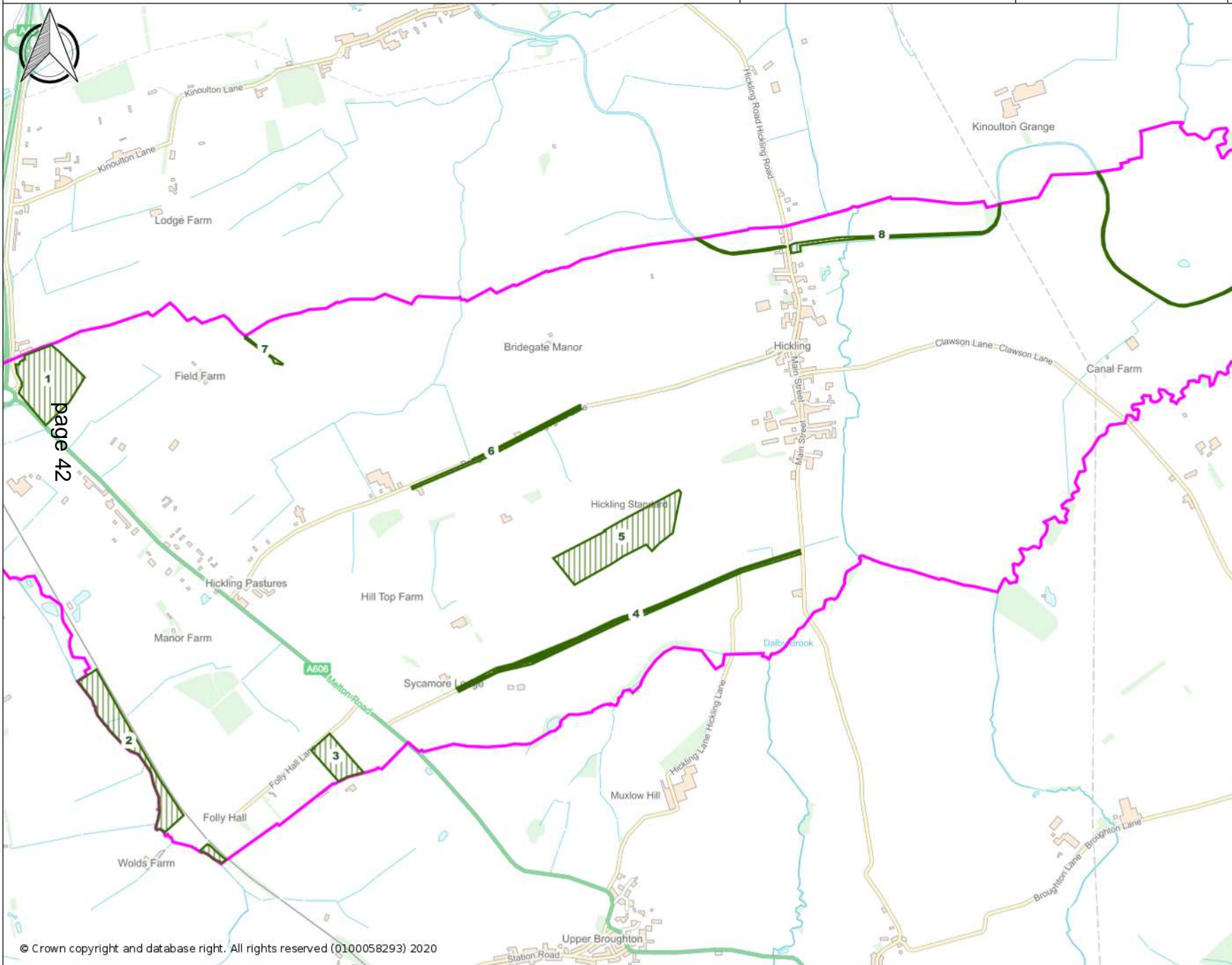
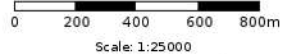
#### Policy H5: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):

1. Crossroads Meadow
2. Broughton Wolds Grasslands
3. Folly Hall Lane Meadows
4. Green Lane verges
5. Standard Meadow
6. Bridegate Lane verges
7. Track and bank
8. Grantham Canal

Planning conditions or obligations should, in appropriate circumstances, be used to ensure that new development provides for works that will measurably increase biodiversity. The local priorities are the enhancement of existing and the create new ecological corridors and features (such as grassland, watercourses, verges, hedgerows and woodland), having regard to Biodiversity Opportunity Mapping (Appendix 2). All new houses should integrate features such as bat boxes, bird boxes and hedgehog highways to support biodiversity.

- ✓ The character and beauty of the countryside is safeguarded
- ✓ The canal makes a positive contribution to village life



Local Wildlife Site



Neighbourhood Plan Area



page 42

## Trees and Hedges

- 2.29 Mature hedgerows line Main Street, Hickling as it enters the village from both the north and south directions. A long stretch of mature hedgerow also runs along both sides of the road where Bridegate Lane meets Main Street and, as with the open spaces, brings a countryside character to the centre of the village.
- 2.30 There are many significant mature trees in the village and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. The most significant clusters of trees are in the grounds of the Church of St Luke, in the open space where Clawson Lane meets Main Street and along Long Lane and the wooded areas around it.
- 2.31 Most of Hickling village lies within a Conservation area and consequently, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, wilful damage or destruction of such trees is allowed without giving prior notification to Rushcliffe Borough Council.
- 2.32 Trees, hedgerows and the grass verge along Melton Road are also a defining feature of Hickling Pastures. There is a continuous hedgerow through the settlement on both sides of the road.
- 2.33 Most (93%) of the respondents to our 2017 Questionnaire wanted to see important trees protected.
- 2.34 The call for a Tree Charter was initiated in 2015 by the Woodland Trust in response to the crisis facing trees and woods in the UK. In July 2018, Hickling Parish Council signed The Charter for Trees, Woods and People – or Tree Charter for short – which sets out the principles by which trees and people in the UK can stand stronger together.

### Policy H6: Trees and Hedges

Planning applications affecting trees or hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows as well as their role in the local ecosystem. Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will not be supported. Instead, proposals should be designed to retain ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Where trees or hedgerows of lower arboricultural and amenity value are to be lost, then native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem.

- ✓ The character and beauty of the countryside is safeguarded

## Local Green Spaces

2.35 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The importance of these Local Green Spaces is summarised in Appendix 3.

### Policy H7: Local Green Spaces

The following sites have been designated as Local Green Spaces:

1. Canal basin, Hickling
2. St Luke's churchyard, Hickling
3. Walker's Green, Hickling
4. Cemetery, Clawson Lane, Hickling
5. Land between Glebe Cottage and Waterlane Farm, Hickling
6. Land opposite the junction of Clawson Lane and Main Street, Hickling
7. Strip of land between Harles Acres and Pudding Lane, Hickling
8. Land north of The White House, Main Street, Hickling

Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:

- A. Provision of appropriate facilities to service a current use or function; or
- B. Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).

- ✓ Heritage is conserved
- ✓ The character and beauty of the countryside is safeguarded
- ✓ The canal makes a positive contribution to village life





Local Green Space 

Neighbourhood Plan Area 



### 3. Heritage and Design

---

#### Historical development

- 3.1 The landscape of the Vale of Belvoir is superficially a creation of the enclosure movement of the 16th, 17th and 18th Centuries, modified by the requirements of the post 1945 economy and modern farming techniques. Behind this, however, stands over 3,000 years of settlement and land use which through the generations have influenced the development of the early 21<sup>st</sup> century countryside. From late prehistory to the end of the 18th century, this region was consistently part of the most densely settled and economically strong area of pre-industrial Nottinghamshire.
- 3.2 There is evidence of early prehistoric activity (flint tools) and during late prehistory the Vale of Belvoir became extensively settled. When the Romans arrived in the middle of the 1st Century AD, they found an already well settled and developed landscape. It appears that the Vale of Belvoir was an agricultural hinterland to the Roman towns of Margidunum, near Bingham, and Vernemetum, near Willoughby on the Wolds, and to settlements in Leicestershire. The result of this history was the clearance of the natural woodland and the development of an agricultural landscape of arable and pasture fields. The landscape was likely to have remained in a similar state up until the 8th or 9th centuries.
- 3.3 The Scandinavian invasions in the 9th and 10th centuries brought changes to the landscape, with the dispersed settlement pattern being replaced by nucleated villages with people grouping together around the farm of the local lord, or at other geographically favourable sites.
- 3.4 Hickling appears to have been a particularly important community, possibly because of important Anglo-Scandinavian landowners. Village formation was well advanced by 1086, when the Domesday Book was drawn up and the Vale of Belvoir was part of the most densely settled and cultivated areas of Nottinghamshire. This well-developed agricultural countryside continued throughout the middle ages, with little evidence of woodland.
- 3.5 The Church of St Luke as it stands today dates to the 14th Century and contains one of only two priest brasses in the county dated 1521.
- 3.6 The Black Death (1349) and subsequent Plagues and epidemics brought a swing away from arable production and towards grasslands and grazing. By the late 18th Century the Vale of Belvoir was recognised for the breeding and fattening of cattle.



- 3.7 The enclosure act of the 16th Century introduced more hedgerows and the pattern of the areas field systems was therefore laid out between 1500 and 1820. The rebuilding of the villages in brick took place during the 18th and 19th centuries. This began with the houses of the nobility and gentry and by the late 18th century it was usual for the humblest of new dwellings to be built in brick. Gradually, during the 18th and 19th centuries, the old styles of buildings with timber frames or of mud-and-stud construction and thatched roofs were replaced, or encased, in brick with pantile and some plain tile roofs. Local clay pits and brick kilns were often the source of bricks. Stone building is a less common feature of the area.
- 3.8 The Grantham Canal arrived in the late 18th Century, which brought with it the canal basin, Lengthman's hut and canal warehouse, all of which remain today. The canal would have also brought building materials that were not available in the immediate locality.
- 3.9 Hickling Pastures first developed as a small hamlet in the 1930's and 40s around the Fox and Hounds PH on the west side of the Melton Road.

### Listed Buildings

- 3.10 A listed building is a building which has been designated because of its special architectural or historic interest. The older a building is, the more likely it is to be Listed. All buildings built before 1700 which survive in anything like their original condition are Listed, as are most of those built between 1700 and 1840.



FIGURE 1: CHURCH OF ST LUKE

- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.

3.11 There are 31 Listed buildings in Hickling Parish. They include the Grade I Church of St Luke along with several tombs and headstones in the churchyard. There are also several buildings and structures associated with the Grantham Canal that are listed.

### Hickling Conservation Area

3.12 A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Hickling was first designated as a Conservation Area in 1990. The Conservation Area was extended in 2007 and now includes most of the buildings in the village and their grounds.

3.13 Hickling Conservation Area is supported by an Appraisal and Management Plan and a Townscape Appraisal. Both are material consideration in deciding planning applications.

3.14 We expect all planning applications within the Hickling Conservation Area to include details of scale, layout and appearance.

### Non-designated Features of Local Heritage Interest

3.15 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Plan. The Plan includes information about local, non-designated heritage features to guide decisions.



FIGURE 2: DEVIL'S STONE, HICKLING



Features of Local Heritage Interest



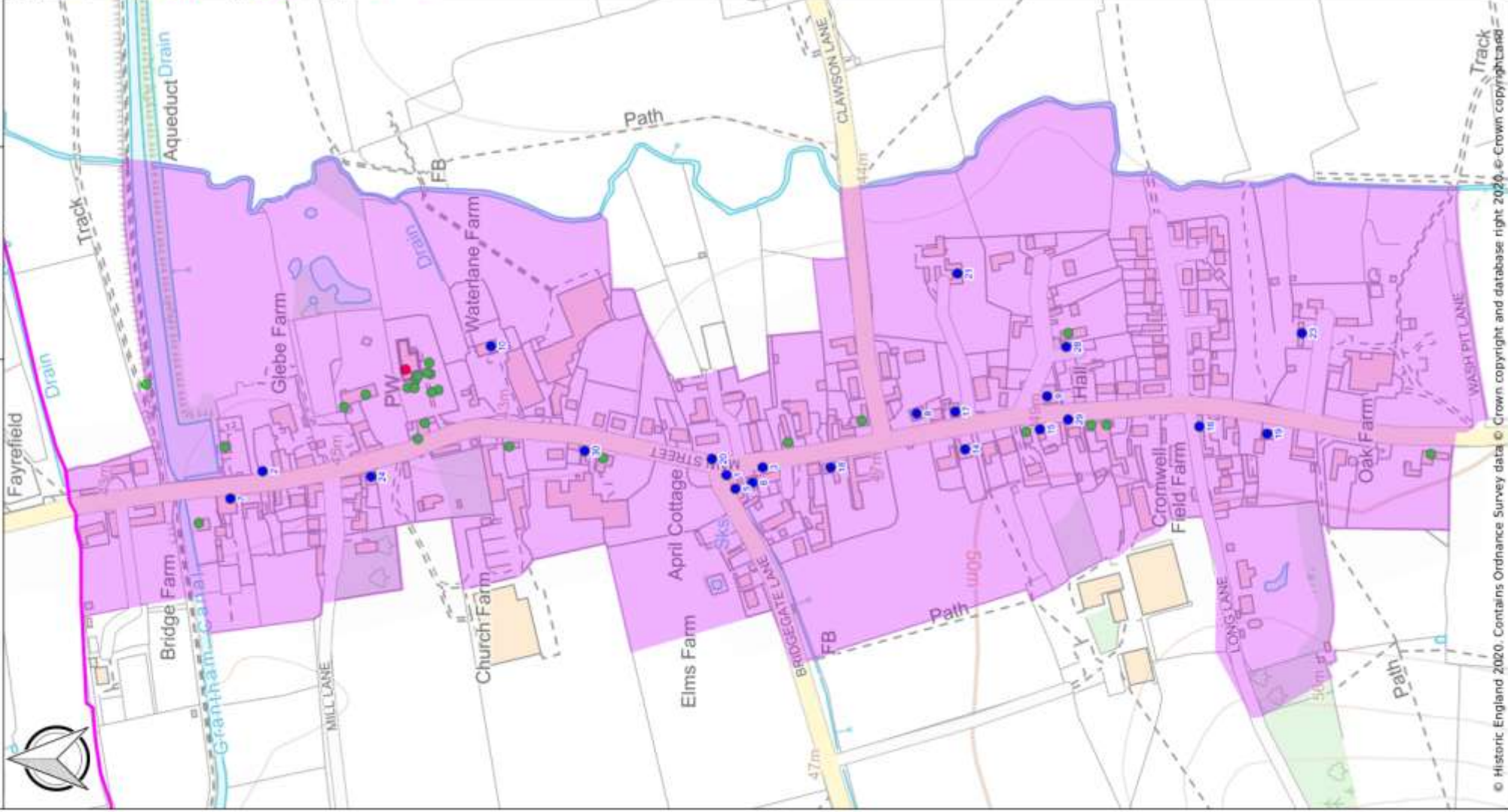
Neighbourhood Plan Area



Conservation Area



Listed Buildings







Features of Local Heritage Interest



Neighbourhood Plan Area



Conservation Area



Listed Buildings



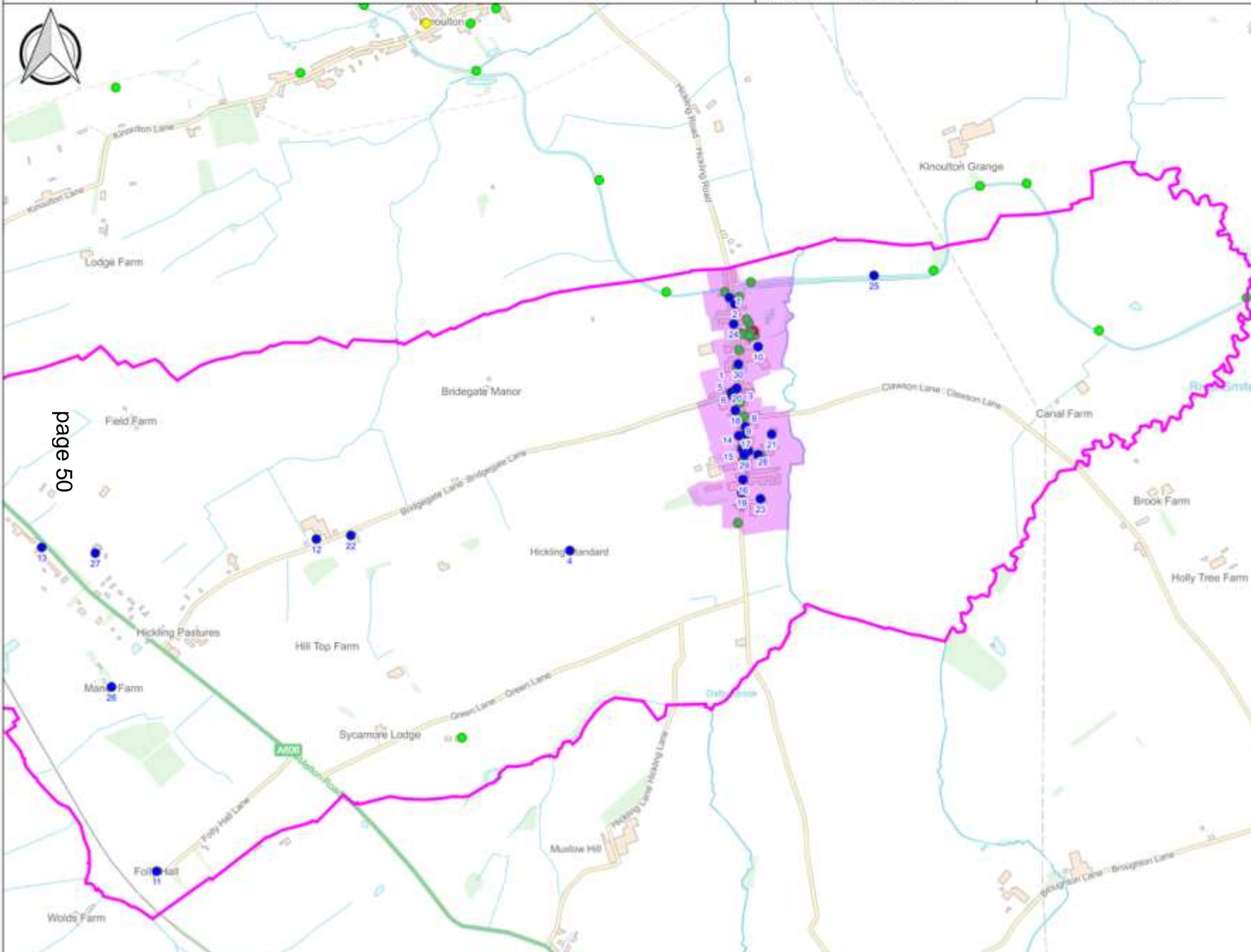
I



II



II\*



page 50

### Policy H8: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as shown on the Policies Map and listed below) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed:

1. Devil's stone, junction of Bridegate Lane and Main Street, Hickling
2. Weigh Office, Main Street, Hickling
3. Telephone Box, Main Street, Hickling
4. Trig point, The Standard
5. The Chapel (former Wesleyan Methodist chapel), Main Street, Hickling
6. The Old School House, Main Street, Hickling
7. The Plough Inn, Main Street, Hickling
8. Weir House, Main Street, Hickling
9. Village Hall, Main Street, Hickling
10. Waterlane Farm, Main Street, Hickling
11. Folly Hall, Folly Hall Lane, Hickling Pastures
12. Lincoln Lodge, Bridegate Lane
13. Fox & Hounds Farm, Hickling Pastures
14. Forge Cottage, Main Street, Hickling
15. Glebe Cottage, Main Street, Hickling
16. Burnetts, Main Street, Hickling
17. Duisdale, Main Street, Hickling
18. Beech House, Main Street, Hickling
19. The Yews, Main Street, Hickling
20. Village Sign, Main Street, Hickling
21. The Manor House, Main Street, Hickling
22. The Blossoms, Bridegate Lane
23. 1& 2 Jacks Croft, Pudding Lane, Hickling

24. Ivy House, Main Street, Hickling
25. Lengthsmans Hut
26. Manor Farm, Hickling Pastures
27. Hickling Lodge, Hickling Pastures
28. 1-3 The Green, Hickling
29. Letterbox, Main Street, Hickling
30. Yew Tree House, Main Street, Hickling

The above features of local heritage interest fulfil Rushcliffe Borough Council's criteria for non-designated heritage assets. Other non-designated heritage assets will be identified by application of the criteria on an ongoing basis.

✓ Heritage is conserved

## Design

- 3.16 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the unique character of Hickling and Hickling Pastures and create places that work well for both occupants and users and are built to last.
- 3.17 The results of our 2017 Questionnaire show that 86% of respondents wanted to see design guidance included in our Neighbourhood Plan. Based on the Hickling Conservation Area Appraisal and Management Plan, we have prepared a Design Guide. The Design Guide describes the distinctive character of Hickling parish and highlights the qualities valued by its residents. From these qualities, design principles have been drawn up to guide development.

### Policy H9: Local Design

All new developments should reflect the distinctive character of Hickling or Hickling Pastures as appropriate. Development in Hickling village should reflect the guidance set out in the Hickling Design Guide (Appendix 5). Development must also:

- A Be in keeping with the scale, form and character of its surroundings;
- B Protect important features such as traditional walls, hedgerows and trees;

- C Protect spaces between buildings that allow for views of the surrounding countryside from within the built-up areas of Hickling and Hickling Pastures;
- D Not result in the loss of residential garden space to the detriment of the character of Hickling or Hickling Pastures;
- E Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
- F Not significantly increase the volume of traffic through the Parish's settlements; and
- G Have safe and suitable access.

