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**Our reference:**  
**Your reference:**  
**Date:** Monday, 6 October 2025

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 14 October 2025 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



Sara Pregon  
Monitoring Officer

## **AGENDA**

1. Apologies for Absence
2. Declarations of Interest

[Link to further information in the Council's Constitution](#)

3. Minutes of the Meeting held on 9 September 2025 (Pages 1 - 6)
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.

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NG2 7YG

## KEY DECISION

6. Nottinghamshire and Nottingham Local Nature Recovery Strategy (Pages 7 - 16)

The report of the Director – Neighbourhoods is attached.

## NON-KEY DECISION

For Item 7: If Exempt Appendix 2 - Financial Implications is to be discussed at the meeting:

Exclusion of the Public:

To move “That under Regulation 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, 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”

7. West Park Strategic Opportunity (Pages 17 - 34)

The report of the Director – Neighbourhoods is attached.

## Membership

Chair: Councillor N Clarke

Vice-Chair: Councillor A Brennan

Councillors: R Inglis, R Upton, D Viridi and J Wheeler

## 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

National legislation permits 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

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

**TUESDAY, 9 SEPTEMBER 2025**

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

### **PRESENT:**

Councillors N Clarke (Chair), A Brennan (Vice-Chair), R Inglis, R Upton, D Virdi  
and J Wheeler

### **ALSO IN ATTENDANCE:**

Councillor J Walker

### **OFFICERS IN ATTENDANCE:**

L Ashmore	Director of Development and Economic Growth
R Clack	Deputy Monitoring Officer
A Hill	Chief Executive
P Linfield	Director of Finance and Corporate Services
H Tambini	Democratic Services Manager

#### **8 Declarations of Interest**

There were no declarations of interest made.

#### **9 Minutes of the Meeting held on 8 July 2025**

The minutes of the meeting held on Tuesday, 8 July 2025 were agreed as a true record and signed by the Chair.

#### **10 Citizens' Questions**

There were no citizens' questions.

#### **11 Opposition Group Leaders' Questions**

Question from Councillor Thomas to the Leader of the Council, Councillor Clarke MBE. Councillor Thomas was unable to attend the meeting, so her question was read out by Councillor Clarke.

"We note from the report for item 7 that even more funds have been set aside for the ludicrous Local Government Reorganisation exercise.

Please could you explain how staff time is being accounted against this budget line so that once this has all played out the public is fully informed of the costs that have been incurred, and outline how this drain on staff resources is

impacting delivery of regular services and processes such as scrutiny?”

Councillor Clarke advised that the Council did not systematically record staff time and in the main senior officers have been heavily involved in the process, along with Councillors and acknowledged that holding extra council meetings, engaging with the community and working with consultants was resource intensive. Senior officers have to prioritise work and currently they did not believe this was affecting services or processes such as scrutiny. Work pressures were likely to increase as the LGR process moved forward and allocations had been made to the Organisation Stabilisation Reserve, which would meet any additional direct costs. Councillor Clarke felt that the Council was as well-resourced and organised as it could be given the circumstances.

## 12 **Technological, Digital and Customer Access Strategy 2025-2028**

The Cabinet Portfolio Holder for Leisure and Wellbeing, ICT and Member Development, Councillor J Wheeler, presented the report of the Director – Finance and Corporate Services, which detailed the Technological, Digital and Customer Access Strategy 2025-2028.

Councillor Wheeler advised that the proposed new Strategy would replace three existing strategies, with its focus on residents’ needs, striking a balance by continuing to enhance the Council’s technological offer, whilst maintaining face to face services. The Strategy acknowledged the role that Artificial Intelligence (AI) now played in society and the need to continue adapting Council services to incorporate it. Councillor Wheeler referred to the detailed Action Plan, at Appendix One, which highlighted how wide ranging the Strategy was and he thanked all the officers involved in producing it.

In seconding the recommendation, Councillor Inglis felt that bringing together new and innovative technology was a positive step forward and that the new Strategy should be embraced. AI was continually developing, which would enhance and simplify user experience and improve online security, which was becoming increasingly important. Councillor Inglis stated that this Strategy was another example of the Council continually striving to deliver a quality service for residents.

**It was RESOLVED that** the Technological, Digital and Customer Access Strategy 2025-2028 be approved.

## 13 **Quarter 1 Finance Report**

The Cabinet Portfolio Holder for Finance, Transformation and Governance, Councillor Viridi, presented the report of the Director – Finance and Corporate Services, which set out the Quarter 1 budget position for revenue and capital.

In introducing the report, Councillor Viridi confirmed that given the current state of public finances, overall the report was positive; however, the Council could not be complacent given the many challenges that lay ahead. Councillor Viridi provided Cabinet with a breakdown of the report highlights.

In respect of revenue, Councillor Viridi advised that there was an overall budget

efficiency for the year of £0.637m and referred to Table 1 of the report and Appendix B, which highlighted the reasons. Appendix F detailed a projected minor overspend on the Special Expenses of £11.3k, with details of that in paragraph 4.7. Paragraphs 4.10 to 4.13 provided details of additional financial pressures that the Council continued to face and Councillor Viridi reiterated that the Council had no external borrowing. He stated that the Transformation and Efficiency Plan was progressing well and on target, with details highlighted in paragraph 4.12. In respect of capital, Appendices C, D and E detailed its overall position, with a projected underspend of £0.681m, with Table 2 detailing the reasons.

In conclusion, whilst noting the Council's positive financial position, Councillor Viridi said that things could change, and the Council's healthy reserves allowed it to mitigate risks, whilst maximising opportunities. With future uncertainty around Government funding, those reserves would help to protect the Council.

In seconding the recommendation, Councillor J Wheeler referred to the huge impact that Local Government Reorganisation (LGR) was already having and given future uncertainty regarding Government funding, he agreed that it was important to be cautious, whilst still investing wisely through the Capital Programme. Councillor Wheeler thanked the Director – Finance and Corporate Services and his team for continuing to manage the Council's finances so well. He felt that rather than penalising well run councils by cutting funding, the Government should be holding less well run councils to account.

