

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

Our reference:
Your reference:
Date: Monday, 3 November 2025

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 11 November 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 14 October 2025 (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.

Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

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

NON-KEY DECISIONS

6. Conservation Area Review Project - Summary (Pages 5 - 12)

The Report of the Director – Development and Economic Growth is attached

7. Draft Revised Character Appraisal and Conservation Area for Colston Bassett (Pages 13 - 66)

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

8. Draft Character Appraisal and Proposed Conservation Area for Screveton (Pages 67 - 108)

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

9. Ratcliffe on Soar Local Development Order (Pages 109 - 140)

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

10. 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.”

KEY DECISION

11. Rushcliffe Carbon Offsetting Framework - Land Acquisition (Pages 141 - 152)

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

This page is intentionally left blank



MINUTES OF THE MEETING OF THE CABINET TUESDAY, 14 OCTOBER 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:

D Banks	Director of Neighbourhoods
R Clack	Deputy Monitoring Officer
A Hill	Chief Executive
P Linfield	Director of Finance and Corporate Services
H Tambini	Democratic Services Manager

18 Declarations of Interest

There were no declarations of interest made.

19 Minutes of the Meeting held on 9 September 2025

The minutes of the meeting held on Tuesday, 9 September 2025 were agreed as a true record and signed by the Chair.

20 Citizens' Questions

There were no citizens' questions.

21 Opposition Group Leaders' Questions

Question from Councillor J Walker to Councillor J Wheeler

"Very recently, the England Visually Impaired Women's Cricket Team were forced to withdraw from the World Cup in India this November after being denied funding by the England and Wales Cricket Board (ECB), despite the men's team receiving support. I raise this issue with particular concern, as one of the team members is both a resident and colleague in my ward.

In light of this, can this Cabinet agree tonight to formally express our support for the women's visually impaired team by including them in the list referenced in section 4.9 of tonight's report? This would allow us, as a local authority, to

use our platform to advocate for fair and inclusive funding from the ECB for grassroots women's and disability sport.”

Councillor Wheeler advised that the ECB website stated that the England Visually Impaired Women's Cricket Team had withdrawn from the event due to visa and health issues, as they secured funding through donors, and he had no evidence to dispute that. However, he completely agreed that the Council should express its full support for the team, and all Rushcliffe residents that represented the country. He advised that the list of teams referenced in the report had been drawn up by Nottinghamshire County Cricket Club (NCCC), and the Council would continue to encourage more teams to use the park and enjoy the facilities.

Councillor Walker asked a supplementary question, if this would mean that the team would not be added to the list in the report.

Councillor Wheeler reiterated that it was not a decision that the Council could make, but going forward the Council would be happy to work with both NCCC and the team to support them.

22 Nottinghamshire and Nottingham Local Nature Recovery Strategy

The Cabinet Portfolio Holder for Environment and Safety, Councillor Inglis, presented the report of the Director – Neighbourhoods, detailing the Nottinghamshire and Nottingham Local Nature Recovery Strategy.

Councillor Inglis referred to establishment of the 48 Local Nature Recovery Strategies (LNRS), supporting nature and wildlife, and benefitting people by allowing them to enjoy nature. Cabinet noted that Nottinghamshire County Council was formally appointed as the Responsible Authority for the LNRS on 26 June 2023. Councillor Inglis referred to paragraph 5.3 of the report, which detailed how the LNRS was intended to guide action to support nature across the county and that Rushcliffe had supported the County Council by serving on various working groups.

Councillor Inglis confirmed that a draft formal consultation with the supporting authorities had been undertaken during March and April, followed by a six-week public consultation, and it had been endorsed by the Communities Scrutiny Group. 44 amendments came forward from the consultation, 16 of those by residents from Rushcliffe, showing how passionate local residents were to be involved.

Councillor Inglis advised that the report was being considered to allow any objections to be raised prior to the publication of the Strategy in November. However, given the considerable work already undertaken by officers, he felt that it would be ungracious to raise any objection to the completed publication, which would replace the 2003 and 2020 strategies.

In seconding the recommendation, Councillor Brennan welcomed the pre-publication of the LNRS and acknowledged the hard work of officers, working with partners to bring it to fruition. Nature across the Borough was depleted and given continued house building it was even more important to protect and

enhance the local environment, as maintaining and improving those green spaces had a positive impact on residents' health and wellbeing. She hoped that going forward resources would be found to help deliver elements of the Strategy and that the Council would continue to work hard to improve the natural environment of the Borough. Councillor Brennan stated that the current LNRS website was not very accessible and difficult to navigate, and she asked that the County Council review the website to improve its accessibility going forward.

Councillor Upton endorsed the Strategy and stated that he particularly liked the concept of wildlife corridors.

It was RESOLVED that Cabinet:

- a) supports the pre-publication of the Local Nature Recovery Strategy (LNRS); and
- b) supports Nottinghamshire County Council publishing the LNRS.

23 West Park Strategic Opportunity

The Cabinet Portfolio Holder for Leisure and Wellbeing, ICT and Member Development, Councillor J Wheeler, presented the report of the Director – Neighbourhoods, outlining a potential strategic growth opportunity at West Park.

Councillor Wheeler referred to an addendum report circulated after the agenda had been published, which contained an additional recommendation c) and the information supporting it.

Councillor Wheeler referred to this fantastic opportunity to team up with Nottinghamshire County Cricket Club (NCCC) to grow women's and girls' cricket, along with many other groups. Under the proposed lease, residents and community groups would still have access to the various facilities and continued to be welcomed. Councillor Wheeler stated that the proposal would allow women's and girls' cricket to have a home, to continue to grow and build on their success, with NCCC committed to invest in this facility, which was welcomed.

In seconding the recommendation, Councillor Viridi referred to the excellent potential strategic growth opportunities related to this proposal, which was in line with the Council's Leisure Strategy. Whilst enabling and hosting women and girls' cricket it was also enabling a wider range of opportunities for all. This investment ensured that it was not only delivering the NCCC and ECB strategies but the Council's objectives, whilst mitigating the Council's own financial exposure. Councillor Viridi advised that the proposal would also deliver increased use of the facility and provide long term financial sustainability.

The Leader agreed that this was an important and exciting opportunity.

It was RESOLVED 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;
- 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; and
- c) requests the West Bridgford Special Expenses and Community Infrastructure Levy Group, accordingly as part of the budget process, to review the implication of this report relating to the transfer of West Park from the West Bridgford Special Expense area to the General Fund, and it be recommended with the Medium Term Financial Strategy at Full Council.

The meeting closed at 7.14 pm.

CHAIR



Cabinet

Tuesday, 11 November 2025

Conservation Area Review Project - Summary

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton

1. Purpose of report

- 1.1 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) 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’*.
- 1.2 Conservation Area Appraisals identify the special qualities of a designated Conservation Area and set out how the Conservation Area can be improved, along with the local priorities for enhancements.
- 1.3 Once adopted, Conservation Area Appraisals are a material consideration when considering planning applications within the Conservation Area. The adoption of appraisals will allow for positive management and change within a designated area and its setting whilst safeguarding historic character and appearance.
- 1.4 The designation of Conservation Areas and the adoption of Conservation Area Appraisals should be continually reviewed. Section 69(2) states that *“It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.”*
- 1.5 A review of Conservation Areas across the Borough was last undertaken in the period 2008 to 2011. In 2022, funding was identified to appoint additional resource across a three-year period to review the complete set of appraisals. This led to the appointment of a fixed term contract position beginning in July of 2022 through to the beginning of July 2025.
- 1.6 33 Conservation Area Appraisals have successfully been reviewed, including 31 reviews of existing Conservation Areas, and the adoption of two new Conservation Areas.

2. Recommendation

It is RECOMMENDED that Cabinet considers the information contained within this report and acknowledges the successful completion of this review project.

3. Reasons for Recommendation

- 3.1. 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.
- 3.2. This 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.

4. Supporting Information

- 4.1. A copy of a table showing the timetable of review and identifying which appraisals were undertaken by the community and which were undertaken by officers is appended to this report (Appendix A).
- 4.2. It was always appreciated that reviewing appraisals across three years would be a challenging task. To that end, the two most recent appraisals for Conservation Areas in Kneeton (adopted 2018) and Cropwell Bishop (adopted 2021), which had been designated as new Conservation Areas since the last major review in 2008/11 could be treated as 'optional'.
- 4.3. In addition to completing reviews of all the existing Conservation Areas, including the two referenced above, which were not considered high priority, it was also possible to adopt two new Conservation Areas with accompanying appraisals. These were heavily reliant upon community involvement to ensure that delivering them did not prejudice the completion of the main task of reviewing existing appraisals and as such, the communities in these two areas should be particularly acknowledged for their input and work in bringing forward these two new areas for adoption as Conservation Areas.
- 4.4. Of the now 34 Conservation Areas within the Borough, 22 have had the review undertaken as an officer-led process, and 12 were reviewed on a community-led basis.
- 4.5. For some of the 22 officer-led reviews, there was local interest in volunteering to participate in a community-led review; however, too few volunteers came forward to make this a practical option. In many cases, only a single volunteer came forward, and it was considered unreasonable to expect a single resident to undertake the process unsupported. In these cases, the volunteers were given an opportunity to provide some input into the council-led process, sometimes this was on specific elements of an appraisal which suited their particular interest, often local history.

- 4.6. Across this process, the fixed term postholder organised public consultation events, including attending a public event for each appraisal review.
- 4.7. The community-led examples included officer input in advising on the process, and providing guidance and briefing, as well as support through the process, review of works in progress and editing of the completed review to ensure consistency of formatting and appearance.
- 4.8. In only one case did a community led review have to be taken in-house to ensure that it was completed owing to challenges the community experienced in producing a draft.
- 4.9. It should be noted that without the 12 communities who successfully completed a community-led review, it is unlikely that the review of all conservation areas could have been completed on schedule if all 34 reviews had to have been undertaken directly by Council officers, and as such, the success of the project has been in no small part due to the commitment and input of the 12 communities.
- 4.10. This review process has discharged the duty to review Conservation Areas “from time to time” under Section 69 of the 1990 Act and ensured that all of Rushcliffe’s appraisals are current and up to date, as well as affording opportunities for community ‘buy-in’ to the process as is described as a desirable community engagement measure within best practice.

5. Alternative options considered and reasons for rejection

- 5.1. The report is presented to highlight the work undertaken over the past three years, to meet the Council’s legal obligation to keep Conservation Areas under review and as directed by Cabinet.
- 5.2. An alternative option is to not review Conservation Areas and their associated appraisals; however, Conservation Area Appraisals are material considerations when deciding planning applications. Out of date or absent Conservation Area Appraisals risks inappropriate development, and the loss of the Borough’s historic features and their setting.

6. Risk and Uncertainties

None, other than the risk identified in section 5 of not reviewing Conservation Areas.

7. Implications

7.1. Financial Implications

There are no financial implications arising from this report. Costs associated with additional staff resource were included in the approved budgets for 2022-25.

7.2. Legal Implications

Local planning authorities have a duty under Section 69 of the 1990 Act to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

7.3. Equalities Implications

There are not considered to be any equalities implications arising from the recommendation.

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

There are not considered to be any adverse implications arising from this report or its recommendation in terms of crime or disorder.

7.5. Biodiversity Net Gain Implications

There would be no biodiversity net gain implications arising from the recommendation within this report.

8. Link to Corporate Priorities

The Environment	Adoption of revised Conservation Area Appraisals allows increased accuracy and relevance of the way in which the special character and appearance of Conservation Areas is identified, improving the way in which planning policy can be applied towards its preservation.
Quality of Life	The work undertaken as detailed in the report impacts on quality of life only to the extent that updated appraisals means that the protection of historic places within the borough is addressed on the basis of more up-to-date evidence base. Assuming people generally choose to live in places they like anything that promotes resistance to inappropriate change should support quality of life.
Efficient Services	There would be no implications, positive or negative, for efficiency of local services.
Sustainable Growth	Adoption of revised Conservation Area Appraisals allows increased accuracy and relevance of the way in which the special character and appearance of the Conservation Area is identified, which would better enable the Council to better ensure that future development is of high standard and sustainable.

9. Recommendation

It is RECOMMENDED that Cabinet considers the information contained within this report and acknowledges the successful completion of this review project.

For more information contact:	James Bate Planning Team Manager: Monitoring and Implementation 0115 9148483 jbate@rushcliffe.gov.uk
Background papers available for Inspection:	Planning (Listed Building and Conservation Areas) Act 1990 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management
List of appendices:	Appendix A: Conservation Area Review Table and Timeline

This page is intentionally left blank

Location	Community or Officer Led	Consultation Start date	Consultation end date	Consultation event date
Bunny	Officer led	14/05/2025	18/06/2025	21/05/2025
Car Colston	Officer led	04/06/2025	26/06/2025	05/03/2025
Colston Bassett	Community led	04/06/2025	29/06/2025	11/06/2025
Cropwell Butler	Officer led	04/06/2025	26/06/2025	16/06/2025
Edwalton	Officer led	21/03/2025	15/04/2025	31/04/2025
Flintham	Community led	21/03/2025	15/04/2025	02/05/2025
Granby	Officer led	29/05/2025	21/06/2025	12/05/2025
Keyworth	Community led	29/05/2025	21/06/2025	04/06/2025
Kneeton	Officer led	04/06/2025	26/06/2025	18/06/2025
Normanton on the Wolds	Officer led	14/05/2025	18/06/2025	19/05/2025
Orston	Officer led	26/02/2025	20/03/2025	10/03/2025
Scarrington	Officer led	19/02/2025	15/03/2025	06/03/2025
Screveton	Community led	04/06/2025	26/06/2025	19/06/2025
Thrumpton	Officer led	29/05/2025	21/06/2025	09/06/2025
Upper Broughton	Officer led	14/05/2025	18/06/2025	26/05/2025
Aslockton	Community led	23/01/2023	13/02/2023	04/02/2023
Bingham	Officer led	12/03/2023	03/04/2023	25/03/2023
Bradmore	Officer led	04/06/2025	26/06/2025	03/03/2025
Costock	Officer led	18/11/2024	11/12/2024	28/11/2024
Cropwell Bishop	Community led	26/08/2022	18/09/2022	03/09/2022
East Bridgford	Officer led	12/05/2023	04/06/2023	25/05/2023
East Leake	Community led	26/04/2024	19/05/2024	08/05/2024
Hawksworth	Officer led	09/03/2023	02/04/2023	22/03/2023
Hickling	Community led	21/8/223	12/09/2023	04/09/2023
Langar	Community led	19/01/2024	12/02/2024	03/02/2024
Ruddington	Community led	23/10/2023	13/11/2023	04/11/2023
Sutton Bonington	Officer led	18/10/2024	11/11/2024	28/10/2024
Thoroton	Officer led	02/03/2023	26/02/2023	13/03/2023
Upper Saxondale	Officer led	15/11/2024	09/12/2024	27/11/2024
West Leake	Officer led	26/01/2024	19/02/2024	12/02/2024
Whatton	Officer led	23/02/2024	17/03/2024	13/03/2024
Wiverton	Community led	10/07/2023	01/08/2023	24/07/2023
Wysall	Officer led	01/11/2024	25/11/2024	13/11/2024

This page is intentionally left blank



Cabinet

Tuesday, 11 November 2025

**Draft Revised Character Appraisal and
Conservation Area for Colston Bassett**

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton

1. Purpose of report

- 1.1. Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) 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'.
- 1.2. Beyond adoption Section 69(2) goes on to state, *"It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly"*.
- 1.3. In addition, the Planning Practice Guidance, and best practise in the form of Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, recommend that designated Conservation Areas should be accompanied by adopted character appraisals to define the special character and appearance they are considered to possess and that these documents are also reviewed "from time to time".
- 1.4. To this end, a period of public consultation has been undertaken on a draft revised Conservation Area, and an associated Appraisal and Management Plan, which had been produced by the local community. This report seeks formal adoption of the revised documents following that consultation.

2. Recommendation

It is RECOMMENDED that Cabinet:

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

3. Reasons for Recommendation

- 3.1. 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.
- 3.2. The local community has led on the production of a revised Conservation Area Appraisal, which has been subject to public consultation.
- 3.3. 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.

4. Supporting Information

- 4.1. A copy of the amended Conservation Area Character Appraisal is appended to this report (Appendix B) and is the document, which is proposed for adoption, along with an updated boundary (Appendix A) and the accompanying townscape appraisal (Appendix C).
- 4.2. Within the document is a plan showing the proposed boundary of the revised Colston Bassett Conservation Area, which is considered to represent a boundary appropriate in context of the requirement within paragraph 127 of the National Planning Policy Framework (NPPF) which states:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

- 4.3. The draft document prepared by the community identifies practically all land within the Conservation Area, which is not already developed as ‘positive open space’ (Appendix C – Townscape Appraisal). This includes identifying sites allocated for development within the adopted Neighbourhood Plan as positive open space.
- 4.4. Officers have raised this concern with the authors of the document and the Parish in that by identifying land as ‘positive open space’ so widely this has the effect of undermining the identification. When considering planning applications, the requirement is to consider the impact of a proposal on the Conservation Area as a designation. By identifying so much open land as positive open space, it creates a situation where any development on any part of that open space can only have a minor impact upon open space within the Conservation Area overall. Planning inspectors have previously made comments about the degree of which open space or setting would be

maintained by a proposal, which results in loss of a small portion of such characteristic.

- 4.5. The community maintains the view that they understand the risk explained to them by officers but want all open space identified in this way regardless and will “defend any appeals” that are made affecting any part of the identified positive open space.
- 4.6. This includes identifying sites allocated for development within the adopted Neighbourhood Plan as positive open space which officers are concerned creates an inherent conflict.
- 4.7. It should be noted that communities and parish councils do not defend appeals against the refusal of planning permission, and outside of the minority of appeals, which are heard via Hearings or Public Inquiries there is no opportunity for the community or Parish Council to be involved as a Rule 6 Party. It would be for the Borough Council and its officers to defend appeals, and officers would need to be mindful that the widespread identification of space as positive open space will, of necessity, reduce the contribution, which any one component of that open space makes and therefore reduce the ability to suggest that any loss of small elements of positive open space would create any significant degree of harm to the Conservation Area as a whole, or that the contribution made by positive open space would not be preserved by the retention of the majority of the identified positive open space.
- 4.8. Previous comments by the Council’s officers and attempts to overcome deficiencies in earlier drafts have been rebuffed and officers feel that whilst it is inherently sensible to reduce the identification of public open space prior to adoption any attempt to do so would not be supported by the local community or the parish. There is no requirement for public consultation and therefore no requirement for consensus. However, it is this challenging situation which has brought this matter to Cabinet.
- 4.9. Beyond this concern raised by officers, the feedback from public consultation was as follows:
 - a) Omission of Key Unlisted Buildings – some buildings identified as key unlisted buildings in the currently adopted appraisal were not identified in this way on the consultation draft map – the community representatives viewed this as an oversight and were happy for these to be added back onto the plan.
 - b) One resident objected to the need to review the document explaining they were happy with the currently adopted one and were resistant to any changes – No specific concerns or issues were raised and as such no amendments were made arising from this comment.
 - c) One request was made to add a list of Key Unlisted Buildings to the document rather than just showing them on plan – this has been actioned.
 - d) One comment requested adding four properties on Spring Hill to the Conservation Area. The commenter was approached to enquire as to what special architectural or historic interest they were believed to possess to

justify inclusion and the response provided was that they were important Victorian buildings. Map analysis reveals that none of the four were built until around 1914 and one pair appears as under construction on 1950's mapping. They have all undergone a degree of alteration since they were built and none of the four is considered to be particularly old or to make a particularly strong architectural contribution to local character. No amendment has been made, and the buildings remain outside of the Conservation Area in the version presented for adoption.

- 4.10. Having considered all of the formal comments received, it is, therefore, considered that the changes, which have been made to the draft documentation as a result of public consultation comments do not amount to substantial changes and as such would not require further public consultation.

5. Alternative options considered and reasons for rejection

- 5.1. The only alternative option would be to decline to adopt the revised appraisal until the extent of positive open space has been revised downwards so as to ensure that the open spaces identified as being of the greatest importance are afforded a heightened degree of protection against proposal, which would be harmful to their contribution as positive open spaces.
- 5.2. Whilst officers would be of the view that this is the most sensible option and the option which would best protect the contribution made to special character and appearance by the most important open spaces, the community has rejected that advice and is insistent that they will only be satisfied with the wide identification of all undeveloped land as positive open space.
- 5.3. Having an up to date Conservation Area Appraisal is important because it ensures that planning decisions reflect current heritage values, community needs and environmental changes, helping to protect and enhance the area's special character.

6. Risk and Uncertainties

None identified.

7. Implications

7.1. Financial Implications

Adoption would not be officially completed until notices are published in the Nottingham Post and The London Gazette. There are minimal cost implications for publishing notices and these will be contained within existing budgets.

7.2. Legal Implications

- 7.2.1 Local planning authorities have a duty under Section 69 of the 1990 Act to determine which parts of their area are areas of special architectural

or historic interest, the character or appearance of which it is desirable to preserve or enhance.

7.2.2 The Act requires the identification and designation of Conservation Areas. Whilst the legislation does not contain any requirement for public consultation, the undertaking of public consultation is considered to represent best practice. As such there is no minimum requirement for public consultation.

7.2.3 A Conservation Area is not formally adopted in law until such time as its adoption has been resolved by the Borough Council and a notification of adoption has been published in The London Gazette.

7.2.4 It is considered good practice when adopting a new Conservation Area to directly notify each property within the adopted boundary that the Conservation Area has been formally adopted and is in effect. This would usually be done in writing the day of the London Gazette notice. Given the small size of Colston Bassett a mailshot on this scale is not considered to represent a significant burden on either time or resources.

7.3. **Equalities Implications**

There are not considered to be any equalities implications arising from the recommendation to adopt a revised Conservation Area for Colston Bassett.

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

There are not considered to be any adverse implications of adopting a Conservation Area in terms of crime or disorder.

7.5. **Biodiversity Net Gain Implications**

There would be no biodiversity net gain implications arising from the recommendation within this report.

8. **Link to Corporate Priorities**

The Environment	Adoption of a revised Conservation Area Appraisal would allow increased accuracy and relevance of the way in which the special character and appearance of the Conservation Area is identified, improving the way in which policy can be applied towards its preservation. There is; however, a risk that excessive identification of undeveloped land as 'positive open space' could undermine the degree to which development affecting such land can be reasonably resisted, particularly given that even allocated development sites are identified as positive open space.
Quality of Life	To the extent that the recommendation impacts upon quality of life those impacts would be through securing attractive and

	historically significant components of the local environment as above.
Efficient Services	There would be no implications, positive or negative, for efficiency of local services.
Sustainable Growth	Adoption of a revised Conservation Area Appraisal would allow increased accuracy and relevance of the way in which the special character and appearance of the Conservation Area is identified, which would better enable the Council to better ensure that future development is of high standard and sustainable. There is; however, a risk that excessive identification of undeveloped land as 'positive open space' could undermine the degree to which development affecting such land can be reasonably resisted, particularly given that even allocated development sites are identified as positive open space.