✓ Heritage is conserved

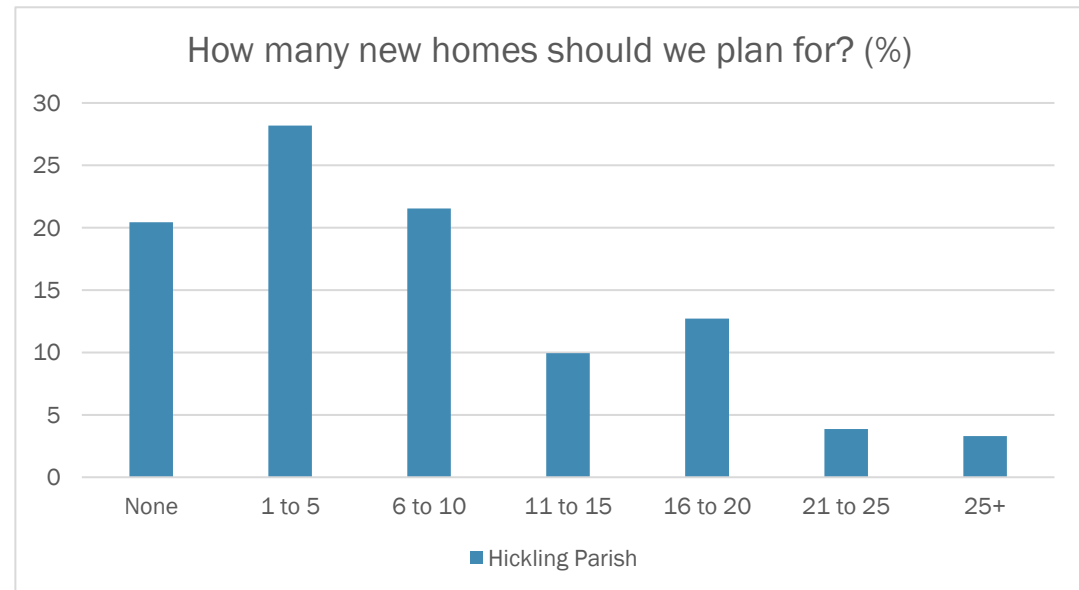
## 4. Housing

### Local Plan Part 1: Core Strategy

- 4.1 The Hickling Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Rushcliffe Core Strategy. and it should not promote less development or undermine its strategic policies.
- 4.2 The Core Strategy plans for 13,150 new homes over the period 2011 to 2028. Most of this new development is directed to the edge of the built-up area of West Bridgford and the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. In other settlements, except for Newton and the redevelopment of the former RAF Newton, development will be for local needs only.
- 4.3 Neither Hickling nor Hickling Pastures therefore, are expected to accommodate development other than to meet local needs.

### Meeting Local Housing Needs

- 4.4 Since 2011, three houses have been built (net of demolitions) in the Parish (to 31st March 2017) and a further five homes had planning permission.
- 4.5 In our 2017 Questionnaire, we invited local people to set out how many new homes we should plan for. The results are shown here.
- 4.6 We also asked parishioners to identify any housing needs over the coming years. 33 residents said that someone in their household expect to need to move within the Parish within the next ten years.







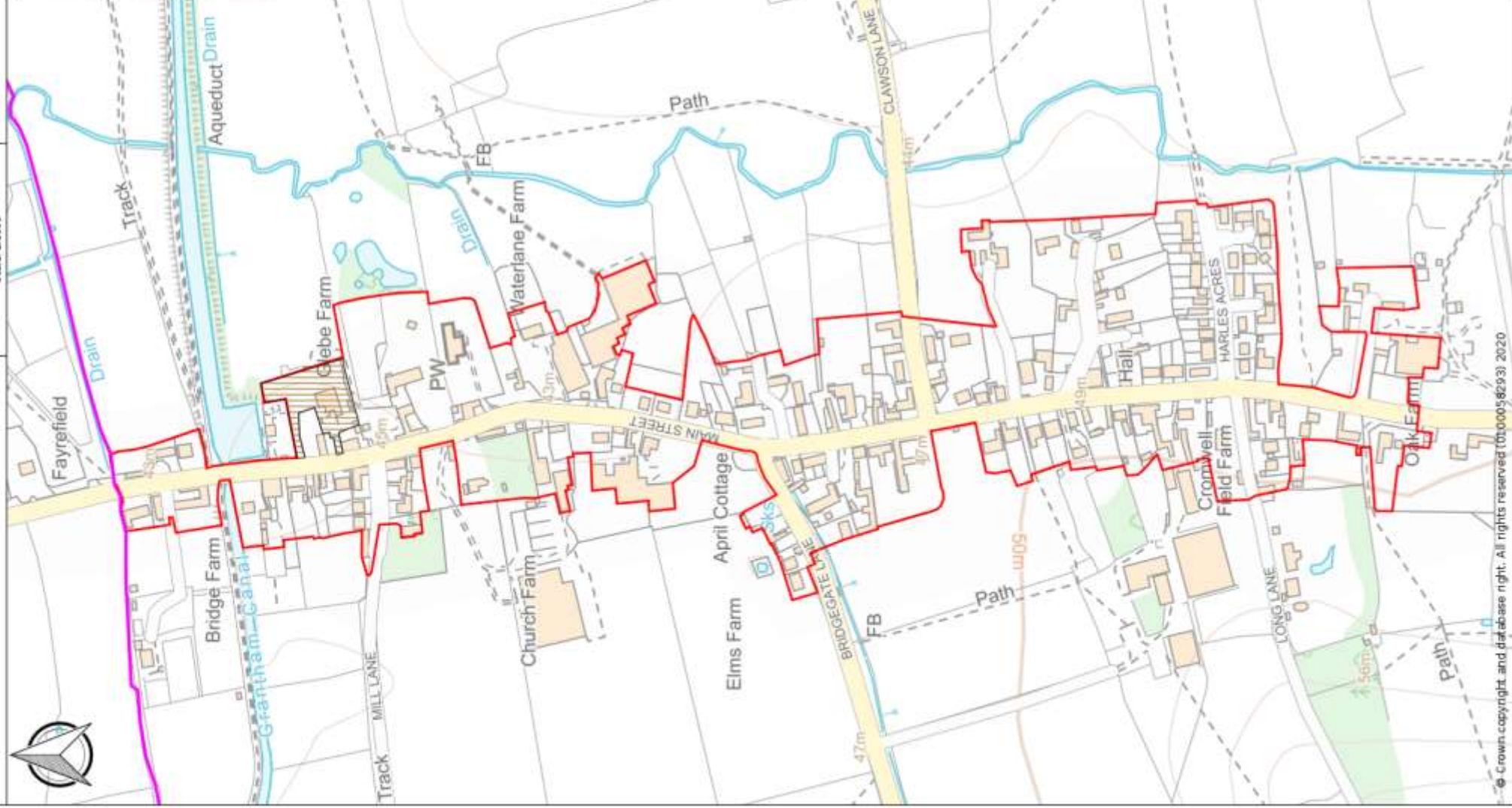
The Wharf, Main Street



Neighbourhood Plan Area



Limits to Development

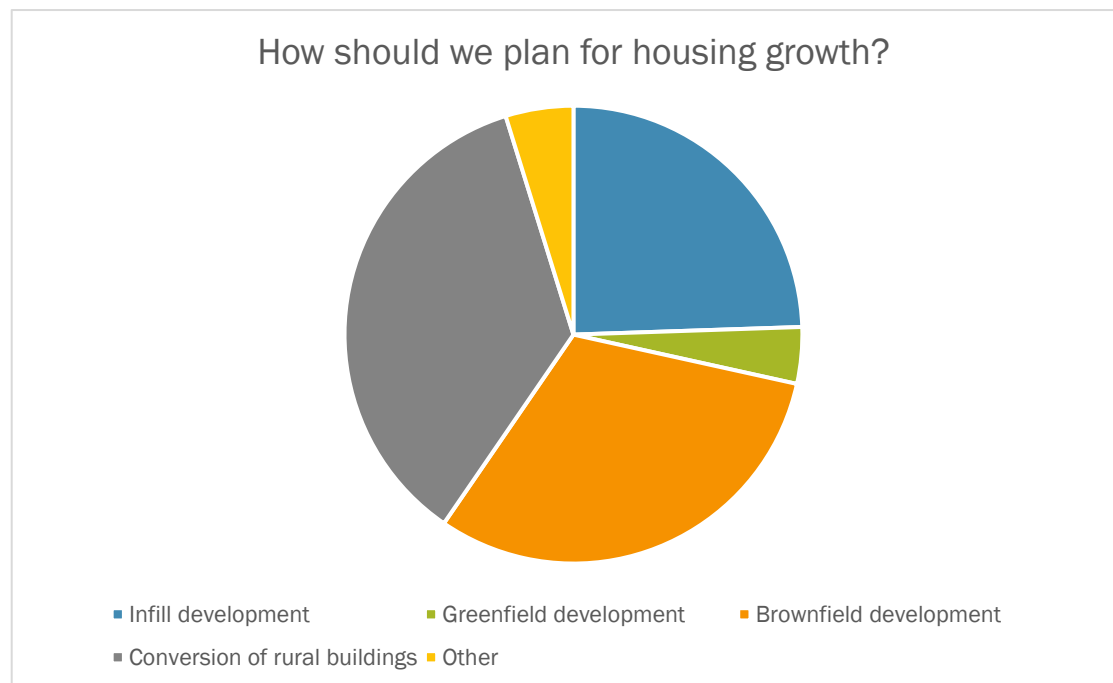


4.7 Taking account of duplicate responses, 26 households said that they, or someone in their current household, expected to need to move within the Parish within the next ten years. 93% wanted a two or three bed house- none wanted a house of more than three bedrooms. This need came from all age groups. 11 wanted to move because their existing house was too large, eight were from young people looking to live independently. In most cases this need could be met by market housing or self-build housing. Only two households wanted Local Authority or Housing Association housing.

4.8 Not all this housing need must be met in Hickling Parish. Some younger people will move away for work or to study, while housing for older people could free-up existing homes for new households. Nonetheless, up to ten new homes are needed over the period to 2028 and our 2017 Questionnaire shows that many local people support small-scale development.

4.9 Around ten new homes have been granted planning permission since this survey was undertaken. However, most are larger properties or agricultural dwellings that do not meet the need for smaller housing suitable for downsizers or first-time buyers.

4.10 Issues concerning how to meet the local need for new housing have been difficult to resolve and there is no consensus on the way forward. A further questionnaire survey was undertaken in Summer 2020 to help find a solution. There were 253 responses, and our housing policies reflect the survey results.



4.11 58.8% of respondents thought that our Neighbourhood Plan should try to meet local housing needs. However, most would prefer not to meet this need over the allocation of a housing site. Therefore, to meet the need for new homes, our Plan allows for the conversion of existing rural buildings, infill housing development and the redevelopment of the brownfield part of the

Please place the following housing options in order of preference (with 1 being the most preferred)?	1	2	3	4	Total
The redevelopment of the Faulks' site with a small greenfield extension	76	34	24	14	148
The Orchard, Long Lane	20	58	31	35	144
The development of greenfield sites elsewhere	17	22	40	58	137
Do not meet the housing need	114	25	39	31	209

redevelopment of the brownfield part of the Faulks depot in Hickling. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Limits to Development for Hickling village which takes account of the character of the village. In the remainder of the Parish new residential development will normally be limited to the conversion of existing buildings. This includes Hickling Pastures where the lack of services and facilities makes the settlement an unsuitable place for new house building.

#### Policy H10: Housing Provision

Housing development within the Hickling Limits to Development, as defined on the Policies Map, will be supported.

Outside the Hickling Limits to Development, permission for housing development will be limited to:

- A. The development of previously used (brownfield) land that is well-related to the settlement of Hickling Pastures;
- B. The re-use and adaptation of redundant rural buildings in accordance with Policy H12 (Residential Conversion of Rural Buildings);
- C. The subdivision of an existing dwelling;
- D. A dwelling that, in accordance with the National Planning Policy Framework, is of exceptional design quality, in that it:
  - i. is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area;
- E. Replacement dwellings in accordance with Policy H13 (Replacement Dwellings); and
- F. Rural worker accommodation in accordance with Policy H17 (Rural Worker Accommodation).

✓ Housing development reflects local needs

### The Wharf, Main Street, Hickling (NOT AN ALLOCATED SITE FOR HOUSING)

4.12 AE Faulks Ltd operate a plant-hire business from The Wharf, Main Street, Hickling. The site contains an industrial building containing a workshop, storage and office. On three sides, there is an open yard area for parking and storage along with two above-ground fuel tanks. The site accommodates up to 14 heavy goods lorries, four trailers and other heavy plant and equipment. Over the years, the company has been the subject of numerous complaints regarding noise and disruption caused by heavy vehicles passing through the village. In our 2017 Questionnaire, 63% of respondents said there was a problem with HGVs in the area.

4.13 In 2007, a planning application was submitted for the redevelopment of this site for six dwellings, but the application was withdrawn.

4.14 The National Planning Policy Framework encourages the re-use of brownfield sites like this and redevelopment will help limit the pressure for new housing in the countryside. The redevelopment would remove HGV traffic through the village and provide an opportunity to plan for the mix of housing local people need. We also believe that by removing existing depot buildings and replacing them with well-designed new homes, there is an opportunity to enhance the character of the Conservation Area and the setting of nearby Listed Buildings. To achieve this, the development will need to have regard to important views of the listed St Luke's Church from the canal towpath, the setting of other Listed Buildings including Wharf House and Glebe Farm and the need to retain important Conservation area features such as trees, hedgerows, walls and other structures of special architectural or historic character. 69.8% of respondents to our 2020 Questionnaire Survey supported the relocation of the Faulks' plant hire business.

4.15 The company is receptive to redevelopment as it would facilitate the business' relocation to Station Road, Old Dalby where it has had planning permission for a new depot. However, the company has made it clear that it will not redevelop the site without an



FIGURE 3: AE FAULKS, HICKLING

element of greenfield land and wants a greenfield extension of almost 50m. The Neighbourhood Plan Steering Group considered this to be excessive and many residents object to the idea of allowing any extension of the site onto the fields behind the site.

- 4.16 Illustrative proposals for ‘The Wharf’ site in Hickling, Nottinghamshire were produced by AECOM as part of a Locality led, Government-funded neighbourhood planning support programme. AECOM were of the view that an element of greenfield development is needed to mitigate the constraints of the site. For example, a public sewer runs through the site which cannot be built over. The encroachment onto the undeveloped greenfield land to the rear of the site would have an average depth of 10m and be used as garden space.
- 4.17 65.9% of respondents to our 2020 Questionnaire Survey did not support AECOM’s illustrative proposal and consequently the allocation has not been made and is therefore revoked. However, 60.1% do support the redevelopment of just the brownfield part of the site for housing. Policy H11 (The Wharf, Main Street, Hickling) reflects the community’s preference for the redevelopment of the site to be limited to brownfield land.

**Policy H11: The Wharf, Main Street, Hickling (not a housing allocation)**

Although not allocated for housing development, the redevelopment of some 0.36 hectares of brownfield land at The Wharf, Main Street, Hickling, shown on the Policies Map, for housing will be supported subject to the following criteria:

- A. The development shall not extend beyond the lawful limits of the existing business;
- B. The development shall accord with Policy H14 (Housing Mix);
- C. The redevelopment shall have regard to the amenities of neighbouring residents, especially overlooking;
- D. The design of the development should seek to enhance the character of Hickling Conservation Area, the setting of Listed Buildings and other heritage assets. Any less than substantial harm to heritage assets should be weighed against the public benefits of the proposal as identified by this Plan;
- E. All existing buildings and structures associated with the plant-hire business shall be removed prior to the commencement of any development;
- F. Any contamination present shall be safely remediated prior to the commencement of any development;
- G. A landscaping scheme should be implemented to include the planting of trees and hedgerows along the boundaries of the site and the creation of links to the Grantham Canal green corridor; and



H. The neighbouring Local Wildlife Site should not be adversely affected, and the development should deliver net-gains in biodiversity in accordance with Policy H5 (Ecology and Biodiversity).

The incorporation of additional car parking spaces for visitors to Hickling Basin would be welcomed.

- ✓ Reduced impact of traffic
- ✓ Housing development reflects local needs

### Residential Conversion of Rural Buildings

- 4.18 On 6 April 2014, new permitted development rights were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, in accordance with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 4.19 Many buildings in the countryside are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 4.20 Not all buildings in the countryside are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 4.21 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted.

## Policy H12: Residential Conversion of Rural Buildings

The re-use and adaptation of redundant or disused rural buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

- ✓ Heritage is conserved
- ✓ A working community with farming roots
- ✓ The character and beauty of the countryside is safeguarded

## Replacement Dwellings

- 4.22 It is recognised that the replacement of a dwelling in the rural area can result in significant benefits to the local area. It can lead to improved architectural appeal and modern construction standards leading to better energy efficiency. It can also overcome poor construction techniques employed with the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life.
- 4.23 Due to these significant potential benefits, where development would result in an enhancement to the area, replacement dwellings in the rural area will often be acceptable. However, where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable but we are keen to ensure that the limited stock of small and single-storey housing is not reduced. It is also important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. To manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.

4.24 Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. Conditions will be attached to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

### Policy H13: Replacement Dwellings

Proposals for the demolition and rebuild of an existing dwelling will be supported where:

- A. It leads to an enhancement of the immediate setting and general character of the area;
- B. It does not lead to a reduction in the stock of smaller or single-storey dwellings;
- C. The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage.

- ✓ Housing development reflects local needs
- ✓ The character and beauty of the countryside is safeguarded

### Housing Mix

4.25 In planning for new homes, the type of housing should meet the needs of people living locally. New housing should take into consideration the housing profile of the area and the views of local people:

- There is already a high proportion of detached dwellings  
84% of dwellings in the Parish are detached compared with 46% in Rushcliffe Borough and 22% in England (2011 Census).
- Significant levels of under-occupancy currently exist  
89% of dwellings in the Parish have an occupancy<sup>1</sup> rating of 2+ compared with 68% in Rushcliffe Borough and 50% in England (2011 Census).
- House prices are high  
The average property value in Hickling is £365,876 (Zoopla October 2020)

---

<sup>1</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.



- The people in need want smaller houses  
53% of household needing to move within the Parish within the next ten years' say they need a 2bed property. 34% want a 3bed home.
- Local people would like to see a mix of housing types and sizes  
Responses to our 2017 Questionnaire showed that the top three priorities for new housing were:
  - 3bed houses (e.g. for families with children)
  - 2bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)
  - 2/3bed bungalows for downsizing older people

4.26 Hickling Parish Council will review the evidence of housing need once local data from the 2021 Census has been published and thereafter every five years to ensure that the Plan continues to meet the needs of people living locally. Evidence of a significant change in circumstance may trigger a full or partial review of the Plan.

4.27 Policy H14 makes clear that new houses of more than three bedrooms require special justification for planning permission to be granted. However, alterations affecting only the interior of the building do not require planning permission. To help detect potential abuse of Policy 14 through the development of over-sized 'three-bed' dwellings which are later altered to become four-bed (or more), new dwellings of Gross Internal (floor) Area of more than 84sq.m will be subject to special scrutiny. The requirements of Policy H14 could also be circumvented by using 'permitted development rights' to increase the size of new homes once they have been built, without the need for planning permission. Therefore, permitted development rights may be withdrawn for a temporary (e.g. three-year) period to deter this abuse.

#### **Policy H14: Housing Mix**

Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, affordable homes for sale or rent. The development of housing with more than three bedrooms will only be supported if it is necessary to make best use of a redundant or disused rural building in accordance with Policy H12 (Residential Conversion of Rural Buildings).

- ✓ Housing development reflects local needs

## Affordable Housing

- 4.28 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 4.29 Our 2017 Questionnaire identifies a need for local housing, but this need can largely be met by market housing. There were only two households that said that their housing needs could only be met by Local Authority or Housing Association property to rent or for shared-ownership. The limited need for additional affordable homes means that there is no immediate requirement to allow planning permission to be granted for affordable housing on a 'Rural Exception Site', i.e. a site that would not normally be released for private market housing. In our 2017 Questionnaire, 51% of respondents said that they would not support a Rural Exception Site for affordable housing.

## 5. Services, Facilities and Infrastructure

- 5.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. However, the provision of such services and facilities in Hickling Parish is limited. Hickling village has a church, pub, village hall and a cricket club. There are no such services in Hickling Pastures.
- 5.2 Hickling Pastures is served by the Centrebus Number 19 bus service between Nottingham, Melton Mowbray and Oakham. This is a two-hourly, daytime service with no evening nor Sunday service. Hickling village is served by the NottsBus 853 service that provides three off-peak journeys to and from Morrisons store at Gamston. There is also one journey in each direction to West Bridgford where passengers can access regular bus services to Nottingham. Community transport services are provided in the Hickling area by Rushcliffe CVS.
- 5.3 Our 2017 Questionnaire showed that most (71%) local people would like to see a general store.
- 5.4 The loss of even the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, access to locally based services will become increasingly important due to lower mobility levels. Almost all the respondents (94%) to our 2017 Questionnaire supported the retention of services and facilities.

### **Policy H15: Community Services and Facilities**

Development that would result in the loss of the Plough Inn, Hickling or Hickling Village Hall will not be supported, unless it can be demonstrated that:

- A. All reasonable efforts have been made to preserve the facility, but it has been demonstrated that it would not be economically viable, feasible or practicable to retain the building for its existing use;
- B. The property has been marketed for a 12month period and that there is no realistic interest in its retention for the current use or for an alternative community use; and
- C. It is no longer needed by the local community or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location.

✓ Local services and facilities are retained

### St Luke's Church, Hickling

- 5.5 St Luke's Church, Hickling is a Grade I listed parish church. It was built in the 14th century. The chancel was rebuilt in 1845, and the tower in 1873. A general restoration was carried out in 1886. It is part of the benefice which includes three churches- Hickling, Kinoulton, and Upper Broughton.

### The Plough Inn, Hickling

- 5.6 The Plough at Hickling is an attractive village pub, just opposite Hickling Basin in the heart of Hickling. A good range of food served lunch time and evenings. The Plough Inn was designated as an Assets of Community Value (AVC) in June 2018 so that we can then use the Community Right to Bid if it ever comes up for sale. This means that the community can have up to six months to raise the funds to bid for it and at the end of the period, the owner may sell it to whoever and at whatever price they choose. The Old Wharf Tea Rooms is also an AVC.

### Hickling Village Hall

- 5.7 Hickling Village Hall was once the village school. The building is used by Hickling Pre-School which caters for children from 2 to 5 years old and has strong links to Kinoulton Primary School.

### Hickling Cricket Club

- 5.8 Hickling Cricket Club founded in 1864 is a member of the Nottinghamshire Cricket League and the Belvoir Evening League. The picturesque cricket ground is on Bridegate Lane.

### Infrastructure

- 5.9 Developers may be asked to provide contributions for infrastructure in several ways. This may be by way of the Community Infrastructure Levy and planning obligations in the form of section 106 agreements and section 278 highway agreements. Developers will also have to comply with any conditions attached to their planning permission. We must ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in our Plan.

5.10 There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. As we are not planning for anything other than small-scale development, our Plan does not set-out policies for seeking planning obligations towards infrastructure provision.