The Leader echoed those comments, with the report demonstrating that the Council's finances continued to be very well managed, and he reiterated thanks given to the Director – Finance and Corporate Services and his team

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

- a) the projected revenue budget efficiency for the year of £0.637m and proposals to earmark this for cost pressures given in Appendix A and paragraph 4.1 to the report;
- b) the projected capital budget efficiencies of £0.681m including the budget changes given in Appendix D to the report; and
- c) the projected overspend on Special Expenses of £11.3k given in paragraph 4.7 to the report.

**14 Confirmation of Rushcliffe Borough Council (67-69 Loughborough Road and 2A Patrick Road, West Bridgford) Article 4(1) Direction**

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Development and Economic Growth, which detailed a proposal to confirm the Rushcliffe (67-69 Loughborough Road and 2A Patrick Road, West Bridgford) Article 4(1) Direction.

Councillor Upton stated that the report detailed the three properties in question, all of which were located on a significant gateway to the western side of West Bridgford. Councillor Upton confirmed that the Council had made this

temporary Direction in May 2025 for six months, to allow for a public consultation, ahead of a decision whether or not to make it permanent. He advised that the report set out in detail the planning history of the buildings in section 4 and advised that the Council had identified Welbeck House and Grafton House as Non-Designated Heritage Assets, and that this had not been disputed by the owners. The consultation produced 90 responses of those 83 supported the Article 4 (1) Direction, with one against. Councillor Upton advised that no new development could currently be undertaken, as no scheme had planning permission, with a previous scheme being refused, which was now subject to an appeal. He referred to paragraph 217 of the National Planning Policy Framework, which made it clear that local planning authorities should not permit the loss of a heritage asset, which included non-designated assets, without taking reasonable steps to ensure any new development would proceed after the loss. Councillor Upton referred to the main risks of confirming the Article 4 (1) Direction, which were detailed in paragraphs 7.1 and 7.2 of the report.

In seconding the recommendation, Councillor Inglis felt that this procedure was a well-defined planning tool to protect any unnecessary loss of character and heritage, especially when no future vision was in place. Councillor Inglis agreed with the many residents who felt that it would be devastating to see such fine buildings demolished, especially without any future development being considered.

Councillor J Wheeler felt that there was plenty of evidence in the report to support the recommendation and was very concerned about the potential loss of such iconic buildings, especially without any plans in place. He applauded officers for taking proactive action in May and stated that it was clear from online comments that local residents valued the buildings and he hoped that the applicants would respect that and work with the Council and local community going forward.

Councillor Brennan reiterated comments made and stated that the buildings were synonymous with the style and heritage of West Bridgford and it would be a travesty to demolish them, particularly when no future plans were in place and thanked officers for being vigilante.

The Leader echoed comments made by other Cabinet members.

**It was RESOLVED that** the Rushcliffe Borough Council (67-69 Loughborough Road and 2A Patrick Road, West Bridgford) Article 4(1) Direction 20 May 2025 be confirmed, giving it ongoing effect in revoking permitted development rights for demolition under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) until such time as it be withdrawn.

## 15 **Exclusion of the Public**

It was resolved that under Regulation 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, 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.

## **16 Opposition Group Leaders' Questions**

Question to Councillor Brennan was submitted by Councillor J Walker in relation to Exempt Item 10 on the agenda – Proposed Sale of Telecom Mast Sites.

Councillor Brennan responded to the question.

A supplementary question to Councillor Brennan was asked by Councillor Walker.

Councillor Brennan responded to the supplementary question.

## **17 Proposed Sale of Telecom Mast Sites**

The Cabinet Portfolio Holder for Business and Growth, Councillor Brennan presented the report of the Director – Development and Economic Growth, which provided an update on the proposed sale of Telecom Mast sites.

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

### **It was RESOLVED that:**

- a) the disposal of the Rushcliffe Borough Council mast sites to APW as set out at b), c) and d) below, be approved, having regard to the identified risks to ongoing income levels (and future capital values) posed by the new Government Product Security and Telecommunications Infrastructure Bill (PSTI);
- b) the freehold sale of mast sites at Buckfast Way and Stamford Road be approved, with the latter subject to an overage payment at first Lease Renewal for the value stipulated in the report;
- c) the long lease disposals of the two masts at Wilwell Farm be approved;
- d) the future long lease disposal of Masts 1 and 2 at Rushcliffe Arena be approved, each at a minimum value stipulated in the report, with final negotiations and sale price to be delegated to the Director – Development and Economic Growth; and
- e) the requirement for immediate full payment of all the freehold sales and leasehold premium payments for the masts referenced in the report be approved on completion of the sum stipulated in the report, as opposed to an alternative APW offer of equal payments over five years.

The meeting closed at 7.31 pm.

CHAIR

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**Cabinet**

**Tuesday, 14 October 2025**

**Nottinghamshire and Nottingham Local Nature Recovery Strategy**

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

### **Cabinet Portfolio Holder for Environment and Safety, Councillor R Inglis**

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

- 1.1. To inform Cabinet of the supporting authorities' consultation by Nottinghamshire County Council for the pre-publication Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS).
- 1.2. To make Cabinet aware of the pre-publication documents and online maps produced, to support the response to the supporting authorities' consultation.
- 1.3. To enable Cabinet to comment on the publication of the Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) if appropriate.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet:

- a) supports the pre-publication LNRS; and
- b) supports Nottinghamshire County Council publishing the LNRS.

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

To meet the requirement as a Supporting Authority for the LNRS under Section 105(5)(a) to (e) of the Environment Act 2021 and The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023.

#### **4. Background**

The Environment Act 2021 brought into law the Government's intention to create a Nature Recovery Network across England. The Nature Recovery Network will comprise of 48 Local Nature Recovery Strategies (LNRS), which will cover the whole of England. In accordance with the Act, each strategy will be designed to ensure a locally targeted and co-ordinated approach to help reverse the ongoing decline of nature and biodiversity.