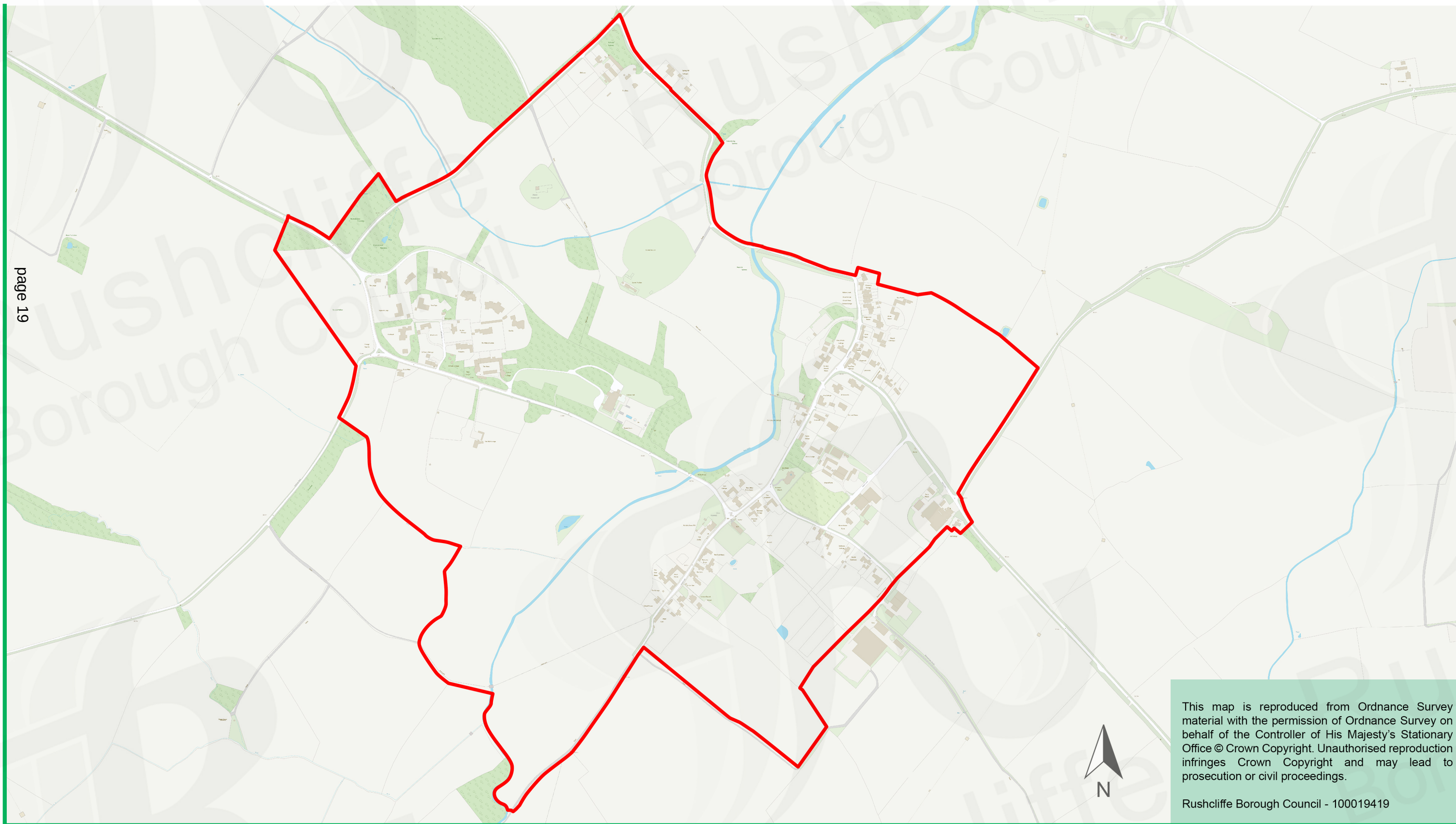
9. Recommendation

It is RECOMMENDED that Cabinet:

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

For more information contact:	James Bate Planning Team Manager: Monitoring and Implementation 0115 9148483 jbate@rushcliffe.gov.uk
Background papers available for Inspection:	Planning (Listed Building and Conservation Areas) Act 1990 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management
List of appendices:	Appendix A: Proposed Conservation Area Boundary Appendix B: Colston Bassett Character Appraisal and Management Plan Appendix C: Colston Bassett Townscape Appraisal

COLSTON BASSETT CONSERVATION AREA BOUNDARY



This page is intentionally left blank

**Colston Bassett Conservation Area
Appraisal and Management Plan
March 2023**



Table of Contents

1	Introduction.....	1
1.1	Conservation Areas.....	1
1.2	The purpose of a Conservation Area Character Appraisal.....	1
1.3	The Planning Policy Context	2
2	Colston Bassett Location and Landscape Setting.....	3
2.1	The Colston Bassett Conservation Area.....	3
3	Historical Contexts.....	4
3.1	Location and Historic Activities	4
3.2	Archaeology	5
3.3	Historical Mapping.....	6
4	Spatial Analysis	6
4.1	Plan, Form and Layout	6
4.2	Landmarks, Focal Points and Views.....	8
4.3	Open Spaces, Trees and Landscape	13
4.3.1	Open Spaces, Trees and Landscape SWOT Analysis.....	17
4.4	Public Realm	18
5	Buildings of the Conservation Area and Key Characteristics	19
5.1	Building types and Activity.....	19
5.2	Key Characteristics and Building Materials.....	23
5.2.1	Key Characteristics: Village Centre – Zone 1	23
5.2.2	Key Characteristics: Working Farms – Zone 2.....	23
5.2.3	Key Characteristics: Hall Grounds Drive – Zone 3.....	24
5.2.4	Key Characteristics: Colston Hall Grounds – Zone 4	24
5.2.5	Key Characteristics: Surrounding Farmland – Zone 5	25
5.2.6	Key Characteristics SWOT Analysis.....	26
5.3	Listed buildings	27
5.4	Key Unlisted Buildings.....	28
6	- Generic Management Plan.....	29
6.1	Introduction	29
6.2	National and Local Policies and Guidance	29
6.3	Article 4 Directions	30
6.4	Building Design	30
6.5	Publicity and Knowledge Transfer	31
6.6	Public Realm	32
6.7	Boundary Treatments.....	33
6.7.1	Walls and Fences.....	33
6.7.2	Hedges.....	33
6.8	Buildings at risk.....	33
6.9	Enforcement.....	34
7	Appendix 1 – Listed Buildings (as of January 2023)	35
8	Names of Key Unlisted Buildings.....	39
9	Appendix 2 - Conservation Area Boundary and Townscape Appraisal	40
10	Map.....	40

1 Introduction

1.1 Conservation Areas

Rushcliffe Borough Council has an obligation under [Section 69 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) to review, from time to time, its Conservation Area designations.

A Conservation Area, as defined under [Section 69](#), is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Colston Bassett Conservation Area was designated in 1973. Prior to this reappraisal of 2023, the Colston Bassett Conservation Area was reviewed in 2009.

[Section 71 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) highlights the local planning authority's duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. This document, therefore, aims to identify and reaffirm (or redefine) the special architectural or historic interest of the area which warrants its designation.

Conservation Area Appraisals are not, and never have been, tools for to fossilise a place against change, instead, the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify and record the special interest of the Conservation Area to ensure there is a public awareness and understanding of what is worthy of preservation
- To define and reassess current boundaries to accurately reflect what is now perceived to be of special interest
- To identify opportunities to safeguard and enhance the special interest of the Conservation Area.

It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.

Colston Bassett Conservation Area:

Summary of Special Interest

A strong rural character both in terms of architecture and landscape.

A range of architectural styles reflects various estate-ownerships.

The Market Cross which provides the village with a strong focal point at its centre.

Modern infill development hasn't reduced the quality of the conservation area and traditional building styles are still in the majority.

A sylvan backdrop with a large number of important mature trees and hedgerows has largely been maintained.

Strong rural approaches into village lined with hedgerows, grass verges and mature trees and former parkland around Colston Hall.

Generally, the character and appearance of a Conservation Area will be preserved or enhanced by:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development, and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the Colston Bassett Conservation Area would be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Policy 10 (Design and Enhancing Local Identity) [in part]
 - Policy 11 (Historic Environment)
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Policy 28 (Conserving and Enhancing Heritage Assets)
 - Policy 29 (Development Affecting Archaeological Sites)
- [The Colston Bassett Neighbourhood Plan](#) (2018 – 2028)
- [The National Planning Policy Framework \(NPPF\)](#) (Revised - 2021)
- [The National Planning Practice Guidance](#) (2015 - Subject to Continual Review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

Colston Bassett Conservation Area:

Summary of Key Issues

Development pressure for new housing in a popular village is a constant demand and there is a threat of losing the open spaces that have previously been maintained between most buildings

The loss of mature trees through disease, instability and development has threatened the sylvan backdrop, a noted feature of the Conservation Area.

2 Colston Bassett Location and Landscape Setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Colston Bassett lies in the Vale of Belvoir Character Area approximately 3km to the east of the A46 and 2km to the south of the village of Cropwell Bishop. The village is surrounded by paddocks, arable fields and hedgerows and is linked to neighbouring villages and the A46 by a number of small country lanes and a network of footpaths. The river Smite flows just to the west of the village centre. Individual mature trees and wooded areas are a dominant feature in the Conservation Area which provide a notable backdrop to the village's important buildings and spaces.

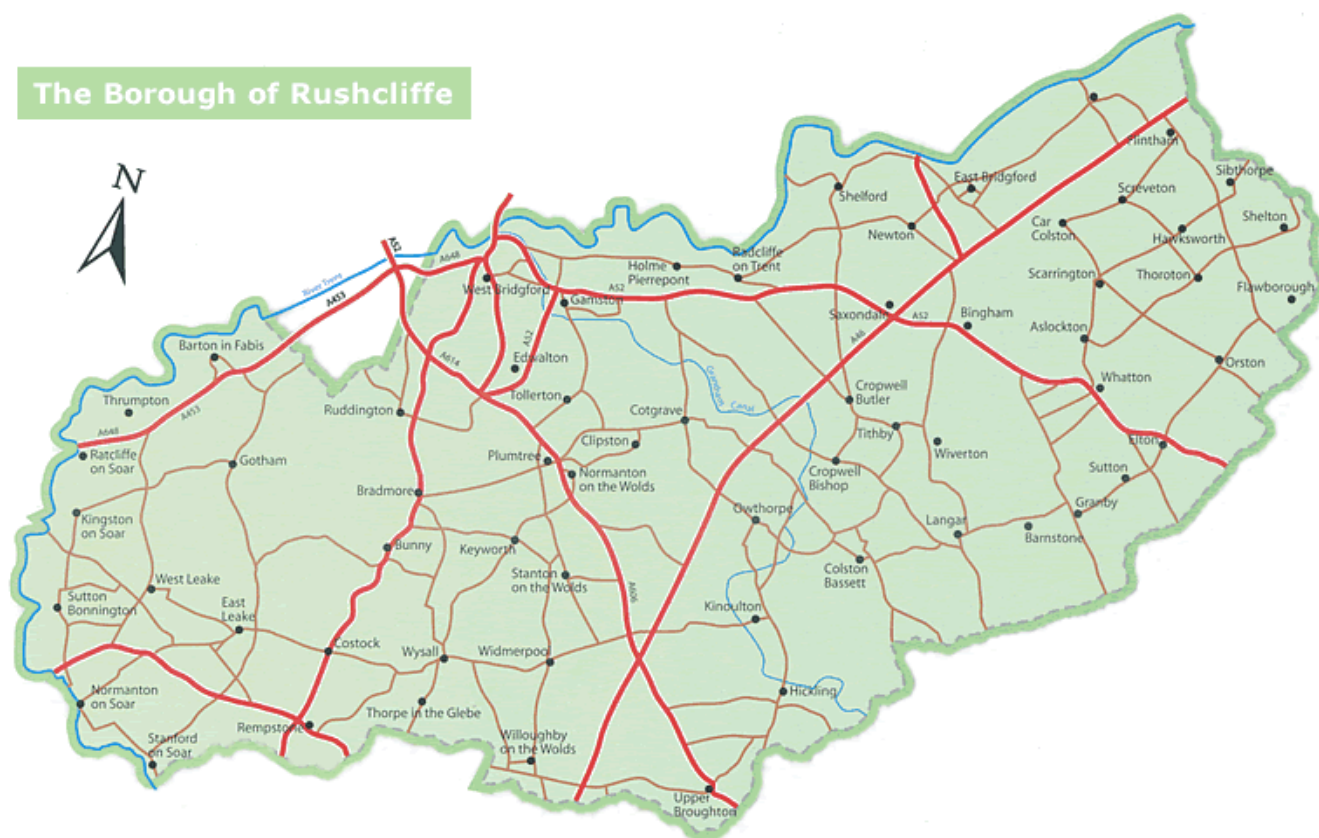


Figure 1- A Map of the Borough of Rushcliffe

2.1 The Colston Bassett Conservation Area

Colston Bassett is a sylvan village, more so than other villages in the local area. It is renowned for its mature planting which goes a long way to forming the character and spaces that make up the village and its intrinsic rural character. Over 20 listed buildings/structures, plus additional non-designated assets can be found within the conservation area. These include examples of brick and pantile barns and cottages, Georgian and

Victorian houses of greater stature. Open spaces and their enclosure are a key part of the layout of the village.

The Colston Bassett Conservation Area has a strong rural character both in terms of architecture and landscape. Once operated as a single-family estate, it still retains the feel of an estate village with the surrounding farms and many buildings within the village still in the ownership of the family or their trusts. This can be seen in several key characteristics which were adopted by the estate over time.

The historic village is arranged to either side of the River Smite, which creates two distinctive sides of the village each with a noticeably different character, connected by two listed road bridges and a single footbridge.

It is of note that the conservation area contains numerous paths and bridleways, as well as largely maintaining the pattern of enclosures as identified in the Colston Bassett Neighborhood Plan.

Conservation Area Boundary covers	120 ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	21
Scheduled Monuments	2

A full list of Colston Bassett Conservation Area's Listed buildings can be found in Appendix 1
Details accurate as of January 2023

3 Historical Contexts

3.1 Location and Historic Activities

The village of Colston is first recorded in the Domesday Book of 1086. At that time there were two parishes of Colston and Kinoulton, Colston having a similar parish boundary to the present-day parish of Colston Bassett. Before the Norman Conquest both villages were part of the Saxon manor of Newbold. After the Conquest the village was gifted to Thurstine de Basset, the chief falconer to William I, and later the name of Newbold ceased to exist. It is considered that the origins of the name Colston relates to "Ton (meaning enclosure or place) of Col", with Col being a Saxon, old English or possibly Scandinavian personal name. The name "Colsey" is also associated with the village meaning Col's island likely to have reflected its situation over a low lying or mired area.

The family name Bassett was added to the parish of Colston in 1120 after Ralph Basset, head of an important Norman noble family and Lord Chief Justice of England, had gained the estate from King Henry I. Work started on St Mary's Church by 1115. The first Market Cross was erected when King Henry III granted the fourth Ralph Bassett of Drayton the right to hold a weekly market in 1257. The cross originally included a sundial (or cube dial), but the shaft was rebuilt in 1831 for the coronation of William IV. In 1922 the cross was gifted to the National Trust becoming one of the oldest, and certainly smallest monuments, in their care. Colston Bassett invariably had absentee landlords until 1571 when Edward Golding acquired the estate, and it remained in the Golding family for five generations. The second Edward Golding undertook much of the process of enclosure, with the parish divided into around 170 named fields.

In 1604 Colston Bassett was subject to a disastrous outbreak of the plague. The burials of 83 victims of the plague are recorded between July 1604 and March 1605.

The Civil War of 1651 impacted on the village, with families including the Goldings set against each other on opposite sides of the conflict. Sir Edward Golding set about rebuilding the Hall and carried out extensive tree planting between 1704 and 1710.

The estate passed into the hands of the Martin family around 1800. Henry Martin was the MP for Kinsale and the person from whom the Martin Arms takes its name. He was responsible for the construction of several of the larger properties that exist today such as the Rectory and Colston Bassett House, formerly the Yews,, as well as establishing Hills Farm on the edge of the village, enlarging and improving many farmhouses and cottages and establishing the first school in what late became the village shop and is now The Old Telegraph private residence.

The estate was sold in 1864 to Mr George Thomas Davy, 'an eminent London merchant'. It was George Thomas Davy who was responsible for planting and landscaping the village as it can still largely be seen today, including lowering of the gradient of Hall Lane, the construction of New Road and the new, stone-built school on School Lane which is still in use today.

In 1876 the estate was purchased by Mr Robert Millington Knowles. He further developed the tree planting in the village and constructed various agricultural buildings and cottages. Mr Knowles was also responsible for building the new church (St John the Divine) in the centre of the village. The roof of the old church of St Mary's was removed on completion of the new church in 1892, although it remains consecrated ground remaining in use for village burials.

Around 1913 the Colston Bassett and District Dairy was opened as a cooperative and has specialised in making Stilton cheese. There was little post war building and development in the village until new houses were erected in the wooded area of Hall Grounds during the 1960's. Whilst modern in design (1960's) this part of the village has retained its sylvan nature and rural setting. The development was reminiscent of cottages hidden in the woodland. The properties were screened from New Road, Hall Lane and St. Mary's by mature trees. A proportion has since been redeveloped as locally notable contemporary homes.

3.2 Archaeology

The low-lying hump or island later occupied by the Manor and surrounding parkland may have been occupied in prehistory as a defensible area surrounded by low lying wetland and surrounding watercourses adjoining the Smite.

Earthwork surveys of the landscape around Colston Bassett have revealed a complex patchwork of ridge and furrow fields, boundary banks, ditches and terraced ground. These features are typical of a rural medieval community based around working the land.

Other archaeological features include two quarries and a sandpit, all of which were situated just outside the grounds of Colston Hall. Although it is not known when these were in active use they would have certainly provided contemporary villagers with building materials together with those from brickworks and nearby lime kilns.

The River Smite was straightened in the mid-20th Century, previously flowing a far more meandering course and arranged with several fish weirs and pools. Works to improve the flow along the river left some ox bow ponds surrounded by the trees remaining also as a habitat for wildlife.

3.3 Historical Mapping

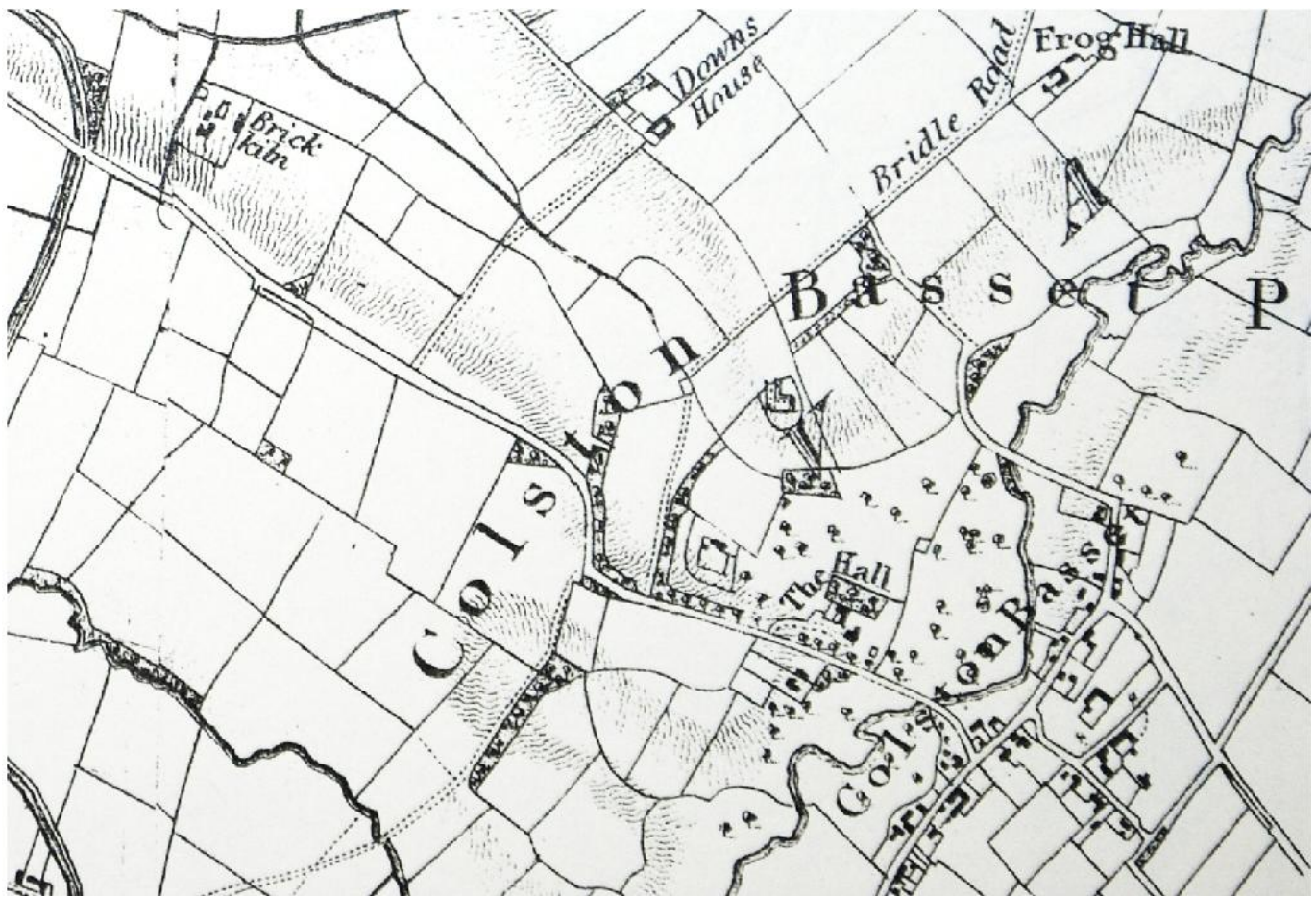


Figure 2 - Sanderson's map of 1835. Note the position of a brick kiln to the northwest of the village centre

4 Spatial Analysis

The relationship between open spaces and the built form within a conservation area can be central to its character. This section describes the layout of the village, highlights the significant views, landmarks and historical focal points. The contribution of open green spaces, trees and other natural elements to the conservation area's character is also described within this section.

4.1 Plan, Form and Layout

Colston Bassett is characterised as a dispersed village, comprising clusters of outlying farmsteads, hunt kennels, and workers' cottages—all historically associated with the Colston Bassett Estate. The former Rectory, in its time, was located beyond the core of the village.

Estate development was strategically positioned to complement the setting of the Manor. Landscaped vistas were created across the open countryside, with workers' cottages and ancillary buildings carefully screened by intentional tree planting. Estate buildings were deliberately designed to avoid direct views towards the Hall or Manor House, with windows positioned on alternative elevations.

The western part of the conservation area corresponds to the historic parkland surrounding Colston Hall. This area was extensively planted with trees and originally contained only a few later farm buildings and the Old Vicarage. The former parkland was bounded to the north by the hedge-lined Wash Pit Lane.

To the east lies the medieval core of the village, developed along the relatively straight alignment of School Lane and Church Gate. These lanes run diagonally from south-west to north-east, converging at the Market Cross (see Figure 14). This junction also connects to the wooded Hall Lane, which ascends westward to the ridge where Colston Hall is situated. St John's Church occupies a prominent position along Church Gate and enjoys extensive views over the former parkland towards the River Smite, whose mature trees continue to define the heart of the village.

Behind Church Gate remains an expansive open area once occupied by working farms and paddocks, interspersed with a few cottages along Bunnison Lane. This area connects to Bakers Lane, which serves as a back lane linking through to Harby Lane near Colston Bassett Dairy.

Many of the former agricultural buildings have since been converted to residential use, with associated domestic curtilages established.

At the far end of Church Gate, Wash Pit Lane curves westward, forming the northern boundary of the conservation area. The River Smite flows west of the village centre and is crossed by two Grade II listed bridges: Smite Bridge on Hall Lane and China Bridge on Wash Pit Lane. A smaller stream joins the Smite at the northern edge of the conservation area, and historically another stream would have flowed through Sandpit Hollow, passing behind the Rectory to merge with the Smite further south.

These three watercourses and their associated valleys define the topography of the area, placing Colston Hall on a low-lying island at the centre. The elevated site of the old church, overlooking a cricket pitch, significantly enhances the village's visual appeal. The surrounding former parkland fields are included within the boundaries of the Conservation Area.

The three most visually prominent structures in the village are Colston Hall, the ruin of St Mary's Church, and the later St John's Church located at the centre. However, the defining characteristic of Colston Bassett is its sylvan setting. Trees dominate the landscape, with buildings appearing secondary within the environment. All approaches into the village are framed by mature trees, clearly delineating the settlement from the surrounding farmland.

Overleaf is a map that describes the current plan, form and layout of the village/town.