## 6. Traffic and Parking

---

6.1 Traffic (particularly HGVs), road safety, speeding and inconsiderate parking were all concerns for local people.

### Traffic

6.2 There are particular traffic problems in Hickling Pastures which is on the busy A606 Melton Road. Most respondents from Hickling Pastures (85%) thought that speeding traffic was a problem despite the various measures in place to control speeds there and 85% were concerned that there were too many lorries and HGVs. There have been four recorded accidents along this stretch of road over the period 2012-2016, including one serious accident involving four vehicles. There have also been two serious accidents on Bridegate Lane between Hickling Pastures and Hickling.

6.3 80% of the respondents to our 2017 Questionnaire from Hickling village were concerned with speeding traffic and 60% thought there were too many lorries and HGVs. There have been no recorded accidents in Hickling village over the period 2012-2016. Issues concerning HGVs could be partially resolved by the redevelopment of The Wharf site on Main Street (Policy H11). Nonetheless, local concerns about through traffic and HGVs will remain given the level of growth that is planned in nearby communities, especially Long Clawson.

### Parking

6.4 Parking issues in Hickling Pastures are not a concern. Almost half (49%) of the respondents to our 2017 Questionnaire who were from Hickling Pastures said that they had not experienced problems associated with inconsiderate parking and only 18% had experienced problems in Hickling Pastures.

6.5 Parking at Hickling Basin was a concern for 50% of respondents living in Hickling village and 48% had experienced problems associated with inconsiderate parking elsewhere on Main Street. Policies H11 and H18 aims to address some of the concerns associated with parking at Hickling Basin. It is quite possible that on-street parking contributes to lower vehicle speeds in the village.

## 7. Employment

---

### Economic Activity

- 7.1 The 2011 Census shows that of the 373 Parish residents aged 16 to 74, 260 were economically active. Of those economically active, 45% were in full-time employment, 20% were in part-time jobs and 31% were self-employed. In September 2020, the Job Seekers Allowance claimant count in Nevile & Langar Ward was 15.
- 7.2 The 2011 Census shows that a particularly high proportion of working residents were managers, directors or senior officials– 59 people or 23% compared with 14% in Rushcliffe Borough.
- 7.3 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, in 2011 (Census) only 8% of the Parish’s workers were employed in agriculture, forestry or fishing.
- 7.4 17 local businesses responded to our 2017 Questionnaire. Almost all (94%) were micro-businesses employing less than ten people. The largest business sector was primary e.g. agriculture (38%) followed by construction (24%). For 91% of businesses their premises were also their home. More than half (55%) had been established for more than 20 years.
- 7.5 Not many residents are intending to set-up new businesses. Although there is limited demand for new business space, we want to support small-scale economic growth in Hickling Parish to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise. We want to maintain our farming heritage.

### Home Working

- 7.6 Planning permission is not normally required to home work or to run a business from home, provided that a house remains a private residence first and business second. Rushcliffe Borough Council is responsible for deciding whether planning permission is required and will determine this based on individual facts. Issues which they may consider include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any major structural changes or major renovations. Our 2017 Questionnaire showed that 88% of respondents supported home working.



## Business Conversion of Rural Buildings

- 7.7 We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. Our 2017 Questionnaire demonstrates that local people support (75% of respondents) the conversion of existing rural buildings to business use. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside. To allow farming to accommodate change and support the rural economy our Plan gives more flexibility over the reuse of rural buildings for business rather than residential purposes.

### Policy H16: The Re-use of Rural Buildings for Business Use

The re-use, adaptation or extension of rural buildings for business use will be supported where:

- A. The existing buildings are suitable for the proposed new use(s);
- B. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- C. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- D. The development respects local building styles and materials;
- E. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;
- F. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- G. The proposed development would not materially harm the character of the surrounding rural area.

- ✓ A working community with farming roots
- ✓ The character and beauty of the countryside is safeguarded

## Rural Worker Accommodation

- 7.8 In recognition of the importance of rural businesses to the Parish, our Plan allows new homes to be built for rural workers in the countryside. This policy relates to workers of rural enterprise and not just land-based agricultural businesses. The term rural enterprise is wide-ranging and employees relevant to this policy could include the following:

- A farmer or farm worker;
- Workers relating to equestrian activities;

- Kennel and cattery workers.

- 7.9 The application will need to be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the enterprise. The essential need will vary from business to business depending on each enterprise's requirements. The essential need does not refer to the personal aspirations of an applicant. Such a requirement may arise if workers are needed to be on hand day and night such as where the welfare of animals depends on the ability to respond quickly to events which might put the interests of an enterprise at risk.
- 7.10 To minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no existing dwellings or buildings suitable for conversion either on site or within the Parish which could fulfil the functional need.
- 7.11 To prevent dwellings which are unusually large or expensive in relation to the functional need of the rural enterprise, any new dwelling permitted under this policy will be restricted in size and scale appropriate to the requirements of the enterprise to properly function.
- 7.12 Applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal that demonstrates the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise or activity.
- 7.13 This policy has been designed to enable rural worker accommodation to be facilitated only where it is necessary and relevant whilst preventing the proliferation of isolated homes in the countryside and avoid abuse of the planning system, in line with national policy.
- 7.14 To ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise we expect occupancy conditions to be placed onto the permission. This policy relates only to the needs of established enterprises and not prospective or newly established enterprises.

### Policy H17: Rural Worker Accommodation

The provision of rural worker accommodation will be supported where:

- A. It is essential for one or more workers to be readily available at most times for the proper functioning of the rural enterprise and the worker(s) are in full time, permanent employment which directly relates to the rural enterprise;
- B. The rural enterprise is economically sustainable and has a clear prospect of remaining so;
- C. There are no available existing dwellings or buildings suitable for conversion to residential on the site of the enterprise or within the local area; and
- D. The proposed dwelling is of a size, scale and location appropriate to the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis.

- ✓ Housing development reflects local needs
- ✓ A working community with farming roots

## 8. Grantham Canal

---

- 8.1 The Grantham Canal is approximately 33 miles long. It runs from its junction with the River Trent in Nottingham to Grantham, at Earle's field Lane. Its route takes it near the villages of Cotgrave, Cropwell Butler and Cropwell Bishop before meandering through Kinoulton, Hickling, Harby, Plungar and Redmile in the Vale of Belvoir.
- 8.2 The Bill proposing the canal was passed by Parliament in 1793. Building work proceeded with the canal being fully navigable by 1797.
- 8.3 The canal formed an important trading link allowing the easy shipment of coal, coke, lime, building materials and groceries. It meant agricultural products from Lincolnshire could be marketed at reduced cost in Nottingham. The canal continued to be heavily used until the mid-nineteenth century when it met competition from the newly opened Nottingham to Grantham railway line. Gradually the amount of traffic using the canal reduced until it was officially 'abandoned' by an Act of Parliament in 1936 although the canal was never allowed to run dry as the water was needed for local agriculture. It is now officially designated 'A Remainder Waterway'.
- 8.4 The canal became a focal point for Hickling, not only for trade but also for social events and up to the 1920s pleasure trips by boat were available. Many of the Parish activities were based around two wharves, one on the basin side, which is still called 'The Wharf Yard'



FIGURE 4: HICKLING BASIN

and the other over the road which is now the front lawn of 'Bridge View' but was once the Navigation Inn. The old warehouse built in 1797, when the canal was opened, and basin are indicators of the former prosperity and volume of trade carried on here.

- 8.5 Today, the Grantham Canal is an important recreational, landscape and wildlife resource. Fully restored thanks to local campaigners in the 1990s, the basin features traditional canal side architecture and with The Old Wharf tearoom and The Plough Inn, it acts as a good starting point for walks, and is popular with anglers.
- 8.6 In our 2017 Questionnaire, 60% of respondents supported the possibility of Hickling Basin becoming a focal point for visits to the Grantham Canal. The majority (90%) thought that the Grantham Canal should be promoted as a route for walking, cycling and nature conservation. The restoration of the Grantham Canal to make it navigable for boats was supported by 59%.

#### **Policy H18: Grantham Canal and Hickling Basin**

The restoration of the Grantham Canal to make it navigable for boats is supported. Only development that is compatible with the quiet, recreational enjoyment of the Grantham Canal and Hickling Basin, will be supported where:





- A. Proposals have appropriate regard for the significance of the heritage assets of the canal, basin and their setting;
- B. Proposals enhance the ecological value of the canal and its landscape features;
- C. Traffic implications are fully assessed and addressed. Related measures that will need to be considered include traffic management and car parking improvements; and
- D. Residential amenities are protected. Overall noise exposure should be no greater than the lowest observed adverse effect level.

- ✓ Heritage is conserved
- ✓ The character and beauty of the countryside is safeguarded
- ✓ The canal makes a positive contribution to village life




## Appendix 1: Important Views



The following views have been identified as important in defining the character of the Parish. The views highlight the open countryside and extensive vistas enjoyed across the Parish. The varied landscape of arable and pasture land; meadows over rolling countryside, streams and ponds are all deemed by Parishioners as important in providing recreational benefits for walking, cycling and enjoying the outdoors.

No.	View	Photos
1	Views from The Standard	

No.	View	Photos					
2	Along the canal from Main Street, Hickling						
3	The canal basin from Main Street, Hickling						



No.	View	Photos	
4	From the top of Green Lane, Hickling Pastures looking towards Hickling and The Standard		
5	From Bridegate Lane, Hickling looking south		

No.	View		Photos
6	From the top of Bridegate Lane, Hickling Pastures looking north-eastwards towards Colston Bassett		
7	View of Church and village from Clawson Lane with Hickling Pastures in the distance		

## Appendix 2: Biodiversity Opportunity Mapping

The following pages show extracts of the Biodiversity Opportunity Mapping that is relevant to the Hickling Neighbourhood Plan. The maps show the same mapping and data that is presented in the Rushcliffe Biodiversity Opportunity Map; however, the maps are much more detailed and focuss in on Hickling parish.

The first three maps illustrate the biodiversity opportunities identified for woodland, wetland and grassland habitat within the parish. Each area highlighted in the habitat maps has an accompanying comment in the Biodiversity Opportunity Mapping report and these comments are set out in the following table.

The final map shows the biodiversity focal areas (South Rushcliffe Pondscape) identified in the Biodiversity Opportunity Mapping report that relates to Hickling parish.

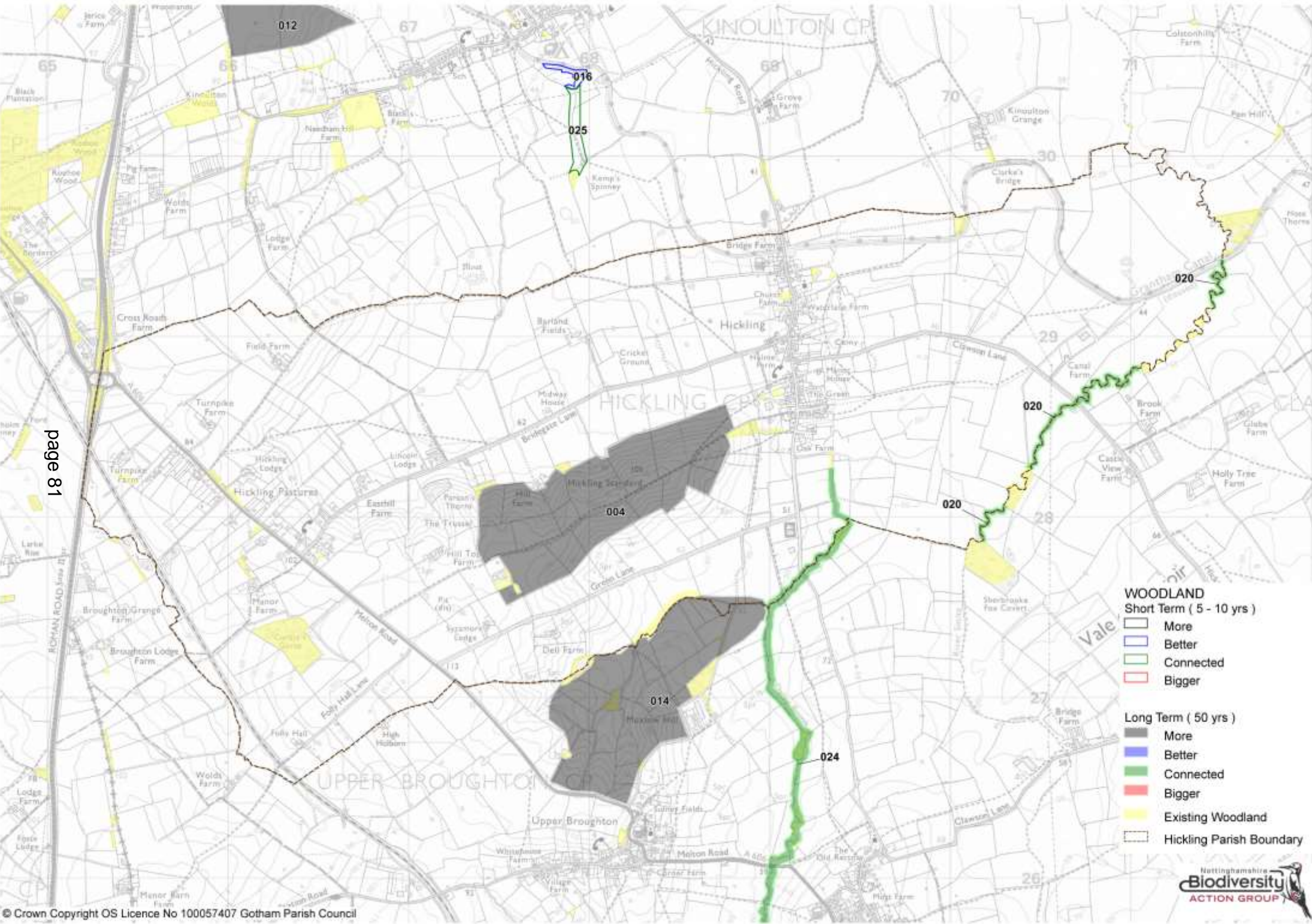
Woodland	Commentary
004	Possible planting along the ridge, to link remnant woodlands.
012	New woodland to link existing fragmented woods to Borders Wood. Borders Wood is an important site for woodland butterflies.
014	Woodland creation to link fragmented woods on steep hillsides.
016	The woodland that is part of Kinoulton Marsh SSSI doesn't seem to be marked but exists. Enhance the condition of this woodland.
020	Potential for riparian woodland planting to help reduce nutrient inputs and manage flood risk - slow flows.
024	Dalby Brook connecting riparian woodland planting similar to W22.
025	The woodland that is part of Kinoulton Marsh SSSI doesn't seem to be marked but exists. Hedges between here and Kemp's Spinney create an opportunity to make better woodland linkages.

Wetland	Commentary
005	Pondscape - could connect with West Rushcliffe. Enhance existing ponds, create a better connection between ponds by creating new ponds.
006	Improve condition of Kinoulton Marsh SSSI.

Wetland	Commentary
009	Work with responsible bodies to ensure good habitat.
013	Pondscape 'phase 2' survey and pond restoration, water shrews, include amphibians, inverts etc. (there are more ponds than picked up by connectivity map).
016	Ponds created during the A46 widening. Influence their management.
022	Watercourse suffers from cattle poaching with increased sediment downstream. Could install cattle drinks and install river restoration techniques.
026	Buffer Kinoulton Marsh SSSI with wetland habitat.
031	Fairham Brook restoration project - river restoration/enhancement, and associated habitat creation.
041	Pond cluster around Roehoe Wood/Jericho farm. Improve and create new ponds.
042	Pondscape around Willoughby - improve.

Grassland	Commentary
002	Opportunity for keeping unimproved grasslands alongside the canal - some still unimproved sections at the moment.
007	Good site to link/make bigger.
014	Good site to link/make bigger.
017	Improve connectivity along railways test track - scrub management.
026	Grantham canal - could we improve the grass verge by changing mowing regime to allow cowslips etc in the spring.
032	Create new grassland and manage/enhance existing grasslands.
033	Create new grassland and manage/enhance existing grasslands.
035	Create new grassland and manage/enhance existing grasslands.
057	Protect and enhance test track if it becomes available.
075	Willoughby Lodge, 2 tiny patches of woodland surrounded by grassland. New owners creating a livery and may be eschewing herbicides & fertilisers. Owner is sympathetic to Biodiversity.

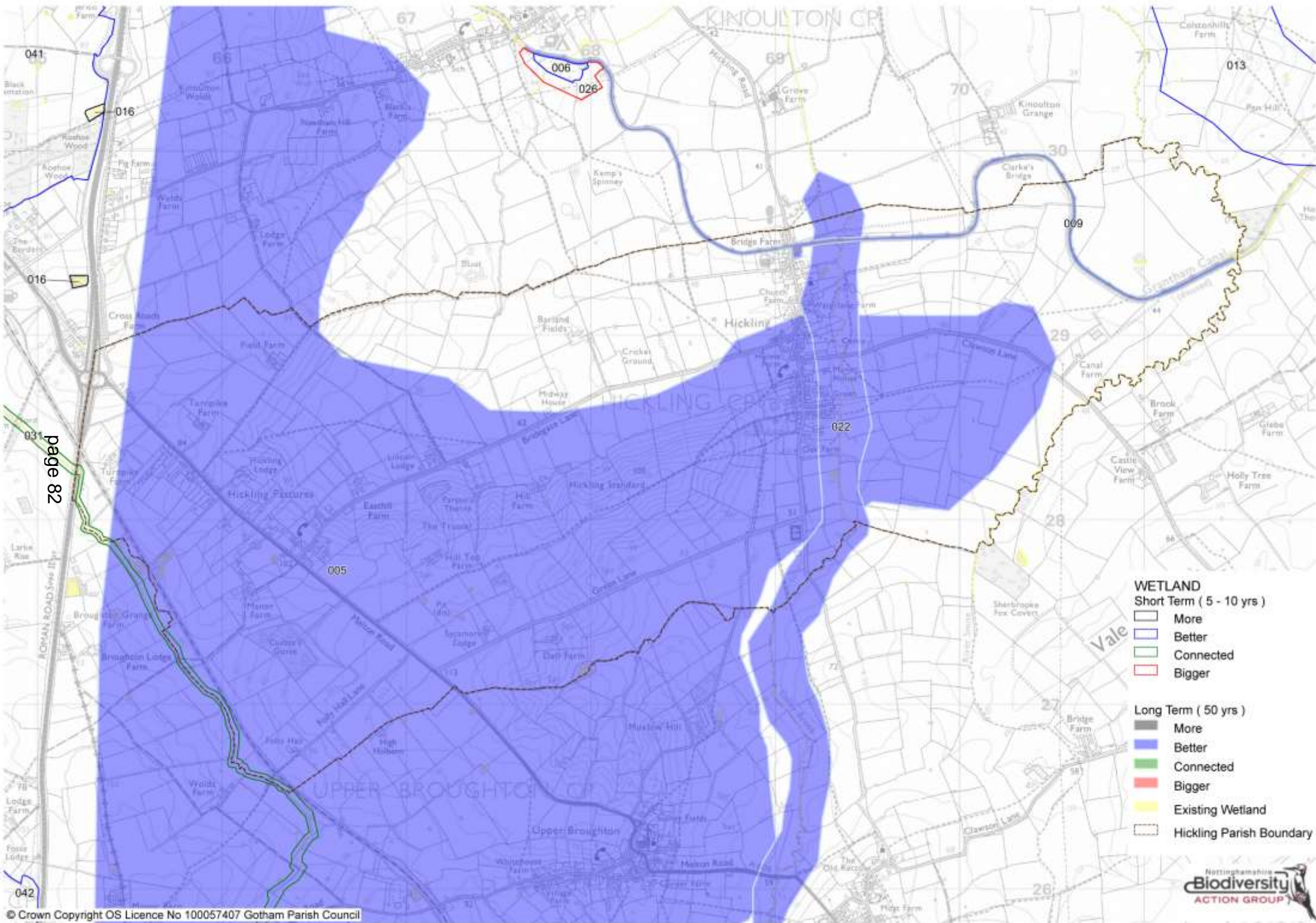




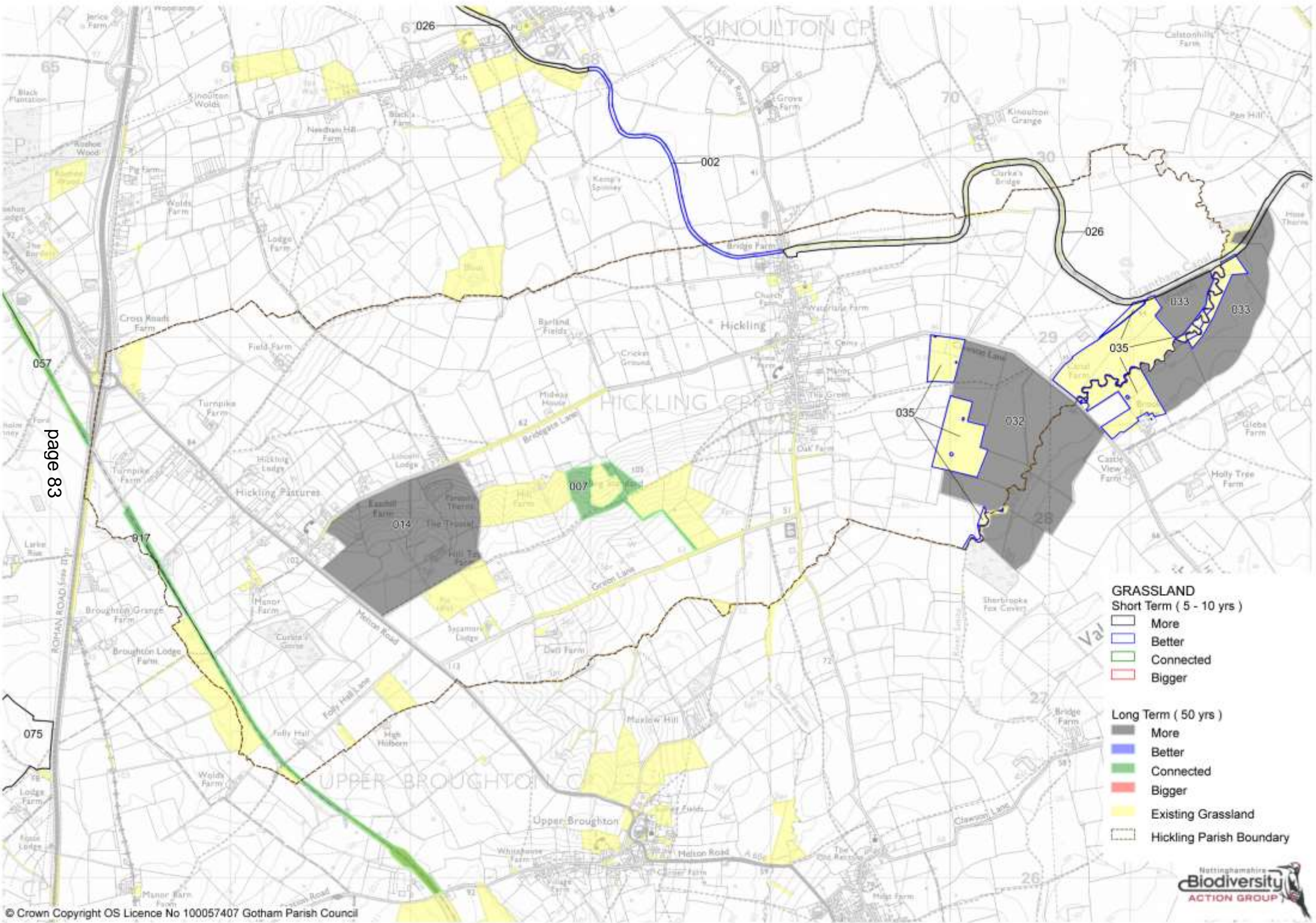
- WOODLAND**
- Short Term ( 5 - 10 yrs )**
- More
  - Better
  - Connected
  - Bigger
- Long Term ( 50 yrs )**
- More
  - Better
  - Connected
  - Bigger
  - Existing Woodland
  - Hickling Parish Boundary







