

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

Our reference:
Your reference:
Date: 12 November 2025

Record of Decisions taken by Cabinet – Tuesday, 11 November 2025

At a meeting of the Cabinet held on Tuesday, 11 November 2025 the following decisions were reached on the items listed in the attached schedule.

The implementation of any key decisions are suspended until the call-in period has expired without a call-in being validly invoked.

Under the Rushcliffe Borough Council Constitution, call-in is available in respect to key decisions only.

The call-in deadline for any key decisions contained in this Decision Notice is before the end of the working day on Thursday, 20 November 2025. Subject to any call-in request being received, all the decisions will be actioned after Thursday, 20 November 2025.

Any Member of the Council shall be entitled to call for a decision to be suspended. To effect the call-in procedure, the appropriate form should be completed and returned to the Chief Executive by the end of the working day on Thursday, 20 November 2025.

NON-KEY DECISIONS

CONSERVATION AREA REVIEW PROJECT – SUMMARY

It was RESOLVED that the successful completion of the review project be acknowledged.

REASON FOR DECISIONS

Across the three years, the review of Conservation Areas successfully updated appraisals for the 31 Conservation Areas, as well as adopting two additional Conservation Areas.

The report is presented as an update for Cabinet at the conclusion of the review, which will effectively be complete at the point that the final two appraisals have been finalised.

DRAFT REVISED CHARACTER APPRAISAL AND CONSERVATION AREA FOR COLSTON BASSETT

It was RESOLVED that:

- a) a revised boundary for the Colston Bassett Conservation Area as shown edged red on the Plan at Appendix A to the report be adopted; and
- b) the Conservation Area Character Appraisal, Management Plan and Townscape Appraisal at Appendices B and C to the report be adopted, as the document which outlines and describes the special architectural and historic character of the Conservation Area, which it will be desirable to preserve or enhance.

REASON FOR DECISIONS

Colston Bassett has been investigated and assessed and is considered to remain a place which has a special architectural and historic interest, the character and appearance of which it would be desirable to preserve or enhance.

The local community has led on the production of a revised Conservation Area Appraisal, which has been subject to public consultation.

Ordinarily the adoption of revised appraisals for existing Conservation Areas was a matter which Cabinet had indicated it was happy to be done through mutual agreement between the local Ward Councillor and Portfolio Holder. However, in this instance there is a point of concern raised by officers, which has led the local Ward Councillor and Portfolio Holder to refer the decision back to Cabinet.

DRAFT CHARACTER APPRAISAL AND PROPOSED CONSERVATION AREA FOR SCREVETON

It was RESOLVED that:

- a) a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A to the report be designated, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) the Conservation Area Character Appraisal in Appendix B to the report be adopted, as the document which outlines and describes the special architectural and historic character of that Conservation Area, which it will be desirable to preserve or enhance.

REASON FOR DECISIONS

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of

which it is desirable to preserve or enhance’.

RATCLIFFE ON SOAR LOCAL DEVELOPMENT ORDER

It was RESOLVED that:

- a) commencement of a review to amendments to the Ratcliffe on Soar Local Development Order (LDO) relating to data centres, environmental mitigation works and Local Labour Agreements be approved, and that they be published in draft for public consultation;
- b) it be agreed that the Local Development Framework Group considers and comments on the draft LDO amendments ahead of public consultation;
- c) authority be delegated to the Director – Development and Economic Growth, in consultation with the Cabinet Portfolio Holder for Planning and Housing to make appropriate alterations to the draft LDO amendments, prior to them being published for consultation; and
- d) it be agreed that approval of proposed amendments to the LDO will be a decision for Cabinet and subject to future reports.

REASON FOR DECISIONS

The key issue with the LDO at present is that, while it identifies data centres as an appropriate use on site, by restricting their delivery to the northern part of the site only, it is not possible to accommodate a major data centre on any part of the site in the short term. This is because the northern part retains the power station buildings, which first need to be demolished, and British Gypsum is seeking to bring forward an open cast gypsum mine on the northern hillside. By comparison, the southern site is less constrained and development on this part of the site can be brought forward more quickly. An amendment to the LDO to allow data centres on the southern part of the site would therefore enable both the site overall and the LDO’s planning framework to respond to major data centre opportunities and initiatives arising now or in the near future.

To enable the LDF Group the opportunity to review the proposed LDO amendments ahead of public consultation. The proposed amendments have been drafted to respond to changing economic and national policy circumstances regarding data centres; to allow greater flexibility to bring about appropriate environmental mitigation works; and to address limitations within the LDO condition relating to Local Labour Agreements.

KEY DECISION

RUSHCLIFFE CARBON OFFSETTING FRAMEWORK - LAND ACQUISITION

It was RESOLVED that:

- a) the acquisition of the land set out in paragraphs 4.4. to 4.18 of the report be

approved, subject to contract and due diligence;

- b) the identification of external funding to offset woodland design and planting and maintenance be approved; and
- c) if external funding is not available, funding from either the Climate Change Reserve and/or future revenue budget growth be approved.

REASON FOR DECISIONS

In December 2021, Cabinet approved the Climate Change Strategy 2021 – 2030. The Strategy reaffirmed the Council's commitment to be carbon neutral from the Council's operations by 2030. It also included a confirmation of its commitment to be net zero as a Borough by 2050, in line with national government targets.

Even if all the actions contained in the CMAP are successfully implemented there will still be some requirement for carbon offsetting, and therefore, on 14 May 2024 Cabinet approved a Carbon Offsetting Framework (COF), which represents a very important component of the Carbon Management Action Plan to achieve the commitment to be carbon neutral by 2030. The Framework's focus on offsetting within the Borough also supports the establishment of a range of habitats to promote ecological connectivity and recovery.

Due to the nature of carbon offsetting and sequestration, it is important that this element of the COF is delivered early in the time window (leading to 2030), to allow newly planted woodland to mature (as it takes nearly five years to commence sequestering carbon) and meadow/wet land to establish, thereby allowing the project to fully meet the decarbonisation targets required by 2030.

Therefore, it is vital that the Council continues to explore acquisition opportunities under the COF and the Council has been working with a land agent who has recently identified an area of land as set out in paragraph 4.4 of the report that has been put on the market.

The land set out in paragraph 4.4 of the report was considered by the Council's Asset Investment Group (AIG) at its meeting on 14 October 2025, and its acquisition is recommended to Cabinet for approval.

If the Council were successful in purchasing the land, the 52 acres would, in addition to the recent purchase of the land agreed at the Cabinet meeting on 13 May 2025, would meet 123% of the total tree sequestration requirement set out at the commencement of the project.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S. Pregon". The signature is fluid and cursive, with a small dot at the end.

Sara Pregon
Monitoring Officer