Figure 3 – Current layout of the village

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Rushcliffe Borough Council - 100019419

4.2 Landmarks, Focal Points and Views

The principal landmarks of Colston Bassett include Colston Hall and the ruins of St Mary's Church, located to the west of the village centre. The Market Cross, situated at the junction of the village's three main roads, serves as the central focal point of the settlement. This prominent location is flanked by key community buildings including The Martins Arms public house, the Village Shelter, and the Village Hall.

Along Church Gate and School Lane, there are frequent and often framed views towards the surrounding fields, reinforcing the village's rural setting. Within the central area, a number of small paddocks provide valuable open space. These areas contribute significantly to the village's character by offering visual relief between built forms and enhancing the sense of openness. Just as important as the surrounding buildings, these green spaces allow for outward views to the countryside and maintain the spacious, rural atmosphere that defines Colston Bassett.



Figure 4 - Colston Bassett Hall (photo taken from private driveway)

Colston Bassett Hall, a classically styled building with Italianate influences, was constructed circa 1704 and remodelled around 1860. It was formally listed as a building of special architectural or historic interest in September 1965.

The Hall has undergone various alterations by successive owners. Notably, the main entrance—originally located on the south elevation—has been relocated to the west. From the southern windows, there are views across a fine grove of trees, planted in 1710, which now partly envelop the remnants of the historic Lord's Walk. The principal elevation of the Hall faces east towards the village, although this view is now obscured by mature tree planting, contributing to the secluded character of the Hall and its grounds.

St Mary's Church remains a prominent feature within the landscape and can still be viewed from numerous vantage points throughout the village, reflecting its historically dominant siting. A particularly notable view is afforded from the end of Church Gate, looking west along Wash Pit Lane, where the ruins of St Mary's are seen in their elevated position, commanding the surrounding area and reinforcing the church's former visual significance within the settlement.



Figure 5 - View of the ruin of St Mary's Church from Cropwell Road



Figure 6 - View of the ruin of St Mary's Church from New Road

From a standpoint opposite the Church of St John the Divine, glimpses of Colston Hall can be caught through the tree line across the paddock and farmland.



Figure 7 - View from Churchyard towards Colston Hall

Other important views include the end of School Lane near School House overlooking open countryside to the west and down to the Smite, as well the view back towards Colston Hall. Also the open views from Hall Lane around the Old Rectory, from the Market Cross and along Hall Lane (including the Peter and Paul Cottages) and the listed Martins Arms.



Figure 8 - View looking back to the end of School Lane

The Colston Bassett Village Cross, located on Church Gate (see figure 9, or cover image), is reputed to be one of the oldest National Trust properties in Nottinghamshire—and notably one of the smallest. The octagonal, four-stepped base of the Cross, constructed in sandstone, is believed to date from the 15th century, placing it within the late medieval period and reflecting elements of the Early Renaissance and early modern eras. The limestone shaft was a later addition, erected in 1831 to commemorate the coronation of King William IV.



Figure 9 - The Village Cross

Adjacent to the Village Cross stands the Village Meeting Shelter, a structure gifted to the residents of Colston Bassett by the current estate owners, the Le Marchant family. Architecturally, the shelter is notably uncharacteristic of the local vernacular, being constructed in the style of a weatherboarded, timber-framed building with a roof of clay peg tiles more typically associated with the traditional architecture of southern England. Despite its contrasting style, the shelter is well-used by walkers and cyclists, enhancing the communal and recreational value of this focal point within the village.

Colston Bassett is advantageously located within gently undulating countryside on the edge of the Belvoir escarpment, affording expansive long-distance views across the Vale towards the escarpment, as well as a variety of inward and internal views into and within the village itself.



Figure 10 - Bridle path to home Farm



Figure 11 - The scarp in the far distance

The Townscape Appraisal map illustrates these key views and other views which link the village to the adjacent countryside.

4.3 Open Spaces, Trees and Landscape

Mature trees are a defining feature of Colston Bassett's character and contribute significantly to its rural and sylvan setting. They are particularly prominent along the ridge on which Colston Hall is situated, enhancing its elevated presence in the landscape. Elsewhere, individual specimens and smaller groups of trees are dispersed throughout the village core and along the hedgerows bordering surrounding lanes.

All highway approaches to the village are lined with mature trees, which collectively create a distinct sense of enclosure and establish Colston Bassett as a verdant enclave within the wider agricultural landscape.



Figure 12 - Hall Lane from the A46



Figure 13 - New Road



Figure 14 - Harby Lane

Stands and avenues of mature oak trees remain a key feature of the traditional parkland associated with Colston Hall. Across the wider conservation area, Ash, Sycamore, and Horse Chestnut are the most commonly occurring species, with occasional surviving Elms and areas of protected verge, particularly along the boundary adjoining Langar Lane.

The churchyard, together with the gardens and grass verges found throughout the village, makes a positive contribution to the character and quality of public open space. Additionally, the surrounding fields and paddocks, many of which are visible from the public realm, reinforce the village's rural setting.

Recent tree planting has focused on Oak and Lime—species well suited to the local climate and soil conditions. Notable examples include new planting along the Millennium Walk leading from New Road to the old church, as well as along the paddock adjoining Post Office Farmhouse.



Figure 15 – Hall Lane leading to the Centre of the Village



Figure 16 – Millenium Walk leading to the St Mary's Ruin

Although some mature tree loss has occurred, particularly around areas of modern development, the conservation area retains its strongly sylvan character, which remains a defining and valued feature of Colston Bassett.

The Colston Bassett Neighbourhood Plan (CBNP) designates several areas as Local Green Spaces, including the Village Hall Paddock, the Smiteside Cricket Ground, and St Mary's Churchyard. This designation affords these spaces a high level of protection from future development, helping to preserve the village's rural setting and community assets.

The village's organic pattern of development has resulted in the retention of small paddocks within the village core. These spaces provide a sense of openness and visual relief between built forms, contributing significantly to the rural and informal character that is distinctive to Colston Bassett.



Figure 17 - The Village Hall Paddock looking towards the Martins Arms Public House and Restaurant



Figure 18 – Village Hall Paddock looking towards the Village Hall with the Church Spire in the background

The Smite wildlife corridor is recognised as an important ecological and landscape feature that contributes significantly to the character of Colston Bassett. The potential impact of various forms of pollution on this and other local wildlife habitats warrants further investigation as part of ongoing environmental and conservation efforts.

The accompanying photographs were taken during a period of limited rainfall. However, the River Smite is prone to flooding following periods of heavy rain, primarily affecting farmland to the north, but occasionally impacting sections of the road network at lower-lying points within the village.



Figure 19 – The River Smite looking West from the Smite Bridge



Figure 20 – The River Smite Looking East from the Smite Bridge

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	Weaknesses - what are the negatives of the open spaces, trees, and landscape
Positive open spaces and trees : • The paddock to the right of the Village Hall. • Cricket pitch and surrounding area. • St. Mary's Church and the surrounding areas including the trees. • The tree lined roads, lanes, including trees in gardens and other hedges which contribute to the street scene and act as biodiversity corridors • Views along the River Smite as you pass over the bridge, getting glimpses of the stretch of the water course through woodland and the River Smite Biodiversity Focus Area The network of public footpaths and bridleways	Loss of mature trees (due to end of life, disease or otherwise). No fixed strategy to plant new trees for the future It relies more on traditional form, layout and space to create its outstanding sylvan atmosphere.
Opportunities – what could make the open spaces, trees, and landscape better?	Threats - what would make an open spaces, trees and landscape worse?

Continue to plant replacement trees.	Loss of mature trees slowly eroding the sylvan character.
Retention of significant views and maintain their character.	Loss of woodland and significant views
Encourage walkers and cyclists to visit and use the public footpaths and bridleways.	

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Colston Bassett Conservation Area. Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

4.4 Public Realm

The public footpaths and bridleways across England represent an extensive network of historic rights of way, established over centuries as routes to fields, neighbouring settlements, and market towns. Colston Bassett benefits from a relatively well-developed network of such public footpaths, which are actively used by local residents. These routes are highly valued not only for recreational use—supporting physical and mental wellbeing—but also for their socio-historical significance as part of the parish's rural heritage.

The village acts as a popular destination and meeting point for walkers and cyclists from outside the parish, supporting local amenities such as The Martins Arms public house (see Figure 31). This highlights the wider social and economic value of the footpath network, which enriches both the community's quality of life and its historical character.

The rural character of Colston Bassett is further reinforced by lanes such as Harby Lane, Bunnison Lane, Wash Pit Lane, and New Lane, all of which feature mature hedgerows, trees, and grass verges. Additionally, Bunnison Lane, Church Gate, and Hall Lane are defined by a variety of traditional boundary treatments, including brick and stone walls, and estate-style metal railings—some of which are topped with hedging. While village roads are surfaced in asphalt, many private driveways are finished in gravel, contributing to a more informal and distinctly rural character throughout the village.



Figure 21 – Lias wall along Hall Lane



Figure 22 – Estate Railings and recent Beech hedge



Figure 23 – High hedges along Bunnison Lane



Figure 24 – Estate railings along Church Gate

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

Colston Bassett has historically been an agriculturally focused settlement, with its landscape and community life shaped by farming and associated rural activities. This strong agricultural heritage, combined with longstanding estate ownership, has played a significant role in guiding the village's development and has contributed to its distinctive rural character and identity.



Figure 25 - The Farmhouse, School Lane



Figure 26 – Post Office Farmhouse, Churchgate



Figure 27- Church Farm, Bakers Lane



Figure 28 and Figure 29 - Larger Cottages, both of which have been extended over time

There is a clear hierarchy of cottages within the village, reflecting their historical association with agricultural activity and estate management. A significant amount of building took place in the mid-nineteenth century, a period of relative prosperity for farming, resulting in the construction of many of the workers' cottages that contribute to the village's historic character today.



Figure 28



Figure 29

Colston Bassett Dairy has been producing traditional Stilton and Shropshire Blue cheeses for over a century. Established as a farming co-operative in 1913, the dairy remains operational today, continuing to make cheese using traditional methods. Originally, milk was sourced from surrounding local farms, all located within approximately 1.5 miles of the dairy, situated in the Vale of Belvoir.

Colston Bassett Stilton has been recognised as one of the top three British cheese brands in the Guild of Fine Food's prestigious 'Best Brands' survey on six occasions between 2013 and 2020.

The Colston Bassett Dairy itself stands as a tangible symbol of the cheese-making process. While the production activities remain important, the dairy buildings also play a vital role in telling the story of this traditional craft, contributing to the cultural and historic narrative of the village.



Figure 30 – Colston Bassett Dairy

Within the village, a range of amenities and community activities are located both within and adjacent to the Conservation Area. The Martins Arms public house offers food, drink, and accommodation, serving as an

important social hub for residents and visitors alike. St John's Church and St Mary's Church provide additional cultural and visitor attractions, popular with walkers and cyclists.

Under new ownership, The Martins Arms has plans to introduce local food shopping facilities, further enhancing its role within the village community.

Community activity spaces include the Village Hall and its adjoining paddock, which host a variety of events such as concerts, talks, exercise classes, parties, and regular Sunday breakfasts. The Smiteside Cricket & Croquet Club fields provide further recreational opportunities.

The absence of a village shop or Post Office limits the village's self-sufficiency and places greater importance on maintaining transport links. The local bus service remains a vital connection for many, particularly older residents, although it is under-utilised due to its infrequent, bookable nature and lack of weekend service.

The two historic bridges within the village are significant features. Both date from the late 18th century and are Grade II listed. The China Bridge, located on Wash Pit Lane to the north of the Conservation Area, is an exemplary example of coursed squared stone construction with a brick vault. Its design includes swept sides and a distinctive hump-backed profile, supported by a single-span depressed arch. The bridge is further distinguished by three-course brick voussoirs, which demonstrate the high level of craftsmanship and architectural significance of the structure.



Above: The triple span Smite Bridge carries Hall Lane across the Smite to the west of the village centre

Below: The single span of China Bridge carries Wash Pit Lane across the Smite to the north of the conservation area



5.2 Key Characteristics and Building Materials

5.2.1 Key Characteristics: Village Centre – Zone 1

Materials:

Walls: The village centre features a variety of locally sourced multi-red brick buildings, alongside a number of structures with rendered or painted white brick façades. Recent developments generally continue to use brick to maintain visual cohesion. The church is constructed in traditional stone, distinguishing it from surrounding buildings.

Roofs: Traditional roofing materials include clay pantiles on many vernacular buildings. More prominent and important buildings often feature slate roofs, with some roofs clad in plain tiles.

Windows: Although many original timber windows have been replaced with uPVC alternatives, some traditional York sliding sash windows remain evident, contributing to the historic character.

Doors: Doors are generally timber and traditionally styled, with some incorporating glazed panels. Original doors are rare.

Key Characteristics / Architectural Features:

The area forms the historic core of the village, characterised by a strong rural atmosphere and a distinctly traditional village aesthetic.

All former agricultural buildings within this zone have been sensitively converted to residential use, maintaining the village's agrarian heritage while adapting to contemporary needs.

Public buildings—including the Parish Hall, The Martins Arms public house, and the former school—are clustered around the Market Cross, which acts as a focal point.

Other notable features include Smite Bridge, various residential properties, and the churchyard.

The predominant building materials are red brick and stone, with some examples of painted brick and render.

Boundaries are defined by a mixture of walls, hedgerows, and estate railings, complementing the village's rural character.

Groups of mature trees are scattered throughout the area, reinforcing the sylvan setting and contributing to the overall sense of enclosure and greenery.

5.2.2 Key Characteristics: Working Farms – Zone 2

Materials:

Walls: Traditional farmhouses and agricultural buildings are predominantly constructed in locally sourced multi-red brick. Modern agricultural sheds are generally clad with profiled metal sheeting on both roofs and walls. The cheese dairy is a notable exception; its modern brick walls have been designed to reflect the vernacular character of the area.

Key Characteristics / Architectural Features:

The area encompasses two working farms, each retaining fine historic buildings that are partially concealed by more recent agricultural sheds.

The three-storey Manor House, one of the oldest and most prominent buildings in the village, dominates the landscape in this zone.

Roofs: Traditional farm buildings and houses typically feature clay pantile roofs, while the grander Manor House is distinguished by a slated roof. The cheese dairy uses concrete pantiles, blending modern functionality with local materials.

Windows: Houses in this area retain traditional timber casement windows, often with horizontal glazing bars, consistent with the rural character.

Doors: Doors are generally timber and traditionally styled, some partially glazed, although original doors are scarce.

The farmhouses, agricultural buildings, Colston Bassett Dairy, and surrounding paddocks collectively reinforce the area's strong rural character.

Hedgerows and grass verges provide natural boundaries, with some sections of brick walling, particularly along Bunnison Lane, contributing to the sense of enclosure and historic continuity.

5.2.3 Key Characteristics: Hall Grounds Drive – Zone 3

Materials:

Walls: Traditional buildings in this area are limited, typically constructed from local multi-red brick. The majority of buildings date from the past 60 years and exhibit a variety of materials including stone, render, and brick.

Roofs: Roofing materials are diverse, ranging from zinc standing seam and flat roofs to slate and concrete tiles, reflecting modern architectural trends.

Windows: Generally, windows are larger with fewer glazing bars, made possible by advances in glazing technology.

Doors: A wide variety of door styles are present, reflecting the diverse architectural character of the area.

Key Characteristics / Architectural Features:

The Hall Grounds consist predominantly of large, detached properties exhibiting a range of modern architectural styles.

These properties are set within a mature, verdant landscape, which contributes a strong sylvan character to the area.

Access is provided via narrow drives leading to the various residences.

A notable feature is the stone-walled tradesmen's entrance to the Hall, which retains historic interest within the predominantly modern setting.

Overall, the area is defined by a combination of modern architectural diversity and a pronounced green, wooded environment.

5.2.4 Key Characteristics: Colston Hall Grounds – Zone 4

Materials:

Walls: Traditional buildings in this area are limited, typically constructed from local multi-red brick. The majority of buildings date from the past 60 years and exhibit a variety of materials including stone, render, and brick.

Key Characteristics / Architectural Features:

The Hall Grounds consist predominantly of large, detached properties exhibiting a range of modern architectural styles.

These properties are set within a mature, verdant landscape, which contributes a strong sylvan character to the area.

Roofs: Roofing materials are diverse, ranging from zinc standing seam and flat roofs to slate and concrete tiles, reflecting modern architectural trends.	Access is provided via narrow drives leading to the various residences.
Windows: Generally, windows are larger with fewer glazing bars, made possible by advances in glazing technology.	A notable feature is the stone-walled tradesmen’s entrance to the Hall, which retains historic interest within the predominantly modern setting.
Doors: A wide variety of door styles are present, reflecting the diverse architectural character of the area.	Overall, the area is defined by a combination of modern architectural diversity and a pronounced green, wooded environment.

5.2.5 Key Characteristics: Surrounding Farmland – Zone 5

Materials:	Key Characteristics / Architectural Features:
Walls: St Mary’s Church is constructed from traditional stone. Other historic buildings in the area—including the former hunt kennels/riding centre and the Old Vicarage—are built in local brick, reflecting their association with the Estate.	The ruin of St Mary’s Church, situated near the summit of a small hill, forms a prominent focal point within this landscape.
Roofs: These buildings predominantly feature slate roofs, consistent with their Estate connections.	This area includes the Old Rectory, a listed building accompanied by some more contemporary outbuildings.
Windows: All windows are timber; the higher-status Old Vicarage notably retains traditional sash windows.	Other buildings are traditional in style and dispersed across the countryside surrounding the village.
Doors: Doors are timber, generally of traditional design, complementing the historic character of the buildings.	The landscape is characterised by arable and pasture land, intersected by the River Smite and one of its tributaries.
	Country lanes bordered by verges, hedgerows, and mature trees contribute to the rural and picturesque quality of the area.
	Notable features include the picturesque ruin of St Mary’s Church, various historic farm buildings, and the Old Vicarage (dated 1834).

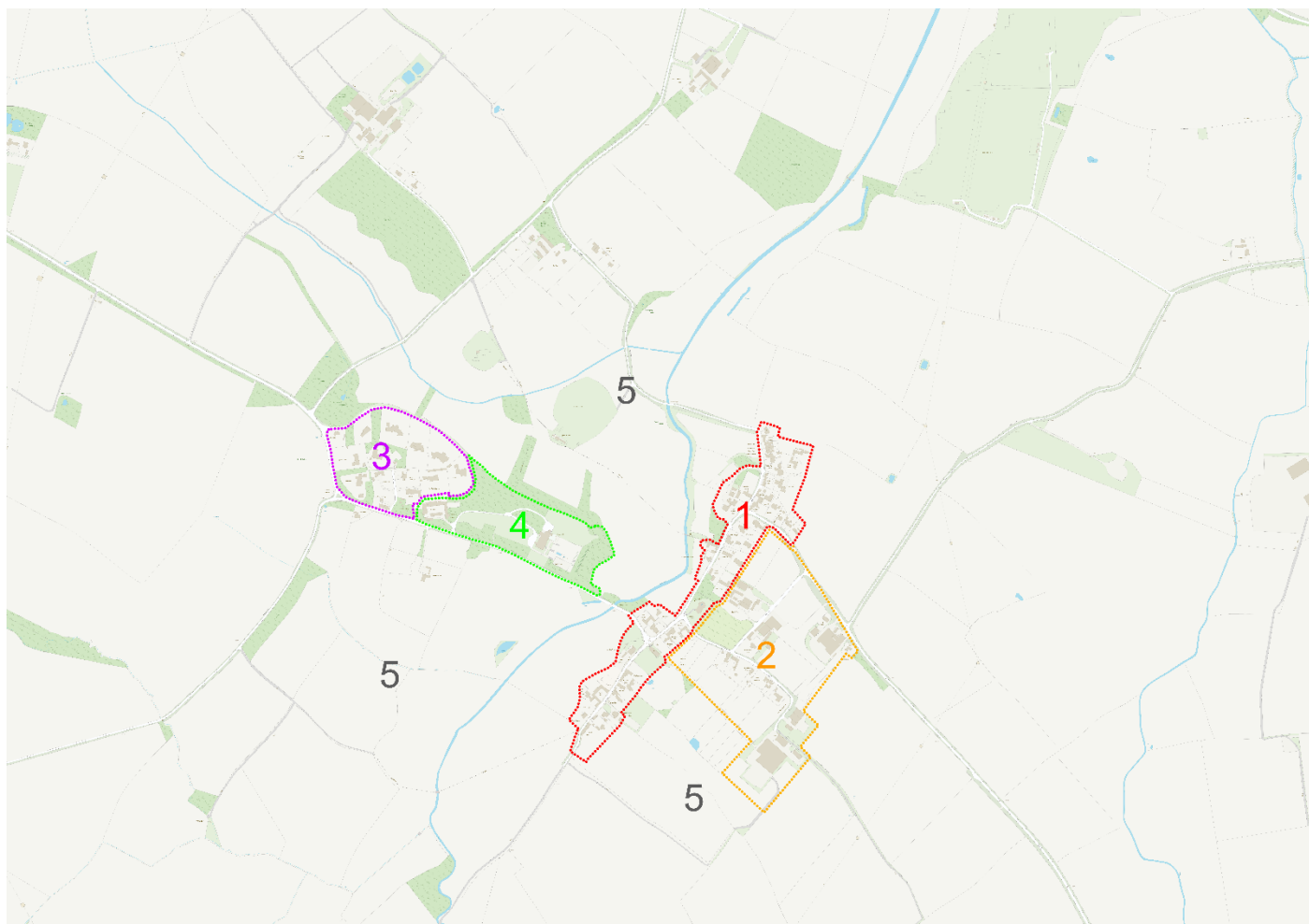


Figure 31 - Character zone map

5.2.6 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?	Weaknesses - what is it about most existing buildings that does not look good?
The Martins Arms pub serves as a key visual and social landmark, widely recognised across the borough as emblematic of the village’s identity. Many buildings reflect older cottage, Victorian, and Georgian architectural styles, contributing to a cohesive historic character. Traditional roof pitches are predominantly around 40 degrees, typically finished with pantiles or slate, with some steeper roofs on older properties that were historically thatched (e.g., The Martins Arms). Building forms are simple and functional, shaped by traditional construction techniques and the availability of local materials.	Subjective interpretations of what constitutes “harm” and the principles of “preserve and enhance” can lead to differing opinions between the council, residents, and developers, complicating consensus on developments. Modernisation and refurbishment have, in some cases, resulted in the gradual erosion of essential historic character and architectural detail.

Colston Bassett Hall, The Mews, and The Lodge exhibit classical architectural styles consistent with the Hall Grounds, reinforcing a strong sense of place. Generous spaces between buildings maintain a sense of openness throughout the village. Many older properties have been sympathetically preserved externally while being modernised internally, retaining their historic appearance.	
Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?	Threats - what could make existing buildings (or new builds) look worse and detract from the character of the area?
The village's ongoing evolution offers opportunities to integrate sustainable design and modern building technology, ensuring that future development contributes positively to the area's character. Redevelopment of unlisted or undesignated heritage assets presents a chance to create the next generation of valued heritage buildings. New development within the rural centre and lanes such as Harby Lane, Church Gate, and Bunnison Lane should be carefully designed to retain the rural look and feel.	The strong desirability of the village ensures a consistent demand for residential development, which could risk overdevelopment or inappropriate alterations if not carefully managed. Rapid advances in building technology may lead to designs or materials that are unsympathetic to the conservation area's historic character if not properly controlled.

5.3 Listed buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out on any listed building.

Further information can be found in [Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe](#).

The complete list of the [Secretary of State's Statutory List of Buildings of Special Architectural Interest or Historic Interest](#) can be accessed online.

Names and details of the Listed Buildings and structures in Colston Bassett Conservation Area (correct as of January 2024) are detailed in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some smaller structures such as gravestones may not be shown.



Figure 32 – The Martins Arms

The Martins Arms Inn, originally a farm and alehouse known for brewing its own beer, was renamed in honour of the local Squire during a period of significant expansion. This early 18th-century building features later rear wings and an addition dating from the 19th or 20th century to the left. Constructed of painted brick, it is characterised by a steeply pitched slate roof with brick-coped gables set on square brick kneelers. The building includes an end stack and an off-centre ridge stack, with pantile roofing on the rear wings. Comprising two storeys and an attic, the three-bay façade displays tripartite casement windows with glazing bars, all set beneath segmental heads and raised sills. Historically part of the Estate until its sale in 1990, the Martins Arms remains a prominent community hub under its current ownership.