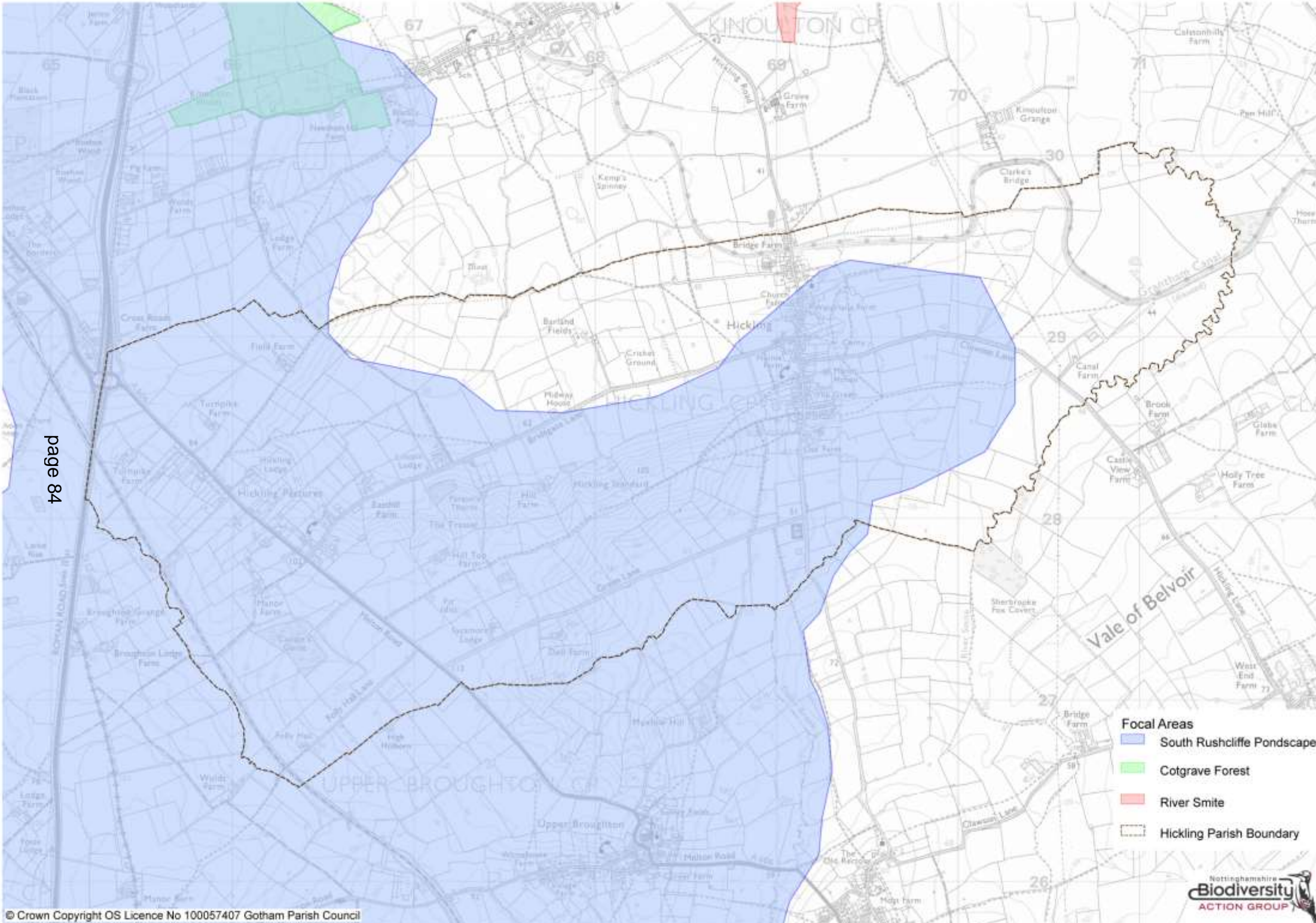




- GRASSLAND**  
Short Term ( 5 - 10 yrs )
- More
  - Better
  - Connected
  - Bigger
- Long Term ( 50 yrs )
- More
  - Better
  - Connected
  - Bigger
  - Existing Grassland
  - Hickling Parish Boundary







## Appendix 3: Local Green Spaces: Summary of Reasons for Designation

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

No.	Local Green Space	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community	Green area concerned is local in character and is not an extensive tract of land	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquillity	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Canal Basin, Hickling	✓	✓	✓	✓	✓	✓	✓	✓	
2	St Luke's Churchyard, Hickling	✓	✓	✓	✓	✓		✓	✓	✓
3	Walker's Green, Hickling	✓	✓	✓			✓			
4	Cemetery, Clawson Lane, Hickling	✓	✓	✓				✓	✓	✓

No.	Local Green Space	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community	Green area concerned is local in character and is not an extensive tract of land	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
5	Land between Glebe Cottage and Waterlane Farm, Hickling	✓	✓	✓						
6	Land opposite the junction of Clawson Lane and Main Street, Hickling	✓	✓	✓						
7	Strip of land between Harles Acres and Pudding Lane, Hickling	✓	✓	✓						
8	Land north of The White House, Main Street, Hickling	✓	✓	✓						

## Appendix 4: Features of Local Heritage Interest

---

A two-step approach has been taken to define non-designated heritage assets:

### Step 1: Identify candidate non-designated heritage assets

A list of potential non-designated heritage assets was prepared using the following resources:

- Nottinghamshire Historic Environment Record
- Hickling Conservation Area Appraisal and Management Plan 2008
- Responses to the Upper Broughton Neighbourhood Plan questionnaire 2017
- Map of Hickling 1884

### Step 2. Determine whether candidate assets should be designated a non-designated asset in the Neighbourhood Plan

Each asset identified in Step 1 was then assessed by its ability to meet the following criteria:

- Must meet both criteria C1 and C2; and
- Must possess qualities that contribute positively towards the amenities of its locality, i.e. have at least one of criteria C3 – C8

**C1** The asset is largely intact or retrievable example of its architectural style innovation and craftsmanship or period or build

**C2** The asset is prominent or visible by virtue of its position within the townscape or landscape

**C3** The Building is the work of a particular architect of regional or local note.



**C4** It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.

**C5** It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting.



**C6** Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth.



**C7** It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature.

**C8** The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings.




No.	Address								Description	
1	Devil's Stone, junction of Bridegate Lane and Main Street, Hickling								Sited at the junction of Bridegate Lane and Main Street outside the converted Methodist Chapel, this huge stone is surrounded in mystery. Various theories exist that it was a mounting block or dropped by the Devil. It could have been a way marker but whatever its origins they are lost in the mists of time. It has however become a feature of the village and part of its character.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓					✓	✓		
2	Weigh Office, Main Street, Hickling								Where loads being sent by canal were registered. This small building, now used as a village notice board, has been in the grounds of The Wharf House at the Canal Basin since the opening of the canal. Outside the Weigh Office there would have been a large weighing machine on the ground so the horse and carts could be driven over for weighing before and after loading. The building remains as part of the Canal Basin and Wharf history and is used by residents as a community notice board.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓	✓	✓	✓	✓		







No.	Address									Description	
3	Telephone Box, Main Street, Hickling									The red telephone box was designed by Sir Giles Gilbert Scott (1880- 1960) and, along with the red post box and the red London bus, is an instantly recognizable symbol of Britain. This box is valued by the residents of Hickling who once staged a 'sit in' when it was threatened with removal so it must therefore be worthy of recognition as a heritage asset. It now houses one of the village defibrillators still meeting the needs of the community.	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓	✓			✓	✓	✓		
4	Trig point, The Standard									Trig points are the common name for "triangulation pillars". These are concrete pillars, about 4' tall, which were used by the Ordnance Survey in order to determine the exact shape of the country. They are generally located on the highest bit of ground in the area, in this case on The Standard, so that there is a direct line of sight from one to the next. By sitting a theodolite (an accurate protractor built into a telescope) on the top of the pillar, accurate angles between pairs of nearby trig points could be measured. This process is called "triangulation".	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓					✓	✓		

No.	Address								Description	
5	The Chapel (former Wesleyan Methodist chapel), Main Street, Hickling								The Wesleyan Chapel was rebuilt in 1848 in the red brick traditional in the village. The date is visible on the stone plaque on the front gable. It is on the corner of Bridegate Lane (formerly Chapel Lane). The chapel attracted a congregation of 70 or more from Hickling and surrounding villages. There was a Sunday school room, rented out for various meetings; the Parish Council, The Cricket Club Annual meeting and other village social activities such as art classes. (Maggies memories) the Welfare Clinic was also held here. It remained in use until approx. 1976. It is now a private residence.	
	✓	✓				✓		✓		
6	The Old School House, Main Street, Hickling								The Old School House was built alongside the Wesleyan Methodist chapel in the same red brick. It was the home of the school teacher. It is now a private residence.	
	✓	✓		✓		✓				



No.	Address								Description	
7	The Plough Inn, Main Street, Hickling								This was one of 4 public houses in the village in the 19th/early 20th century.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓	✓	✓	✓	✓		
8	Weir House, Main Street, Hickling								In 1848 a Mr. John Featherstone bought Weir House and opened the Weir House Academy a fee-paying school.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓	✓					
9	Village Hall, Main Street, Hickling								The Village Hall was built in 1874 as a village school on what was formerly the village green. Hickling School was closed by the Local Education Authority in 1966. The building is now the village hall, complete with bell tower but with a later extension on the north side for modern toilet facilities.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓				✓		✓		

No.	Address									Description	
10	Waterlane Farm, Main Street, Hickling									<p>The current house located at Water Lane Farm was built in 1868. The original house on the site was believed to have been built in the 1700s and adjoined the brick barns that are still standing on the property today, crossing across the orchard to the front of the current house. The two houses are shown in the 1884 OS map of Hickling but by the production of the 1900 OS map, only the existing house remained plus the associated brick barns. The old brick farm buildings still contain many of the original features and there is an original water pump which sits to the front of the existing house which is fed by a well. The foundations of the old house in the orchard were uncovered during the laying of the new drains system in the mid-1990s. The addition of the modern farm buildings commenced in 1970 and continued until 2013 when the newest barn was built. The farm remains a working dairy farm and is one of six dairy farms still operating in the parish.</p>	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓		✓		✓		✓		
11	Folly Hall, Folly Hall Lane, Hickling Pastures									<p>It was built as a farm house in 1802, probably with less than 100 acres; it presently has 8 acres. The dining room used to be the dairy where cheese was made. The original footprint was a rectangular house about 45' x 30'; it had 4 downstairs rooms and 4 bedrooms plus an attic room (full staircase into the attic). Since then a porch, utility room and conservatory have been added. There are 3 wells including one in the cellar (accessed via stairs from the kitchen with the remains of the pump to take water up to the kitchen), one in the front garden about 14-15' deep, and one next to the garage.</p>	
		C1	C2	C3	C4	C5	C6	C7	C8		
		✓	✓				✓	✓			

No.	Address								Description	
12	Lincoln Lodge, Bridegate Lane								<p>The building dates from 1894 (as noted above the front door), so it is of the Victorian era with red brick-built walls and red tiled floors. Originally built with 4 bedrooms upstairs and four rooms downstairs, no indoor toilet. Still has hooks in the pantry for hanging meat/birds. It has since been extended with a kitchen at the rear and a bathroom was installed upstairs in the 1950s. The house has always been a farm-house and there are various outbuildings associated with it – the oldest being brick built and being of the same age as the house. Others have been built over the years to house stock and machinery.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓						
13	Fox & Hounds Farm, Hickling Pastures								<p>The deeds date the house at 1867 when it was known as The Fox and Hounds Inn. It traded as a public house for 55 years. It was built with three lower rooms plus the ale store and three bedrooms. In 1922 it was sold and used for farming with around 40 acres of land – name changed to Fox and Hounds Farm. The ale store was converted to a dairy.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓				✓				

No.	Address	Description								
14	Forge Cottage, Main Street, Hickling	<p>The forge was built circa 1780 out of bricks on a stone boulder foundation. It was originally two separate cottages, which now serves as one house and an adjacent Forge and stables which now serve as a garage and outbuildings.</p> <p>The house was at one time a public house with the lounge being the bar area. Still in the deeds there is a requirement that if the premises was reopened as a public house then it must sell Apollo soft drinks and Home Ales which leads to the assumption that the property was once owned by the brewery.</p> <p>Inside the building all wood beams are exposed, the floor is original handmade tiles laid over the soil and the ceilings are constructed with reed and plaster made from lime and horsehair.</p> <p>Outside the building there are two wells, one which is a well dug to collect surface water used for washing and serving the forge , the other is a fresh water well with a working pump which was installed in 1814 , the water table rests 12 feet below ground level.</p>								
			C1	C2	C3	C4	C5	C6	C7	C8
			✓	✓		✓		✓		
15	Glebe Cottage, Main Street, Hickling	<p>Glebe Cottage is one of the oldest properties in the village, appearing on the 1884 map and is still owned by The Church of England. In postcard photos taken in 1904, the building is shown to have a brick facade with a thatch roof. Later photos from the late 1920s/1930s, show that tiles have replaced the thatch and rendering covering the brick. It is believed that the Cottage originally provided staff accommodation for those working at the Rectory, although between 1951 and 1976, the incumbent Rector resided part of the time at Glebe Cottage and</p>								
			C1	C2	C3	C4	C5	C6	C7	C8







No.	Address								Description
	✓	✓			✓	✓	✓		<p>moved there permanently prior to The Rectory being sold in 1979. The extension to the rear was added in the late 1970s. The descendants of the Rector are still tenants of the Cottage to date. The Cottage is registered on the Notts Historic Environment Record.</p>
16	Burnetts, Main Street, Hickling								<p>Burnetts incorporates a rectangular two-storey property facing Main Street and attached to this there is a lower, more irregular, range of buildings up the side of the lane.</p> <p>The Burnett family ran a building, wheelwrights, blacksmiths, decorating and undertaking firm from this premises.</p> <p>It is understood that the Burnett firm built the house on the corner, while the range of buildings at the rear is much older and housed the paint shop and building premises. This part of the house contains 17<sup>th</sup> Century timber beams and timber-framed partitions and has ash lime floors.</p> <p>The brickwork to the more recent front elevation is in header and stretcher bond, with the headers being in a buff brick while the stretchers are in orange brick to create a subtle pattern. The front elevation is symmetrical, and there was originally a centrally placed front door which has since been bricked-up. The windows were originally Yorkshire sliders with arched brick lintels.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓		✓			✓	✓	






No.	Address								Description
17	Duisdale, Main Street, Hickling								<p>Duisdale is one among the distinctive group of traditional properties facing Main Street. The building dates from Victorian times.</p> <p>The symmetrical front elevation is in brickwork and is most attractive. The central timber-panelled front door has a semi-circular fanlight and a carved, white painted timber door surround and lead covered canopy supported by carved, scrolled timber brackets. Either side there is a bay window with vertically sliding slash windows and stone window cill. At first-floor a vertically sliding slash window, with stone cill and lintel, is placed above each bay.</p> <p>The brickwork to the front elevation is in header and stretcher bond, with the headers being in a bluish buff brick while the stretchers are in an orange brick to create a subtle pattern.</p> <p>The simple pitched roof is covered with clay pantiles with a brick chimney stack at each gable end.</p> <p>The house is set back from the front boundary 5-6m and a mature holly hedge sets off the property beautifully.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓		✓		✓			



No.	Address								Description	
18	Beech House, Main Street, Hickling								<p>Beech House is one of the larger old farmhouses of Hickling although it is now a family house. The large range of farm buildings to the left is now in separate ownership and the converted in to a house (The Olde Barn).</p> <p>The current owners believe that the rear parts of the house, which are more irregular, date form the 1750s while the double-fronted part dates from the 1850s.</p> <p>The symmetrical front elevation has been rendered although it would have been brickwork. Despite the rendering the house is still characteristic in scale and proportions of the traditional farmhouses of Hickling which face Main Street.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓		✓		✓		
19	The Yews, Main Street, Hickling								<p>The Yews is a two-storey rectangular brick farmhouse, although no longer used as such, and has a range of outbuildings to the rear.</p> <p>The Yews has a symmetrical brickwork facade which is simple Georgian style, similar to other of the older Hickling houses. The front Elevation faces Main Street and is set back from the road by about 12m.</p> <p>The pleasant open aspect of the property is enhanced by an open field opposite.</p> <p>The exterior of the house has changed little except that the sash windows were originally divided into the traditional Georgian pattern of 3 panes horizontally by 4 panes vertically. The original clay pantile or slate roof has been replaced with concrete interlocking tiles.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓		✓		✓		



No.	Address									Description	
20	Village Sign, Main Street, Hickling									<p>The Village sign is a traditional emblem with origins dating back to the medieval village cross. The impressive Hickling village sign stands at the T junction where Bridegate Lane meets Main Street. It was designed and made by Richard Collishaw a local farmer to celebrate the Millenium. The Collishaw family have lived and worked in the village since records began in 1640. The sign which represent village life in Hickling. At the top is the Belvoir Angel, a symbol which can be found on many headstones in the local churchyard. Next is a swan – these are found on the canal and basin, breeding every year. The village church, corn dollies for the agricultural farming community and the harvest plus the cow for the dairy farmers.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8			
	✓	✓				✓			✓		
21	The Manor House, Main Street, Hickling									<p>Manor House is a large detached house situated within a spacious residential curtilage and accessed directly off Main Street via a private driveway.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8			
	✓	✓		✓		✓					
22	The Blossoms, Bridegate Lane									<p>Originally built c. 1830 before other neighbouring properties. It was built for a lady from Nottingham as a country cottage. It enjoys some very interesting corbelling and brick features. Extensions have been added during its lifetime. Previous use has included a haulage yard in the early 1900s before becoming a farm and latterly returning to a private residence again. The current owners have been in occupation since 1986. Outouses and stable have been added to earlier outhouses and the current owners ensured the new garage complex built in 2018 respected the original house with complimentary brickwork and corbelling. Apparently, there used to be a doorway in</p>	
	C1	C2	C3	C4	C5	C6	C7	C8			
	✓	✓		✓		✓			✓		

No.	Address								Description	
									the left-hand gable end, which was bricked up long ago.	
23	1& 2 Jacks Croft, Pudding Lane, Hickling								These were originally 4 farm workers cottages which shared an outside copper. The mains of the copper still exist. There is also brick work evidence of the outside lavatory. An Insurance plaque is visible on the front wall of the cottages below the roof tiles.	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓		✓				
24	Ivy House, Main Street, Hickling									
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓						
25	Lengthsmans Hut								Although the Lengthman's Hut is located outside the Conservation Area, this building also plays an important part of Hickling's canal heritage and is mentioned in the Conservation area appraisal and Parish Plan. It is currently under re-construction by Canal and Rivers Trust as it is one of the only	
	C1	C2	C3	C4	C5	C6	C7	C8		



No.	Address								Description
	✓	✓				✓	✓	✓	<p>remaining sleeper built lengthman's huts on the canal system.</p> <p>The lengthman's hut was a refuge for the lengthman and store for tools. The lengthman kept a stretch of the waterway free from weeds to make it navigable.</p>
26	Manor Farm, Hickling Pastures								<p>This substantial 3 storey house with 4 double bedrooms was originally built in the early 1700s and was first known as Hickling Manor. It has always existed as a farm, now comprising 300 acres. It has been in several ownerships during its life. The current owner was born in Spring Holme cottage (a small dwelling located in the grounds) whilst his grandparents lived in the main house, following their purchase in 1921. He took up residence of the main house in 1948. A previous owner, a Mr Greaves, actually signed one of the windows. The original brickwork from the 1700s is conventional in layout, although it is possible the brickwork on the front of the house was in disrepair as this one elevation was rendered following creation of dormer windows in the roof to replace previous smaller ones. The design of the dormer windows is unusual as shown in the adjoining photo. There are a substantial number of outbuildings, indicative of the period, including a brick building housing the bread oven, stone-built copper and stone cheese press.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓				✓		✓	




No.	Address								Description
27	Hickling Lodge, Hickling Pastures								<p>It was built as a farm house in stages and the internal layout shows the character and interest as additional rooms have been added over time. The age is not known but is estimated as being mid-1800s.</p> <p>A heavy wooden front door leads into the tiled hallway where a large claymore greets visitors; left is the grand lounge and right the dining room, to the rear is the snug.</p> <p>One set of stairs leads down to the small cellar with brick archways. Two sets of stairs, one front (overlooked by stained glass window) and one rear, lead up to the first floor. There are three bedrooms at the rear, a fourth is used as a dressing room, and the master bedroom is at the front connecting through a dressing room to the main bathroom with views over the Vale to the rear and gardens to the front.</p> <p>A further set of stairs at the rear leads to the second floor to two further rooms used as an office and the 6th bedroom.</p> <p>The kitchen is at the rear of the house and beyond is attached further quarters with a sitting room, small kitchen with bedroom and bathroom upstairs.</p> <p>There are gardens all round; pumped water flows through two small waterfalls. A total of 21 chimneys can be counted on the main house. The original barn has been converted into another house.</p>
	C1	C2	C3	C4	C5	C6	C7	C8	
	✓	✓		✓		✓		✓	





No.	Address								Description	
28	1-3 The Green, Hickling								<p>The cottages built circa 1850 were originally 6 cottages and later arranged into 3 dwellings. It is believed that these were farm cottages and were once sold at auction for £200.</p> <p>The handmade floor tiles still remain, and the ceilings are solid constructed from the cement of the 1850s.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓		✓	✓					
29	Letterbox, Main Street, Hickling								<p>Post box on Main Street bearing the Royal Cypher of King George VI, who reigned for 16 years from 11 December 1936 to 5 February 1952. It is still in regular use although it is often necessary to fold letters to get them in the narrow opening. Roadside wall boxes first appeared in 1857 as a cheaper alternative to pillar boxes, especially in rural districts. ... Between 1866 and 1879 the hexagonal Penfold post box became the standard design for pillar boxes and it was during this period that red was first adopted as the standard colour.</p>	
	C1	C2	C3	C4	C5	C6	C7	C8		
	✓	✓						✓		

No.	Address									Description
30	Yew Tree House, Main Street, Hickling									
		C1	C2	C3	C4	C5	C6	C7	C8	
		✓	✓		✓	✓				

## Appendix 5: Design Guide

---

### Forward

This Design Guide has been prepared as part of Hickling Parish Neighbourhood Plan with the aim of setting guidelines to assist professionals, developers and householders to use in the preparation of proposals both for new development and in achieving good practice when altering, extending and maintaining existing properties. It will promote good design practice by all those involved in the development process.