## **5. Nottinghamshire and Nottingham Local Nature Recovery Strategy**

- 5.1. Nottinghamshire County Council was formally appointed as the Responsible Authority for preparing, publishing, reviewing, and re-publishing the LNRS for Nottinghamshire and Nottingham by the Secretary of State for Environment, Food and Rural Affairs on 26 June 2023.
- 5.2. The County Council, as a Responsible Authority, must involve Supporting Authorities in the development of the LNRS, as set out in the Regulations. For Nottinghamshire, these are the City Council, the seven district and borough councils and Natural England. It has been confirmed that the East Midlands Combined County Authority will also be a Supporting Authority for both the Nottinghamshire and Nottingham LNRS and for the Derbyshire LNRS.
- 5.3. The LNRS is intended to guide action to support nature across the county including:
  - A single vision and strategic approach across the County and City, locally leading the way in which biodiversity is protected, restored, and enhanced.
  - An evidence-based approach to inform priorities for nature recovery.
  - A clear rationale for funding opportunities.
  - Building and strengthening local partnerships to achieve agreed outcomes.
  - Involving landowners and regulatory decision makers, to understand how they can contribute to nature's recovery.
  - Supporting the planning system in local policy and decision making, including the delivery of Biodiversity Net Gain.
- 5.4. Measures within the LNRS can also be shaped to provide co-benefits, for example by improving public access to green space and supporting people's health and well-being, alongside helping biodiversity.
- 5.5. Once published all Nottinghamshire and Nottingham local authorities will be required to have regard to this document in the development and delivery of its policies, including planning policy.
- 5.6. The joint LNRS is evidence based, locally led and collaborative (more information is available online at <https://www.nottinghamshire.gov.uk/planning-and-environment/local-nature-recovery-strategy-for-nottinghamshire>).
- 5.7. The LNRS must include a statement of biodiversity priorities and a local habitat map.

5.8. The pre-publication Nottinghamshire and Nottingham LNRS includes:

5.8.1. A written description of the strategy area.

5.8.2. A written description of opportunities for recovering or enhancing biodiversity, in terms of habitats and species, in the strategy area.

5.8.3. A map of “Areas of Particular Importance for Biodiversity, APIB’s” (the existing biodiversity in Nottinghamshire in designated sites). The map is available online at [Spectrum Spatial](https://spectrum.nottsc.gov.uk/connect/analyst/mobile/#!/main?mapcfq=%2FLNRS) (<https://spectrum.nottsc.gov.uk/connect/analyst/mobile/#!/main?mapcfq=%2FLNRS>)

5.8.4. A written “priority list” of species which are currently vulnerable or threatened in Nottinghamshire.

5.8.5. A written list of opportunities and priorities for recovering or enhancing biodiversity; the identified categories for opportunities and priorities are:

- Overarching – general
- Woodland
- Wetland
- Watercourses
- Heathland (not relevant in Rushcliffe)
- Grassland
- Farmland
- Urban and Post-Industrial
- Species.

5.8.6. Proposals for potential measures relating to the agreed priorities.

5.8.7. A map of specific “Areas that Could Become of Particular Importance for Biodiversity”, ACBs. These are only mapped where specific sites are identified and there is a potential measure applicable to those sites.

## 6. Rushcliffe Borough Council’s involvement with the joint LNRS

6.1. Rushcliffe Borough Council has supported the County Council to date, by serving on working groups established by the County Council under its Governance structure for the delivery of the LNRS. Rushcliffe Borough Council attends the following groups:

- a) **Political Oversight Group** – this role has been taken on by the Nottingham City and Nottinghamshire Economic Prosperity Committee, to monitor the development of the LNRS. The Leader of the Borough Council attends this group.
- b) **Strategic Oversight Group** – this Group ensures the LNRS follows the legislation and associated guidance. Rushcliffe Borough Council’s Chief

Executive has represented the district and borough councils in Nottinghamshire and was Chair of the Group up to January 2025.

- c) **Advisory Group** – this Group supports and enables the preparation of LNRS and stakeholder engagement. Rushcliffe Borough Council's Senior Ecology and Sustainability Officer represents all the Nottinghamshire districts and boroughs on this Group.
- d) **Working Groups** - Five Working Groups have been established to undertake tasks to assist the LNRS preparation. Officers from Rushcliffe Borough Council attend the Planning and Biodiversity Net Gain Group.

- 6.2. The County Council is required to take reasonable steps to involve the Supporting Authorities, as set out in the Regulations. A Supporting Authority can formally object to the LNRS consultation draft and give notice to the Secretary of State if it considers that the final LNRS proposed for approval is materially deficient.

## **7. Consultation process**

- 7.1. A draft of the LNRS was subject to a 28-day formal consultation with the Supporting Authorities in March - April 2025. Rushcliffe Borough Council responded supporting the draft and making some recommendations (detailed in Appendix A).
- 7.2. A six-week statutory consultation with all stakeholders and the public followed.
- 7.3. Stakeholder engagement has been ongoing throughout the development of the LNRS.
- 7.4. Following these consultations amendments have been made to the LNRS.
- 7.5. The amended Nottinghamshire and Nottingham LNRS has been approved for publication by Nottinghamshire County Council Cabinet on 10 September 2025, the documents for the County Council Cabinet meeting are available [online](#), Agenda Item 4.
- 7.6. The pre-publication strategy is open for consultation by all Supporting Authorities for a 28-day consultation, from 22 September to 19 October 2025. (Please see the Nottinghamshire County Council Cabinet documents [online](#), Agenda Item 4).
- 7.7. The full approved Final LNRS is expected to be published in November 2025, this will be reviewed anytime between 3 –10 years after publication.

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

The Borough Council could have not engaged with the development of the Nottinghamshire and Nottingham Local Nature Recovery Strategy. However, the legislation makes the Borough Council a Supporting Authority and

engaging enables the Borough Council to help shape the LNRS so that it meets the best interests of the Borough and its residents.