5.4 Key Unlisted Buildings

Contribution to the established character of the place can also come from buildings which are not recognised via listing, or are not old. A plan with all of the positive contributions to the area can be found in Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1 Introduction

In carrying out its planning functions, the Borough Council is required in law to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The Management Plan for a Conservation Area is a tool to ensure the special character of the area is preserved and enhanced. The management plans aim to:

- Outline a strategic management proposal for the preservation and enhancement of the Colston Bassett Conservation Area.
- Act as a guide for professionals and residents alike regarding:
 - features of value, worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement
 - development proposals which preserve and enhance the special character of the area
- Inspire community commitment to conservation principles and reporting

6.2 National and Local Policies and Guidance

There is a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. The Central Government Guidance and Local policies applicable to Conservation Areas include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Design and Enhancing Local Identity [in part]
 - Historic Environment
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Conserving and Enhancing Heritage Assets
 - Development Affecting Archaeological Sites
- [The National Planning Policy Framework \(NPPF\)](#), particularly, but not exclusively the chapter on
 - Conserving and Enhancing the Historic Environment.
- [The National Planning Practice Guidance \(NPPG\)](#) (updated 2021 and subject to continual review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [Historic England “Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management”](#)

The council will utilise the full range of strategic policy and guidance documents to ensure that development in **Colston Bassett Conservation Area** is of a standard that enhances the amenity of the local area. The council will always look to use the most up to date versions of the document.

Supplementary documents may be issued for individual Conservation Areas where specific policies or proposals are needed.

6.3 Article 4 Directions

There are extra consents required in Conservations Areas. For example, in addition to the general control of development, you will need to get permission for

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m³

Article 4 of the Town and Country Planning (General Permitted Development) Order 2015, allows planning authorities to restrict some permitted development rights within particular areas. This does not necessarily prevent development or change taking place but enables the Local Authority to manage the design and detailing of the works, and potentially grant permission subject to appropriate conditions. The use of Article 4 Directions will be proposed where it is considered appropriate following the completion of each Area Appraisal across the borough.

Details of Article 4 Directions for Colston Bassett Conservation Area

There are currently no Article 4 Directions for Colston Bassett Conservation Area

6.4 Building Design

Mimicking the local vernacular is not the only way to ‘fit in’ with the character of a conservation area. National policy makes clear that contemporary designed, provided it is sympathetically designed, cannot be dismissed as an option. Therefore, good contemporary design will be encouraged where it respects the context’s character, scale and massing. This must be demonstrated in the Design and Access Statement submitted with any planning application.

Extensions to buildings in Conservation Areas should respect:

- The key characteristics of the original building, including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

Copying like for like can devalue and destroy the ability to “read” historic change, and dilutes our historic heritage. Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high-quality replication may be required in a few very sensitive locations.

In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high-quality workmanship are the keynotes. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern metric brickwork.

Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives” (DETR – “By Design”, p19).

As with extensions, good contemporary design which respects local character, and the context of the site will be encouraged.

All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

“it blocks important views identified in the individual appraisals, uses important open spaces identified in the appraisals, adversely affects the setting of any Listed or key buildings, fails to maintain or re-establish the streetscape where appropriate dominates its Conservation Area background fails to recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees”

Where the quantity of contemporary schemes in a small area becomes significant and outnumbers older buildings within the area, further contemporary schemes could fundamentally shift the architectural character of the area and thus be harmful, even if well designed as an individual project.

New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

Any external lighting should be carefully designed and sited to minimise light pollution.

Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular, they should be positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

Ambiguity about additional controls within a Conservation Area raises the likelihood of inappropriate developments occurring which may damage the integrity of the conservation area designations.

Efforts have been made to engage local community groups in the development and review of the character appraisals. Empowering communities to define the special architectural and historic interest of the Conservation Area aims to raise awareness

Whether the appraisal took a community-led or a council-led approach, upon reviewing all Conservation Areas, the public were invited to ask questions and comment during a public consultation.

The approach taken within Colston Bassett Conservation Area was Parish Council led.

The consultation period took place between the following dates
04/06/2025 – 29/06/2025

A consultation event also aimed to diminish any ambiguity about restrictions within a Conservation Area and increase the likelihood of sensitive and appropriate developments, maintaining the character of the area.

The council recognise the potential issues of turnover in residency and ownership of properties in the conservation area. Therefore, Rushcliffe Borough Council will periodically use their media outlets to highlight conservation area designations and the significant, related planning controls.

The date of the Consultation Event
11/06/2025

If there are any queries about conservation areas, please email conservationareas@rushcliffe.gov.uk

6.6 Public Realm

General maintenance and upkeep to the public realm may include fixing damage to roads and pavements, and fixing issues with street lighting. Issues such as these can impact the quality of the Conservation Area.

The council aims to encourage works to the public realm that are in keeping with, or actively enhance the conservation area. Rushcliffe Borough Council can only advise on work within the public realm that does not require planning permission (for example work completed by statutory undertakers, such as the Highways Authority). In these instances, Rushcliffe borough council cannot prevent such work.

Nottinghamshire County Council are responsible for repairs to roads, pavements and street lighting.

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the [Nottinghamshire County Council Website](#).

Rushcliffe Borough Council will continue to undertake their duties in maintaining the public realm. Vandalism, fly tipping and street cleaning are all the responsibility of Rushcliffe Borough Council.

Report issues of vandalism, fly tipping, and street cleaning to **Rushcliffe Borough Council**. This can be done online by [informing Rushcliffe Borough Council online](#).

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Colston Bassett Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

6.7 Boundary Treatments

Where there is a proposal for a new boundary treatment to be installed, the council would encourage the use of boundary treatments within the area.

6.7.1 Walls and Fences

Within conservation areas, planning permission is required to alter, maintain, improve, take down or build any new gate, fence, wall or other enclosure with

- A height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or
- A height of two metres or more elsewhere

Where planning permission is required to remove a wall, Rushcliffe Borough Council will aim to protect those boundary walls and fences that have been identified as positively contributing to the area.

6.7.2 Hedges

Hedgerows are significant habitats for wildlife in lowland Britain. Regulations are intended to protect important hedges in the countryside. The policy applies to hedges that are more than 20m long, (or less if connected to another hedge) on or adjacent to:

- Land used for agriculture or forestry, including the keeping of horses or donkeys
- Registered common land and village greens
- Local Nature Reserves and Sites of Special Scientific Interest.

The policy does not apply if the hedge is within or on the boundary of the curtilage of a house.

6.8 Buildings at risk

A few of the important buildings across the various Conservation Areas are currently vacant or not in regular use, which may lead to some being “at risk” of neglect or decay.

The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

There is a presumption against the demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

6.9 Enforcement

Rushcliffe Borough Council will, from time to time, assess and monitor changes in the appearance and condition of Colston Bassett Conservation Area. This will ensure that where necessary enforcement action can be taken promptly to deal with problems as they arise.

Where co-operation cannot be gained by any other means, Rushcliffe Borough Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

The council will work in accordance with their enforcement policy, which aims to provide an efficient enforcement service in support of the Council's statutory planning service. Rushcliffe Borough Council's enforcement actions will remain transparent, consistent, and proportionate, as it is recognised that effective controls over unauthorised development assists in conserving the natural and built environment whilst helping to protect the quality of people's lives and maintaining the Council's integrity.

7 Appendix 1 – Listed Buildings (as of January 2023)

[Dovecote Approximately 50 Metres Northeast Of Manor Farmhouse](#)

Grade: II Listing Entry Number: 1370141
National Grid Ref: SK 70142 33202
Location: Dovecote Approximately 50 Metres North East Of Manor Farmhouse, Bakers Lane

[Church Of St John the Divine](#)

Grade: II Listing Entry Number: 1210496
National Grid Ref: SK 69981 33265
Location: Church Of St John The Divine, Church Gate

[Colston Bassett War Memorial](#)

Grade: II Listing Entry Number: 1436251
National Grid Ref: SK6996833282
Location: Churchyard of the Church of St John the Divine, Church Gate, Colston Bassett, Notts, NG12 3FP

[Smite Bridge Over River Smite](#)

Grade: II Listing Entry Number: 1210538
National Grid Ref: SK 69785 33271
Location: Smite Bridge Over River Smite, Hall Lane

[China Bridge Over River Smite](#)

Grade: II Listing Entry Number: 1045649
National Grid Ref: SK 69906 33727
Location: China Bridge Over River Smite, Washpit Lane

[Colston Hall](#)

Grade: II Listing Entry Number: 1370142
National Grid Ref: SK 69623 33411
Location: Colston Hall, Hall Lane

[The Old Rectory](#)

Grade: II Listing Entry Number: 1210547
National Grid Ref: SK 69357 33334
Location: The Old Rectory, Hall Lane

[Group Of Headstones South of South Transept Approximately 10 Metres North Of South Churchyard Wall Of Church Of St Mary](#)

Grade:	II	Listing Entry Number:	1210664
		National Grid Ref:	SK 69505 33816
Location:	Group Of Headstones South Of South Transept Approximately 10 Metres North Of South Churchyard Wall Of Church Of St Mary, New Road		

[St Mary's Church](#)

Scheduled Monument	Listing Entry Number:	1006381
	National Grid Ref:	SK 69488 33845

[Group Of Headstones Approximately 12 Metres South Of South Transept Of Old Church Of St Mary](#)

Grade:	II	Listing Entry Number:	1045646
		National Grid Ref:	SK 69502 33822
Location:	Group Of Headstones Approximately 12 Metres South Of South Transept Of Old Church Of St Mary, New Road		

[Spencer Headstone Approximately 8 Metres South Of South Transept Of Old Church Of St Mary](#)

Grade:	II	Listing Entry Number:	1290385
		National Grid Ref:	SK 69501 33828
Location:	Spencer Headstone Approximately 8 Metres South Of South Transept Of Old Church Of St Mary, New Road		

[Thompson Headstone Approximately 10 Metres South Of South Door Of South Aisle Of Old Church Of St Mary](#)

Grade:	II	Listing Entry Number:	1045647
		National Grid Ref:	
Location:	Thompson Headstone Approximately 10 Metres South Of South Door Of South Aisle Of Old Church Of St Mary, New Road		

[Medieval Market Cross And 19th Century Commemorative Cross](#)

Scheduled Monument	Listing Entry Number:	1012872
	National Grid Ref:	SK 69865 33192

[Group Of Headstones Approximately 12 Metres South Of South Transept Of Old Church Of St Mary](#)

Grade:	II	Listing Entry Number:	1045646
		National Grid Ref:	SK 69502 33822
Location:	Group Of Headstones Approximately 12 Metres South Of South Transept Of Old Church Of St Mary, New Road		

[Martins Arms Public House](#)

Grade:	II	Listing Entry Number:	1370145
		National Grid Ref:	SK 69829 33170

Location: Martins Arms Public House, School Lane

K6 Telephone Kiosk Adjacent To Martins Arms Public House

Grade: II

Listing Entry Number: 1264495

National Grid Ref: SK 69818 33146

Location: K6 Telephone Kiosk Adjacent To Martins Arms Public House, School Lane

[Cam Headstone Approximately 20 Metres South Of West Side Of Tower Of Old Church Of St Mary](#)

Grade: II

Listing Entry Number: 1210704

National Grid Ref: SK 69480 33815

Location: Cam Headstone Approximately 20 Metres South Of West Side Of Tower Of Old Church Of St Mary, New Road

[Speight Headstone Approximately 15 Metres South Of South Door Of South Aisle Of Old Church Of St Mary](#)

Grade: II

Listing Entry Number: 1210688

National Grid Ref: SK 69486 33823

Location: Speight Headstone Approximately 15 Metres South Of South Door Of South Aisle Of Old Church Of St Mary, New Road

[Group Of Headstones In Angle Between Chancel And South Transept Of Old Church Of St Mary](#)

Grade: II

Listing Entry Number: 1370143

National Grid Ref: SK 69503 33840

Location: Group Of Headstones In Angle Between Chancel And South Transept Of Old Church Of St Mary, New Road

[Group Of Headstones Approximately 25 Metres South Of Tower And 5 Metres North Of South Churchyard Wall Of Old Church Of St Mary](#)

Grade: II

Listing Entry Number: 1370144

National Grid Ref: SK 69488 33811

Location: Group Of Headstones Approximately 25 Metres South Of Tower And 5 Metres North Of South Churchyard Wall Of Old Church Of St Mary, New Road

[REMAINS OF CHURCH OF ST MARY](#)

Grade: I

Listing Entry Number: 1210576

National Grid Ref: SK 69492 33842

Location: Remains Of Church Of St Mary, New Road

[Manor Farmhouse](#)

Grade: II

Listing Entry Number: 1045643

National Grid Ref: SK 70093 33196

Location: Manor Farmhouse, Bakers Lane

[Village Cross](#)

Grade: II

Listing Entry Number:

National Grid Ref:

Location: Village Cross, Church Gate

[Draper Headstone Approximately 10 Metres South West Of South Aisle, West End, Of Old Church Of St Mary](#)

Grade: II

Listing Entry Number: 1045648

National Grid Ref: SK 69467 33827

Location: Draper Headstone Approximately 10 Metres South West Of South Aisle, West End, Of Old Church Of St Mary, New Road

⌘ The titles of these listings may not make it clear that **all listed buildings always include all attached structures and extensions, regardless of age, and all detached outbuildings built before 1st June 1948 which are, or were at the time of listing, ancillary to the function of the primary listed building and were in the same ownership at the time of listing.**

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

8 Names of Key Unlisted Buildings

Hall Lane

The Lodge & Curved Entrance Walls

Peter and Paul Cottages

Garden Cottage

The Mews

The Wall of the Walled Garden

Church Gate

The Old Telegraph Office

Post Office Farmhouse

Byre Cottage

Chestnut Cottage

Chestnut Cottage Barn

Sunset Cottage

Honeysuckle Cottage

Paynes Cottage

The Old Stables

Yew Cottage

Colston Bassett House

Church Gate Cottage (was Chippy Hacky)

Pear Tree Cottage

The Old Smithy

Home Farm

Cob Castle (name?)

Chancery Cottage

War Memorial St Johns

School Lane

The Farmhouse

Linden Lea

School House & The Cottage

Ascot House

The Barn

The School

Bunnison Lane

Bunnystone Cottage

Newton's Cottage

5 Bunnison Lane

5A Bunnison Lane

The Old Farmhouse

Outbuilding to Above

St Anthony's Cottage

Bakers Lane

Church Farmhouse & Traditional Farm Buildings

Harby Lane

Manor Farm Cottage

Well Cottage

Spring Hill

The Elms

New Road

Belle Vue Cottage & adjacent Cottage

9 Appendix 2 - Conservation Area Boundary and Townscape Appraisal

10 Map

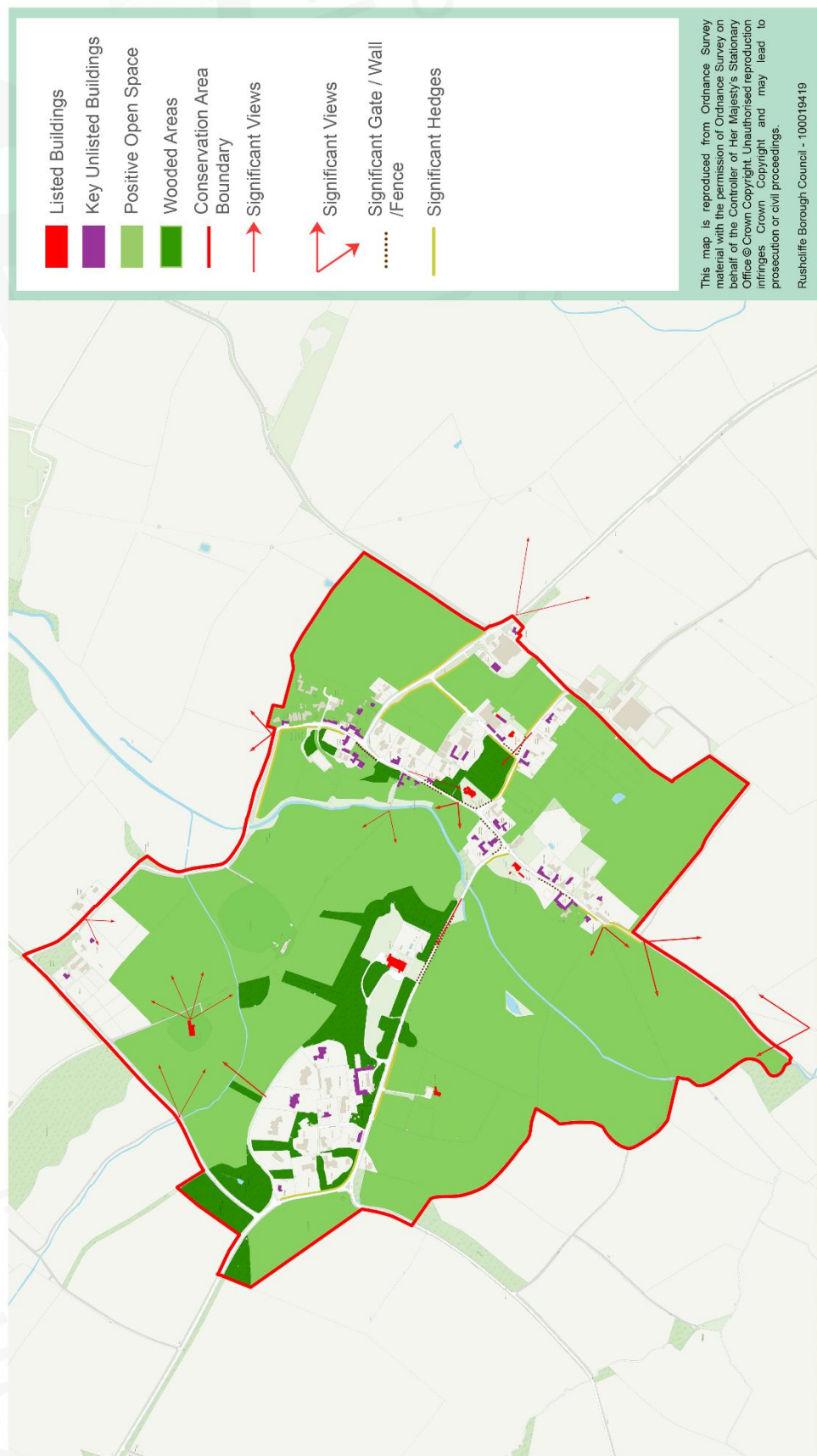


Rushcliffe
Borough Council

COLSTON BASSETT

TOWNSCAPE APPRAISAL

It should be noted that the content of this map is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.



This page is intentionally left blank

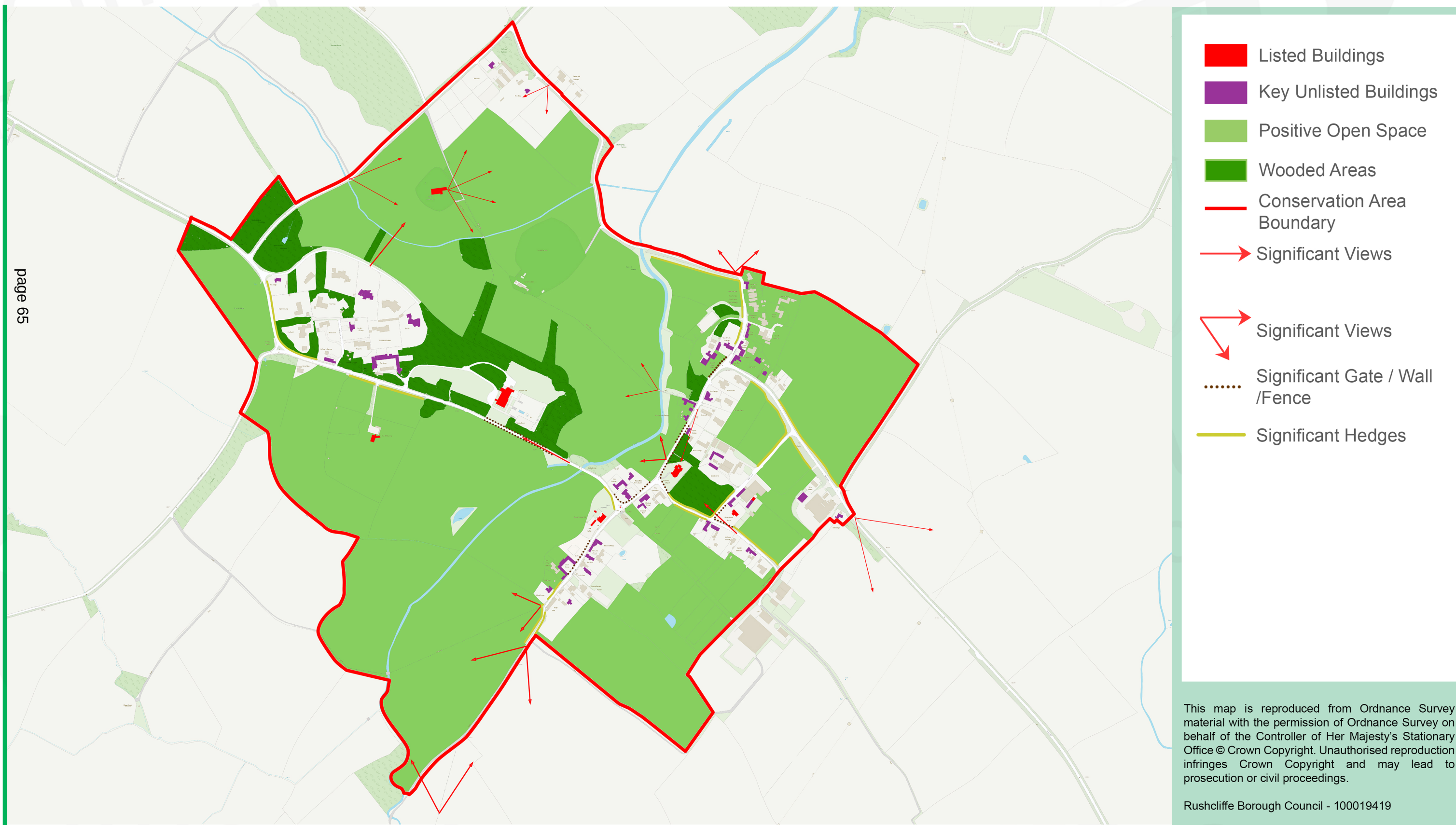


Rushcliffe
Borough Council

COLSTON BASSETT

TOWNSCAPE APPRAISAL

It should be noted that the content of this map is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.



This page is intentionally left blank



Cabinet

Tuesday, 11 November 2025

**Draft Character Appraisal and Proposed
Conservation Area for Screveton**

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton

1. Purpose of the report

- 1.1. Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) 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'.
- 1.2. Upon the request of some local residents and the Parish Meeting, Screveton has been considered because of its architectural and historic interest and is considered to fulfil the criteria set out within Section 69. Identification of the village's potential was made several years ago (pre-2019); however, only in the past 18 months or so has a community group come forward to lead on producing a draft appraisal.
- 1.3. A period of public consultation has been undertaken on a draft Conservation Area, and an associated Appraisal and Management Plan, which had been produced by the local community. This report seeks formal adoption of a Conservation Area for Screveton and the associated Appraisal and generic Management Plan.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) designates a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) adopts the Conservation Area Character Appraisal in Appendix B 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.

3. Reasons for Recommendation

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) 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'.