### Introduction

The Design Guide is intended to positively shape the siting, appearance and character of developments within the Parish of Hickling. Although it contains no policy statements it is intended that its provisions will be implemented through (Policy H8), and others, in the Hickling Parish Neighbourhood Plan and Rushcliffe Borough Council Local Plan (emerging Local Plan policies 1, 28, 30 31).

The Design Guide focuses mainly on residential properties but is equally applicable to commercial and other developments.

At present Hickling Parish retains many buildings and arrangements of buildings which establish and reflect its character as a moderately prosperous Parish set within a rural area. In recent years the character of the village has been challenged by the enlargement of existing buildings, the construction of new properties utilising non-traditional materials such as contemporary render, timber cladding and aluminium not previously much used in the area. The village has a strong linear character with buildings set either side of the main street with fingers of open countryside coming into the village helping to gain views out and maintaining the open character.

Harles Acres is a small development at the Southern end of Main Street, built in the 1960s and incorporated into the revised 2008 Conservation Area. It has a design and character differing from the historic core of Main Street.



FIGURE 5: ENTRANCE TO HARLES ACRES



Hickling Pastures has a different character from the village of Hickling with a collection of properties, consisting of agricultural and residential buildings located in generous plots along the A606 Melton Road. The buildings are set back from the street with well-defined mature boundary treatments. The buildings are mainly red brick with tile roofs and are glimpsed through the trees and hedges.

Following a series of Hickling Parish Neighbourhood Plan consultation events with residents we know that a Design Guide aimed at promoting the use of traditional materials, traditional design features and design layouts is a high priority for the plan.

The provisions within the Design Guide will apply equally to all new development proposals. Good design and creating a sense of place are at the heart of good planning<sup>2</sup>. The uses of layouts and materials which reinforce the sense of place, the character and the history of the locality are at the core of this concept. Integration into the natural, built and historic environment is very important and that local distinctiveness should be maintained. A part of the neighbourhood plan area has been designated as a Conservation Area (Heritage Plan – P27 of Hickling Neighbourhood Plan); the Design Guide is intended to complement the aims for designation and to maintain the significance attaching to the structures and setting of the Conservation Area.

This Design Guide is aimed at putting the broad National policies of the NPPF and the Conservation Areas and Listed Buildings Act (1990) into a local context. (In accordance with paragraph 59 of the NPPF), The Design Guide concentrates principally on scale, density, layout, materials and access rather than the details of architectural design. However, several local architectural features are included as examples to help prospective developers appreciate and understand the character of the buildings in the parish. It is strongly recommended that prospective developers and their architects discuss their plans, designs, use of materials and layouts with Rushcliffe Borough Council and Hickling Parish Council, at the earliest stages to avoid expensive redesign or rejections, at a later stage in any project.

This Design Guide applies to the whole Parish, it has regard to the Conservation Area Appraisal prepared by Rushcliffe Borough Council September 2008 and follows advice set out in National Planning Practice Guidance and Hickling Parish Neighbourhood Plan Policy H9 (Local Design). The Design Guide contains background material describing factors which have influenced the current form of Hickling; a series of examples of the architectural designs and features which characterise the parish are also provided (principally through photographs, but with explanatory text where necessary); it also provides sections on materials, external treatments, and the layout of individual and groups of buildings.

## What is a design guide and who is it for?

A Design Guide sets out clear and simple advice for the design of all development in a parish based on its character. It will not stop change happening but it can influence how new buildings fit into the village. A Design Guide is intended to ensure that new development is in harmony with its setting and makes a positive contribution to the parish environment.

---

<sup>2</sup> National Planning Policy Framework (revised) 2018 (paras 124-127)

Changes are brought about not just by new buildings but also, on a smaller scale, by alterations to existing houses, open spaces, walls, hedges and street furniture. The guide seeks to encourage everyone to look carefully at the impact of what they propose to do in the village and the landscapes as a whole.

## The Parish of Hickling

### Design within the parish

Presented in this section are examples of architectural details found within the village which are intended to strongly inform the design of new buildings.

Attention is drawn to the use of appropriate materials in the construction of new buildings, extensions or re-development. The brickwork predominant in the village has a strong orange red colour although not necessarily uniform, having some variations often referred to in the building trade as a “multi” brick and a suitable match should be carefully selected.

Compliance with this Design Guide will help speed up the planning process by reducing the chance of objections due to poor design. The guide provides supporting information to the Hickling Parish Neighbourhood Plan and, as such, is a material consideration in all planning decisions which involve building work in Hickling Parish. It carries weight in decision making, having been arrived at through the Neighbourhood Plan process. Planning proposals would be expected to refer to the Design Guide.

The Design Guide seeks to help achieve well designed houses and extensions, for development to be sustainable, of high quality and appropriate for their context. This can be achieved by taking inspiration from the surrounding architecture and by paying attention to their scale, proportion, massing and the use of materials.

When designing a new house or extension, careful attention needs to be paid to the size, scale and mass of the building so that it fits in with the local character or context of the site. The scale, height and mass of a new house should respect that of adjoining or adjacent buildings. Height is particularly important in determining the impact of a development on views and skylines.

The following section summarises the context of the village and provides design guidance to assist the design process.

## Contextual Analysis of Hickling Parish

### Street scene – Hickling Village



FIGURE 6: ENTRANCE TO HICKLING FROM THE NORTH

The basin, former wharf building and pub form an attractive entrance to the village from the North. There are three other entrances to the village from the surrounding countryside each giving access to the Main Street, where the roofs, chimneys and massing of the buildings form a welcoming view.



## Street scene – Hickling Pastures



**FIGURE 7: HICKLING PASTURES BRIDEGATE LANE VIEWED TOWARDS THE A606 NOTTINGHAM /MELTON ROAD**

Hickling Pastures is formed around the A606 Nottingham/Melton Road and as such it's street scene tends to be dominated by the road. Houses are set well back in large tree sheltered plots. It stretches off the Nottingham/Melton Road, down Bridegate Lane towards the village of Hickling.



The Neighbourhood Area stretches beyond Hickling village and Pastures into open countryside where scattered farms and housing are found of broadly traditional design.



**FIGURE 8: EXAMPLE OF BOUNDARY TREATMENTS ON MAIN STREET, HICKLING**

In the village of Hickling the houses are set in gardens with mature trees and brick walls giving height and texture to the street. New development should be orientated to follow the arrangement of surrounding development where possible. The scale of new houses relative to the landscape and to the size of the plot is imperative to their success in fitting in with their surroundings. Overlarge buildings that dominate landscape features or views will be resisted.





FIGURE 9: EXAMPLE OF A VIEW TO THE OPEN COUNTRYSIDE FROM WITHIN THE VILLAGE CENTRE

The open aspect of the village is provided by the fields penetrating right into the village at various locations giving wide expansive views out into the countryside.



Houses facing each other down the main street of the historic area of the village give a strong linear character. The walls and railings add to the linear nature of the village and give a feeling of simplicity to the street scene.

Modern housing can appear to overwhelm its traditional neighbours if a deep plan form is adopted. Massing can be broken down to traditional proportions using gabled projections, modest single storey additions and using double pitched roofs.



FIGURE 12: EXAMPLE OF THE STRONG LINEAR CHARACTER DEFINE BY THE BUILDING LINE AND BOUNDARY TREATMENT ON MAIN STREET



FIGURE 11: ROWS OF FORMER AGRICULTURAL WORKERS COTTAGES INTEGRATED WITH LARGER PROPERTIES ON LONG LANE



FIGURE 10: A CHARACTERISTIC OF THE VILLAGE IS A STRONG SENSE OF SPACE CREATED BY THE WIDE VIEWS OF THE COUNTRYSIDE



FIGURE 14: DETACHED HOUSES SET BACK FROM MAIN STREET WITH OPEN AREAS AROUND THE BUILDING AND FORMER FARM OUTBUILDING



FIGURE 13: EXAMPLE OF A SINGLE STOREY AGRICULTURAL BUILDING ON PUDDING LANE GIVING A SENSE OF ENCLOSURE ON ONE SIDE AND MATURE HEDGE ON THE OTHER SIDE OF THE ROAD



## Roofs and Chimneys

Roofs in Hickling village are generally of slate or Clay pantiles. Chimneys generally reflect the building materials of the walls. Good honest design is encouraged – if there's a chimney it should have a function and not simply be a decorative afterthought. The roof height and shape are heavily influenced by the span of the building, its type of construction and limitations of the roof material. Generally, the buildings have 45 pitch and they are mostly symmetrical. The traditional cottages tend to have low eaves height, a feature that should be carried through in new buildings to ensure height and proportions are appropriate. Hipped roofs are less common and flat roofs should be avoided.



FIGURE 16: EXAMPLE OF A PANTILE ROOF



FIGURE 15: EXAMPLE OF A SLATE ROOF ON THE PLOUGH INN



FIGURE 17: EXAMPLE OF A 45 PITCH GABLE

## Doorways and porches

Doors are an important feature, particularly to a front elevation. They relate the building to both the human scale and to the ground floor outside. Main elevations without doors look very unsatisfactory. The favoured style of door in Hickling is generally traditional painted timber panelled, some with glazing replacing the top panels. Most Porches are a simple canopy supported by brackets, some of them ornate. Other doors including garage doors, are usually vertically slatted timber.



FIGURE 18: EXAMPLES OF ORNAMENTAL DOORCASES



## Windows

Windows are an important consideration when designing a new building or an extension. Inappropriate, poor quality windows can easily erode traditional features on historic buildings and the character of the area.

The sash is a mainstay of Georgian and Victorian housing in the parish and is still widely used on traditional-style, new buildings. Sizes are typically not standard, but windows need to be in proportion to the house, so are often bespoke. Properties often had smaller windows towards the top of the property, with larger windows on the ground floor. Sash windows usually have multiple glazing bars.

Another traditional option (historically and in the 20th century), open-out casements are available in a variety of formats. Split casements for cottage-style designs and small glazed units are most common.

Usually it is not good to match different styles on the same property.

Timber windows are encouraged in the Conservation Area. In addition to keeping window period appropriate, timber windows are more environmentally friendly than plastic windows. Timber windows also have a longer lifespan, meaning that they are often cheaper in the long-term. There are, however, some very good alternative products with a timber effect that can reproduce the pattern and detailing of traditional windows.

Even in the simplest, most functional building types, the lintels and arches over the doors and window openings are elaborate, often subtly, but nevertheless providing an important element of detail. The addition of a substantial cill below the window and an obvious arch, lintel or cornice above, emphasised its height and elegance, reducing the visible gap between the window above.



FIGURE 19: EXAMPLES OF TRADITIONAL WINDOWS

## Walls/boundaries

Boundaries characteristically are either brick walls or hedges or the tradition post and rail fence found at open locations along Main Street and Hickling Pastures. Generally, the walls and hedges provide a strong emphasis to the street scene, with the trees in gardens adding height and interest.

The enclosure of external areas, such as car parks and gardens, can be an effective means of integrating a site with its surroundings, visually enhancing a development and can screen activity and parked cars. Boundaries are also used to contain activity, protect privacy and provide security.

The type of boundary treatment, whether it be brick walling, fencing or hedging, should be informed by considering what forms the local distinctiveness of the area and what the boundary treatment is aiming to do, for example, screen car parking, provide shelter or provide privacy.

Where a brick wall is built it is important that the brick selected matches the building and care is taken in designing the height and use of coping stones to secure a suitable finish to the boundary. Hedges are a common boundary treatment in the village and for them to continue to thrive, an appropriate species needs to be used, and the hedge needs to be carefully planted.



FIGURE 20: EXAMPLE OF BOUNDARY TREATMENTS



FIGURE 21: EXAMPLE OF HEDGE AND WOODEN FENCE BOUNDARY TREATMENT AT HICKLING PASTURES



## Materials and finishes

Walls in Hickling are predominantly a soft orange red colour, with examples of Flemish bonding where the headers of the bricks are lighter in colour giving a pleasant chequered board effect.

Painted brick or the use of render on external walls has in the past had both a functional and aesthetic use. The uses have been employed to protect brickwork from the elements or to cover up damage or crumbling of the brick face. It is imperative that where render or painting of external walls is used it is maintained to make sure it continues to perform a protective function and to maintain an acceptable appearance.

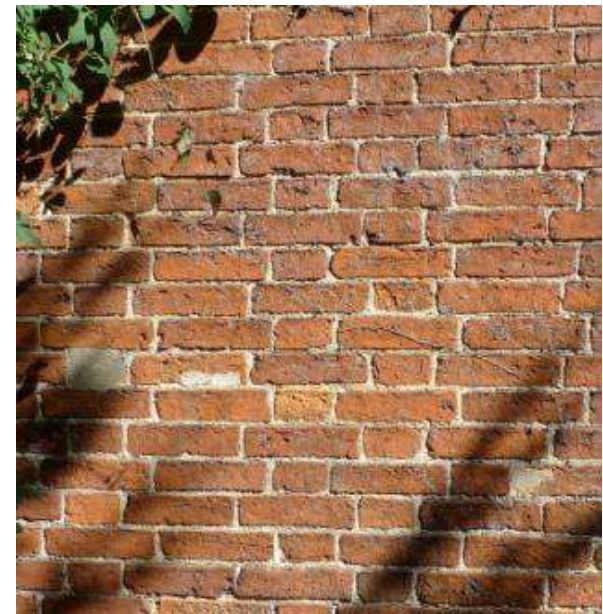


FIGURE 22: EXAMPLES OF TRADITIONAL BRICKWORK, PAINTED BRICKWORK AND RENDER

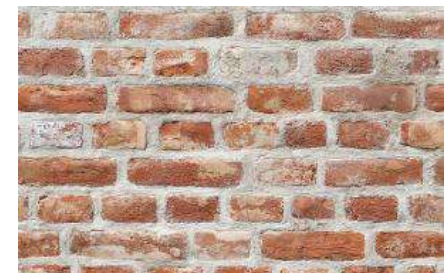
Pointing is the finish of the joints between the bricks, after the brickwork has been completed or during maintenance works to repair old pointing that has failed or eroded. Pointing is very important, not only does it make brickwork look good, but it adds to the resistance to weather, which will add to the brickwork's longevity. Pointing should be undertaken with care and it is important that the pointing should have a flush or slightly indented finish, it must not be smeared on the edge or face of the brickwork. Pointing that has been poorly undertaken can damage the visual appearance of a building. The use of power tools to extract old mortar must be used with caution to avoid damaging the edges of the bricks. A useful reference is Historic England - Repointing Brick and Stone Walls Guidelines for Best Practice – January 2017.



**FIGURE 25: EXAMPLE OF NEAT MODERN POINTING, REGULAR JOINTS WITH THE EDGES OF THE BRICKS CLEARLY DEFINED**



**FIGURE 24: EXAMPLE OF TRADITIONAL LIME POINTING**



**FIGURE 23: EXAMPLE OF POOR POINTING WITH WIDE JOINTS AND MORTAR SMEARED OVER THE FACE OF THE BRICKS**

## Identifying Development Constraints and Opportunities

When planning a new development, it is essential to take into account local character, opportunities and the characteristics of a site and its setting with the surrounding neighbourhood and landscape that might influence design, and this should be done early in the design process.

Issues to be considered should include:

- The character of Hickling and Hickling Pastures as small village settlement in a rural setting
- Physical aspects of the site, for example, the location in the village, orientation of the sun, drainage, local micro climate
- Important existing features to be retained, for example, trees, hedges, ponds, buildings, walls
- Views into and out of the site
- Access points and routes into and across the site from surrounding areas

### Responding to the setting

The centre of Hickling is designated as a Conservation Area and there are 24 listed buildings in the parish. The Design Guide seeks to ensure that these heritage assets are both conserved and enhanced.

Listed Building Consent is needed to alter or to extend a listed building in any way that affects its architectural or historic interest and any planning application in a Conservation Area is required to ensure that the proposals do not detract from its character.

## Establishing the structure of new development

In Hickling attention should be paid specifically to the traditional ambience of the village, to the rural character of the place and the linear layout interspersed with open areas allowing views through to the countryside.

The Design Guide is not concerned with the internal layout of new buildings but the layout of the buildings within their plots and how they relate to the existing buildings in the village and how any new development forms links via footpaths and roads are important considerations in maintaining and enhancing the character of the area.

### Key Design Principles:

- The development itself should have an obvious character and integrate well with its surroundings

- Important viewpoints should be identified beyond the development but also within it to green spaces, turns and curves and ends of streets
- Footways and paths should be linked to reflect the character of existing paths in the village
- Car parking should not be a dominant visual feature but requires realistic space for residents and visitors
- Hedges and trees are important features to include as they create natural environment and a link to existing surroundings

## Landscape and Planting

The design of the public realm, landscaping and external areas around buildings is at least as important as the design of the buildings themselves in defining the character and quality of places. When the design of hard surfaces, boundaries and planting (which should include indigenous species such as Alder, Hazel, Holly, Dog Rose) is done well it can make all the difference in creating a distinctive character for new places so that they fit in their surroundings.

Existing landscapes can be used to form the structure and character of new development and to create shelter and windbreaks and can also provide instant 'maturity' that can be a valuable asset to a development site.

### Key design principles:

- Planning applications for anything other than minor developments should be accompanied by a 3D visualisation or artist's impression showing the relationship of the proposal to the surrounding buildings. These should clearly demonstrate the effect on views out from the village and from views into the approach to the village.
- The open green spaces between buildings and groups of buildings should be retained as a key part of the neighbourhood character
- Existing property boundaries, trees and hedges are important and should be retained or, if removed by necessity, replaced
- New boundaries should be constructed in bricks to match the local brick. Railings, if used, should be of a local style and hedges should be of indigenous species. Standard panelled or lap fencing and metal/concrete post and rail are not characteristic features.

## New Buildings and Architectural Features

Architectural detailing to buildings in the parish is varied adding to the interest and quality of the buildings. The principal features are the windows, the doors, roofs, chimneys and the coursing of the brickwork which add to the appearance and interest of the buildings. The characteristics of the village buildings reflect local and regional building traditions. There are limited examples of render being used and some painted brickwork which retains the texture of the brickwork and could be utilised in new developments if used in moderation. The windows, doors, fanlights, porches and chimneys give additional character to buildings and contribute to the diversity of the historic village streetscapes.

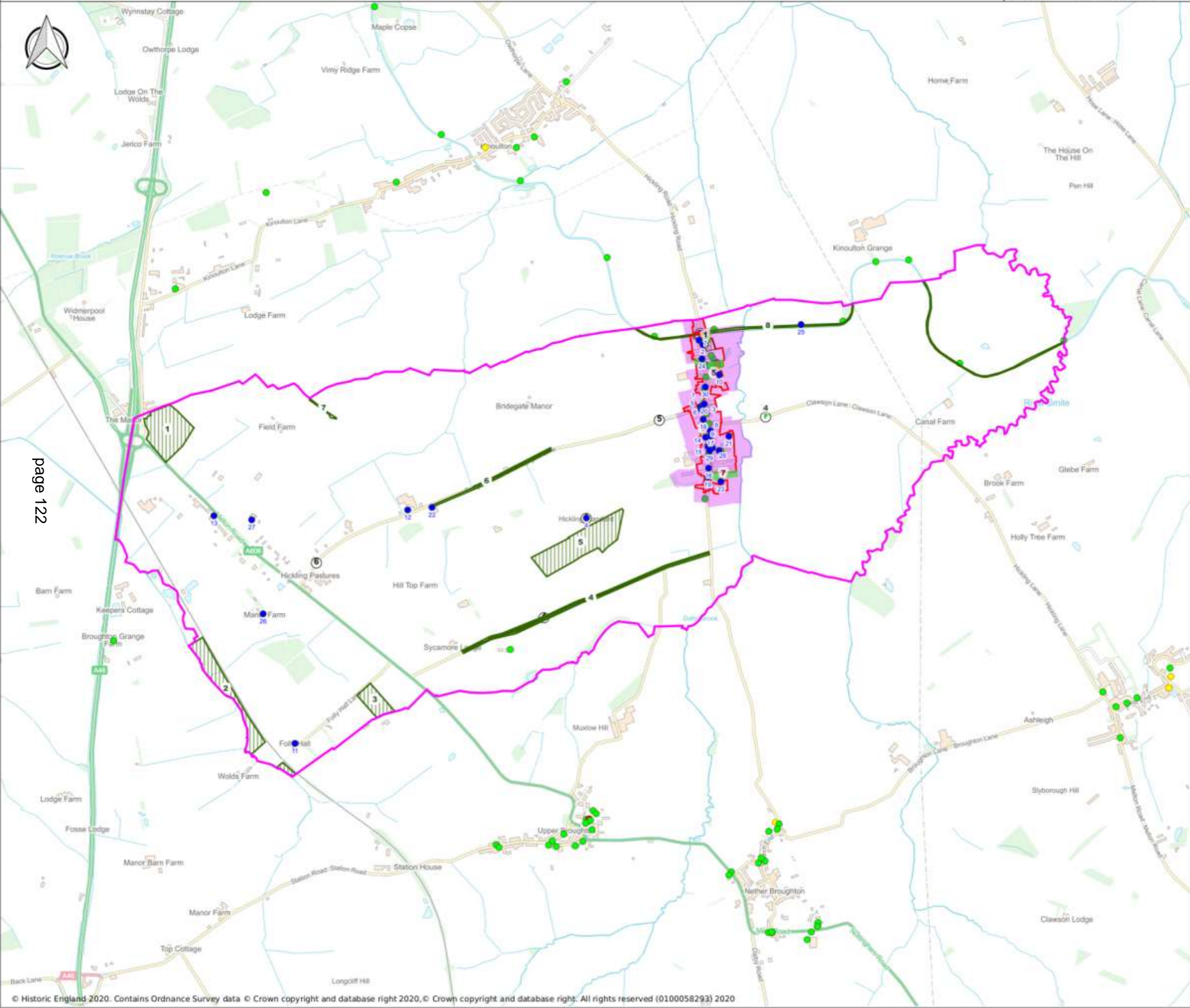
### Key design principles:

- New developments should reflect local architectural styles and materials but avoid over-enthusiastic use of conflicting vernacular styles on any single building
- Modern interpretations of traditional forms may be acceptable although early discussion between architect and the local authority is recommended
- Materials used in new buildings should respect the surrounding buildings and reflect the traditional materials used in the area
- Extensions and renovations should harmonise with those that are dominant in the existing house
- Architectural detail such as windows, doors, roofs, porches and brickwork should reflect the local character

Innovative, contemporary design and that which incorporates energy-saving or generating features will be welcomed where it respects and enhances its surroundings. If we want to create a better quality of life, now and for future generations, we need to build more sustainably. To achieve this aim, design needs to become more integrated. It needs to include factors such as resources, carbon emissions, waste, health, culture and habitat and how these work together to shape new developments.