## **9. Risks and Uncertainties**

- 9.1. The Borough Council can decide to oppose the Nottinghamshire and Nottingham Local Nature Recovery Strategy LNRS. The legislation sets out a procedure for a disputed LNRS, this may not uphold any objections of the Borough Council and will delay its implementation.
- 9.2. The LNRS does not guarantee any measures are implemented. It does not provide funding for the measures and requires landowners in areas identified to agree to the measures being implemented. However, it does provide a clear recommendation of where the greatest opportunities to address nature recovery are to be found, which may support project development and funding bids.
- 9.3. The LNRS does not identify every possible nature recovery opportunity. It does not prevent nature recovery occurring in different locations or impacting on other habitats and species if other opportunities occur.
- 9.4. The Borough Council must take account of the LNRS; however, this does not prevent the Borough Council identifying other threats and opportunities for nature recovery.

## **10. Implications**

### **10.1. Financial Implications**

The LNRS development and implementation is the responsibility of the County Council, the support provided by Rushcliffe Borough Council has been met within existing budgets.

### **10.2. Legal Implications**

To meet the requirement as a Supporting Authority for the LNRS under Section 105(5)(a) to (e) of the Environment Act 2021 and The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023. Additionally the Council's planning policy must take account of the LNRS once published under the Levelling-up and Regeneration Act 2023, Chapter 55, 15C(7).

### **10.3. Equalities Implications**

There are no known equality implications.

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

There are no known Crime and Disorder Act 1998 Implications.

## 10.5. Biodiversity Net Gain Implications

The LNRS will support the targeting of Biodiversity Net Gain within the Borough, this will be a positive implication.

## 11. Link to Corporate Priorities

The Environment	Identifies key nature recovery options in Rushcliffe (and across Nottinghamshire) to direct policy and project development and future investment
Quality of Life	Identifies places of importance for nature and future places of importance for nature supporting access to nature and its health and ecosystem service benefits
Efficient Services	Not applicable
Sustainable Growth	Identifies areas of strategic significance for inclusion in planning policy documents and used to direct Biodiversity Net Gain opportunities

## 12. Recommendation

It is RECOMMENDED that Cabinet:

- a) supports the pre-publication LNRS; and
- b) supports Nottinghamshire County Council publishing the LNRS.

<b>For more information contact:</b>	Paul Phillips Senior Ecology and Sustainability Officer Tel: 0115 9148595 <a href="mailto:pphillips@rushcliffe.gov.uk">pphillips@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	<p>The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023 available online at <a href="https://www.legislation.gov.uk/uksi/2023/341/made">https://www.legislation.gov.uk/uksi/2023/341/made</a></p> <p>Government guidance on Local Nature Recovery Strategies available online at <a href="https://www.gov.uk/government/publications/local-nature-recovery-strategies">https://www.gov.uk/government/publications/local-nature-recovery-strategies</a></p> <p>Report to the Nottinghamshire County Council Cabinet 10 September 2025 on the LNRS <a href="#">online</a> Agenda Item 4</p> <p>Nottinghamshire County Council website - <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/local-nature-recovery-strategy-for-nottinghamshire">https://www.nottinghamshire.gov.uk/planning-and-environment/local-nature-recovery-strategy-for-nottinghamshire</a></p> <p>Nottinghamshire County Council LNRS Engagement</p>



	<p>website -  <a href="https://notts naturerecovery.co.uk/index.php?contentid=7">https://notts naturerecovery.co.uk/index.php?contentid=7</a></p> <p>Nottinghamshire County Council LNRS Map website -  <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/local-nature-recovery-strategy-for-nottinghamshire/local-habitat-map">https://www.nottinghamshire.gov.uk/planning-and-environment/local-nature-recovery-strategy-for-nottinghamshire/local-habitat-map</a></p> <p>Rushcliffe Borough Council <a href="#">Minutes of the Meeting of the Communities Scrutiny Group, Thursday, 23 January 2025.</a></p>
<b>List of appendices:</b>	Appendix A - Letter from Rushcliffe Borough Council re the draft LNRS Supporting Authority consultation 9 April 2025

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Catherine Mayhew  
Local Nature Recovery Strategy Coordinator  
Nottinghamshire County Council  
County Hall, West Bridgford,  
Nottingham  
NG2 7QP

Dear Ms Mayhew

**Re: Nottinghamshire & Nottingham Local Nature Recovery Strategy  
(LNRS) – Provision of Consultation Draft LNRS to Supporting Authorities**

Further to your letter dated 17 March 2025, to Adam Hill (Chief Executive –  
Rushcliffe Borough Council)

Thank you for consulting us about the pre-consultation Draft of the Nottingham  
and Nottinghamshire Local Nature Recovery Strategy under Regulation 7 of The  
Environment (Local Nature Recovery Strategies) (Procedure) Regulations  
2023.

The draft documents have been considered by our Portfolio Holder for the  
Environment; Communities Scrutiny Group and the councils Director –  
Neighbourhoods.

Rushcliffe Borough Council support the draft LNRS, and support Nottinghamshire  
County Council going out to public consultation on the draft LNRS.

The council does have the following comments to make:

1. The council is concerned about the ongoing resourcing to implement the LNRS, it is concerned about the lack of identified funding to deliver the objectives and measures within the draft LNRS. The council also considers that the LNRS Co-ordinator post should be continued, to oversee the implementation of the LNRS.
2. The council questions how the public consultation will be advertised, will the draft LNRS consultation be promoted via television and radio? The council also feel that the consultation should include consultation with young people including through schools.
3. It was noted that the draft habitat map shows for the eastern part of Rushcliffe some large areas without existing “Areas of Particular Importance for Biodiversity, APIB’s” or “Areas that Could Become of Particular Importance for Biodiversity”, ACBs. A suggested solution could be to include mapping the measure G/M8 “Bring traditional orchards back into management and create new traditional orchards”.

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It would be possible to map this using the Natural England Traditional Orchards HAP (England) data published online at <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::traditional-orchards-hap-england/about> . This data includes potential sites within the eastern area of Rushcliffe.