4. Supporting Information

- 4.1. Screveton has been investigated and assessed and is considered to be a place which has a special architectural and historic interest, the character and appearance of which it would be desirable to preserve and enhance.
- 4.2. After local residents requested that Screveton be considered for a Conservation Area, an informal meeting was held in the village to inform the residents of the process and to gauge public opinion. A show of hands was undertaken with the substantial majority of those present being in favour of a Conservation Area for the village.
- 4.3. A period of public consultation was undertaken from 4 June to 26 June 2025. During the consultation period, a drop-in session was held at the Car Colston and Screveton Village Hall to allow anyone with questions about the process to have these addressed. The session was attended by approximately 20 villagers.
- 4.4. Formal comments were received from residents in the form of an objection, making the following points:
 - a) Village already self-preserved; fears unnecessary bureaucracy and cost; past rejections should be respected; sees designation as restrictive and community-stifling.
 - b) Planning system already protects village; conservation would impose cost and complexity; personal property impacts cited.
 - c) Opposes restrictions on home management; questions who will manage other local issues like the traveller encampment; sees partial designation as flawed.
 - d) Claims designation lacks justification per NPPF; adds bureaucracy, omits key areas, no clear benefit; sees it as discriminatory and ineffective.
 - e) Challenges value of designation; notes planning constraints already exist; conservation does not block development; calls for equal treatment and full community representation.
 - f) Village lacks uniform heritage character; mix of architecture reflects evolution; fears energy efficiency and adaptation would be hindered; calls for more proportionate preservation strategy.
 - g) Non-uniform character does not warrant Conservation Area designation. Striking new builds have eroded the character of a traditional village, and the natural evolution in response to changing living demands is essential for wellbeing.

4.5. In response to the above comments that objected the designation, the following is offered:

- a) Conservation has a longer foresight and considers the future of the village beyond the current residents. Costs for planning permission in many cases are minimal compared to the proposed works to be undertaken.
- b) The extent to which the character of the village is documented and agreed on is questionable – this is the purpose of a Conservation Area Appraisal.
- c) The purpose of a Conservation Area is to protect and enhance the character and appearance of the special architectural and historic interest. Only that which is deemed of special architectural and historic interest should be included within the boundary. Traveller encampment is not a conservation issue.
- d) Screveton possesses architectural and historic interest.
- e) The Planning (Listed Buildings and Conservation Areas) Act 1990 outlines that the local planning authority is under a duty to designate Conservation Areas within its locality and to review them from time to time.
- f) Conservation Areas do not block development, they add an extra layer of control to development.
- g) Conservation Area designation would prevent the further erosion of the character of the village.

4.6. Formal comments were received from residents in the form of support, making the following points

- a) Protect historical character, ensure future development is in keeping, preserve views and countryside.
- b) Village has long considered conservation; supports plan's conclusions; wants Linden Cottage and Knights Close included; supports sensitive development.
- c) Preserve linear layout and open views over the Vale of Belvoir.
- d) Previous vote within village already in favour; personal investment in biodiversity project was motivated by conservation plans; urges immediate implementation.
- e) Concern about development eroding village character; believes conservation brings necessary protection; sees Screveton as vulnerable without status.
- f) Highlights historic and architectural significance; fears large-scale development would overwhelm village character.
- g) Logical given nearby villages already have conservation status; wants to preserve mature trees, listed buildings, and historical features.
- h) Newcomer perspective; values charm, unique architecture, nature, and lack of modern urban infrastructure.
- i) Frustration over delays in the creation of a Conservation Area despite repeated majority (60/40) support; believes a few individuals are blocking it for self-interest; emphasises rich historical significance and need to preserve heritage sites.

- 4.7. In response to the above comments supporting the designation, the following is offered:
- a) Conservation Areas add an additional layer of control to preserve or enhance the special architectural and historic character.
 - b) Conservation Area boundary would need to only include that which is worthy as not to devalue the concept of conservation.
 - c) Linear villages are becoming less common as places grow. Conservation Area designation would allow for this special interest to be managed and controlled.
 - d) Previous votes within the village were only slightly in favour. The purpose of a Conservation Area is architectural and historic character, biodiversity accomplishments may be a consequence of managing development; however, it is not the purpose of designation.
 - e) Surrounding villages, Car Colston, Hawksworth, Thoroton, Scarrington, Aslockton, Kneeton, Flintham, Whatton and Orston are all Conservation Areas.
 - f) Conservation Area designation would aim to support development that was in keeping with the character of the area.
 - g) Conservation Area designation would control the works to trees via six weeks notifications of works.
 - h) Conservation Area designation would aim to preserve and enhance the character.
- 4.8. Having considered all of the formal comments received it is considered that no significant changes are required to the draft documentation.
- 4.9. A copy of the amended Conservation Area Character Appraisal is appended to this report (Appendix A) and is the document which is proposed for adoption.
- 4.10. Within the document is a plan showing the proposed boundary of a Conservation Area for Screveton, which is considered to represent a boundary appropriate in context of the requirement within paragraph 127 of the National Planning Policy Framework (NPPF) which states:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

5. Alternative options considered and reasons for rejection

The only alternative option would be to decline to designate Conservation Area status. Having an up to date Conservation Area Appraisal is important because it ensures that planning decisions reflect current heritage values, community needs and environmental changes, helping to protect and enhance the area's special character.

6. Risk and Uncertainties

None identified.

7. Implications

7.1. Financial Implications

Adoption would not be officially completed until notices are published in the Nottingham Post and The London Gazette. There is a minimal cost implication of publishing notices, and this will be covered by existing budgets.

7.2. Legal Implications

7.2.1 Local planning authorities have a duty under section 69 of the 1990 Act to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

7.2.2 The Act requires the identification and designation of Conservation Areas. Whilst the legislation does not contain any requirement for public consultation, the undertaking of public consultation is considered to represent best practice. As such there is no minimum requirement for public consultation.

7.2.3 A Conservation Area is not formally adopted in law until such time as its adoption has been resolved by the Borough Council and a notification of adoption has been published in The London Gazette.

7.2.4 It is considered good practice when adopting a new Conservation Area to directly notify each property within the adopted boundary that the Conservation Area has been formally adopted and is in effect. This would usually be done in writing the day of the London Gazette notice. Given the small size of Screveton a mailshot on this scale is not considered to represent a significant burden on either time or resources.

7.3. Equalities Implications

There are not considered to be any equalities implications arising from the recommendation to adopt a Conservation Area for Screveton.

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

There are not considered to be any adverse implications of adopting a Conservation Area in terms of crime or disorder.

7.5. Biodiversity Net Gain Implications

There would be no biodiversity net gain implications arising from the recommendation within this report.

8. Link to Corporate Priorities

The Environment	Designation of a Conservation Area would introduce additional planning scrutiny where permission is required as well as some additional constraints on the application of permitted development rights, the result of which would better enable control over the way in which a significant historic environment changes over time.
Quality of Life	To the extent that the recommendation impacts upon quality of life those impacts would be through securing attractive and historically significant components of the local environment as above.
Efficient Services	There would be no implications, positive or negative, for efficiency of local services.
Sustainable Growth	Designation of a Conservation Area would introduce additional planning scrutiny where permission is required, such as for new development, which would better enable the Council to ensure that future development is of high standard and sustainable.

9. Recommendation

It is RECOMMENDED that Cabinet:

- a) designates a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) adopts the Conservation Area Character Appraisal in Appendix B 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.

For more information contact:	James Bate Planning Team Manager: Monitoring and Implementation 0115 9148483 jbate@rushcliffe.gov.uk
Background papers available for Inspection:	Planning (Listed Building and Conservation Areas) Act 1990 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management
List of appendices:	Appendix A: Proposed Conservation Area Boundary Appendix B: Screveton Character Appraisal and Management Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Rushcliffe Borough Council - 100019419

Rushcliffe Borough Council - 100019419

This page is intentionally left blank

Screveton Conservation Area Appraisal and Management Plan 2024



Table of Contents

1	Introduction.....	1
1.1	Conservation Areas	1
1.2	The purpose of a Conservation Area Character Appraisal	1
1.3	The Planning Policy Context.....	2
2	Screveton Location and Landscape Setting.....	3
3	Historical Contexts and their Perceptibility	4
3.1	Location and Historic Activities	4
3.2	Historical Mapping	5
4	Spatial Analysis	6
4.1	Plan, Form and Layout	6
4.2	Landmarks, Focal Points and Views	7
4.3	Open Spaces, Trees and Landscape	8
4.3.1	Open Spaces, Trees and Landscape SWOT Analysis.....	9
4.4	Public Realm	10
5	Buildings of the Conservation Area and Key Characteristics	10
5.1	Building types and Activity	10
5.1.1	Building types and Activity SWOT Analysis	11
5.2	Key Characteristics and Building Materials.....	12
5.2.1	Key Characteristics:	12
5.2.2	Key Characteristics:	13
5.2.3	Key Characteristics:	13
5.2.4	Key Characteristics:	Error! Bookmark not defined.
5.2.5	Key Characteristics SWOT Analysis.....	14
5.3	Listed buildings.....	15
5.4	Key Unlisted Buildings.....	18
6	- Generic Management Plan	23
6.1	Introduction	23
6.2	National and Local Policies and Guidance.....	23
6.3	Article 4 Directions	24
6.4	Building Design	24
6.5	Publicity and Knowledge Transfer	25
6.6	Public Realm	26
6.7	Boundary Treatments.....	26
6.7.1	Walls and Fences.....	27
6.7.2	Hedges.....	27
6.8	Buildings at risk	27
6.9	Enforcement.....	28
7	Appendix 1 – Listed Buildings (as of [Date])	29
8	Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map.....	31

1 Introduction

1.1 Conservation Areas

Rushcliffe Borough Council has an obligation under [Section 69 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) to review, from time to time, its Conservation Area designations.

A Conservation Area, as defined under [Section 69](#), is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Screveton Conservation Area was designated in [Date Original]. Prior to this reappraisal of [Date], the Screveton Conservation Area was reviewed in [Date Review 1].

[Section 71 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) highlights the local planning authority's duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. This document, therefore, aims to identify and reaffirm (or redefine) the special architectural or historic interest of the area which warrants its designation.

Conservation Area Appraisals are not, and never have been, tools for to fossilise a place against change, instead, the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify and record the special interest of the Conservation Area to ensure there is a public awareness and understanding of what is worthy of preservation
- To define and reassess current boundaries to accurately reflect what is now perceived to be of special interest
- To identify opportunities to safeguard and enhance the special interest of the Conservation Area.

It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.

Screveton Conservation Area: Summary of Special Interest

Screveton's strong rural character is reflected in its agricultural buildings and open countryside views.

The village has a well-defined, compact centre within a linear layout along four access roads.

Mature native trees and hedgerows create a lush, wooded feel.

Most buildings are distinctive in age, design, and layout.

Generally, the character and appearance of a Conservation Area will be preserved or enhanced by:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development, and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the Screveton Conservation Area would be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Policy 10 (Design and Enhancing Local Identity) [in part]
 - Policy 11 (Historic Environment)
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Policy 28 (Conserving and Enhancing Heritage Assets)
 - Policy 29 (Development Affecting Archaeological Sites)
- [The National Planning Policy Framework \(NPPF\)](#) (Revised - 2021)
- [The National Planning Practice Guidance](#) (2015 - Subject to Continual Review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

Screveton Conservation Area: Summary of Key Issues

Incremental Loss of Rural Character

Modern infill, extensions and outbuildings can erode the village's traditional agricultural feel if they use incongruous materials or siting.

2 Screveton Location and Landscape Setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Screveton (pronounced 'Screveeton', 'Screyton' or 'Screeton') is a small village that sits adjacent to the A46 and may be accessed from the north, east, southwest and northwest. All four access roads are narrow mainly hedged and tree lined, single track roads with no central road markings or street lighting. Where views are permitted, they are of open countryside. On three of the approaches, it is not apparent you are entering the village until you are upon it. For the most part, Screveton retains its unity of form and has a rural feel to it. The village is surrounded by agricultural land with the villages of Kneeton to the north-west, Flintham to the north, Hawksworth to the east, Scarrington to the south and Car Colston to the south-west.

Screveton stands on relatively flat ground, sloping down gently to the east of the village at between 40 and 50 metres above sea level. The main rock type below the village is Branscombe Mudstone formation within the Mercia Mudstone Group, which gives the topsoil a clay nature.

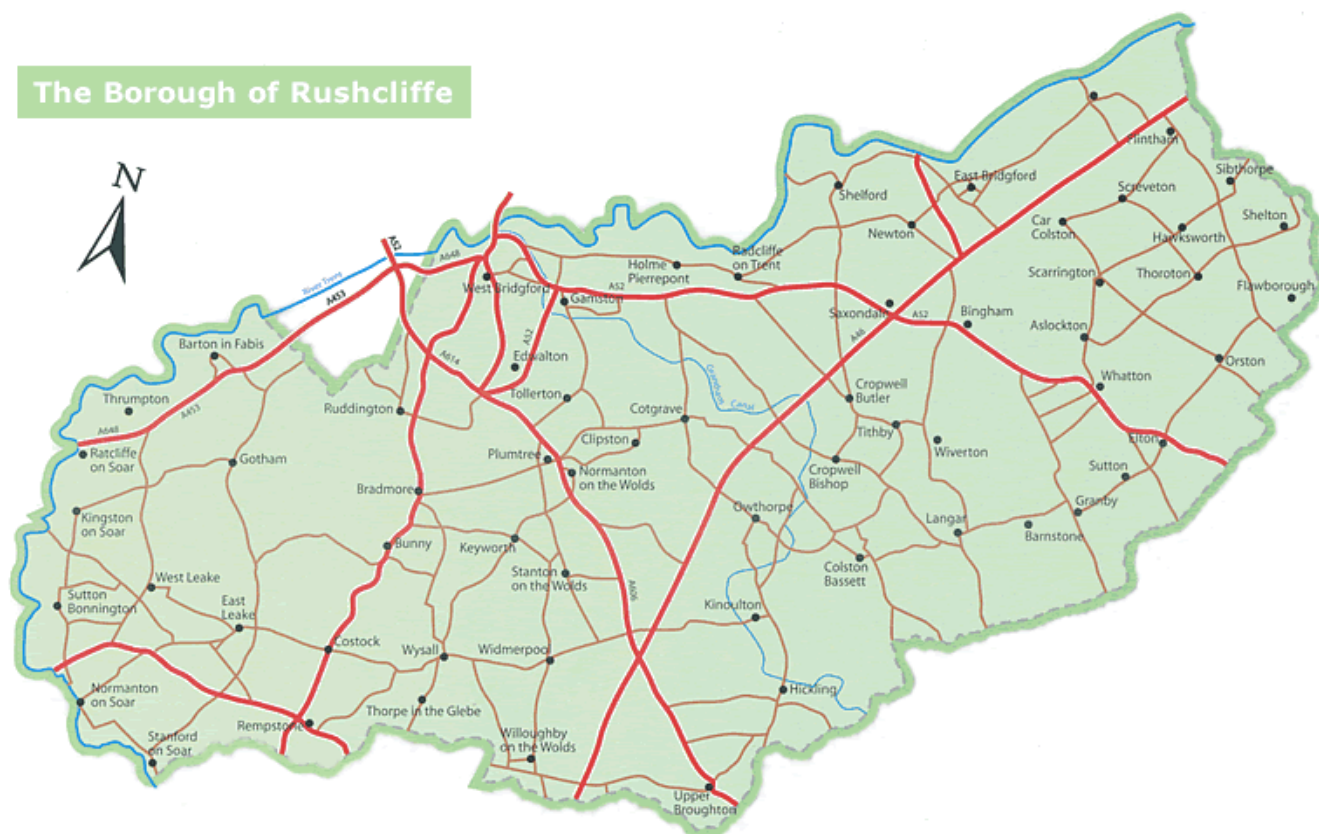


Figure 1- A Map of the Borough of Rushcliffe

2.1 The Screveton Conservation Area

Conservation Area Boundary covers	TBC ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	8

A full list of Screveton Conservation Area's Listed buildings can be found in Appendix 1
Details accurate as of [Date]

3 Historical Contexts

3.1 Location and Historic Activities

From Car Colston, a short drive brings you to Screveton, a little-visited village tucked away off the main road yet rich in history, not least through its long association with the remarkable Whalley family (Thoroton Society Transactions, Vol. 1, 1897).

Perched on the edge of the Vale of Belvoir, Screveton commands open views southeast across the vale towards Belvoir Castle and the Lincolnshire Ridge, and north towards the parkland of Flintham Hall. Its development as a linear settlement—with most dwellings backing directly onto arable and grazing fields—has shaped the village's enduring rural character.

The Domesday Book of 1086 records 18 households in Screveton, held by King William, Bishop Odo of Bayeux and Roger of Bully. Unusually, the village's value rose after the Conquest, reflecting its fertility and productivity. Among the tenants was Hugh, nephew of Herbert, the Bishop of Bayeux's steward.

The name "Screveton" derives from "the farm of the sheriff," and for centuries it remained firmly agricultural. As recently as the 1970s, five working farms—Top Farm, Beans Farm, White House Farm, Manor Farm and Home Farm—formed the backbone of village life; today, only a handful of residents continue to farm locally.

During the Tudor and Stuart eras, the Whalley family were Screveton's principal landowners. In the parish church, an alabaster tomb beneath the royal arms of Charles II commemorates Richard Whalley in full armour, his feet resting upon a whale, with his three wives and twenty-five children kneeling in prayer. Erected by his third wife, Barbara, it is reckoned among the finest monuments of its kind in the country.

The Whalleys first settled here in the mid-15th century. The effigy honours Richard's grandson (d. 1583), who served as steward to the Lord Protector Somerset under Edward VI. His younger son, Major-General Edward Whalley—guardian of Charles I at Hampton Court—later became one of the fifty-nine signatories of the King's death warrant. Alongside his son-in-law, William Goffe, he fled into exile after the Restoration, eventually settling in Hadley, Connecticut, where he is believed to have died in 1675 (Goffe c. 1679). Their exploits inspired Robert Harris's 2022 novel, *Act of Oblivion*.

A short walk from the village lies the little 13th-century church of St Wilfrid, set in a charming churchyard. Its varied architectural features hint at an even earlier building on the same site.

Adjacent to the church once stood Kirkton Hall—later known as Screveton Hall—seat of the Kirketon, Leek, Whalley, Thoroton and Hildyard families. Partly constructed from stones quarried from the nearby Roman Fosse Way, it passed in 1685 to Thomas Thoroton, who bought the Manor from Peniston Whalley.

Rebuilt and renamed Screveton Hall, it remained in Thoroton hands until the early 19th century, when Thomas Hildyard demolished it and exchanged the site with the church in 1827.

Local lore suggests that the dewpond near the Old Priest's House may be the very pond in which a 19th-century fisherman once cast his line—perhaps the same figure captured in the village archive photograph. David Willis, one of Screveton's longest-standing residents, recalls the hall standing close by, and we continue to wonder whether the little building at the edge of that image might be the Old Priest's House.

3.2 Archaeology

Metal-detector enthusiasts have recovered a variety of artefacts from the fields surrounding Screveton, ranging from medieval to post-medieval objects. These finds are now catalogued and stored in the FarmEco Screveton Sheds barn. In the 1950s, local farmer Peter Rose unearthed a quern stone while ploughing a field adjacent to the A46, indicating domestic grain-processing on or near the site. Together, these discoveries point to sustained human activity in the parish from at least the medieval period onward.



Figure 2 - Quern stone found by Peter Rose in the 1950s whilst ploughing near A46

3.3 Historical Mapping



Figure 3 - Historic Ordnance Survey Map of Screveton, 1883 - 1899

4 Spatial Analysis

The relationship between open spaces and the built form within a conservation area can be central to its character. This section describes the layout of the village, highlights the significant views, landmarks and historical focal points. The contribution of open green spaces, trees and other natural elements to the conservation area's character is also described within this section.

4.1 Plan, Form and Layout

The village's simple, linear plan is defined by four roads, all converging close to the historic core:

Hawksworth Road (the main street) - This is Screveton's east-west spine, running from its eastern junction with Flintham Lane straight through the village to its western meeting-point with Car Colston Road and Screveton Road.

Flintham Lane - Approaching from the north-east (linking Screveton to Flintham), Flintham Lane terminates in a T-junction with Hawksworth Road, forming the village's eastern gateway.

Car Colston Road - Entering from the north-west (towards Car Colston), this road meets Hawksworth Road just beyond the village centre. Along this stretch lie several of the oldest buildings—including The Old Priest's House and the church boundary wall.

Screveton Road - At the western end of Hawksworth Road, Screveton Road branches off to the south-west, providing the main route toward Scarrington.

Approaching Screveton from any of these roads, the village remains hidden from view until you are actually within it. The surrounding landscape and gentle topography obscure long-distance views, giving the village a secluded, almost hidden character that contributes to its sense of tranquillity and rural isolation.



Below is a map that describes the current plan, form and layout of the village/town.

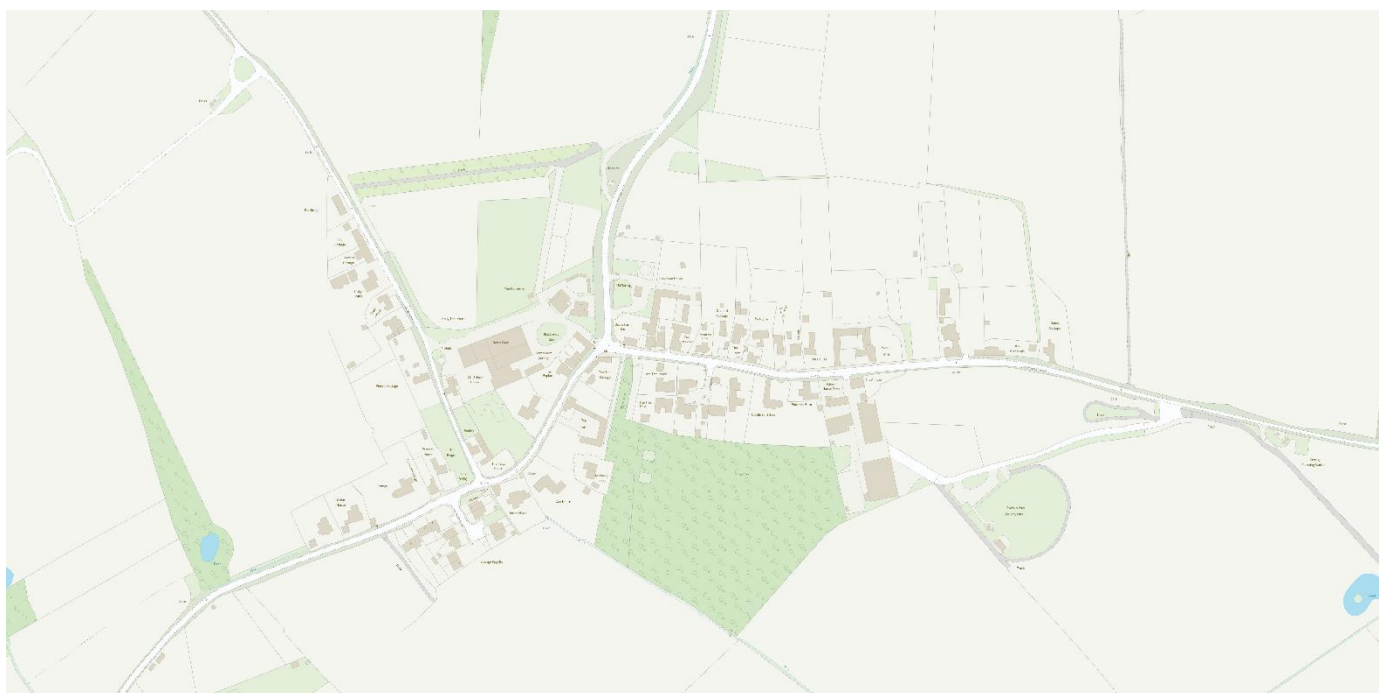


Figure 4 - Screveton

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of His Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Rushcliffe Borough Council - 100019419

4.2 Landmarks, Focal Points and Views

Screveton features several notable landmarks that contribute to its historical and cultural character. Chief among these is St Wilfrid's Church, a Grade I listed building of 13th-century origin, located just outside the conservation area to the south of the village. Though set apart from the main settlement, the church remains a focal point of local heritage. Other key landmarks include the Old Priest's House, Top Farmhouse, and the

adjacent historic buildings, as well as the distinctive circular pinfold, a traditional feature also seen in nearby villages.

In more recent years, Home Farm, now home to FarmEco Community Care, has become an informal centre of village activity. It accommodates a café, gym, hairdresser, masseuse, and the pinfold, making it a social and commercial hub for residents.