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help. It may be possible to add a well-designed extension in a modern style provided it is in harmony with the original building and does not diminish its quality or integrity.



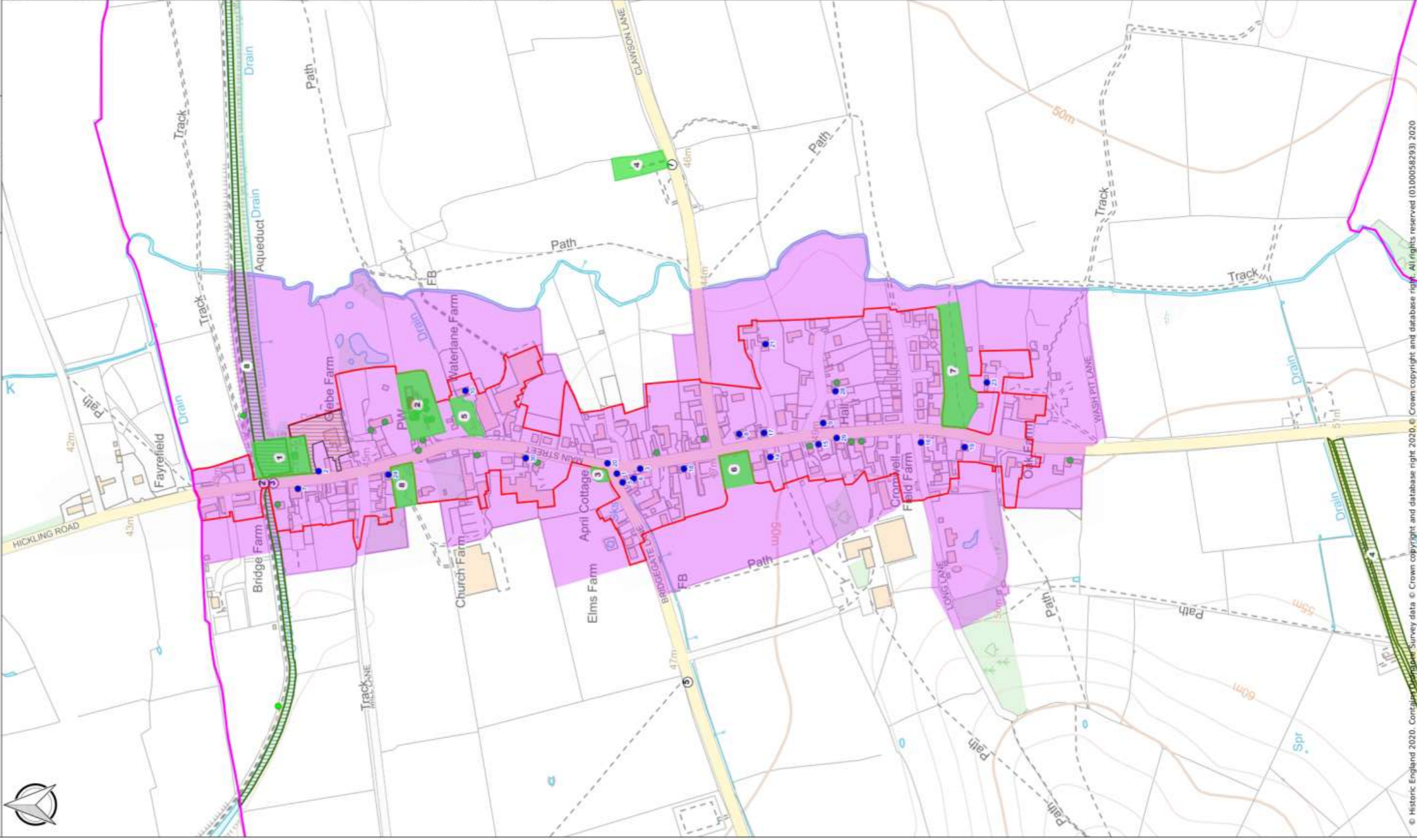


Features of Local Heritage Interest

- Local Green Space
- The Wharf, Main Street
- ▨ Neighbourhood Plan Area
- Limits to Development
- ▨ Local Wildlife Site
- Conservation Area
- Important Local View
- Key Landscape Feature
- I Listed Buildings
- II
- III\*

page 122





Features of Local Heritage Interest



Local Green Space



The Wharf, Main Street



Neighbourhood Plan Area



Limits to Development



Local Wildlife Site



Conservation Area



Important Local View



Key Landscape Feature



Listed Buildings



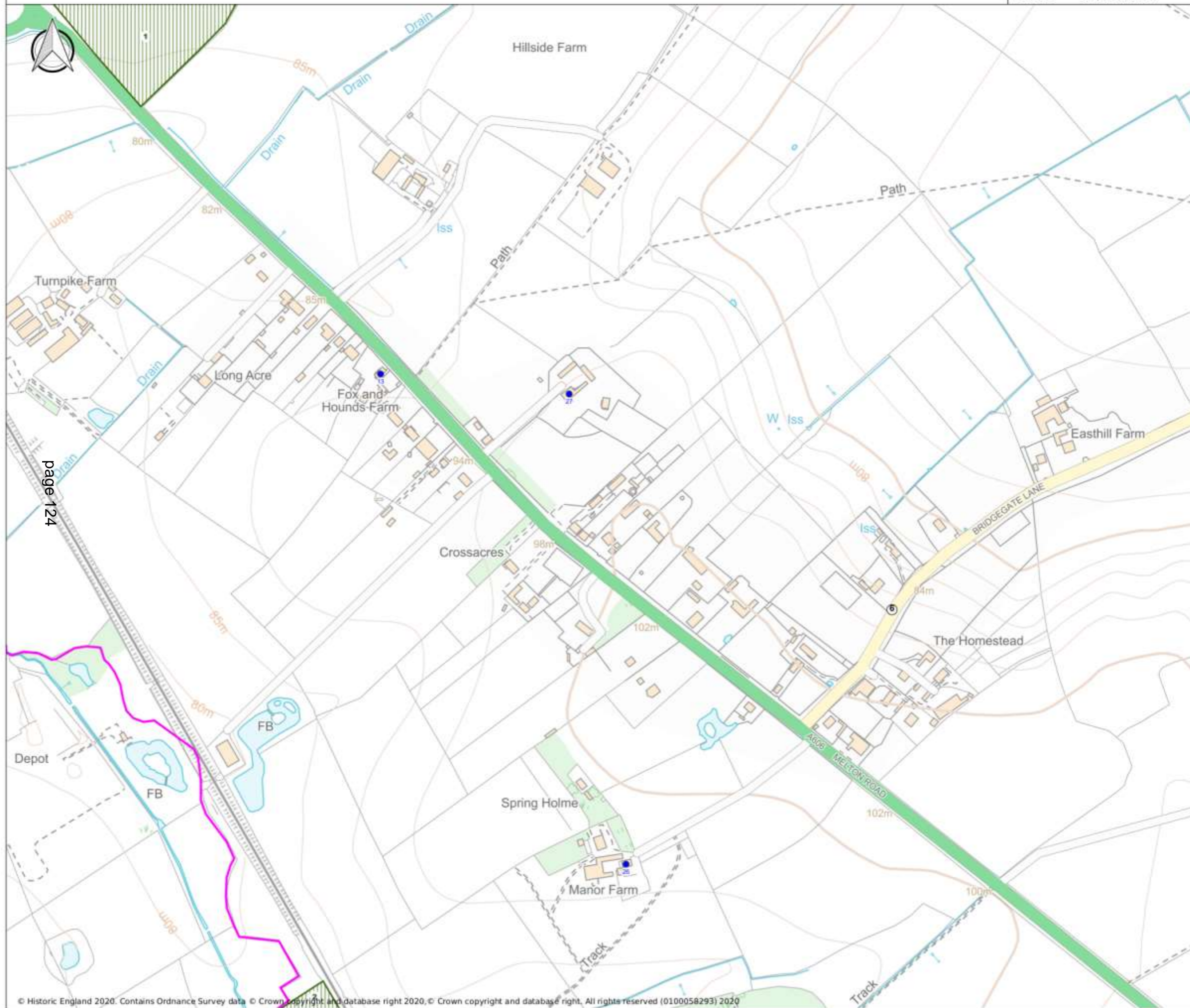
I

II



Features of Local Heritage Interest

- Local Green Space  
The Wharf, Main Street  
Neighbourhood Plan Area
- Limits to Development  
Local Wildlife Site
- ▨ Conservation Area  
Important Local View
- Key Landscape Feature  
Listed Buildings



page 124



This page is intentionally left blank



**Appendix 2: Examiner's Report on Hickling Parish  
Neighbourhood Plan 2011 – 2028**

# **Hickling Parish Neighbourhood Plan 2011-2028**

**A report to Rushcliffe Borough Council**

**David Kaiserman BA DipTP MRTPI  
Independent Examiner**

**July 2021**

## **Executive summary**

I was appointed by Rushcliffe Borough Council on 18 May 2021, with the agreement of Hickling Parish Council, to carry out the independent examination of the Hickling Parish Neighbourhood Plan.

The examination was completed solely on the basis of the written representations received, no public hearing appearing to me to have been necessary. I made an unaccompanied visit to the area covered by the Plan on 8 June 2021.

Hickling is a rural Nottinghamshire parish within the Vale of Belvoir, on the border with Leicestershire. At the 2011 census it had a population of 511.

Part 1 of the Rushcliffe Local Plan, adopted in 2014, is the Core Strategy for the area and designates a number of settlements identified for growth. Hickling is not one of these, with the consequence that the only new development expected within the local plan period (ie up to 2028) is that required to meet local needs. The policies in the Plan allow for these to be met within the defined limits to development and, under certain circumstances on land in the wider countryside. For the most part, the Plan seeks to maintain the tranquil rural character of the Parish and to preserve and make the most of its many natural and historic assets.

I have concluded that, subject to the modifications set out in the report, the Hickling Parish Neighbourhood Plan would meet the basic conditions, and I therefore recommend that, as modified, it should proceed to a referendum.

## Contents

- Introduction
- Procedural matters
- A brief picture of the Neighbourhood Plan area
- The basic conditions
- Other statutory requirements
- National policy and guidance
- The existing Development Plan for the area
- The consultation exercise (Regulation 14)
- Description of the Plan
- Representations received (Regulation 16)
- The policies
  - Policy H1: Countryside
  - Policy H2: Locally important views
  - Policy H3: Tranquility
  - Policy H4: Renewable energy
  - Policy H5: Ecology and biodiversity
  - Policy H6: Trees and hedges
  - Policy H7: Local green spaces
  - Policy H8: Features of local heritage interest
  - Policy H9: Local design
  - Policy H10: Housing provision
  - Policy H11: The Wharf, Main Street, Hickling
  - Policy H12: Residential conversion of rural buildings
  - Policy H13: Replacement dwellings
  - Policy H14: Housing mix
  - Policy H15: Community services and facilities
  - Policy H16: The re-use of rural buildings for business use
  - Policy H17: Rural worker accommodation
  - Policy H18: Grantham Canal and Hickling Basin
- Monitoring and review
- Conclusions on the basic conditions and formal recommendation
- Appendix 1: Summary table of recommendations

## Introduction

1. This report sets out the findings of my examination of the Hickling Parish Neighbourhood Plan (the HPNP), submitted to Rushcliffe Borough Council (RBC) by Hickling Parish Council in February 2021. The Neighbourhood Area for these purposes is the same as the Parish boundary.
2. Neighbourhood plans were introduced into the planning process by the Localism Act 2011. They aim to help local communities shape the development and growth of their area, and this intention was given added weight in the National Planning Policy Framework (NPPF), first published in 2012. The current edition of the NPPF is dated June 2019, and it continues to be the principal element of national planning policy. Detailed advice is provided by national Planning Practice Guidance on neighbourhood planning, first published in March 2014.
3. The main purpose of the independent examination is to assess whether the Plan satisfies certain “basic conditions” which must be met before it can proceed to a local referendum, and whether it is generally legally compliant. In considering the content of the Plan, recommendations may be made concerning changes both to policies and any supporting text.
4. In the present case, my examination concludes with a recommendation that, subject to the modifications set out in my report, the Plan should proceed to referendum. If this results in a positive outcome, the HPNP would ultimately become a part of the statutory development plan, and thus a key consideration in the determination of planning applications relating to land lying within the Parish.
5. I am independent of the Parish Council and do not have any interest in any land that may be affected by the Plan. I have the necessary qualifications and experience to carry out the examination, having had 30 years’ experience as a local authority planner (including as Acting Director of Planning and Environmental Health for the City of Manchester), followed by over 20 years’ experience providing training in planning to both elected representatives and officers, for most of that time also working as a Planning Inspector. My appointment has been facilitated by the independent examination service provided by Penny O’Shea Consulting.

## Procedural matters

6. I am required to recommend that the Hickling Parish Neighbourhood Plan either
  - be submitted to a local referendum; or
  - that it should proceed to referendum, but as modified in the light of my recommendations; or
  - that it not be permitted to proceed to referendum, on the grounds that it does not meet the requirements referred to in paragraph 3 above.
7. In carrying out my assessment, I have had regard to the following principal documents:
  - the submitted HPNP
  - the post-Regulation 14 Consultation Statement (February 2021)
  - the Basic Conditions Statement (February 2021)
  - the Strategic Environmental Assessment Screening Report (January 2021)



- the Habitats Regulation Assessment Initial Screening Assessment (March 2021)
  - the representations made in relation to the HPNP under Regulation 16
  - selected policies of the adopted Rushcliffe Local Plan
  - relevant paragraphs of the National Planning Policy Framework
  - relevant paragraphs of national Planning Policy Guidance.
8. It is expected that the examination of a draft neighbourhood plan will not include a public hearing, and that the examiner should reach a view by considering written representations<sup>1</sup>. In the present case, I have concluded that no hearing was necessary (I should add that no request for a hearing was made in any of the representations).
9. My unaccompanied visit took place on 8 June 2021, when I looked at the overall character and appearance of the Parish, together with its setting in the wider landscape, those areas affected by specific policies in the Plan, and the locations referred to in the representations. I refer to my visit as necessary elsewhere in this report.
10. I have addressed the policies in the order that they appear in the submitted Plan. My recommendations for changes to the policies and any associated or free-standing changes to the text of the Plan are highlighted in ***bold italicprint***.

#### **A brief picture of the Neighbourhood Plan area**

11. The Parish of Hickling lies on the edge of the Vale of Belvoir in the south-east corner of Nottinghamshire, on the border with Leicestershire. It includes two principal elements, the linear Hickling village and, roughly two miles to the west, the smaller and more scattered community of Hickling Pastures located on the A606, a busy route linking Nottingham with Melton Mowbray. The total population at the 2011 Census was 511, with about 224 homes located in the main village, and a further 56 or so in Hickling Pastures.
12. I was able to see from my visit to the Parish that its character is dominated by the open, rolling countryside within which it sits and the agricultural economy which derives from it (there are several active farms within the built-up area itself). The village proper runs for about 0.6 miles along Main Street, with most development little more than an informal “ribbon” of traditional buildings – although there are one or two more modern elements, notably at Harles Acres at the southern end. Several fine views of the Vale of Belvoir are to be had from a number of vantage points within the Parish, notably from Green Lane and Bridegate Lane looking east. A major feature is the disused Grantham Canal, an important ecological and recreational resource. There are 31 listed buildings, while most of the village proper lies within a conservation area.
13. In addition to St Luke’s Parish Church, the village has an attractive pub and tea rooms, both closely associated with the Canal Basin; a village hall (which accommodates a pre-school) and a fine cricket ground. There is, however, no shop. The Parish is home to a number of small businesses, most of which are home-based.

---

<sup>1</sup> Paragraph 9(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

## The basic conditions

14. I am not required to come to a view about the “soundness” of the plan (in the way which applies to the examination of local plans). Instead, I must principally address whether or not it is appropriate to make it, having regard to certain “basic conditions”, as listed at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The requirements are also set out in paragraph 065 of Planning Practice Guidance. I deal with each of these conditions below in the context of the HPNP’s policies but, in brief, all neighbourhood plans must:
- have regard to national policy and guidance (Condition a);
  - contribute to the achievement of sustainable development (Condition d);
  - be in general conformity with the strategic policies in the development plan for the local area (Condition e);
  - not breach, and otherwise be compatible with, EU obligations, including human rights requirements (Condition f);
  - not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017; and
  - comply with any other prescribed matters.
15. The Basic Conditions Statement (BCS) is dated February 2021. It begins by explaining the statutory background to neighbourhood planning, and how this relates to the decision to prepare the HPNP. It then sets out, in a helpful tabular format, how each policy of the Plan seeks to address NPPF policies, as well as any relevant paragraphs of Planning Practice Guidance. A separate table shows how the Plan seeks to satisfy specific components of national policy dealing with the need to achieve more sustainable development. The exercise is repeated in order to demonstrate the conformity of NP policies with the Core Strategy of the Rushcliffe Local Plan (ie Part 1 of the RLP, deemed to be the “strategic” policies for the purposes of neighbourhood planning). The BCS also looks at key policies in Part 2 of the RLP in the same way before briefly describing the relationship with EU obligations, in particular under the Strategic Environmental Assessment and Habitats Directives.
16. I am satisfied that the BCS is a full statement of the steps that have been taken to meet the relevant statutory provisions.

## Other statutory requirements

17. A number of other statutory requirements apply to the preparation of neighbourhood plans. These are:
- that the Parish Council is the appropriate qualifying body (Localism Act 2011) able to lead preparation of a neighbourhood plan;
  - that what has been prepared is a Neighbourhood Development Plan, as formally defined by the Localism Act; that the plan area does not relate to more than one Neighbourhood Area; and that there are no other neighbourhood plans in place within the area covered by the plan;
  - that the plan period must be stated; and
  - that no “excluded development” is involved (this primarily relates to development involving minerals and waste and nationally significant infrastructure projects).

18. All these requirements have been satisfied in this case. I have also borne in mind the particular duty, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of “preserving or enhancing the character or appearance” of any conservation area.
19. A screening report is required in order to determine whether a neighbourhood plan needs to be accompanied by a Strategic Environmental Assessment (SEA), under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004. It is the qualifying body’s responsibility to undertake any necessary environmental assessments, but it is the local planning authority’s responsibility to engage with the statutory consultees.
20. In January 2021, consultants Planit-X published their screening report for the HPNP, their consideration of the environmental effects of the Plan extending to several sensitive assets close to but beyond the NP area itself. At the pre-submission stage, the allocation under Policy H11 of land at The Wharf for a small housing development was considered likely to have had a significant impact on the character of the Conservation Area (a view supported by Historic England); however, an altered policy approach has led to the conclusion that “the potential for Policy H11 to have a significant effect on the environment is now more limited”. For this reason, an SEA is not considered to be required – a conclusion again supported by Historic England<sup>2</sup>. Neither Natural England nor the Environment Agency question the overall outcome of the screening exercise, and I have no reason to take a different view.
21. A separate assessment under the Habitats Regulations was carried out by RBC, the results being contained in their report dated March 2021. This reached the conclusion that the HPNP is unlikely to have significant effects on any European protected nature conservation site, and thus that no further assessment is needed. I have also noted that the same conclusion was reached in respect of both parts of the adopted Local Plan for the Borough as a whole.
22. It is a requirement under the Planning Acts that policies in neighbourhood plans must relate to “the development and use of land”, whether within the Plan area as a whole or in some specified part(s) of it<sup>3</sup>. I am satisfied that this requirement is met.

### **National policy and guidance**

23. National policy is set out primarily in the NPPF, with a key theme being the need to achieve sustainable development. The NPPF is supported by Planning Practice Guidance (PPG), an online resource which is continually updated by Government.
24. I have borne particularly in mind the advice in the PPG that *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.”*<sup>4</sup>

---

<sup>2</sup> It should be noted at this point that I have recommended substantial changes to Policy H11: it may be that RBC will need to consider whether further consultation with Historic England would be needed, in the event that my recommendation is accepted.

<sup>3</sup> s. 38A(2) of the Planning and Compulsory Purchase Act 2004, inserted by the Localism Act 2011

<sup>4</sup> PPG paragraph 041. ID:41-041-20140306

## **The existing Development Plan for the area**

25. Basic Condition (e) requires neighbourhood plans to be “in general conformity with the strategic policies of the development plan for the area”. For Hickling, these are principally to be found in the Rushcliffe Local Plan Core Strategy (ie Part 1 of the Plan, adopted in December 2014). I refer to this as necessary at appropriate points in my report. In addition, I will refer to Part 2 of the Local Plan (Land and Planning Policies) as required, which (under paragraph 1.13) contains certain other policies considered to be strategic for these purposes.

## **The consultation exercise (Regulation 14)**

26. This regulation requires the Parish Council to publicise details of their proposals “in a way that is likely to bring [them] to the attention of people who live, work or carry on business in the area”, and to provide details of how representations about them can be made. Regulation 15 requires the submission to the local planning authority of a statement setting out the details of what was done in this respect, and how the qualifying body responded to any matters which arose as a result of the consultation process.
27. Initial public consultation began in the autumn of 2016, leading eventually to the publication of the first draft of the Plan early in 2019. Full details of the various stages of the public engagement exercises are set out in the Consultation Statement, and I have no need to summarise them here. Suffice to say that I am satisfied that the work done by the Parish Council’s Neighbourhood Plan Steering Group meets the requirements of the Regulations in this respect, and all involved are to be congratulated for not allowing progress on the Plan to be unduly impeded by the Coronavirus pandemic.