Yours Sincerely

A handwritten signature in purple ink, appearing to read 'Dave Banks', with a stylized, cursive script.

**Dave Banks**  
Director - Neighbourhoods



**Cabinet**

**Tuesday, 14 October 2025**

**West Park Strategic Opportunity**

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

**Cabinet Portfolio Holder for Leisure & Wellbeing, ICT & Member Development,  
Councillor Jonathan Wheeler**

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

- 1.1. Nottinghamshire County Cricket Club (NCCC) has approached the Council to explore greater use of the West Park cricket facility, which would seek to support the growth of women's and girls' cricket and wider community cricket in Rushcliffe. This would represent a potential strategic growth opportunity in line with the Council's Leisure Strategy and recently adopted draft Rushcliffe Sport and Tourism Charter.
- 1.2. This report sets out the case for the Council to offer a long-term lease to NCCC for the cricket facilities at West Park. In addition to hosting women's cricket a wider range of cricket opportunities would be offered to the community at all levels and position Rushcliffe as the home of great sport whilst still retaining West Bridgford Legion Cricket Club as an important community partner.

### **2. Recommendation**

It is RECOMMENDED that Cabinet

- a) agrees in principle to the grant of a long-term lease (25 years) to Nottinghamshire County Cricket Club for the West Park cricket facilities; and
- b) instructs the Director – Development and Economic Growth to carry out the necessary advertisement requirements pursuant to s123 (2A) of the Local Government Act 1972 and finalise detailed heads of terms for the proposed lease.

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

- 3.1. The refreshed Rushcliffe Leisure Strategy (2021–2027) outlines several key priorities aimed at enhancing leisure provision across the Borough, with a strong focus on sustainability, inclusivity, and community wellbeing. One of the priorities of the Leisure Strategy is to support outdoor leisure and play and in turn deliver the priority projects from the Playing Pitch Strategy. This project contributes significantly to achieving these objectives.

- 3.2. The England and Wales Cricket Board's (ECB) Strategy Inspiring Generations (2025-2028) has several key goals and objectives. One key objective aims to develop women's and girls' cricket at every level with the fundamental goal of making cricket a gender-balanced sport. Growing the women's game is cricket's biggest growth opportunity, as has been shown through the increasing numbers of women and girls playing recreationally and the emerging profile of the elite women's game. The ECB aims to do this through participation and facilities investment. Nottinghamshire County Cricket Club has supported the ECB's plan through its own five-year strategy, and the West Park Partnership would ensure strategic alignment with both strategies and the Council's own objectives.
- 3.3. The proposal also aligns with the draft Rushcliffe Sport and Tourism Charter, building on the strong and positive relationship through continued collaboration with major sporting stakeholders and strengthening the collective reputation of Rushcliffe as a prime destination for sport.

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

- 4.1. West Park Cricket Ground is a historic cricket venue founded by cricket philanthropist Sir Julien Cahn in 1925/26. It gained prominence in the early 20th century, hosting notable matches including Sir Julien Cahn's XI against touring teams such as the West Indies and South Americans. The site hosted first class fixtures against both Leicestershire and Lancashire in 1935 and hosted regional women's cricket during this period.
- 4.2. The site currently offers a wide range of modern community facilities including the recently refurbished Sir Julien Cahn Pavilion. From a sports and recreation perspective West Park includes a ten-wicket grass pitch with one artificial wicket, a five-lane fully enclosed non-turf practice area. A sports pavilion with a club room and changing facilities, which includes two externally accessed public toilets, two tennis courts, multi-use games area (MUGA) and a junior play area.
- 4.3. West Park is the home cricket ground for West Bridgford Legion Cricket Club, which has a 1st and 2nd eleven adult men's cricket team on a Saturday and an occasional Sunday friendly team. They also offer cricket opportunities for 5–11-year-olds. The ground also hosts some recreational evening twenty over games on the artificial wicket.
- 4.4. The shared vision would see the growing and uniting of the game across all levels from grass roots to elite at West Park. The proposed arrangement would see the cricket facilities leased to NCCC under a managed lease arrangement. This would include the cricket pitch, the cricket nets, sports pavilion and shared access to the ancillary car park. (See Appendix 1).
- 4.5. The Sir Julien Cahn Pavilion and ancillary car park, tennis courts, public access toilets, MUGA and junior play area and facilities office would remain the responsibility of Rushcliffe Borough Council for the enjoyment of the local community.

- 4.6. The managed lease would see NCCC take responsibility for all the cricket bookings on site including the operation of the sports pavilion and cricket nets for the leased sum. In addition, NCCC as the tenant will be responsible for all utilities in respect of the sports pavilion and cricket provision, including electricity, LPG gas, water and sewerage.
- 4.7. NCCC as tenant and Rushcliffe Borough Council as landlord will be equally liable for the whole site National Non-Domestic Rates (NNDR) cost (50%/50%) and NCCC will also be required to secure their own relevant insurance cover.
- 4.8. Rushcliffe Borough Council as landlord will undertake and meet all cost associated with the general day to day management including cleaning, room preparation, general facilities maintenance, waste disposal, grounds maintenance and cricket outfield maintenance in line with the current operations on the site. The Council will also manage the planned building maintenance to ensure statutory compliance. Such costs are covered by the proposed annual lease sum.

### **Key Benefits**

- 4.9. The West Park Cricket hub would provide much needed improved cricket facilities for the following groups:
- Women's and girls'- pathway up to the academy level
  - Boys'- pathway to U16
  - Cricket programmes run by the NCCC's Community and Development Team
  - All Stars - cricket of 5–8-year-old boys and girls
  - Dynamos cricket for 8–11-year-old boys and girls
  - Super 1s'- disability cricket for 12–28-year-olds
  - Ace - A programme aimed at African-Caribbean engagement in cricket
  - LGBTQ+ team to use West Park as a home base
  - West Bridgford Legion as the partner cricket club
- 4.10. In terms of wider benefits, the West Park Pavilion would also continue to be used by a range of community groups including Positive Futures, Forget Me Notts and these will be formalised within the contract agreements as lease obligations.
- 4.11. NCCC has also committed into entering into a Service Level Agreement with West Bridgford Legion Cricket Club to ensure they enjoy the same access as they currently enjoy.
- 4.12. The proposed lease arrangements put the site in a strong position for future strategic grant funding from both the ECB and Sports England given the enhanced community outcomes which can be delivered by the above groups.