Screveton also enjoys a number of significant rural views, particularly from the gate just south of Knights Close and from further east along Hawksworth Road, where the surrounding landscape opens out across the Vale of Belvoir. These vistas reinforce the village's sense of openness and rural seclusion.

4.3 Open Spaces, Trees and Landscape

Screveton has developed coherent green framework throughout the village. Hedgerows are a defining feature of the conservation area, marking historic field boundaries and reinforcing the village's rural identity. A variety of species enclose many gardens and arable plots.

Beyond the hedgerows, open farmland and paddocks extend from the village edge, offering panoramic vistas of the Vale of Belvoir to the south-east and the Lincolnshire Ridge beyond. These open spaces are integral to the setting of key heritage assets.



Figure 5 – Trees around the village

Along the highway, few specimens of trees attain great age, the young to semi-mature trees planted within front gardens nonetheless make a valuable contribution to the village's character. Their seasonal foliage softening building frontages and framing views along the street.

Narrow grass verges line the roads, with pavements limited to only a few stretches. The verges contribute to the rural feel of the village, soften the streetscape and act as important habitats for pollinators.

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	Weaknesses - what are the negatives of the open spaces, trees, and landscape
Panoramic views across the fields and mature trees from Lodge Lane, Hawksworth Road, Spring Lane and Car Colston Road Beautiful views and much wildlife. A quarterly FarmEco bird survey and biodiversity survey shows The peace and quiet. The darkness, the lack of light pollution at night. The visible awareness of living on the edge of the Vale of Belvoir with views of the castle on the Lincolnshire Ridge across the vale.	Loss of views due to developments The encampment for travellers so close to the village
Opportunities – what could make the open spaces, trees, and landscape better?	Threats - what would make an open spaces, trees and landscape worse?
Actions to further increase the biodiversity within the village Actions to allow residents and visitors to appreciate the views and biodiversity The planting of native trees filling in the gaps along the four access roads	The increase in size of the travellers' site Infill developments that diminish our open spaces and do not give space for long lived trees to be planted and nurtured. With any increase in traffic, the speed limit within the village should be reduced from 30mph to 20mph and the four access roads leading into the village from 60mph to 30mph.

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Screveton Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

4.4 Public Realm

Boundary treatments throughout Screveton vary in form and material, including low stone or brick walls, hedges of beech, laurel, hawthorn and privet, and occasional metal railings. Road surfaces are asphalted but often show extensive patch repairs, while private drives—typically laid with gravel—reinforce the village’s informal, rural character.

Street lighting is almost entirely absent, with only a handful of lampposts and minimal street furniture. This lack of illumination maintains Screveton’s intimate, secluded atmosphere after dark.

The churchyard is enclosed by one brick wall alongside three native hedgerows, emphasising its green setting. Meanwhile, Café Velo Verde—Screveton’s cycling café—and the quiet lanes that radiate from the centre draw cyclists to the village, underscoring the importance of well-maintained verges and clear highways for both leisure and day-to-day use.

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

The majority of Screveton’s buildings are individual in character, with no two properties identical. Some front directly onto the highway, while others sit behind modest forecourts or garden plots. Over 80 per cent of dwellings abut one of the four principal roads; the main exceptions are the newer houses on Hawksworth Road, the units on Knights Close, the three homes at Newfield and Spring View, and the travellers’ site. Red brick walls and pantile roofs dominate the palette of materials, reinforcing the village’s cohesive yet varied streetscape.

Screveton’s housing stock comprises a surprisingly diverse mix of property types, reflecting its long rural history and more recent infill:

Traditional Farmhouses and Farm Cottages - Often 18th or 19th century red-brick or rendered buildings, many with pantile roofs, set directly adjacent to the road or backing onto fields.

Detached and Semi-Detached Village Cottages - Modest two- and three-bedroom homes, varying in plan and elevation, some timber-framed or with stone detailing.

Converted Agricultural Buildings - Barn and outbuilding conversions that retain original openings and roof forms, often with inserted glazing in former cart-laden doorways.

Modern Infill and Small Estates - Newer detached and semi-detached houses on Hawksworth Road, Knights Close and Newfield, generally brick-built with concrete-tile roofs and small front gardens.

Bungalows and Single-Storey Homes - Limited examples, mainly on the edges of the conservation area, offering accessible accommodation set back from the highway.

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places exist that makes the village/town great?	Weaknesses - what activities/places exist that detract from making the village/town great?
Architectural Variety: Almost every building in the village is unique in design, layout, and age. This architectural diversity offers a rich and visually engaging streetscape, in stark contrast to the homogeneity of modern housing developments. Historic Linear Layout: As one of the few remaining linear villages, Screveton retains its traditional form, with many properties directly fronting the four principal roads. This pattern supports a strong sense of place and continuity. Natural Setting and Access: Surrounded by open countryside, the village benefits from an attractive rural backdrop that includes arable farmland, nut and fruit orchards, and grazing pastures for cattle and sheep. A network of footpaths and quiet single-track roads is well-used for walking, cycling, and horse riding, offering recreational opportunities and enhancing the village's rural charm. Home Farm Hub: Home Farm has become a vibrant hub of activity, housing Café Velo Verde, Thorpe Performance Gym, and the FarmEco community farm, alongside small enterprises such as the Urban Worm Company, Linear Brewery, hairdressing services, a masseuse, and interiors specialist. These businesses provide social, economic, and community value, helping sustain village life. The Working Smithy: The continued operation of the village smithy—an increasingly rare example of a functioning rural forge—adds to Screveton's cultural heritage and contributes to its living history.	Littering: There is a persistent problem with litter, particularly along Spring Lane, which detracts from the rural character and visual quality of the area. Unauthorised Stays: Unauthorised stays at the travellers' site have occasionally caused concern among residents, raising issues around site management and community integration.
Opportunities - what activities/places could exist that would village/town even better?	Threats - what activities/places would make village/town worse?
Sensitive Residential Development: There is scope for limited residential growth by extending housing boundaries modestly along the four main roads. Careful planning could allow for new homes that complement the existing village character, while maintaining key open spaces, views, and the linear settlement form.	Rural Crime: Incidents of hare coursing and other forms of rural crime remain a concern. Screveton's relative seclusion, combined with easy access to both the A46 and A52, can make it vulnerable to opportunistic criminal activity. Large-Scale Infrastructure: Proposals for solar farms in the surrounding countryside pose a

Establishing a Village Pub: The introduction or return of a village pub could provide a valuable social hub for residents and visitors, helping to strengthen community cohesion and support local enterprise.	potential threat to the village's open rural character and long-distance views, particularly if poorly integrated into the landscape. Such developments risk altering the visual setting and agricultural nature of the area.
--	---

5.2 Key Characteristics and Building Materials

As with many rural Nottinghamshire villages, traditional building materials in Screveton were locally sourced, reflecting what was readily available in the immediate landscape. Bricks were typically produced in small-scale brick pits nearby, leading to subtle variations in size, colour, and texture that contribute to the distinctive local character. Roofs were originally thatched, but clay pantiles became the dominant roofing material from the 18th century onwards and now define much of the village roofscape.

Within the conservation area, building walls are predominantly constructed from warm red or orange brick, often laid in simple stretcher bond. In some cases, older or lower sections of walls use blue lias limestone, usually as a plinth or foundation course. A small number of properties are rendered and painted white, typically to protect or mask ageing brickwork—a common vernacular response in rural areas.

Decorative brickwork is generally restrained. While Screveton lacks the elaborate embellishment seen in larger settlements, occasional details such as dentil eaves courses, brick string courses, and air vents in former agricultural buildings add subtle interest. Bonding styles vary, with stretcher bond the most prevalent, but isolated examples of Flemish bond and older forms such as English bond are present.

5.2.1 Key Characteristics: Lodge Lane

Materials:	Key Characteristics / Architectural Features:
Walls: predominantly red brick with a number of rendered dwellings painted in different colours	Lodge Lane presents a diverse and varied streetscape, with no two houses alike along its entire length—from the historic Smithy near Spring Lane to the more recent residential cluster close to the A46.
Roofs: red / orange pantiles	At the heart of the lane and central to village life is the working Smithy, a rare surviving example of traditional rural industry. Nearby are the extended Old School House and the distinctive seven-foot-high Pinfold, both important heritage features that contribute to the character of this part of the conservation area.
Windows: painted wood	Several former workers' cottages along the lane have been sympathetically combined to create larger dwellings, retaining their original scale and rural charm.
	Among the more contemporary additions is Blackridge, a low-profile, single storey dwelling clad

in black metal. Designed in reference to traditional agricultural buildings, it stands out for its modern aesthetic and high environmental performance, offering a successful example of contemporary rural design within a historic context.

5.2.2 Key Characteristics: Hawksworth Road

Materials:

Walls: Many 18th and 19th century orange/red brick in various bonds and patterns. Most buildings have all been altered or extended in some way using brick

Roofs: Dominated by red / orange clay pantiles with a few examples of plain tiles and slate. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables.

Windows: Predominantly painted timber window frames or plastic / aluminium. Many 'front' doors do not front onto the roadside.

Key Characteristics / Architectural Features:

Hawksworth Road displays a highly varied built form, with each property differing in size, layout, and relationship to the street. Some houses are set well back behind modest front gardens, while others sit directly on the roadside. Plot sizes also vary significantly, ranging from expansive grounds to compact footprints, contributing to an informal and irregular street rhythm.

The predominant building material is red brick with red pantile roofs, consistent with the wider village character. Older properties are typically of solid wall construction, while later buildings maintain the traditional palette but adopt modern methods. Four rendered houses—each painted white—offer visual contrast: *The Oaks* and *Victoria Cottage* front directly onto the pavement, while *Beans Cottage* and *Beans House* are set back slightly with small front gardens.

A notable recent addition is *The Gables*, constructed on the footprint of a former agricultural barn. Slightly angled away from the road, its design references the old barn with the use of vertical black brick detailing, echoing traditional ventilation slits and reinforcing the agricultural heritage of the site.

5.2.3 Key Characteristics:

Materials:

Key Characteristics / Architectural Features:

At the northern entrance to the village, the Beans Farm complex occupies a prominent position at the junction of Spring Lane, Flintham Lane, and

Hawksworth Road. This cluster includes Hawthorn Cottage and Beans Croft Barn, both built in the traditional red brick and red pantile style typical of Screveton.

Most properties along Spring Lane share this vernacular, with the exception of a few rendered buildings—Poplars, Home Farm Cottages, and Blackberry Barn—which are painted white and stand out in contrast to their brick neighbours.

Several buildings of architectural or historic note are located in this area, including:

- Top Farm (Grade II listed), a fine example of traditional agricultural architecture
- Skerton House, the former village chapel
- Amblegate, distinguished by its whimsical clay cat perched on the roof ridge
- Peacock House, the only stone-built property in the village, adding further variety to the material palette

5.2.4 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?	Weaknesses - what is it about most existing buildings that does not look good?
Coherent Architectural Diversity: Despite each building being unique, there is a strong visual harmony across Screveton due to consistent use of traditional materials such as red brick and pantiles. This coherence within diversity gives the village a distinctive and appealing character. Historic Linear Form: Screveton’s layout as a linear village along four access roads is a rare and well-preserved example of this traditional settlement pattern. It reinforces the rural identity and allows many properties to maintain a direct relationship with the surrounding open countryside.	Buildings in Need of Maintenance: A small number of historic buildings are showing signs of neglect or deterioration. Without timely repair and sensitive maintenance, these properties risk losing their architectural integrity and could detract from the overall character of the village.
Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?	Threats - what could make existing buildings (or new builds) look worse and detract from the character of the area?
Individually Designed Dwellings: Carefully considered, one-off dwellings that respect and	Uniform Multi-Plot Developments: The construction of more than one dwelling in a similar

extend the village's linear form present an opportunity to accommodate modest growth while preserving Screveton's distinctive character. Such developments should maintain gaps between buildings to protect important glimpses into the open countryside and reinforce the village's historic connection to the landscape.	style and with matching materials risks eroding Screveton's distinctive character, which is defined by its individually unique buildings. Estate-Style Development: Any form of estate development that breaks from the village's linear pattern—particularly where properties do not front directly onto one of the four main roads—would disrupt the historic layout and rural feel. Harmful Infill: Infill developments that block or diminish the remaining open views and glimpses into the countryside would have a significant negative impact on the village's visual character and its strong connection to the surrounding landscape.
--	--

5.3 Listed buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out on any listed building.

Further information can be found in [Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe](#).

The complete list of the [Secretary of State's Statutory List of Buildings of Special Architectural Interest or Historic Interest](#) can be accessed online.

Names and details of the Listed Buildings and structures in Screveton Conservation Area (correct as of January 2024) are detailed in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some smaller structures such as gravestones may not be shown.



Figure 6 - Top Farm

Top Farm Cottages are dated 18th-19th century and the building is characteristic of the period. It is not bonded to the house and considered to be later. The bricks are soft red hand-made/wirecut fairly thin bricks, indicative of the 18th century. The roof timbers are a mixture of hand and machine sawn, dating the roof to pre-19th century with 19th-20th century repairs.

Top Farm Cart Shed. Is dated 19th century and characteristic of the 18th-19th centuries. The bricks are handmade/wirecut red bricks, indicative of the date built, but the machine-sawn roof timbers are 19th-20th century. The shed is thought to have been built by roofing over the walls of existing buildings. It became redundant following the mechanisation of farming.

Top Farm Barn is built of fairly soft handmade red bricks, indicating a date in the 18th-19th century. The timbers are machine-sawn with occasional hand-sawn timber and the roof is likely to date to post 1840 with some reused timbers. There is a c. 19th century window.

Top Farm Boundary Wall to the left of the farmhouse is a 25-metre boundary wall, composed of brick with a rubble plinth, half round brick coping and a pair of square brick piers. To the right is a five-metre-long brick boundary wall with ramped coping.

Top Farm Eastern Cow House, 19th century and built of hand-made soft red bricks. The roof timbers are post-1840 and machine-sawn, dating the roof to the 19th-20th century. The building abuts The Barn and is considered later but appears to be a single build with the Western Cow House, below.

Top Farm Western Cow House might have been a stable, was more likely a cow house. The bricks are fairly hard red wirecut/machine-made and the roof timbers machine-sawn, dating the building and roof to the 19th-20th century.

Top Farm Pump and trough are located to the south of the Farmhouse. The 1790 water pump is timber with flat wooden top, an iron handle and an ornate lead spout. A lead face plate is decorated with the letters 'D F' and a wheatsheaf above the spout, with a figure on either side of the spout and '1790' below. There is a further lead plate below the spout as a splashback. The stone trough has a square end against the pump case and a rounded end away from it.

Manor Farmhouse is a brick, c. mid-18th century building, extended and re-fronted in the early 19th. There is a brick plinth, first floor band, coggled and dentillated eaves and 4 gabled and single ridge stacks. It is L-shaped, 6 bays wide, 4 deep and 2 storeys high, with gabled and hipped slate and pantile roofs.



Figure 7 - Manor Farmhouse

The Pinfold is about 6 metres (20 ft) in diameter and is a circular gated, seven foot high brick enclosure with buttresses and plain coping at the village end of Lodge Lane where stray animals could be housed. It contains a timber gate with square piers. It appears on the 1882 Ordnance Survey map and sits on common land, in line with the Commons Registration Act of 1965. In 1998-90 Rushcliffe Borough Council restored and renewed the gate and put a bench inside. Flower beds have been established inside and it is kept tidy by the village.



Figure 8 - The Pinfold

5.4 Key Unlisted Buildings

Contribution to the established character of the place can also come from buildings which are not recognised via listing, or are not old. A plan with all of the positive contributions to the area can be found in Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

The Smithy in Screveton is a rare and well-preserved example of a rural blacksmith's workshop with an attached cottage, dating from the mid-17th century. It represents a traditional working-residential layout that was once common in agricultural villages but is now seldom seen.

Constructed in local red brick with a pantile roof, the building reflects the vernacular style typical of rural Nottinghamshire. Its modest scale, simple openings, and utilitarian character are consistent with its original industrial purpose.

Despite its long-standing use, the Smithy has remained largely unaltered, retaining its architectural integrity and contributing significantly to the historic character of the conservation area.



Figure 9 - The Smithy

The Old School House, now renovated and extended, was a two-up, two-down house with a one-room school at the back. When the school closed, the schoolroom was used as a granary.

Skreton Cottage. An 18th century stone and rendered brick cottage. The building by the gate at the roadside is now a garage but was a primitive Methodist Chapel recorded as existing in 1848. This was also a Wesleyan Methodist chapel in the village before 1869.

Beans Farm Complex

Miss Alice Bean, now lying in the churchyard with her many brothers, spurned marriage on her wedding morning because she couldn't face leaving her brothers to fend for themselves. Beans Farm is now a collection of residential homes, comprising Hawthorne House, Beans Farm Barn, Beans Farm Cottage, Beans Farm House, The Gables and Meadow View. The main living area of the Gables sits on the footprint of the old barn and The Gables black vertical bricks are meant to reflect the former barn's ventilation holes.

The War Memorial, situated at the top of the Flintham Road and created by local residents (with support from local organisations and Rushcliffe Borough Council), remembers the Bomber Command crews of an R.A.F. Lancaster (from R.A.F. Syerston) and an R.A.F. Airspeed Oxford (from R.A.F. Wymeswold) who died on 14th April 1944.

The two aircraft were involved in a mid-air collision over Screveton and all eleven men on board were killed. The pilots were seen to turn their stricken craft away from the village and, as a result, no one in the village was harmed. The memorial is approximately mid-way between the two crash sites.



Figure 10 - The War Memorial



Figure 11 - Manor Farm Cottage



Figure 12 - The Hollies



Figure 13 - Yew Tree House



Figure 14 - Victoria Cottage

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1 Introduction

In carrying out its planning functions, the Borough Council is required in law to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The Management Plan for a Conservation Area is a tool to ensure the special character of the area is preserved and enhanced. The management plans aim to:

- Outline a strategic management proposal for the preservation and enhancement of the Screveton Conservation Area.
- Act as a guide for professionals and residents alike regarding:
 - features of value, worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement
 - development proposals which preserve and enhance the special character of the area
- Inspire community commitment to conservation principles and reporting

6.2 National and Local Policies and Guidance

There is a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. The Central Government Guidance and Local policies applicable to Conservation Areas include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Design and Enhancing Local Identity [in part]
 - Historic Environment
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Conserving and Enhancing Heritage Assets
 - Development Affecting Archaeological Sites
- [The National Planning Policy Framework \(NPPF\)](#), particularly, but not exclusively the chapter on
 - Conserving and Enhancing the Historic Environment.
- [The National Planning Practice Guidance \(NPPG\)](#) (updated 2021 and subject to continual review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [Historic England “Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management”](#)

The council will utilise the full range of strategic policy and guidance documents to ensure that development in **Screveton Conservation Area** is of a standard that enhances the amenity of the local area. The council will always look to use the most up to date versions of the document.

Supplementary documents may be issued for individual Conservation Areas where specific policies or proposals are needed.

6.3 Article 4 Directions

There are extra consents required in Conservations Areas. For example, in addition to the general control of development, you will need to get permission for

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m³

Article 4 of the Town and Country Planning (General Permitted Development) Order 2015, allows planning authorities to restrict some permitted development rights within particular areas. This does not necessarily prevent development or change taking place but enables the Local Authority to manage the design and detailing of the works, and potentially grant permission subject to appropriate conditions. The use of Article 4 Directions will be proposed where it is considered appropriate following the completion of each Area Appraisal across the borough.

Details of Article 4 Directions for Screveton Conservation Area

There are currently no Article 4 Directions for Screveton Conservation Area

6.4 Building Design

Mimicking the local vernacular is not the only way to ‘fit in’ with the character of a conservation area. National policy makes clear that contemporary designed, provided it is sympathetically designed, cannot be dismissed as an option. Therefore, good contemporary design will be encouraged where it respects the context’s character, scale and massing. This must be demonstrated in the Design and Access Statement submitted with any planning application.

Extensions to buildings in Conservation Areas should respect:

- The key characteristics of the original building, including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

Copying like for like can devalue and destroy the ability to “read” historic change, and dilutes our historic heritage. Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high-quality replication may be required in a few very sensitive locations.

In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high-quality workmanship are the keynotes. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern metric brickwork.

Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives” (DETR – “By Design”, p19).

As with extensions, good contemporary design which respects local character, and the context of the site will be encouraged.

All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

“it blocks important views identified in the individual appraisals, uses important open spaces identified in the appraisals, adversely affects the setting of any Listed or key buildings, fails to maintain or re-establish the streetscape where appropriate dominates its Conservation Area background fails to recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees”

Where the quantity of contemporary schemes in a small area becomes significant and outnumbers older buildings within the area, further contemporary schemes could fundamentally shift the architectural character of the area and thus be harmful, even if well designed as an individual project.

New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

Any external lighting should be carefully designed and sited to minimise light pollution.

Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular, they should be positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

Ambiguity about additional controls within a Conservation Area raises the likelihood of inappropriate developments occurring which may damage the integrity of the conservation area designations.

Efforts have been made to engage local community groups in the development and review of the character appraisals. Empowering communities to define the special architectural and historic interest of the Conservation Area aims to raise awareness

Whether the appraisal took a community-led or a council-led approach, upon reviewing all Conservation Areas, the public were invited to ask questions and comment during a public consultation.

The approach taken within Screveton Conservation Area was a
[Community Led / Council Led]

The consultation period took place between the following dates
[DD/MM/YYYY and DD/MM/YYYY]

A consultation event also aimed to diminish any ambiguity about restrictions within a Conservation Area and increase the likelihood of sensitive and appropriate developments, maintaining the character of the area.

The council recognise the potential issues of turnover in residency and ownership of properties in the conservation area. Therefore, Rushcliffe Borough Council will periodically use their media outlets to highlight conservation area designations and the significant, related planning controls.

The date of the Consultation Event
[DD/MM/YYYY]

If there are any queries about conservation areas, please email conservationareas@rushcliffe.gov.uk

6.6 Public Realm

General maintenance and upkeep to the public realm may include fixing damage to roads and pavements, and fixing issues with street lighting. Issues such as these can impact the quality of the Conservation Area.

The council aims to encourage works to the public realm that are in keeping with, or actively enhance the conservation area. Rushcliffe Borough Council can only advise on work within the public realm that does not require planning permission (for example work completed by statutory undertakers, such as the Highways Authority). In these instances, Rushcliffe borough council cannot prevent such work.

Nottinghamshire County Council are responsible for repairs to roads, pavements and street lighting.

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the [Nottinghamshire County Council Website](#).

Rushcliffe Borough Council will continue to undertake their duties in maintaining the public realm. Vandalism, fly tipping and street cleaning are all the responsibility of Rushcliffe Borough Council.

Report issues of vandalism, fly tipping, and street cleaning to **Rushcliffe Borough Council**. This can be done online by [informing Rushcliffe Borough Council online](#).

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Screveton Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

6.7 Boundary Treatments

Where there is a proposal for a new boundary treatment to be installed, the council would encourage the use of boundary treatments within the area.

6.7.1 Walls and Fences

Within conservation areas, planning permission is required to alter, maintain, improve, take down or build any new gate, fence, wall or other enclosure with

- A height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or
- A height of two metres or more elsewhere

Where planning permission is required to remove a wall, Rushcliffe Borough Council will aim to protect those boundary walls and fences that have been identified as positively contributing to the area.

6.7.2 Hedges

Hedgerows are significant habitats for wildlife in lowland Britain. Regulations are intended to protect important hedges in the countryside. The policy applies to hedges that are more than 20m long, (or less if connected to another hedge) on or adjacent to:

- Land used for agriculture or forestry, including the keeping of horses or donkeys
- Registered common land and village greens
- Local Nature Reserves and Sites of Special Scientific Interest.

The policy does not apply if the hedge is within or on the boundary of the curtilage of a house.

6.8 Buildings at risk

A few of the important buildings across the various Conservation Areas are currently vacant or not in regular use, which may lead to some being “at risk” of neglect or decay.