## **Description of the Plan**

28. The submitted version of the Plan is dated January 2021. It begins, in Part 1, by setting the general background to neighbourhood planning and briefly describing the key facts about the Parish, including explaining the strategic planning context. It then summarises the process of engagement with the local community, listing the 14 key issues that were identified as a result. The vision for the village requires the Plan to be “aspirational but realistic” and is based on the desire to conserve the built and natural heritage; reduce the impact of traffic; ensure housing provision meets local needs; support local services and facilities (including the farming community;) and make the most of the Grantham Canal.
29. Part 2 of the Plan relates principally to the rural character of the area covered by Policies H1-H7; Part 3 deals with the built heritage and design (Policies H8 and H9); Part 4 covers housing issues (Policies H10-H14); Part 5 relates to the social infrastructure (Policy H15); Part 6, which contains no explicit policies, briefly notes the issues relating to traffic and parking; Part 7 deals with employment in the Parish, including the approach to rural worker accommodation (Policies H16 and H17); and finally, Part 8 introduces Policy H18, which supports the restoration and conservation of the Canal. There are then five appendices: in some cases, these contain material which it is important to be aware of in understanding and interpreting the Plan’s policies, and I will refer to this again later. The appendices deal with:
  - important views
  - biodiversity opportunities

- local green spaces
  - features of local heritage interest
  - the design guide.
30. Each policy is appropriately separated from the supporting material which precedes it, by use of colour-coding. In addition, after each policy there is a useful checklist of which of the key elements of the Plan’s vision it addresses. Taken as a whole, the document is well written and laid out, avoiding over-complication and jargon. The accompanying maps are, for the most part, clear – although there are one or two areas where some improvement should be considered (referred to later). Between them, the appendices contain a wealth of high-quality photographs which serve to bring the character of the Parish to life.
31. There is no statutory requirement to review or update a neighbourhood plan<sup>5</sup>. However, it is general practice that some indication of this is provided by the qualifying body, and this is given at paragraph 4.26, briefly referred to below.

### Representations received (Regulation 16)

32. No directly relevant observations were made by Natural England, Highways England, Historic England, National Grid, The Coal Authority, The Health and Safety Executive or Sport England. I will deal with the representations made on behalf of AE Faulks Ltd, who operate a business at The Wharf, under Policy H11; with those of Canal 6 River Trust under Policies H3 and H18; and with those made by Nottinghamshire County Council about non-designated heritage assets when commenting on Policy H8. Detailed observations by RBC will be dealt with under the appropriate policy headings. One member of the public suggested an amendment to Policy H10, which I have taken account of in making my recommendations under that policy.

### The policies

#### Policy H1: Countryside

33. LP Part 2 Policy 22 seeks to conserve and enhance the Borough’s countryside areas, defined as land beyond the Green Belt and the physical edge of settlements. Development within the countryside is only permitted subject to a detailed list of criteria. HPNP Policy H1 simply serves to make a direct link with LP2 Policy 22 by explaining that Hickling’s countryside is defined as the land beyond the Limits to Development shown on the Policies Map.

#### Policy H2: Locally important views

34. Seven viewpoints are seen as particularly important within the Parish, all of which are shown on Map 3\* and are well illustrated with photographs in Appendix 1. ***\*The introduction to the policy refers to the locations being shown on the Policies Map, not Map 3: this should be rectified. In addition, the map does not show viewpoint 2: this should also be clarified.*** (It may be that viewpoints 2 and 3 could simply be amalgamated and described accordingly).

<sup>5</sup> PPG paragraph 084. ID 41-084-20190509



### Policy H3: Tranquility

35. Policy H3 seeks to preserve the existing quality of life for local residents by discouraging development which might introduce noise (particularly at night) above the “Lowest Observed Effect Level (LOEL)”. Obtrusive lighting is similarly to be discouraged.
36. RBC question the wording of the policy, especially in relation to the use of the LOEL criterion (something which is referred to in the PPG at paragraph 004). The Canal Trust also consider that, as it stands, this reference would need further explanation. RBC suggest a revised wording, but in my view this would not make understanding or interpreting the policy any easier.
37. Since planning applications involving the land-uses listed would routinely be the subject of consultation with the Borough Council’s environmental health officers (in some circumstances involving consideration of appropriate mitigation measures), ***I recommend that the policy be reworded to be less prescriptive, as follows: “Planning applications for industrial, commercial, large-scale agricultural, leisure or recreation and sporting activities will only be permitted where it can be demonstrated that they will not result in any significant loss in local tranquility. Development requiring floodlights, security lights and street-lights resulting in excessive, misdirected or obtrusive uses of light will not be permitted”.***

### Policy H4: Renewable energy

38. While paragraph 2.18 recognises the important contribution planning policies can make towards slowing down climate change and stimulating investment in new businesses, Policy H4 adopts a precautionary approach in the light of the sensitive local environment. Ground-mounted solar photovoltaic farms are only supported in certain locations, and wind turbines are opposed in their entirety. RBC point to the potential conflict of the latter provision with both NPPF paragraph 151 and Core Strategy Policy 2, which do not adopt such a blanket approach.
39. This seems to me to be a valid criticism. National policy requires a positive view of renewable sources of energy, although schemes involving wind turbines should not be considered acceptable unless they are located within an area identified as being suitable for wind energy development in the development plan and any impacts identified by the affected local community have been addressed and their support obtained<sup>6</sup>. Core Strategy Policy 2 similarly requires the benefits of such schemes to be assessed against their impacts. In Hickling, this would require full account being taken of the landscape character assessments found in the Vale of Belvoir and Nottinghamshire Wolds (Widmerpool Clay Wolds) studies.
40. ***I recommend that the last sentence of Policy H4 be deleted and replaced with the following: “Proposals for the development of wind turbines will only be supported where these are compatible with environmental, heritage, landscape and other planning considerations.”***

---

<sup>6</sup> see footnote 49 to paragraph 154b.

## Policy H5: Ecology and biodiversity

41. Policy H5 seeks to ensure that the Parish's network of ecological features and habitats is not harmed by development. Eight specific sites are identified in the policy and are shown on Map 4. In addition, in appropriate circumstances, the opportunity should be taken to measurably increase biodiversity, with the supporting detailed evidence for this being set out in Appendix 2.

## Policy H6: Trees and hedges

42. I was able to see from my visit the importance of mature trees and hedgerows to the overall character of the Parish, and the role that these play in reinforcing its particular rural setting. They take the form both of linear green elements and denser clusters, but taken as a whole, they also add significantly to the particular character of the conservation area, whose boundaries generally extend a short distance beyond the defined limits to development. Conservation area status affords protection to the larger trees, but the Plan seeks to go beyond this, reflecting the decision of the Parish Council to sign the Woodland Trust's "Tree Charter", and the clear strength of local feeling on the matter. Policy H6 would therefore require planning applications affecting [any] trees or hedgerows (including ancient trees) to be accompanied by a survey to establish their likely longevity and broader value to the local ecosystem. Anything that would result in damage to or the loss of such assets will not be supported; but where this does happen, appropriate replacements will be required.
43. My only reservation about this policy approach is that by requiring a survey where loss of *any* trees or hedgerows might be involved, it goes significantly further than the NPPF (specifically part 15). There are likely to be many circumstances where, in the absence of a *de minimis* provision in relation to small-scale development, such a requirement would be seen as too onerous and might well, over time, become impractical to implement, with the unintended consequence that the integrity of the policy objective would become undermined.
44. ***I therefore recommend that the policy be amended to read: "Planning applications involving the potential loss of significant trees or hedgerows should be accompanied either (a) by a survey that establishes the health and longevity of any affected trees and hedgerows as well as their role in the local ecosystem; or (b) by a statement explaining why such a survey is not thought necessary, having regard to the scale or character of the proposals and the overall objectives of this policy. Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will only be supported in principle where the benefits of the development are considered to outweigh the harm involved. In these circumstances, native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem."***

## Policy H7: Local green spaces

45. Policy H7 gives effect to NPPF paragraphs 99-100: "*The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Local Green Spaces should only be*

designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.”

46. Appendix 3 to the Plan sets out a matrix which summarises how eight areas within the Parish are said to satisfy these three criteria. The policy itself states that development which would harm the openness or special character of these spaces, or their value to the local community, will not be permitted other than in very special circumstances (with two examples given).
47. The consultation processes did not result in objection to the inclusion of any of these sites, and from my (necessarily brief) inspection of them, I would not have any reasons of my own for questioning the value which the Plan places on them.
48. I have noted that Appendix 2 of the pre-submission version of the Plan, which at that time considered seven sites for designation as LGS, included a fuller description of each site, together with photographs. This is helpful in understanding the value of these assets. **I recommend that Appendix 3 be modified in order to include a description and photograph of each LGS.**

#### Policy H8: Features of local heritage interest

49. This policy lists a total of 30 locally valued structures which do not at present benefit from any statutory protection. This distinguishes them from the 31 listed buildings within the Parish, and (to some extent) from buildings within the conservation area. The policy seeks to balance the advantages of any development which might affect the structures covered by the policy against the significance of the assets concerned and the extent to which they would be harmed. The locations of these features are shown on Maps 6 and 7, as well as on the Policies Map.
50. Appendix 4 explains that a two-step approach was taken in order to identify these “non-designated heritage assets”. First, a list of potential candidates was derived from a number of different sources; and this was followed by testing them against a total of eight criteria relating to their value, of which two (C1 and C2) were mandatory (with at least one of the remaining six, C3-C8, also having to be satisfied). Each site is then described (together with a photograph) and assessed against the identified criteria.
51. RBC point out that, while this approach reflects that taken in Local Plan Policy 28, it differs in that the latter requires at least two criteria from C3-C8 to be met. **On the assumption that there is no intention to depart from the Local Plan’s requirements, I recommend that this discrepancy be removed.**
52. RBC make a number of further detailed points about the adequacy of the assessments as they appear in Appendix 4. Given the general need for me to limit my recommendations to addressing the basic conditions (which page 109 are not impacted by these comments) I

am content to leave the Parish Council to consider them on their merits, and to suggest to RBC any consequential adjustments to the material they think fit. The same applies to a number of detailed suggestions made by Nottinghamshire County Council about the value of cross-referencing to other databases, and the possible inclusion of other assets in the list. I would only add that anything that improves the public's ability to understand the Plan is clearly to be welcomed; this includes the ability to clearly locate specific sites on the various maps.<sup>7</sup>

### **Policy H9: Local design**

53. There is little uniformity about the design of the village's individual buildings, something which adds to the richness of its overall character. Policy H9 seeks to reflect this diversity by setting down some broad principles designed to ensure that the essential features of built form and the spaces between the various elements are respected. Details are contained in a design guide, included in the Plan as Appendix 5, and the policy properly requires development proposals to reflect the guidance it contains<sup>8</sup>. It goes beyond purely design matters in that it seeks also to protect residential amenity, avoid any significant increase in traffic volumes and ensure safe and convenient access arrangements.
54. RBC consider that requirement C of the policy is overly restrictive. This seeks to protect spaces between buildings that allow for views of the surrounding countryside from within the existing built-up areas. RBC say that this would conflict with HPNP Policy H10 and LP Policy 22, each of which would permit infill within the limits to development. For my part, I do not see this as an issue, since these policies are clearly not intended to give carte-blanche to all infill schemes irrespective of their impact. The rewording I am recommending to Policy H10 should, however, resolve any ambiguity.

### **Policy H10: Housing provision**

55. Policy 3 of the Rushcliffe Core Strategy establishes the settlement hierarchy for the borough. Outside of the main built-up areas, further growth is provided for within seven main settlements; in other villages (including Hickling) new house building is restricted to that which would meet local needs only. No "target" figures are given for individual settlements. Policy 11 of Local Plan Part 2 permits development on unallocated sites within the built-up areas of settlements such as Hickling, subject to a number of criteria; and Policy 22 states that land beyond the physical edge of these settlements is to be treated as countryside. The LP does not itself identify "limits to development", but the HPNP defines the one applying to Hickling on Map 8 and the Policies Map. The boundary is drawn quite tightly around the existing built-up edge of the village, especially on the western side.
56. Based on the results of the local consultation exercises, the assumption is made that up to 10 new homes would be needed up to 2028. According to paragraph 4.9 of the Plan, planning permission has been granted for around that number since the surveys were undertaken – however, most are said to be larger properties or agricultural dwellings which

---

<sup>7</sup> As a specific comment, while I accept that the resolution level of the maps is such that there are occasional difficulties with precision, when the maps are read alongside the descriptive material and the photographs, there is generally little doubt about the location of the assets concerned. I accept, however, that there are one or two exceptions where improvements are desirable.

<sup>8</sup> I note that the first paragraph of the introduction to Appendix 5 refers to its relationship with Plan policy H8: this presumably should be Policy H9.

do not meet the needs of those wishing to downsize, or of first-time buyers. In order to satisfy the local preferences, instead of allocating any specific areas of land for new housing, Policy H10 gives broader guidance about how the identified needs could best be met. These include supporting the development of sites within the existing limits to development, and the establishment of six criteria against which proposals on land outside the village envelope might be assessed. ***As far as the first of these is concerned, I recommend that it be reworded to make it clear that the support given is “in principle”, and thus subject to account being taken of the other policies in the Plan.***

57. RBC make two points about the details of this policy. The first relates to criterion D which would permit a positive response to housing in the countryside which is of exceptional design quality, as described at paragraph 79(e) of the NPPF. RBC considers this should be deleted because the Government has recently consulted on changes to the NPPF, including this element of it. Unless and until any changes are confirmed, however, it would be premature to remove the provision from Policy H10.
58. RBC’s second comment draws attention to the fact that Policies 3 and 8 of the Core Strategy and Policy 22 of LP2 allow for “rural exception” development in smaller settlements. This is not one of the criteria set out in the second part of Policy H10 (which sets out the circumstances where housing might be permitted outside the Limits to Development of Hickling village), but to include it would not seem to conflict with any of the NP’s objectives. It would also be in accordance with NPPF paragraph 77. ***I therefore recommend that an additional criterion be inserted into the policy: “G. Rural exception site development where need has been demonstrated through an up-to-date housing needs survey”.***
59. It is also necessary to note my recommendation under the next policy, where a further criterion is proposed.

#### **Policy H11: The Wharf, Main Street, Hickling**

60. It is clear from the background to the Plan that this policy has generated some significant differences of opinion locally, which the Parish Council have not found it easy to reconcile.
61. AE Faulks Ltd operate a plant-hire business from their site at The Wharf. It consists of a workshop, and storage and office space, and includes an open storage and parking area which can accommodate up to 14 heavy goods vehicles together with trailers and plant. The traffic associated with HGV movements has long been a source of complaint by local residents, and Policy H11 reflects the desirability of facilitating the relocation of the business to a more suitable site, at the same time taking the opportunity to redevelop the existing one in a way which would enhance the character of the conservation area and the setting of nearby listed buildings.
62. From what I have read, I understand that AE Faulks Ltd (the company) is open to the idea of relocation, and I can readily appreciate why this would be a desirable outcome, especially given the sensitive location of the site so close to the Canal Basin, arguably the most important focal point of the village and a popular spot for visitors. The company has planning permission for a new depot at Station Road, Old Dalby, about 4 miles to the south-west: the issue is whether or not the Plan as it stands would help or hinder a successful move without prejudicing the achievement of its other objectives.



63. These are the main points forming the background to the policy:

- Paragraph 4.14 of the Plan clearly supports the idea of relocating the business and allowing at least part of the company's land to be developed for housing, but paragraph 4.15 suggests that the company would require "a greenfield extension of almost 50m" in order to achieve this – which the Plan Steering Group consider excessive. I have not seen any more details of this reported constraint, and it is not mentioned in the representations made on the company's behalf;
- while it seems that the Steering Group were prepared to look favourably on the release of some greenfield land, a majority of those residents who responded to a consultation on the matter were opposed to the idea in principle, with about 60% supporting the redevelopment of the brownfield element only. While not formally allocating any land for development, Policy H11 attempts to reflect this outcome by supporting the principle of releasing some 0.36 hectares of land for housing, subject to eight criteria. The first of these would limit any redevelopment to the land lawfully occupied by the existing business (which I assume means only the brownfield component);
- in addition, criterion (B) would require any scheme to accord with Policy H14 – a critical element of which is that housing with more than three bedrooms will only be supported if it is necessary to make the best use of a redundant or disused rural building: on the face of it, this would preclude the inclusion of larger dwellings in any redevelopment of The Wharf site;
- in making representations to the submission version of the Plan, the company's agents state that their preference is to redevelop the existing site with two self-build houses and "additional market houses for sale". They provide no further details, although it is clear that they object to the link in Policy H11 to Policy H14;
- although the agents make no reference to the need for greenfield land to be included in their clients' preferred solution, this seems to be implied since they ask for an explanation as to why the pre-submission version of the Plan showed some extension to the Limits of Development involving their land, whereas the submitted version does not. They also say that, by contrast, some other land to the south has been included within the settlement boundary. However, beyond seeking an explanation for these changes and what they say are inconsistencies in approach, no specific case is put forward for an alteration to the boundary as it appears on Map 8, whether related to the proposal to relocate or for any other reason.

64. This is a somewhat confusing picture, not helped by a lack of any detailed plans. As previously noted, there is no requirement for the Plan to allocate any land for housing, reliance instead being placed on adopting a positive approach to "windfall" schemes within the main village and on the rural exception provisions. Policy H11 is at pains to emphasise this approach, since its full title reads: "*The Wharf, Main Street, Hickling (not a housing allocation)*". However, in being very specific both about the amount of land to which it relates and the criteria which would have to be satisfied for any proposal for its redevelopment to be supported, it is difficult to see how it could not be read in practice as a *de facto* allocation, and thus something to which substantial weight is intended to be given.

65. There is some unhelpful ambiguity here, which it seems derives from the fact that the Plan is not able to arrive at a definitive position on the Faulks land, despite its best endeavours. In my view, given the uncertainties, what is actually needed is a careful, site-specific and evidence-based assessment of the most practicable options for facilitating the relocation of

the business use, while at the same time meeting the most relevant housing needs of the Parish and achieving a scheme which would be of the greatest benefit to the heritage assets. I am satisfied from what I have read that there is a will to find a way of meeting all these objectives, but I do not believe that Policy H11 as it stands delivers what is required.

66. I should make it clear that my view of this policy does not raise any issues as far as the basic conditions are concerned. Nevertheless, I consider that the confusion about its exact status and intended role in the future planning of the site needs to be reconsidered. My recommendation should allow the necessary flexibility for the parties to consider a range of options in a constructive way, while at the same time ensuring that all other relevant policies of the Plan are taken into account.
67. ***I therefore recommend that Policy H11 be deleted and replaced with the following:***

***“Policy H11: The Wharf, Main Street, Hickling***

***The Parish Council intend to work constructively with AE Faulks Ltd to achieve a successful relocation of their existing plant-hire business at The Wharf and the redevelopment of the land for housing.***

***The scale, extent and mix of any housing scheme will be a matter of detailed discussion with the company and consultation with local residents, but the guiding principles behind the project will include:***

- ***acceptance in principle for the development of as much of the site as lies within the defined Limits to Development;***
- ***the inclusion of an additional small area of land beyond the defined Limits to Development, but only where it can clearly be demonstrated that this is required to facilitate the successful relocation of the business;***
- ***the incorporation, where feasible, of additional parking space for visitors to Hickling Basin; and***
- ***acknowledgement that regard will be had to all other relevant policies in this Plan, including the mix of any housing to be provided.”***

68. ***I further recommend that Policy H10 include an additional criterion, in order to remove any conflict with this recommendation: “H. The release of a small area of land in the vicinity of the AE Faulks depot, but only where it has been clearly demonstrated that this is required in order to facilitate the relocation of the business, in accordance with the aims of Policy H11”.***
69. I do not consider it necessary to make any additional recommendations in respect of the detailed comments made by Stone Planning Services Ltd on behalf of AE Faulks. I deal below with their concern about Policy H14.

## **Policy H12: Residential conversion of rural buildings**

70. This policy supports the re-use and adaptation of redundant or disused rural buildings for residential use, subject to certain criteria. In principle, this accords with both local strategic and national planning policies; however, as RBC point out, criterion A introduces some conflict by requiring the buildings concerned to be of architectural or historical interest. ***I recommend that criterion A be deleted.***

71. In addition, given the recent alterations to the permitted development regime, ***I recommend that the preamble to the policy be reworded thus: “Where planning permission is required for the re-use and adaptation of redundant or disused rural buildings for residential use, this will be supported where:.....”***
72. My assumption is that Policy H12 is not intended to apply to proposals for the conversion of any “rural buildings” which happen to be located within the defined limits to development. ***In order for this to be made clear, however, I recommend that the title of the policy be changed to “Residential conversion of existing rural buildings situated beyond the Limits to Development”.***

#### **Policy H13: Replacement dwellings**

73. Sympathetic replacement of existing dwellings is supported by this policy, subject to three criteria (one being the need to ensure that this does not result in a reduction in the stock of smaller homes, for which there is seen to be a local need). I have a concern about criterion A, which requires an enhancement of the immediate setting and general character of the area: this seems to me too onerous. The planning system does not routinely expect development schemes (perhaps especially small-scale ones) to result in a net *gain* in those terms. A neutral impact (as provided for under criterion C) should suffice. ***I therefore recommend the deletion of criterion A.***
74. As with the previous policy, I have assumed that Policy H13 is intended to apply only to the replacement of dwellings outside the village envelope (paragraphs 4.22 and 4.23 both referring to “the rural area”). ***I make a similar recommendation, namely that the title of the policy be changed to “Replacement of existing dwellings situated beyond the Limits to Development”.***

#### **Policy H14: Housing mix**

75. As previously noted, there is no requirement for Hickling Parish to accommodate anything other than housing needs which arise locally over the Plan period. Taking into account the views of local residents, in particular about the size and occupancy levels of the existing stock, the Plan seeks to ensure that any new housing can be targeted towards the needs of older households and/or smaller, affordable homes. For this reason, Policy H14 states that support for new houses containing more than three bedrooms will only be given if it is necessary to make the best use of a redundant or disused rural building.
76. Stone Planning Services question the evidence base for this restriction, which they see as imposing an unjustified constraint on the way the AE Faulks land might be redeveloped. As the supporting material to the Plan itself notes, there was no clear consensus among local residents as to the most appropriate mix of dwelling size for new development, and it would be beyond my brief to attempt to come to my own view of the matter. While I agree that Policy H14 as it stands would appear as a barrier to the inclusion of larger houses in any redevelopment of the Faulks site, ***I recommend that this can be addressed by the inclusion of the word “normally” in the second sentence: “The development of housing with more than three bedrooms will normally only be supported where....”.*** This provides an appropriate element of flexibility which would enable the specific objectives of Policy H11 to be fully assessed.