- 4.13. This is evidenced by the close working relationship over the last two years when the Council working in partnership with NCCC obtained £180k worth of inward investment for the site.
- 4.14. This included an ECB grant for £10k for the replacement artificial wicket in 2023 and £163k grant for the five-lane, fully enclosed non-turf practice area featuring the ECB-approved DSi-pro Vision pitch system in 2024. In addition, NCCC has directly invested in improving the cricket facilities on site with the installation of a digital scoreboard for £5k and a boundary rope for £2k.
- 4.15. The proposed arrangement would also see NCCC take over the management of the grass cricket wicket and will provide professional guidance to the volunteer led West Bridgford Legion to help improve the overall quality of the wicket to be able to facilitate more fixtures to a higher standard than can be achieved with the current arrangements. The knowledge that the professional grounds staff who manage Trent Bridge would be invaluable to improving the facilities at West Park. A further benefit will be the potential to share an apprentice Grounds Maintenance Operative with the Council's Streetwise service who in addition to being located at West Park would also bring peer learning back into the Council, to benefit the Borough's other sporting pitches.
- 4.16. NCCC is also committing to greater paid usage of the refurbished Sir Julien Cahn Pavilion which will further add to the Council's occupancy and financial targets for this facility.
- 4.17. As some of the changing pavilion changing rooms have been underutilised, it has become a temporary storage facility for various internal departments following the disposal of the Abbey Road Depot. The changes will also enable the team to find longer term appropriate storage facilities and allow the changing facilities to be improved and upgraded for their intended purpose.

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

- 5.1. The Council can choose not to enter into a lease agreement with the NCCC for the cricket facilities on site and retain management of the cricket facilities. This is not recommended as the current cricket facilities are underutilised, and this is despite having a projected shortfall of 118 match session per season for cricket in the West Bridgford and Ruddington analysis area. The NCCC team is best placed to advance the game of cricket for the benefit of the entire community of Rushcliffe than the Council.
- 5.2. NCCC could book the use of the West Park facility through the Council's existing booking portal; however, this option was discounted during the project development phase as it would not provide the level of control in terms of pitch quality and access that the club needs to progress their strategic aspirations for both the women's game and local community cricket.



## **6. Risks and Uncertainties**

- 6.1. Local Government Reorganisation provides some risk and uncertainty regarding the future direction of local government; however, Nottinghamshire County Cricket Club is the lead organisation for cricket for Nottingham and Nottinghamshire so the proposed arrangements would align with any unitary authority arrangements. There is also a two-year break clause to be incorporated into any future lease, which has been agreed by both parties should the need arise to exit the arrangement.
- 6.2. As part of the transition and prioritisation of cricket on site, it is proposed to transfer the evening recreational cricket fixtures from West Park to Gresham Sport Park, which has also benefited from a £10k ECB grant for an artificial wicket. This would signify a change and uncertainty to these teams, but the risk of complaints is significantly outweighed by the community benefits. It will also provide improved efficiency at Gresham Sports Park after the football season.
- 6.3. Informal dog walking on the cricket outfield has become a popular activity with a significant increase since the Covid-19 pandemic with increased dog fouling as a result. With increased usage of the cricket field, it will be an opportunity for dog walkers to use other local green space facilities that are nearby.

## **7. Implications**

### **7.1. Financial Implications**

Please see (Appendix 2) - Commercially sensitive financial information section.

### **7.2. Legal Implications**

- 7.2.1. The lease arrangement would be subject to a formal contract. The lease will be drawn up under the Landlord and Tenant Act 1954, with the tenant's ability to renew at lease expiry, subject to the ability of the landlord to take the land and buildings back for their own use or for redevelopment (subject to the specific requirements of the Act). The report also delegates authority to the Director – Development and Economic Growth to carry out the necessary advertisement requirements pursuant to s123 (2A) of the Local Government Act 1972 and finalise detailed heads of terms for the proposed lease.
- 7.2.2. Should the tenant or landlord serve notice to break, or at the expiry of the lease and the tenant vacates, the tenant will be required to deliver up the premises in no worse a condition than that evidenced by the condition survey. Otherwise, the landlord will carry out the necessary works and recharge the tenant the costs involved.
- 7.2.3. Should the Council decide to sell the property, the Council will afford the tenant the first option to purchase, subject to the Council receiving best value for the land and buildings.

### 7.3. Equalities Implications

The proposed lease will have many beneficial equality implications with increased participation on site from several groups covered by the protected characteristics. A separate Equality Impact Assessment accompanies this report at (Appendix 3).

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

There are no implications arising from this report that impact on community safety in respect of Section 17 of the Crime and Disorder Act 1998.

### 7.5. Biodiversity Net Gain Implications

There are no biodiversity net gain implications from entering into a lease agreement with NCCC. The grounds maintenance arrangements will remain the same and will be undertaken by Rushcliffe Borough Council.