The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

There is a presumption against the demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when

deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

6.9 Enforcement

Rushcliffe Borough Council will, from time to time, assess and monitor changes in the appearance and condition of Screveton Conservation Area. This will ensure that where necessary enforcement action can be taken promptly to deal with problems as they arise.

Where co-operation cannot be gained by any other means, Rushcliffe Borough Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

The council will work in accordance with their enforcement policy, which aims to provide an efficient enforcement service in support of the Council's statutory planning service. Rushcliffe Borough Council's enforcement actions will remain transparent, consistent, and proportionate, as it is recognised that effective controls over unauthorised development assists in conserving the natural and built environment whilst helping to protect the quality of people's lives and maintaining the Council's integrity.

7 Appendix 1 – Listed Buildings (as of [Date])

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title

Grade:

Location:

Listing Entry Number:

National Grid Ref:

Title
Grade:
Location:

Listing Entry Number:
National Grid Ref:

Title
Grade:
Location:

Listing Entry Number:
National Grid Ref:

Title
Grade:
Location:

Listing Entry Number:
National Grid Ref:

Title
Grade:
Location:

Listing Entry Number:
National Grid Ref:

The titles of these listings may not make it clear that **all listed buildings always include all attached structures and extensions, regardless of age, and all detached outbuildings built before 1st June 1948 which are, or were at the time of listing, ancillary to the function of the primary listed building and were in the same ownership at the time of listing.**

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

8 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

This page is intentionally left blank



Cabinet

Tuesday, 11 November 2025

Ratcliffe on Soar Local Development Order

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton

1. Purpose of report

- 1.1. In July 2023, the Council adopted a Local Development Order (LDO) for the former Ratcliffe on Soar Power Station to streamline the planning process and to specify the types of uses which would be permitted on the site. The LDO allows for the creation of an industrial park focused on advanced manufacturing (including technology needed to transition to net-zero), green and low-carbon energy generation, and energy storage. The LDO grants planning permission for the site's development in accordance with the conditions applied to the Order and the other provisions contained within it.
- 1.2. The site's owner, Uniper, has requested that the Council considers making a limited number of amendments to the LDO and that these are dealt with separately and ahead of the formal LDO review process that is due to take place in mid-2026. The proposed amendments are in respect of three matters:
 - a) to allow data centre uses to be located on the southern part of the site (land south of the A453);
 - b) to allow environmental mitigation works to come forward early with Council agreement; and
 - c) to allow Local Labour Agreements to be agreed on a plot-by-plot basis.
- 1.3. This report seeks Cabinet's approval to progress work to review these proposed amendments to the LDO, including to undertake statutory public consultation on the changes in draft. Cabinet's approval is also sought to agree that the Local Development Framework (LDF) Group considers and comments on the draft amendments ahead of public consultation.
- 1.4. Taking into account the comments made by the LDF Group, delegated authority to the Director – Development and Economic Growth is sought, in consultation with the Cabinet Portfolio Holder for Planning and Housing, to make alterations to the draft amendments prior to them being published for consultation. The public consultation would commence as soon as practicable following the LDF Group meeting.
- 1.5. The approval of Cabinet is also sought for the decision-making process following public consultation. It is proposed that the decision to adopt any

amendments to the LDO should be taken by Cabinet and will be the subject of a future report(s).

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) approves 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 and that they be published in draft for public consultation;
- b) agrees that the Local Development Framework Group considers and comments on the draft LDO amendments ahead of public consultation;
- c) delegates authority 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) agrees that approval of proposed amendments to the LDO will be a decision for Cabinet and subject to future reports.

3. Reasons for Recommendation

- 3.1. 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.
- 3.2. 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.

4. Supporting Information

- 4.1. In July 2023, the Council adopted a Local Development Order (LDO) for the former Ratcliffe on Soar Power Station to streamline the planning process and to specify the types of uses which would be permitted on the site. The LDO allows for the creation of an industrial park focused on advanced manufacturing (including technology needed to transition to net-zero), green and low-carbon

energy generation, and energy storage. The LDO grants planning permission for the site's development in accordance with the conditions applied to the Order and the other provisions contained within it.

- 4.2. The site's owner, Uniper, has requested that the Council considers making a limited number of amendments to the LDO and that these are dealt with separately and ahead of the formal three year LDO review process that is due to take place in mid-2026. The proposed amendments are in respect of three matters:
- a) to allow data centre uses to be located on the southern part of the site (land south of the A453);
 - b) to allow environmental mitigation works to come forward early with Council agreement; and
 - c) to allow Local Labour Agreements to be agreed on a plot-by-plot basis.
- 4.3. The context for and rationale for these proposed amendments is set out more fully in a paper prepared by Uniper's consultants, Arup, at Appendix 1.
- 4.4. While it is a condition of the LDO that the Council will review the LDO's progress on the third anniversary of its adoption (i.e. July 2026) and at five yearly intervals thereafter, local planning authorities can legally review, modify or revoke an adopted LDO at any time in order to respond to issues that arise. This could include, for example, text changes or responding to changing policy, market demands or technology.
- 4.5. The LDO does not prescribe a process for review or revision and the legislation that would apply does not distinguish between original drafting and revising LDOs. There is, therefore, flexibility in when and how reviews are undertaken and the scope of any LDO revisions.

Data centre and the southern site area

- 4.6. The LDO already identifies data centres as an appropriate use, which aligns with the LDO's overall vision and aims for the site. However, the LDO currently restricts data centres to the northern part of the site (the land to the north of the A453). This situation arose from the original drafting of the LDO, when gigafactory type manufacturing uses (such as for battery and electric car manufacture) and green energy uses were central to the vision for the site. These were identified as suitable uses for the more visually and environmentally sensitive southern part of the site (south of the A453).
- 4.7. Since approval of the LDO, market conditions have evidently changed, as has the political situation, and there is nationally now a major initiative to bring forward data centre development quickly to help drive economic growth. In respect of national planning policy, changes to the National Planning Policy Framework (NPPF), which post-dates adoption of the LDO, specifically highlight and emphasise the importance of data centres for the national economy.

- 4.8. Specifically, NPPF paragraph 86 states: *“Planning Policies should: ...c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics”*.
- 4.9. Further to this, NPPF paragraph 87 states that: *“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: ...a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections)”*.
- 4.10. Additionally, in September 2024, Government categorised data centres as Critical National Infrastructure, placing them in the same category as energy and water infrastructure. This means that data centres will benefit from government support in terms of security in the event of critical incidents, and also in recognition of the significant economic and employment benefits that they bring.
- 4.11. From a market and economic development perspective, the paper at Appendix 1 (at its Appendix A) prepared by Uniper’s consultant, Arup, highlights some associated economic benefits of data centres. Additionally, Arup has prepared a briefing paper (at Appendix 2) which identifies economic benefits for Rushcliffe and the wider area that potentially could arise from securing a major data centre development at Ratcliffe. The content of these papers would form part of the assessment of the LDO review.
- 4.12. Arup has also set out a case to support the principle that constructing data centres on the Ratcliffe site is already established and the LDO’s permitted uses would not need to change. Stating that in the LDO, the primary mechanism for controlling uses on particular areas of the site are the ‘Permitted Uses’ Parameter Plan, Section 2.4 of the LDO and the Design Guide. They propose amendments to these sections as set out in Appendix 3 (section 1). In summary these comprise:
- text changes to Section 2.4 to add an additional characteristic for acceptable uses to follow the wording in paragraph 87 of the NPPF and support the government ambition for developing AI and data centre growth;
 - the inclusion of additional text within the LDO’s statement of reasons (Sections 7.3 and 7.4) to support the changes made, including to highlight government initiatives and policy changes to support and bring about data centre development;
 - a text change to the key of the Permitted Uses Parameter Plan;
 - equivalent changes to the Permitted Uses Plan and table in the Design Guide; and
 - equivalent text changes within Design Principles LU3 and LU6.
- 4.13. Arup further suggests it would not be necessary to make other amendments as it is expected that data centres would comply with existing LDO conditions,

Parameter Plans and the Design Guide in all other respects. This includes compliance with the existing height restrictions for the Southern Site as controlled by the Maximum Heights Parameter Plan and Principles BH1 and BH2 of the Design Guide, and the requirement to provide strategic landscape buffers at the site perimeters, as set out in the existing Strategic Landscape Parameter Plan and Design Guide Principle SL1.

- 4.14. Arup also set out its view that the likely effects of allowing data centres on the southern area of the site would be no more significant to those uses already allowed for within this area, including in respect of highway matters. As such, there is no requirement to revisit and update any of the LDO's supporting evidence, including its environmental impact assessment. Additionally, this means that the very special circumstances originally demonstrated to justify the proposed development in the Green Belt remain relevant and do not need to be revisited.
- 4.15. All of these assertions would be tested and considered as part of the LDO review and consultation.

Biodiversity Net Gain and other environmental migration proposals

- 4.16. While mandatory targets for achieving Biodiversity Net Gain (BNG) do not apply to LDOs, the adopted Ratcliffe on Soar LDO aims to achieve a target of at least 10% gain, reflecting the mandatory target set for planning applications. As part of delivering this requirement, included within the LDO is a hierarchy of delivery for BNG – see Appendix 1, section 2.1. Third in the hierarchy is the ability to deliver other environmental mitigation proposals as agreed with the Council, which would be equated to equivalent BNG units based on cost incurred. Developers are required to demonstrate how they apply this hierarchy in Certificate of Compliance (CoC) applications; approval of which is required before detailed development schemes can go ahead.
- 4.17. The LDO as drafted requires CoC applicants to evidence that they are unable to deliver the previous options in the hierarchy before a lower order mitigation can be accepted. A caveat is included in the final paragraph of the LDO's Section 3.3, to allow the provision of environmental schemes falling into option 3 ahead of option 2, with the agreement of the Council.
- 4.18. In practice, this wording has created an unforeseen difficulty. A potential environmental scheme was identified which could be enabled by the LDO. This involved the purchase and enhancement of the nearby Strawberry Wood at Gotham, which would deliver a significant environmental benefit. The idea had the support of the local community. This proposal would fall under option 3 of the BNG hierarchy, however the difficulty is that, as there is currently no individual plot developer ready to make a CoC application, there is no means to evidence that options 1 and 2 cannot be met. This prevented delivery of what would be a significant, and popular, environmental gain which could have been provided through the LDO.
- 4.19. It is proposed that an amendment is incorporated to allow suitable mitigation schemes falling within option 3 to be delivered ahead of options 1 and 2, subject

to the agreement of the Council. This would address the situation above and environmental mitigation proposals, such as the Strawberry Wood proposal to come forward. The proposed modifications to the LDO are set out in section 2 of Appendix 3.

Local Labour Agreements

- 4.20. Condition 9 of the Ratcliffe LDO requires applicants to submit a Local Labour Agreement (LLA) to demonstrate that the development offers employment opportunities for local people during the construction phase. The condition requires the LLA to be submitted for approval prior to the commencement of development on any part of the site. The current wording of the condition is set out at section 3.1 of Appendix 1.
- 4.21. This wording is considered ambiguous and can be interpreted as requiring a single LLA to be submitted and approved prior to the commencement of the first development and thereafter to be adhered to by all plot developers. For practical reasons this interpretation would be difficult to comply with. Development is likely to come forward in a number of phases or on a plot by plot basis, with each plot developer employing its own contractors and methods of working. It would therefore be extremely difficult to draft a LLA that could be applied to all such developments over the lifetime of redeveloping the whole site. To remove any ambiguity, it is proposed that the condition wording is adjusted to make clear that individual LLAs are to be submitted for each individual plot, prior to commencement. The proposed amendments to the condition are set out in section 3 of Appendix 3.

5. Alternative options considered and reasons for rejection

The Council could choose to not consider making amendments to the LDO at this stage. However, it is considered that amendments should be progressed in order to respond to important and relevant changing circumstances and thereby enable the LDO to continue to provide the best possible planning framework to support and help bring about the redevelopment and regeneration of the former Ratcliffe on Soar Power Station site.

6. Risks and Uncertainties

There is a risk that the Ratcliffe on Soar Power Station site remains undeveloped following its decommissioning. The LDO was adopted in 2023 to help mitigate this risk and, by allowing it to evolve and change over time where necessary and appropriate, this should help further in managing this risk.

7. Implications

7.1. Financial Implications

- 7.1.1 There are limited financial costs associated with the work required to amend the LDO. Most of the supporting work prepared to date has been undertaken by consultants Arup who have been appointed and paid for by the site owners, Uniper. There will be Council officer time required to

support the process of making LDO amendments, which can currently be contained within existing resources. The Council is; however, negotiating with Uniper for it to reasonably cover any associated costs of the Council.

- 7.1.2 Any costs that will need to be borne by the Council should, however, be considered and balanced against the longer term benefits of facilitating significant and sustainable economic growth.

7.2 Legal Implications

Local Planning Authorities (LPA) can grant planning permission for development specified in an LDO. The legislative procedures that must be followed in order to bring forward and adopt an LDO (or in this case make amendments to an existing LDO) are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and Articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Schedule 4A(3) of the 1990 Act specifies that an LDO (or in this case amendments to an existing LDO) is of no effect unless it is adopted by resolution of the LPA. The legislation does not distinguish between original drafting and revising, and therefore the same procedures apply (e.g. a requirement for a minimum 28 days consultation on draft proposals with prescribed bodies and other bodies, as per a conventional planning application).

7.3 Equalities Implications

A key reason for preparing an LDO was to deliver new development to help achieve the aims of the East Midlands Freeport. Inclusive growth is a key theme for the Freeport and the Government's intentions for its Freeport Policy, ensuring that, as far as possible, the Freeport brings benefits for all; supporting the national economy and, as well as creating jobs, the focus is on the quality as well as the accessibility of those jobs.

7.4 Section 17 of the Crime and Disorder Act 1998 Implications

There are no crime and disorder implications associated with this report.

7.5 Biodiversity Net Gain

See sections 4.16 to 4.19 of this report.

8. Link to Corporate Priorities

Quality of Life	The development of the former Ratcliffe on Soar Power Station site has the potential to benefit local residents' quality of life through the provision of new jobs and improved infrastructure, including blue and green infrastructure.
Efficient Services	There are no implications.
Sustainable Growth	The development of the Ratcliffe site through an LDO could attract a significant number of new businesses and jobs. The

	Order sets appropriate parameters and conditions to ensure that development is acceptable in planning and sustainability terms.
The Environment	The vision for the Ratcliffe site is to move towards becoming a zero-carbon technology and energy hub for the East Midlands. The emerging plans for the site have the potential to create jobs based around modern industrial and manufacturing uses, with sustainable onsite energy generation providing a local source of low carbon heat and power.

9. Recommendation

It is RECOMMENDED that Cabinet:

- a) approves 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 and that they be published in draft for public consultation;
- b) agrees that the Local Development Framework Group considers and comments on the draft LDO amendments ahead of public consultation;
- c) delegates authority 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) agrees that approval of proposed amendments to the LDO will be a decision for Cabinet and subject to future reports.

For more information contact:	Richard Mapletoft Planning Policy Manager 0115 914 8457 rmapletoft@rushcliffe.gov.uk
Background papers available for inspection:	The Ratcliffe on Soar Local Development Order and associated documents are available at: https://planningon-line.rushcliffe.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REUKMZNL0CB00
List of appendices:	Appendix 1: Ratcliffe on Soar Local Development Order Proposed Amendments Appendix 2: Data Centre Opportunity at Ratcliffe-on-Soar Briefing Paper Appendix 3: Ratcliffe on Soar LDO – Schedule of Proposed Amendments

**Appendix 1: Ratcliffe on Soar Local Development Order
Proposed Amendments**

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

Ratcliffe-on-Soar LDO Amendments

Recognising that the Ratcliffe Site will play a vital role in delivering on the Government's ambition to meet the needs of a modern economy, to support growth in Artificial Intelligence and identify locations for data centres, it is proposed that amendments are made to the Ratcliffe-on-Soar LDO to ensure that the LDO is fully aligned with this ambition and can allow development to come forward quickly. Two other procedural improvements are also proposed to improve the implementation of the LDO. It is proposed that these amendments are treated separately from the formal LDO review process scheduled to take place in 2026.

This paper sets out the context and rationale for the proposed amendments and identifies the changes to the LDO documents. It also sets out the legislative basis for implementing these amendments and the relationship to the formal LDO review process.

The Arup 'Ratcliffe on Soar – Schedule of Amendments' paper set out the proposed amendments in detail. Appendix A provides information on data centre developments and highlights their economic benefits.

1. Data Centres on Ratcliffe's Southern Site

1.1 Context and Government Policy

Since the adoption of the LDO, there has been a significant and continuing, world-wide, growth in demand for data centres, driven by the growth of Artificial Intelligence (AI) and Machine Learning (ML). This is a fast moving, globally competitive market, which offers major benefits for countries who can capture these multi-billion pound investments.

Government is actively working to ensure that the UK can attract this investment and benefit from the growth of AI. Government has published its AI Opportunities Action Plan¹ which seeks to establish Artificial Intelligence Growth Zones (AI Growth Zones) to help accelerate the delivery of data centres and AI infrastructure.

The Ratcliffe Site is very well placed to deliver on these aims and ambition, having unique characteristics which make it highly attractive to data centre developers and investors - power availability, access, land availability and the proximity to a skilled workforce. The LDO also allows planning consent for data centre uses which further increases the Site's attractiveness.

1.2 Planning Policy Changes

To support the delivery of data centres and AI technology, Government has recently introduced changes to the national planning policy framework (NPPF) to place significantly greater emphasis on promotion of data driven high technology and creative industries. These changes include

¹ <https://www.gov.uk/government/news/prime-minister-sets-out-blueprint-to-turbocharge-ai>

Subject	Ratcliffe-on-Soar LDO - Amendments
Job No/Ref	283253/08/MM
Date	23 October 2025

Section 6, paragraph 86 of the NPPF, **Building a strong, competitive economy**, states that:

Planning Policies should:

- c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, **data centres**, digital infrastructure, freight and logistics;*

and paragraph 87 states that

Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:

- a) **clusters or networks of knowledge and data-driven, creative or high technology industries**; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (**including data centres and grid connections**);*

From September 2024, Government categorises data centres as **Critical National Infrastructure**, placing them in the same category as Energy and Water. This means that data centres will benefit from government support in terms of security and in the event of critical incidents but also in recognition of the significant economic and employment benefits that they bring.

1.3 Data Centres and the Ratcliffe-on-Soar LDO

The Ratcliffe-on-Soar LDO identifies data centres as an appropriate use for the site, which aligns with the Council's overall aims and vision for the site. However, the LDO currently restricts data centres to the Northern Site.

This situation arose from the original drafting of the LDO, when gigafactories (such as for battery and electric car manufacture) and green energy uses were central to the vision for the site. The Council therefore identified these as suitable uses for the more visually and environmentally sensitive Southern Site.

As outlined above, since the approval of the LDO, market conditions and the political landscape have changed, and there is now a major initiative to bring forward data centre development quickly to help drive economic growth. These data centres are also getting larger and delivery programmes are becoming much shorter.

At Ratcliffe, on the Northern Site, plans are currently in-train to start the demolition of the power station complex and British Gypsum is seeking to bring forward an open cast gypsum mine on the northern hillside. These activities mean that major development on Northern Site cannot come forward in the short term.

The Southern Site at Ratcliffe is less constrained and development on this site can be brought forward more quickly. Therefore, in order to respond to the rapidly evolving national economic and

Subject	Ratcliffe-on-Soar LDO - Amendments
Job No/Ref	283253/08/MM
Date	23 October 2025

planning policy landscape, it is proposed that the Ratcliffe-on-Soar LDO is modified to allow data centre uses to come forward on the Southern Site.

Data-centres on the Southern Site are considered to be compatible with the vision and principles of the LDO. These are significant investments (£billions) that create high-value employment and bring significant benefits to the local economy. Their buildings would be capable of fitting within the approved LDO parameters for the Southern Site, including their height, and would align with the Design Guide. Appendix A to this document provides details of the data centre market and provides examples of similar, large-scale, data centre developments and their economic impact.

1.4 Proposed Amendments

The principle of constructing data centres on the Ratcliffe Site is already established and the permitted uses would not need to change. The proposed amendment is to allow data centre uses to come forward on the Southern Site.

In the LDO, the primary mechanism for controlling uses on particular areas of the Site are the 'Permitted Uses' Parameter Plan, Section 2.4 of the LDO and the Design Guide. The proposed changes to these sections are set out in the 'Ratcliffe on Soar – Schedule of Amendments' paper. In summary these comprise:

- Text changes to Section 2.4 to add an additional characteristic for acceptable uses to follow the wording in paragraph 87 of the NPPF and support the government ambition for developing AI and data centre growth.
- A text change to the key of the Permitted Uses Parameter Plan
- Equivalent changes to the Permitted Uses Plan and table in the Design Guide
- Equivalent text changes within Design Principles LU3 and LU6

It would not be necessary to make other changes as it is expected that data centres will comply with LDO conditions, Parameter Plans and Design Guide in all other respects. This includes compliance with the existing height restrictions for the Southern Site as controlled by the Maximum Heights Parameter Plan and Principles BH1 and BH2 of the Design Guide, and the requirement to provide strategic landscape buffers at the site perimeters, as set out in the existing Strategic Landscape Parameter Plan and Design Guide Principle SL1.

2. Providing Biodiversity Net Gain

2.1 Context

The Ratcliffe-on-Soar LDO sets out a commitment to deliver a high quality and sustainable development. Whilst mandatory targets for achieving Biodiversity Net Gain (BNG) do not apply to Local Development Orders, the adopted Ratcliffe LDO aims to achieve a target of at least 10% gain, reflecting the mandatory target set for planning applications.

The approach taken is set out in Section 3.3 of the LDO and Statement of Reasons document and broadly follows the statutory format, including establishing a hierarchy of delivery as set out below.

Subject	Ratcliffe-on-Soar LDO - Amendments
Job No/Ref	283253/08/MM
Date	23 October 2025

Developers are required to demonstrate how they apply this hierarchy in Certificate of Compliance (CofC) applications (approval of which is required before detailed development schemes can go ahead):

- 1) *BNG units to be provided on-site (for example, areas of strategic landscaping, soft landscaping within development plots and green roofs on buildings).*
- 2) *BNG units to be provided off-site on land elsewhere in Rushcliffe Borough with a management agreement for 30 years.*
- 3) *Other environmental mitigation proposals as agreed with the Council may be implemented. Such proposals will be equated to BNG units.*
- 4) *BNG units to be provided off-site on land near Rushcliffe Borough.*
- 5) *A financial contribution in lieu of BNG payable to the Local Authority.*
- 6) *Purchase of equivalent credits under the Government's National Credits Scheme*

Option (3) above was introduced into the Ratcliffe LDO to allow environmentally beneficial schemes to come forward. An example of a suitable environmental scheme in this category is given as the proposed Fish Pass at Thrumpton Weir

The LDO as drafted requires CofC applicants to evidence that they are unable to deliver the previous options in the hierarchy before a lower order mitigation can be accepted. A caveat is included in the final paragraph of Section 3.3, to allow the provision of environmental schemes falling into Option (3) ahead of Option (2), with the agreement of the Council.

In practice this wording has created an unforeseen difficulty. A potential environmental scheme has been identified which could be enabled by the LDO. This involved the purchase and enhancement of a nearby woodland - 'Strawberry Wood' in Gotham, which would deliver a significant environmental benefit. The idea had the support of the local community and local politicians. This proposal would fall under Option (3) of the BNG hierarchy, however the difficulty in planning is that, as there is currently no individual plot developer ready to make a CofC application, there is no means to evidence that Options (1) and (2) cannot be met. This prevented delivery of what would be a significant, and popular, environmental gain which could be provided through the LDO.

2.2 Proposed Amendment

It is proposed that a amendment is incorporated to allow suitable mitigation schemes falling within option 3 to be delivered ahead of options 1 and 2, subject to the agreement of the Council. This would address the situation above and allow the Strawberry Wood proposal to come forward.

No amendment is being sought to the overall number of BNG units to be provided, nor are any changes proposed to the BNG hierarchy.

The suggested revisions to text within Section 3.3 of the LDO and Statement of Reasons, are set out in the 'Ratcliffe on Soar LDO – Schedule of Amendments' paper.