### Policy H15: Community services and facilities

77. The Parish has no shop, but it is clear that the Plough Inn and the Village Hall are seen as essential social assets whose potential loss would be opposed. Policy H15 sets down the criteria that would be taken into account should those circumstances arise.

### Policy H16: The re-use of rural buildings for business use

78. The Plan seeks to increase the diversity of the local economy, and Policy H16 is designed to support that objective by adopting a positive approach to the conversion of existing buildings to business use, subject to a list of criteria which aim to ensure that such changes, and the activities associated with them, would be compatible with their surroundings.

### Policy H17: Rural worker accommodation

79. As further support for the Parish's agricultural economy, the Plan would permit the building of new homes for rural workers in the countryside. This would be subject to the kinds of tests already applicable at national and local level. Policy H17 sets out four detailed criteria.

### Policy H18: Grantham Canal and Hickling Basin

80. I was able to see for myself that the disused canal, a "remainder waterway", is a major recreational and environmental asset not just for Hickling, but for the wider area. It is also of great significance to the social and economic history of the locality. The basin at Hickling has been restored and contains traditional canal-side architecture accommodating the Plough Inn and a popular tea-room. It is also a designated local wildlife site.
81. I noted from local publicity that the Grantham Canal Society, in partnership with RBC and other local authorities and bodies, is dedicated to the restoration of the full 33-mile length between Nottingham and Grantham. NP Policy H18 supports that aim and additionally seeks to ensure that any development in its vicinity takes it fully into account (as well as considering traffic impact and safeguarding residential amenity). The Canal 6 River Trust owns and maintains the canal. They support the intention to maximise its potential, but suggest two sensible minor additions to Policy H18: ***I recommend that criterion A should read (where) "proposals have appropriate regard for the significance of the heritage assets of the canal, basin and their setting, and do not prejudice future restoration of the canal to navigable status". Criterion B should read: "proposals protect and enhance the ecological value of the canal and its landscape features".*** The latter small modification removes any perceived inconsistency with NPPF paragraph\_174.
82. Under Policy H3 (Tranquility), I made a recommendation designed to avoid over-prescription in respect of noise transmission. ***I recommend that criterion D of Policy H18 be amended to read: (where) "residential amenities are protected, with full account being taken of the need to protect tranquility, in accordance with Policy H3".***

## Monitoring and review

83. It is the practice in many neighbourhood plans for clear guidance to be given on the circumstances where (or when) review might be undertaken. However, this is not a statutory requirement, nor is it a subject of Government policy beyond guidance that communities are encouraged to keep plans up to date<sup>9</sup>. The HPNP simply states (at paragraph 4.26) that the Parish Council will review the evidence of housing need once the data from the 2021 Census has been published and thereafter every five years, adding that “evidence of a change in circumstance may trigger a full or partial review of the Plan”.

## Conclusions on the basic conditions and formal recommendation

84. I am satisfied that, subject to the modifications set out in this report, the Hickling Parish Neighbourhood Plan makes appropriate provision for sustainable development; that it has had regard to national policy, and that it is in general conformity with the strategic policies in the development plan for the local area. There is no evidence before me to suggest that the Plan is not compatible with EU obligations, including human rights requirements. I am also required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area, but I have been given no reason to think this is necessary.
85. I therefore recommend that the Hickling Parish Neighbourhood Plan, once modified, should proceed to referendum.

**David Kaiserman**

David Kaiserman BA DipTP MRTPI Independent Examiner

8 July 2021



**APPENDIX 1 – SUMMARY TABLE OF RECOMMENDATIONS**

<b>Examiner’s report paragraph</b>	<b>NP reference</b>	<b>Recommendation</b>
34	Policy H2	<ul style="list-style-type: none"> <li>• add reference to important views being shown on Map 3</li> <li>• add viewpoint 2 to Map 3</li> </ul>
37	Policy H3	<ul style="list-style-type: none"> <li>• reword policy as suggested</li> </ul>
40	Policy H4	<ul style="list-style-type: none"> <li>• replace last sentence of policy as suggested</li> </ul>
44	Policy H6	<ul style="list-style-type: none"> <li>• amend policy as suggested</li> </ul>
48	Policy H7	<ul style="list-style-type: none"> <li>• modify Appendix 3 to include a description and photograph of each LGS</li> </ul>
51	Policy H8	<ul style="list-style-type: none"> <li>• remove discrepancy between the policy and RLP Policy 28</li> </ul>
56	Policy H10	<ul style="list-style-type: none"> <li>• reword criterion A as suggested</li> </ul>
58	Policy H10	<ul style="list-style-type: none"> <li>• insert additional criterion (G) into the policy</li> </ul>
67	Policy H11	<ul style="list-style-type: none"> <li>• delete existing policy and replace as suggested</li> </ul>
68	Policy H10	<ul style="list-style-type: none"> <li>• insert additional criterion (H) into the policy</li> </ul>
70	Policy H12	<ul style="list-style-type: none"> <li>• delete criterion A</li> </ul>
71	Policy H12	<ul style="list-style-type: none"> <li>• reword preamble as suggested</li> </ul>
72	Policy H12	<ul style="list-style-type: none"> <li>• amend title of policy as suggested</li> </ul>
73	Policy H13	<ul style="list-style-type: none"> <li>• delete criterion A</li> </ul>
74	Policy H13	<ul style="list-style-type: none"> <li>• amend title of policy as suggested</li> </ul>
76	Policy H14	<ul style="list-style-type: none"> <li>• reword policy as suggested</li> </ul>
81	Policy H18	<ul style="list-style-type: none"> <li>• reword criterion A as suggested</li> <li>• reword criterion B as suggested</li> </ul>
82	Policy H18	<ul style="list-style-type: none"> <li>• amend criterion D as suggested</li> </ul>

This page is intentionally left blank

**Appendix 3: Hickling Parish Neighbourhood Plan  
Decision Statement**



# **Hickling Parish Neighbourhood Plan**

## **Draft Decision Statement**

**12 October 2021**

# Hickling Parish Neighbourhood Plan Decision Statement

## 1. Summary

- 1.1 The draft Hickling Parish Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 10 July 2021. The Examiner has recommended a number of modifications to the Plan and that, subject to these modifications being accepted, it should proceed to referendum. The Borough Council has considered and decided to accept all except two of the Examiner's recommended modifications. The two recommended modifications that the Council does not agree with do not relate to any of the Basic Conditions and therefore it is proposed not to accept these recommendations.
- 1.2 The Borough Council is required to publish and consult on those recommendations it proposes not to accept and the reasons why.

## 2. Background

- 2.1 In 2017, Hickling Parish Council, as the qualifying body, successfully applied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Parish of Hickling was designated as a Neighbourhood Area on 23 February 2017.
- 2.2 The plan was submitted to Rushcliffe Borough Council on the 11 February 2021 and representations were invited from the public and other stakeholders, with the 6 week period for representations commencing in March and closing on 3 May 2021.
- 2.3 The Borough Council appointed an independent Examiner, David Kaiserman, to examine the Plan and to consider whether it meets the 'Basic Conditions' and other legal requirements, and whether it should proceed to referendum.
- 2.4 The Examiner has now completed his examination of the Plan and his report was provided to Rushcliffe Borough Council on the 10 July 2021. He has concluded that, subject to the implementation of the modifications set out in his report, the Plan meets the prescribed Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 2.5 Having considered all of the Examiner's recommendations and the reasons for them, the Borough Council has decided to make modifications to the draft Plan, as set out at Appendix A, in order to ensure that the Plan meets the Basic Conditions and other legal requirements. All but two of the recommended



modifications have been accepted by the Borough Council. It is proposed that Modification 09 and Modification 10 are not accepted.

### **3. Decisions and Reasons**

#### Recommended Modifications

3.1 Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action it intends to take in response to each of the Examiner's recommendations. Appendix A sets out each of the Examiner's recommendations and the Borough Council's response to each.

3.2 In summary, the Examiner has recommended 18 modifications, including:

- Less prescriptive wording in relation to noise impact for Policy H3 (Tranquillity) and H18 (Grantham Canal and Hickling Basin) which identifies that activities will only be permitted where it can be demonstrated that they will not result in any significant loss in local tranquillity;
- More positive wording in relation to renewable energy (specifically wind turbines)
- Less prescriptive and onerous requirements in regard to loss of trees;
- Further description of the local green spaces;
- Inclusion of rural exception site development as an appropriate development in the countryside;
- Rewording of Policy H11 (The Wharf) to allow for potential development on a "small" part of the greenfield element of the site beyond the Limits to Development, "where it has been demonstrated that this is required to facilitate the successful relocation of the business" and consequent amendments to Policy 10 (Housing Provision);
- Deletion of criterion requiring the improvement of the immediate setting and character of the area for Policy H13 (Replacement Dwellings);
- Deletion of criterion requiring the rural buildings to be converted to be of architectural or historical interest under Policy H12 (Residential Conversion of Rural Buildings)
- The renaming of Policy H12 and H13.

3.3 The Examiner has concluded that, with the inclusion of the modifications that he recommends, the Plan would meet the Basic Conditions and other relevant legal requirements. Examiners can only recommend modifications to a neighbourhood plan that are necessary for the plan to meet the legal tests required if the plan is to proceed to referendum.

- 3.4 The Borough Council is of the view that the majority of his recommendations are needed to satisfy the Basic Conditions and legal requirements. Two of the proposed modifications (modification 09 and modification 10) are not considered necessary to meet these tests and it is therefore proposed these are not accepted. These modifications relate to Policy H10 (Housing Provision) and Policy H11 (The Wharf). As the Borough Council's view differs to that of the Examiner, there is a requirement to publicise the proposal not to accept these recommended modifications for 6 week period. The Borough Council must notify the following people or groups of the proposed decision (and reason for it) and invite representations: the qualifying body (i.e. Hickling Parish Council), anyone whose representation was submitted to the examiner and any consultation body that was previously consulted.
- 3.5 In respect of Policy 11, paragraph 66 of the Examiner's report states that "my view of this policy does not raise any issues as far as the basic conditions are concerned". As the role of the examination is to assess accordance with the Basic Conditions, it is not considered that there is justification for making the change proposed by the Examiner. Further to this, the wording proposed by the Examiner is not considered to improve interpretation of the policy and would hamper effective decision making. Specific concern is the Examiner's use of the term "small" in respect of the area of land outside of the Limits to Development. This term is not defined or described in any more detail which would make effective decision making in respect of a potential future planning application problematic. It is also unclear what type of circumstances would justify requiring the successful relocation of the business. It is assumed by the Borough Council that this means financial viability and the requirement to release additional land to raise finance for a relocation but this is not clearly set out.
- 3.6 The Borough Council considers the Examiner's Report to be comprehensive and one which addresses the relevant issues raised through the Examination process in relation to the Basic Conditions and legal compliance. It does, however, consider that two of the proposed amendments are not required and is of the view that the Submission draft wording should for Policy 11 (The Wharf) should be included instead of the wording suggested by the Examiner. The Borough Council is satisfied that issues raised at Regulation 16 stage that have not resulted in a proposed modification are not required to be addressed by a modification in order for the relevant policy to meet the Basic Conditions.

**Date 12 October 2021**

## Appendix A: Proposed Modifications to the draft Hickling Parish Neighbourhood Plan

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
01	34	Policy H2	<ul style="list-style-type: none"> <li>Add reference to important views being shown on Map 3</li> <li>Add viewpoint 2 to Map 3</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Map 3 to include viewpoint 2 referred to in appendix 1.</li> <li>Amend the first sentence of Policy H2 as follows:  "Development should safeguard and, where possible, enhance the following important views and vistas (as shown on the Policies Map <u>and Map 3</u> and set out in Appendix 1)..."</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
02	37	Policy H3	<ul style="list-style-type: none"> <li>Reword policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H3 as follows:  Delete the following text: <del>"Development that reduces local tranquillity will not be supported. The following will be discouraged: A Industrial, commercial, large-scale agricultural developments, leisure, recreation and sporting proposals that introduce sources of noise, particularly night-time noise, above Lowest Observed Adverse Effect Level; and B Developments requiring floodlights, security lights</del></li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).

page 154

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
page 155					<p><del>and streetlights that cause excessive, misdirected or obtrusive uses of light.</del></p> <p>And replace with the following text:</p> <p><u>“Planning applications for industrial, commercial, large-scale agricultural, leisure or recreation and sporting activities will only be permitted where it can be demonstrated that they will not result in any significant loss in local tranquility. Development requiring floodlights, security lights and street-lights resulting in excessive, misdirected or obtrusive uses of light will not be permitted.”</u></p>	
03	40	Policy H4	<ul style="list-style-type: none"> <li>Replace last sentence of policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H4 as follows:</li> </ul> <p>“...Ground-mounted solar photovoltaic farms will only be supported where:</p> <p>A They are on previously developed (brownfield) or non-agricultural land;</p> <p>B Their location is selected sensitively and well planned so that the proposals do not impact on any features of local heritage or wildlife interest;</p> <p>C The proposal's visual impact has been fully</p>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy and national policy).

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
page 156					<p>assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and</p> <p>D The installations are removed when no longer in use.</p> <p><u>Wind turbines will not be supported. Proposals for the development of wind turbines will only be supported where these are compatible with environmental, heritage, landscape and other planning considerations.</u></p>	
04	44	Policy H6	<ul style="list-style-type: none"> <li>amend policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H6 as follows:</li> </ul> <p>"Planning applications <u>involving the potential loss of significant affecting</u> trees or hedgerows should be accompanied <u>either (a)</u> by a <del>tree</del> survey that establishes the health and longevity of any affected trees and hedgerows as well as their role in the local ecosystem-; <u>or (b) by a statement explaining why such a survey is not thought necessary, having regard to the scale or character of the proposals and the overall objectives of this policy.</u></p>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with national policy).

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
page 157					Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will <del>not only</del> be supported <u>in principle where the benefits of the development are considered to outweigh the harm involved.</u> <del>Instead, proposals should be designed to retain ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Where trees or hedgerows of lower arboricultural and amenity value are to be lost, In these circumstances, then</del> native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem.”	
05	48	Policy H7	<ul style="list-style-type: none"> <li>modify Appendix 3 to include a description and photograph of each LGS</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Appendix 3 as described.</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with national policy).
06	51	Policy H8	<ul style="list-style-type: none"> <li>remove discrepancy</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend the text included at appendix 4 under the description of step 2 as follows:</li> </ul>	Agree with Examiner and accept proposed



Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
			between the policy and Rushcliffe Local Plan Policy 28		"Must possess qualities that contribute positively towards the amenities of its locality, i.e. have at least <del>one</del> <u>two</u> of criteria C3 – C8"	change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
07	56	Policy H10	<ul style="list-style-type: none"> <li>reword criterion (a) as suggested to make clear the decisions should have regard to the other policies in the plan</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H10 as follows:  "Housing development within the Hickling Limits to Development, as defined on the Policies Map, will be supported.  Outside the Hickling Limits to Development, permission for housing development will be limited to: A. The development of previously used (brownfield) land that is well-related to the settlement of Hickling Pastures, <u>in principle, having regard to the other policies in the neighbourhood plan;</u></li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with national policy).
08	58	Policy H10	<ul style="list-style-type: none"> <li>insert additional criterion (G) into the policy</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy 10 as follows:  "...E. Replacement dwellings in accordance with Policy H13 (Replacement Dwellings); <del>and</del> F. Rural worker accommodation in accordance with</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
					Policy H17 (Rural Worker Accommodation)-: <u>and G. Rural exception site development where need has been demonstrated through an up-to-date housing needs survey.</u> "	Conditions (conformity with national policy and strategic policy).
09 page 159	67	Policy H11	<ul style="list-style-type: none"> <li>delete existing policy and replace as suggested in the report (repeated below):</li> </ul> <p>"Policy H11: The Wharf, Main Street, Hickling The Parish Council intend to work constructively with AE Faulks Ltd to achieve a successful relocation of their existing plant-hire business at The Wharf and the redevelopment of the</p>	Do not accept	No change and retain the wording of the policy as included in the Submission draft of the plan.	Paragraph 66 of the Examiner's report states that "my view of this policy does not raise any issues as far as the basic conditions are concerned". As the role of the examination is to assess accordance with the Basic Conditions, it is not considered necessary to make this change. Further to this, the wording proposed by the Examiner is not considered to improve interpretation of the

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
page 160			<p>land for housing. The scale, extent and mix of any housing scheme will be a matter of detailed discussion with the company and consultation with local residents, but the guiding principles behind the project will include:</p> <ul style="list-style-type: none"> <li>• acceptance in principle for the development of as much of the site as lies within the defined Limits to Development;</li> <li>• the inclusion of an additional small area of land beyond the</li> </ul>			<p>policy and would hamper effective decision making. Specific concern is the Examiner's use of the term "small" in respect of the area of land outside of the Limits to Development. This term is not defined or described in any more detail which would make effective decision making in respect of a potential future planning application problematic. It is also unclear what type of circumstances would justify requiring the successful relocation of the business. It is assumed by the Borough Council that</p>

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
page 161			<p>defined Limits to Development, but only where it can clearly be demonstrated that this is required to facilitate the successful relocation of the business;</p> <ul style="list-style-type: none"> <li>• the incorporation, where feasible, of additional parking space for visitors to Hickling Basin; and</li> <li>• acknowledgement that regard will be had to all other relevant policies in this Plan, including the mix of any housing to be provided.”</li> </ul>			<p>this means financial viability and the requirement to release additional land to raise finance for a relocation but this is not clearly set out.</p>

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
10	68	Policy H10	<ul style="list-style-type: none"> <li>insert additional criterion (H) into the policy</li> </ul>	Do not accept	<ul style="list-style-type: none"> <li>No change and retain the wording of the policy as included in the Submission draft of the plan.</li> </ul>	This is as a consequence of the recommendation not to accept Modification 09. The principle of releasing a small area of land in the vicinity of Faulks depot is not considered appropriate in the context of Policy 11 therefore is should not be referred to under Policy 10.

page 162

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
11	70	Policy H12	<ul style="list-style-type: none"> <li>delete criterion A</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H12 as follows:            "Policy H12: Residential Conversion of <u>existing Rural Buildings-rural buildings situated beyond the Limits to Development</u>  <u>Where planning permission is required for the</u> The re-use and adaptation of redundant or disused rural buildings for residential use, <u>this</u> will be supported where:  <u>A. The building is of architectural and historical interest;</u>  <u>AB.</u> The building is structurally sound and capable of conversion without significant rebuild or alteration;  <u>C. B.</u> The development will maintain the character of the building, including the retention of important features;  <u>D.C.</u> The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and  <u>E. D.</u> Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
12	71	Policy H12	<ul style="list-style-type: none"> <li>reword preamble as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>re-use and adaptation of redundant or disused rural buildings for residential use, <u>this</u> will be supported where:  <u>A. The building is of architectural and historical interest;</u>  <u>AB.</u> The building is structurally sound and capable of conversion without significant rebuild or alteration;  <u>C. B.</u> The development will maintain the character of the building, including the retention of important features;  <u>D.C.</u> The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and  <u>E. D.</u> Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
13	72	Policy H12	<ul style="list-style-type: none"> <li>amend title of policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>re-use and adaptation of redundant or disused rural buildings for residential use, <u>this</u> will be supported where:  <u>A. The building is of architectural and historical interest;</u>  <u>AB.</u> The building is structurally sound and capable of conversion without significant rebuild or alteration;  <u>C. B.</u> The development will maintain the character of the building, including the retention of important features;  <u>D.C.</u> The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and  <u>E. D.</u> Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).



Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
					original curtilage.”	
14	73	Policy H13	<ul style="list-style-type: none"> <li>delete criterion A</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy H13 as follows:  “Policy H13: Replacement <u>of existing Dwellings dwellings situated beyond the Limits to Development</u>  Proposals for the demolition and rebuild of an existing dwelling will be supported where:</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
page 164 15	74	Policy H13	<ul style="list-style-type: none"> <li>amend title of policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li><del>A. It leads to an enhancement of the immediate setting and general character of the area;</del>  <del>BA.</del> It does not lead to a reduction in the stock of smaller or single-storey dwellings;  <del>C. B.</del> The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage.”</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy).
16	76	Policy H14	<ul style="list-style-type: none"> <li>reword policy as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy 14 as follows:  “Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, affordable homes for sale or</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
					rent. The development of housing with more than three bedrooms will <u>normally</u> only be supported if it is necessary to make best use of a redundant or disused rural building in accordance with Policy H12 ( <del>Residential Conversion of Rural Buildings</del> ) <u>(Residential conversion of existing rural buildings situated beyond the Limits to Development).</u> "	with strategic policy).
page 17	81	Policy H18	<ul style="list-style-type: none"> <li>reword criterion A as suggested</li> <li>reword criterion B as suggested</li> </ul>	Accept	<ul style="list-style-type: none"> <li>Amend Policy 18 as follows: "Policy H18: Grantham Canal and Hickling Basin</li> </ul>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy and national policy).
18	82	Policy H18	<ul style="list-style-type: none"> <li>amend criterion D as suggested</li> </ul>	Accept	<p>The restoration of the Grantham Canal to make it navigable for boats is supported. Only development that is compatible with the quiet, recreational enjoyment of the Grantham Canal and Hickling Basin, will be supported where:</p> <p>A. Proposals have appropriate regard for the significance of the heritage assets of the canal, basin and their setting, <u>and do not prejudice future restoration of the canal to navigable status;</u></p> <p>B. Proposals <u>protect and</u> enhance the ecological value of the canal and its landscape features;</p>	Agree with Examiner and accept proposed change. This is needed to ensure policy meets the Basic Conditions (conformity with strategic policy and national policy).

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Accept or Do not accept	Proposed Modification	Reason
					<p>C. Traffic implications are fully assessed and addressed. Related measures that will need to be considered include traffic management and car parking improvements; and</p> <p>D. Residential amenities are protected, <u>with full account being taken of the need to protect tranquillity, in accordance with Policy H3.</u> <del>Overall noise exposure should be no greater than the lowest observed adverse effect level.</del></p>	