## 8. Link to Corporate Priorities

The Environment	The Council's Streetwise service would continue to provide a grounds maintenance regime to the wider site, which is sensitive to local biodiversity and environmental needs.
Quality of Life	The proposal links directly to the quality-of-life corporate priority by maintaining high quality leisure facilities and public spaces
Efficient Services	The proposal links directly to efficient services by improving the Councils financial position and delivering high-quality cost-effective services
Sustainable Growth	The proposal contributes to the growth of the game of cricket in Rushcliffe meeting the needs of our residents as the authority grows

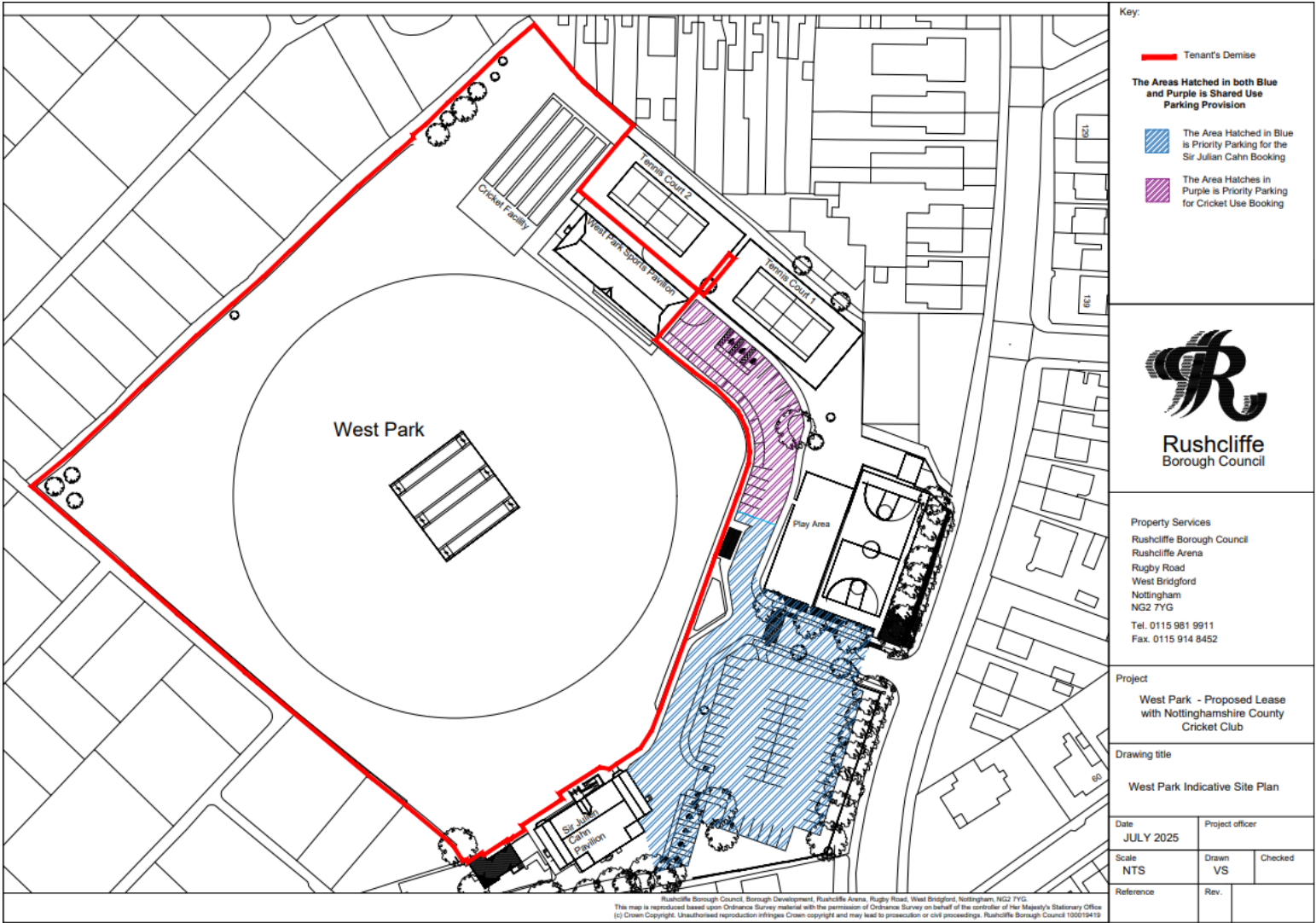
## 9. Recommendation

It is RECOMMENDED that Cabinet:

- a) agrees in principle to the grant of a long-term lease (25 years) to Nottinghamshire County Cricket Club for the West Park cricket facilities; and
- b) instructs the Director – Development and Economic Growth to carry out the necessary advertisement requirements pursuant to s123 (2A) of the Local Government Act 1972 and finalise detailed heads of terms for the proposed lease.

<b>For more information contact:</b>	David Banks Director- Neighbourhoods 0115 914 8438 <a href="mailto:dbanks@rushcliffe.gov.uk">dbanks@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	Rushcliffe Leisure Strategy Review 2021-2027 <a href="#">Leisure Strategy 2021-2027 review - Rushcliffe Borough Council</a>  ECB Inspiring Generations Strategy 2025-28  <a href="#">ECB-Inspiring-Generations-2025-2028.pdf</a>  Rushcliffe Sports and Tourism Charter- Council 2025  <a href="#">(Public Pack)Agenda Document for Council, 18/09/2025 19:00</a>
<b>List of appendices:</b>	Appendix 1: West Park Cricket Site Lease Plan  Appendix 2: Financial Implications (Document Restricted)  Appendix 3: West Park Strategic Opportunity-Equality Impact Assessment

Appendix 1- West Park Cricket Site Lease Plan



## **Appendix 2 - Financial Implications**

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

### Appendix 3 - Rushcliffe Equality Impact Assessment Form

<p><b>Name and brief description of proposal/project / policy / service being assessed:</b></p> <p>West Park Cricket Provision transferring to Nottinghamshire County Cricket Club</p> <p>An Equality Impact assessment of West Park Cricket Provision which provides a guide to the council when considering changes to operation and management of cricket provision provided by the council for the benefit of the Rushcliffe community</p>
<p><b>Information used to analyse the effects of equality:</b></p> <p>When considering the cricket delivery and operations at West Park, as well as the financial implications, the Council shall consider any impact on:</p> <ul style="list-style-type: none"> <li>The current usage of West Park Cricket provision and;</li> <li>The wider community benefit/disadvantage for its repurpose</li> </ul>

	Positive (X)	Neutral (X)	Negative (X)	How different groups could be affected: Summary of impacts	Details of actions to reduce negative or increase positive impact (or why action not possible)
Men, women (including maternity/pregnancy impact), transgender people	(X)			The changes to the cricket arrangements would a positive impact and in particular for woman's and girls providing increase opportunity to play at all	The project aims to implement the ECB's Inspiring generation's key objective of Improving visibility and access for

				levels on the site which currently does not take place	women and girls, aiming for cricket to be perceived as a gender-equal sport.
<b>People from different ethnic groups</b>	<b>(X)</b>			The changes to the cricket arrangements would a positive impact on the site delivering programmes that are currently not delivered	<p>The project aims to deliver the ECB ACE programme on site.</p> <p>The ACE programme (African-Caribbean Engagement) is a cricket development initiative supported by ECB. It was created in response to a dramatic decline in Black British representation in professional and recreational cricket—down by 75% since the mid-1990s</p> <p>ACE aims to reconnect Black communities with cricket by:</p> <ul style="list-style-type: none"> <li>• Building grassroots programmes in urban areas.</li> <li>• Creating talent pathways and identification systems.</li> </ul>

					<ul style="list-style-type: none"> <li>• Providing elite academy opportunities and scholarships.</li> <li>• Developing coaches and volunteers from within the community.</li> <li>• Offering mentoring and leadership development to players, coaches, and families</li> </ul>
<b>Disabled people or carers</b>	<b>(X)</b>			The changes to the cricket arrangements would a positive impact on disabled people or carers	<p>The project aims to deliver the Super 1's disability cricket</p> <p>The Super 1s programme, is a national disability cricket initiative designed for young people aged 12–28) living with physical or learning disabilities. It provides regular, competitive cricket through community hubs which West Park would become one</p> <p>The EIA positive benefits of Super 1s have been identified as</p>



					<p><b>Increased Access &amp; Inclusion:</b> Offers free weekly coaching and competitive opportunities in accessible community settings, helping remove barriers to participation.</p> <p><b>Personal Development:</b> Builds confidence, communication, leadership, and independence among participants.</p> <p><b>Social Cohesion:</b> Reduces isolation and promotes friendships, fostering a sense of belonging and community.</p> <p><b>Health &amp; Wellbeing:</b> Encourages regular physical activity, improving both mental and physical health.</p>
<b>People from different faith groups</b>	<b>(X)</b>			<p>The changes to the cricket arrangements would a positive impact on people from different faith groups</p> <p>Cricket has proven to be a valuable platform for promoting</p>	<p>Cricket is a diverse sport and bring together communities from different faith group. Cricket often includes players from diverse religious backgrounds—Muslims, Christians, Jews, Hindus,</p>

				<p>interfaith understanding and unity. By bringing together individuals from diverse religious backgrounds in a spirit of teamwork and shared purpose, cricket fosters respect, tolerance, and community cohesion. Initiatives such as interfaith cricket matches and inclusive grassroots programmes demonstrate the sport's potential to build bridges between faith communities and contribute to a more harmonious society.</p>	<p>Sikhs, and others—who come together with a common goal: to play, compete, and support each other. On the field, religious differences fade, and teamwork, respect, and fair play take precedence, with increase opportunities to play cricket at west park this would be a positive on this community</p>
<p><b>Lesbian, gay or bisexual</b></p>	<p><b>(X)</b></p>			<p>The changes to the cricket arrangements would a positive impact on LGBTQ+ communities Cricket has increasingly become a platform for <b>LGBTQ+ inclusion</b>, with national and grassroots initiatives helping to create safe, welcoming environments for players, fans, and volunteers of all sexual orientations and gender identities.</p>	<p>It is proposed that West Park would be a home base for LGBTQ+ team use.</p> <p><b>Visibility &amp; Representation</b>  Hosting an LGBTQ+ team increases visibility of underrepresented groups in sport, helping challenge stereotypes and promote acceptance within the wider community</p> <p><b>Education &amp; Advocacy</b>  Programmes like <i>Out4Cricket</i> and <i>Pride in Cricket</i> work with clubs and governing bodies to provide training, resources, and</p>

					<p>support for inclusive practices. West Park would become a local hub for such initiatives</p> <p><b>Alignment with EIA Best Practice</b> According to the <i>Moving to Inclusion</i> framework, inclusive sports provision should reflect the needs of diverse groups and embed equality into strategic planning. Supporting LGBTQ+ participation directly contributes to these goals</p>
<b>Younger or older people</b>	<b>(X)</b>			<p>The changes to the cricket arrangements would a positive impact on children and young people</p>	<p>The changes aim to implement the All Stars- and Dynamos cricket programmes</p> <p>The All Stars (ages 5–8) and Dynamos (ages 8–11) programmes, run by the ECB, are national grassroots initiatives designed to introduce children to cricket in a fun, inclusive, and development-focused environment.</p>

					These programmes are designed to be accessible to children of all backgrounds and abilities.
<b>Other (marriage/civil partnership. Looked after children, cohesion/good relations, vulnerable children/adults)</b>	<b>(X)</b>			The changes to the cricket arrangements would have a positive impact on the wider community as more people from across the authority would have access to council facilities	<p>There is a potential that with increased usage this will have a negative impact on the informal dog walking that takes place on site, due the semi enclosed nature and parking making it popular.</p> <p>However, as this is a playing field and not an open space the reduction of dogs on site will potentially reduce dog fouling and the council would look to make improvement to the nearby Collington Common with its dedicated dog walkers car park to mitigate any disruption to dog walker. This change would also take away parking pressures from the Sir Julien Cahn Pavilion with the car park being used by the users of the facilities and not informal do walkers</p>

**OUTCOME(S) OF EQUALITY IMPACT ASSESSMENT:**

No adverse impact

**Arrangements for future monitoring of equality impact of this policy/proposal/project:**

*Note when assessment will be reviewed (e.g. review assessment in 6 months or annual review).*

Introduce a monitoring form which monitors the different groups that use West Park under the proposed new arrangement against the current usage baseline

**Names of officers who conducted EIA and date**

Derek Hayden, Communities Manager

**Approved by:**  
*(manager signature)*

**Date: 22.09.2025**

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