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

3. Local Labour Agreements

3.1 Context

Condition 9 of the Ratcliffe LDO requires applicants to submit a Local Labour Agreement (LLA) to demonstrate that the development offers employment opportunities for local people during the construction phase. The condition requires the LLA to be submitted for approval prior to the commencement of development on any part of the site. The current condition wording is:

The development hereby permitted must not be commenced on any part of the Site until a Local Labour Agreement (LLA), for the Site's construction phase(s), has been submitted to and approved in writing by the Council. The LLA must show how opportunities for people living in the locality, including employment, apprenticeships and training, will be provided throughout the construction phase(s) of the Site. All development of specific plots or development areas within the Site must be carried out in accordance with the approved LLA.

The current wording is somewhat ambiguous and can be interpreted as requiring a single LLA to be submitted for approval prior to the commencement of the first development and thereafter to be adhered to by all plot developers.

For practical reasons this interpretation of the condition would be difficult to comply with. Development is likely to come forward in a number of phases or on a plot by plot basis, with each plot developer employing its own contractors and methods of working. It would therefore be extremely difficult to draft a LLA that could be applied to all such developments over a significant period of time.

3.2 Proposed Amendment

In order to remove any such ambiguity it is proposed that the condition wording is adjusted to make clear that individual LLAs are to be submitted for each individual plot, prior to commencement. The proposed revised wording is set out in the 'Ratcliffe on Soar – Schedule of Amendments' paper.

4. Legislative Framework & Guidance for LDO Amendments

Good practice guidance produced by PAS² emphasises the need to build in flexibility to LDOs and allow for their review, stating, "It is important that LDO's do not constrain opportunities to respond to future development demands or to keep up to date with changes in technology or new standards".

Schedule 4A (2) of the 1990 Town and Country Planning Act states

² <https://www.local.gov.uk/sites/default/files/documents/LDO%20Guidance%20Document%20March%202019.pdf>

Subject	Ratcliffe-on-Soar LDO - Amendments
Job No/Ref	283253/08/MM
Date	23 October 2025

“2 (1) The local planning authority may at any time prepare a revision of a local development order” ...

The Council is therefore able to amend or revise the LDO at any time, in order to respond to issues that arise. This would include, for example, the need for text changes or addressing other matters preventing or delaying delivery of development consented by the LDO, or to respond to changing policy, development demands or technology.

The Ratcliffe LDO does not prescribe a process for the review or revision, and the legislation does not distinguish between original drafting and revising. Guidance can be taken from Article 38 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) which sets out the processes for preparing an LDO, the key stages of the drafting and adoption process being:

- Draft the (revised) LDO document
- Screen against EIA Regulations for any additional/new significant effects (There are no effective changes in terms of environmental impacts, so assumed this is negative)
- Consult with prescribed bodies and other bodies as per a traditional planning application (minimum 28 days)
- Publicise via notices on site and in the press
- Place the revised LDO on the Planning Register
- Consider representations
- Adopt the revised LDO by a Resolution of the LPA
- Send a copy to Secretary of State

The LDO incorporates a requirement for formal revision as described in section 5 below. However, given the rapid evolution of AI technology, the critical importance that the UK Government is placing on provision of data centres, it is argued that there is a strong case for a making ‘amendments’ to the LDO, ahead of the scheduled comprehensive review of the LDO in mid-2026. (as required by condition 1 of the LDO).

It is proposed that the Council would undertake a 28-day consultation focused only on proposed wording changes (i.e. consultation focussed purely on the proposed changes outlined above).

5. Alignment with the formal LDO Review Process

Condition 1 of the Ratcliffe LDO sets out a requirement that the LDO is reviewed 3 years from its adoption, i.e. 13th July 2026 and thereafter at 5 yearly intervals. It is envisaged that this scheduled review would involve:

- A review of whether LDO is achieving its aims & facilitating development
- Providing other parties with the opportunity to comment about any other aspect of the LDO
- Options to introduce new/different concepts etc.
- Wider consultation – allowing parties to introduce or comment on other issues

Subject	Ratcliffe-on-Soar LDO - Amendments
Job No/Ref	283253/08/MM
Date	23 October 2025

This may be a wide-ranging review and involve input from many different stakeholders. This may take time, and may require additional technical work if changes to development parameters are proposed.

It is important that this Review is undertaken, however the changes that may be introduced could be more extensive than the amendments set out above. It is therefore proposed that the amendments set out in this paper are considered and processed separately, and ahead of the more comprehensive review scheduled for July 2026.

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

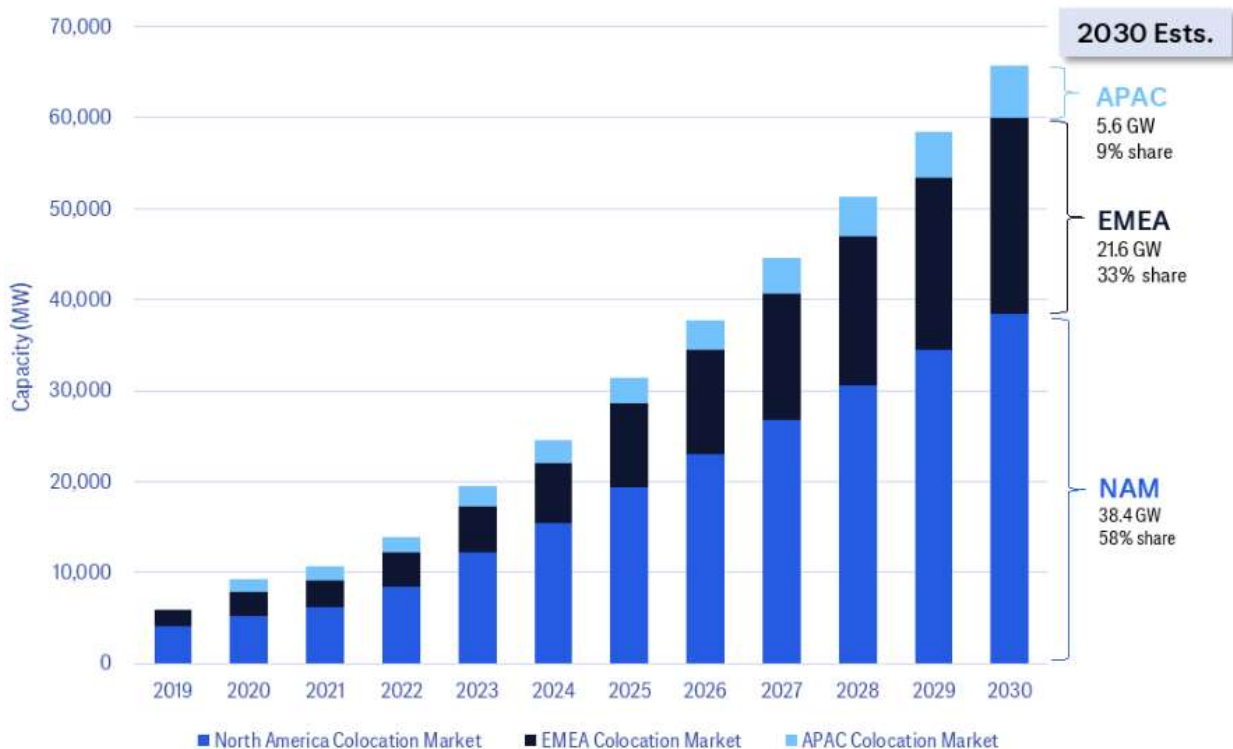
Appendix A

Data Centre Case Studies & Economic Benefits

Data Centre Market Conditions

The use of AI and machine learning has expanded dramatically during the past years. More data is being stored and shared across the world. Data-centre developers are responding to this change, investing £bn's to create global networks of linked data-centres which can respond to this demand.

The graph below outlines the forecast exponential growth in data centre capacity and highlights capacity more than tripling between 2023 (when the LDO was approved) and 2030.



Graph – Forecast global growth in data centre capacity (Source Citi Group)

This is fast-moving, global market. Operators are looking for large, available sites, with a large power supply and a supportive planning environment where they can deliver new, large-scale, data centres.

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

Data Centres – example projects (by Arup)



Equinix 24MW



Equinix 24MW



Hyperscale WXT 90MW



Hyperscale 60MW



Avalon UK 120MW



Hyperscale 96MW

Local economic benefits

Data centre development can generate significant indirect economic benefits for the local region (see Hertsmere case-study below). A data centre at Ratcliffe could support the growing gaming industry in Nottinghamshire (e.g. Games Workshop, Sumo Digital and Dambuster Studios). It would also support the local universities and research centres, including NTU's Confetti campus that focuses on creative and digital courses and an e-sports venue, and Nottingham University's 'Digital Nottingham', a new hub connecting University, communities and businesses.

Whilst not a planning consideration it is estimated that a datacentre on the Southern Site could potentially generate £2-£3m annually in rates³. Under Freeport legislation this income can be retained by the Local Authority. This will help mitigate the loss of rates income following the closure of the Power Station.

Unlocking the LDO Site

Unlocking major development projects often require significant infrastructure investment. This is the case for the Ratcliffe Site, where investment is required to help deliver capacity improvements on the highway network - in particular at M1 Junction 24. Whilst a large data centre development is unlikely to generate excessive vehicle trips, it could generate a significant s106 contribution which could partly be directed towards highway capacity improvements. The development could also provide robust business case for the public sector to borrow against future business rates income (as allowed under Freeport powers) to release additional funding for highway improvements.

³ Taken from a sample of existing data centres; actual figure will be based on rateable value of the building multiplied by the national multiplier figure and minus any rate relief (Applicable in Freeports for first 5 years)

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

A data centre development delivered in the coming years on the Southern Site, could therefore help unlock the wider development opportunity of the Ratcliffe Site.

Case Study - Hertsmere

In January 2025 Hertsmere Borough Council's planning committee gave outline permission ⁴for a data centre development that would provide 186,000 square metres of use class B8 (storage and distribution) floorspace, on 34.4-hectares of green belt agricultural land next to South Mimms services on the M1 in Hertfordshire. This was said to be Europe's largest data centre.

The Council considered that the site met the definition of Grey Belt and, in approving the scheme, the officer report stated that the harm to the Green Belt was outweighed by the substantial benefits of the proposal, including meeting a proven need for data centre and the economic benefits, including employment.

Economic projections estimate the construction value of the project at £3.75bn with a year-round generation of £21.4m in business rates once the data centre is operational, the statement added. The data centre would also create 500 skilled on-site jobs during the construction phase, 200 permanent, skilled jobs once operational and a further 10,900 indirect jobs, the Council said.

In making the announcement of data centres as Critical National Infrastructure the Technology Secretary, Peter Kyle, cited the investment of nearly £4 billion in Hertsmere - Europe's largest data centre. He said will support almost 14,000 jobs across the country⁵.



Visualisation of the Hertsmere data centre (Source - DC01UK)

⁴ Source: Planning Magazine online article 24th February 2024

⁵ [Data centres to be given massive boost and protections from cyber criminals and IT blackouts - GOV.UK](#)

Subject Ratcliffe-on-Soar LDO - Amendments
Job No/Ref 283253/08/MM
Date 23 October 2025

Case Study – Abbots Langley

In May 2025 outline permission for a data centre comprising 2 buildings totalling 84,000sqm of floorspace on Green Belt land at Abbots Langley in Hertfordshire was approved on planning appeal⁶. The appeal was called in and determined by the Housing Minister where it was agreed that the land constituted ‘Grey Belt’ land. The Inspector attributed significant weight to “a clear and pressing need for new data centre capacity”, a lack of alternative sites, the economic and employment benefits and the creation of a country park.



Images of the Abbots Langley data centre (Source - Pegasus Group Design and Access Statement)

⁶ Source: Planning Magazine online article 13th May 2025

Appendix 2: Data Centre Opportunity at Ratcliffe-on-Soar Briefing Paper

Subject Ratcliffe LDO
Job No/Ref 283253/rab
Date 23 October 2025

Data Centre Opportunity at Ratcliffe-on-Soar Briefing Paper

Introduction

The rapid rise in the use of Artificial Intelligence (AI), machine learning and cloud computing is fuelling a significant and continuing, world-wide growth in the demand for data centres. These are multi-billion pound investments that bring major benefits to their local areas.

Government is working proactively to ensure that the UK can attract and benefit from data centre investments and has published an AI Opportunities Action Plan¹, and made changes to the National Planning Policy Framework that make clear that planning policies and decisions should place greater emphasis on uses, including data centres and digital infrastructure, that meet the needs of a modern economy². The Ratcliffe Site is very well placed to capitalise on this ambition, having unique characteristics which make it highly attractive to data centre developers and investors.

This paper summarises the opportunities that data centres can bring and the economic and social benefits for Rushcliffe Borough. It also introduces an amendment required to the Ratcliffe-on-Soar Local Development Order (LDO) which would allow this opportunity to be maximised.

Data Centres

Data centres are large warehouse-style buildings accommodating IT equipment which supports worldwide digital communication and computing processes. Some are operated by well-known companies such as Google, Microsoft and Amazon Web Services, but there are also many specialist developers and operators in the market.

Data centre buildings include formats which would be accommodated within the approved LDO height parameters and can be effectively screened by landscaping and trees. The operations generate very little noise or emissions. They also have a relatively low transport impact compared to buildings of this size.

Images –Recently approved Hertsmere data centre



¹ <https://www.gov.uk/government/news/prime-minister-sets-out-blueprint-to-turbocharge-ai>

² NPPF Section 6, paragraphs 86 and 87

Subject Ratcliffe LDO
Job No/Ref 283253/rab
Date 23 October 2025

Positive Economic Impacts

Data Centres bring very significant economic benefits to their local area. This is often referred to as a “halo effect” created by the direct benefit of well-paid jobs in construction and data centre operation, and the positive ripple impact on local businesses, including supporting university research capacity and local technology businesses and start-ups.

For example, the recently approved Hertsmere data centre - construction value £3.75bn - is forecast to support 14,000 jobs and contribute £21.4m annually in business rates. It is also anticipated to contribute £1.1bn annually in indirect GVA to the wider economy.

A Data Centre at Ratcliffe

The Ratcliffe on Soar power station site - with available power and cooling water - makes it a highly attractive location for data centre developers. This is further enhanced by the proximity of a well-educated and skilled workforce; good transport links and by being within an attractive area to live and work.

However, parties will need to work quickly to attract major data centre development. This is a very fast-moving market, with developers comparing locations across the globe, and selecting those sites which can be operational within two years of an investment decision. The work by Rushcliffe Borough Council to produce the Ratcliffe-on-Soar LDO which permits data centre uses, is a very positive step that will enable this accelerated delivery programme.

Currently, plans are underway to demolish the power station on the northern area of the Ratcliffe site (north of the A453). British Gypsum has also submitted a planning application for quarrying activities in this area. This means that some areas on the Northern Site can be developed in 2025 but the land available is restricted significantly until demolition is complete in 2030. Furthermore, locating high value IT equipment adjacent to a demolition site would likely be seen as adding risk for a developer.

By contrast, the Southern Site (the former ash fields, south of the A453) is relatively unconstrained and is currently available for a data centre.

Currently, the wording of the LDO only allows data centre uses on the northern site. An amendment would therefore be required to allow data centre uses on the Southern Site and enable the LDO to align with recent government policy and changing market conditions. It is highlighted that a data centre will be compatible with the design guide and parameter plan requirements set for the Southern Site

The Benefits for Rushcliffe

Securing a major data centre development at Ratcliffe will bring significant benefits for Rushcliffe Borough and the wider area.

Subject Ratcliffe LDO
Job No/Ref 283253/rab
Date 23 October 2025

In addition to the direct and indirect jobs created and the investment in the local economy, a data centre will generate significant business rates – estimated at £2-£3m annually³. Given the Freeport status of the site, the Council will be able to retain all of these rates.

A large-scale data-centre development will also provide significant s106 contributions. An early multi-million-pound contribution could therefore be directed towards helping unlock improvements to Junction 24 on the M1. In this way, the Council would be helping release wider growth opportunities across the region.

A first phase of development at Ratcliffe will also help to support subsequent phases to come forward as issues relating to transport and electricity supply are resolved. Momentum would hopefully start to build, helping development on the northern site to come forward more quickly.

Summary

The demand for data centres has grown dramatically since the LDO was first approved. This is a fast-moving market and, with an amendment to the LDO, there is a strong possibility that a major data centre development could be delivered on the south site at Ratcliffe within the next few years. This will bring very significant benefits to the local economy, including the ability for the Council to retain business rates, and by helping unlock capacity issues at M1 Junction 24.

³ Taken from a sample of existing data centres; actual figure will be based on rateable value of the building multiplied by the national multiplier figure and minus any rate relief (Applicable in Freeports for first 5 years)

Appendix 3: Ratcliffe on Soar LDO – Schedule of Proposed Amendments

Subject Ratcliffe on Soar LDO – Schedule of Amendments
Job No/Ref 283253
Date 23 October 2025

Ratcliffe-on-Soar LDO

Proposed Amendments to LDO Documents

The proposed amendments to the adopted LDO documents are set out below. These amendments will enable the following:

- 1) Allow data centre uses to be located on the Southern Site (Plot I)
- 2) Allow environmental mitigation works to come forward early with Council agreement
- 3) Allow Local Labour Agreements to be agreed on a plot-by-plot basis

1. Amendments to allow Data Centres on Southern Site

1.1 Changes to Local Development Order and Statement of Reasons

Section/paragraph	Current Text	Proposed amendment
Section 2.4, Development Permitted by LDO, third paragraph (page 8)	The Design Guide identifies design principles and a set of characteristics that must be demonstrated by all prospective occupiers of the Site in order for their Application for a Certificate of Compliance to be accepted. Importantly, this includes a description of the criteria needed to accord with the Vision for the Site, as set out in Design Principle LU 6 and requires potential development on Plots A to G (except Plot F which has been reserved for a car park) to meet at least one of the following characteristics, and development on Plot I to meet either 1) or 2) (examples of acceptable uses are also set out in the Design Guide): `	Change to: <i>The Design Guide identifies design principles and a set of characteristics that must be demonstrated by all prospective occupiers of the Site in order for their Application for a Certificate of Compliance to be accepted. Importantly, this includes a description of the criteria needed to accord with the Vision for the Site, as set out in Design Principle LU 6 and requires potential development on Plots A to G (except Plot F which has been reserved for a car park) to meet at least one of the following characteristics, and development on Plot I to meet either 1), or 2) or 8) (examples of acceptable uses are also set out in the Design Guide):</i>
Section 2.4, numbered list of characteristics (page 8)		Add a development characteristic to list: <i>8) Businesses that store, process and distribute data and applications electronically</i>

Subject Ratcliffe on Soar LDO - Amendments
Job No/Ref 283253
Date 23 October 2025

Section 7.3, Strategic Context (page 37)		<i>Add the following at end of section</i> <i>Government support for growth of AI and data centre investment</i> <i>There has been a significant and continuing, world-wide, growth in demand for data centres, driven by the growth of Artificial Intelligence (AI) and Machine Learning (ML). This is a fast moving, globally competitive market, which offers major benefits for countries who can capture these multi-billion pound investments.</i> <i>The UK Government is actively working to ensure that the UK can attract this investment and benefit from the growth of AI and has published its AI Opportunities Action Plan¹ which seeks to establish Artificial Intelligence Growth Zones (AI Growth Zones) to help accelerate the delivery of data centres and AI infrastructure.</i> <i>The Ratcliffe Site is very well placed to deliver on these aims and ambitions, with unique characteristics which make it highly attractive to data centre developers and investors – availability of power and water, connectivity, land availability at the required scale and the proximity to a skilled workforce.</i> ¹https://www.gov.uk/government/news/prime-minister-sets-out-blueprint-to-turbocharge-ai
Section 7.4, Planning Policy Context (page 37)		At end of the section on "National Planning Policy Framework" add the following paragraphs: <i>To support the delivery of data centres and AI technology, Government introduced changes to the National Planning Policy Framework (NPPF)</i>

Subject Ratcliffe on Soar LDO - Amendments
Job No/Ref 283253
Date 23 October 2025

		<i>published in December 2024, to place significantly greater emphasis on promotion of data driven high technology and creative industries. These changes include:</i> <i>Section 6, paragraph 86 of the NPPF, Building a strong, competitive economy, which states that:</i> <i>Planning Policies should:</i> <i>c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;</i> <i>and paragraph 87 states that</i> <i>Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:</i> <i>a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);</i> <i>In addition, from September 2024, the government has categorised Data Centres as Critical National Infrastructure, placing them in the same category as Energy and Water. This means that data centres will benefit from government support in terms of security and in the event of critical incidents but is also in recognition of the significant economic and employment benefits that they bring.</i>
--	--	---

Subject Ratcliffe on Soar LDO - Amendments
Job No/Ref 283253
Date 23 October 2025

Appendix A, Full Document List (Page 55)		List of documents to be updated with titles and references of new documents, once amendments have been agreed.
Appendix B, Section 6, Key Characteristics table (page 61)		Add a development characteristic to list: <i>8) Businesses that store, process and distribute data and applications electronically</i>

1.2 Changes to Design Guide

Section/paragraph	Text in adopted document	Proposed amendment
Characteristics of Acceptable Uses table (page 11)		Add a development characteristic to list: <i>8) Businesses that store, process and distribute data and applications electronically</i>
Land Use Plan and Table (page 12)		Add purple shading and tick to column I of table, along 'Data Centres' row.
Design Principle LU3, final bullet (page 13)	Plot I: Energy generation & storage; advanced manufacturing and other industrial uses; micro-mobility hub (consider e-bike or e-scooter rental points, stop for internal site shuttle buses). Logistics not permitted.	Change to: Plot I: Energy generation & storage; advanced manufacturing and other industrial uses; <i>data centres</i>; micro-mobility hub (consider e-bike or e-scooter rental points, stop for internal site shuttle buses). Logistics not permitted.
Design Principle LU6, criteria 2	2. Demonstrate that the proposed development on Plot I meets criterion 1 or 2 of the "Characteristics of acceptable uses" in the middle table on page 11.	Change to: 2. Demonstrate that the proposed development on Plot I meets criterion 1, or <i>2 or 8</i> of the "Characteristics of acceptable uses" in the middle table on page 11.

Subject Ratcliffe on Soar LDO - Amendments
 Job No/Ref 283253
 Date 23 October 2025

1.3 Changes to Parameter Plans

Section/paragraph	Text in adopted document	Proposed amendment
Permitted Uses Parameter Plan, Legend bar, purple coloured plots.	Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii))	Change to: <i>Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)) and Data Centres</i>

2. Changes required to allow environmental mitigation works to come forward early

2.1 Changes to Local Development Order and Statement of Reasons

Section/paragraph	Text in adopted document	Proposed amendment
Section 3.3, Biodiversity Net Gain (page 19)	In respect of other environmental mitigation proposals (Option 3 in the hierarchy), through consultation, the opportunity to provide a Fish Pass at Thrumpton Wier (River Trent) has been identified. Delivery of this Fish Pass (and similar interventions) is considered appropriate environmental mitigation and is encouraged by the Council. Whilst such interventions are not captured in Defra's Biodiversity Metric tool, for the purposes of this LDO they may be equated to BNG units based on project value, up to a maximum of 250 BNG units. With the agreement of the Council, the provision of such environmental mitigation proposals may be suitable ahead of measures under Option 2 of the hierarchy.	Change to: <i>"In respect of other environmental mitigation proposals (Option 3 in the hierarchy), through consultation, the opportunity to provide a Fish Pass at Thrumpton Wier (River Trent) has been identified. Delivery of this Fish Pass (and similar interventions) is considered appropriate environmental mitigation and is encouraged by the Council. Whilst such interventions are not captured in Defra's Biodiversity Metric tool, for the purposes of this LDO they may be equated to BNG units based on project value, up to a maximum of 250 BNG units. With the agreement of the Council, the provision of such environmental mitigation proposals may be suitable ahead of measures under Option 1 or Option 2 of the hierarchy."</i>

Subject Ratcliffe on Soar LDO - Amendments
Job No/Ref 283253
Date 23 October 2025

3. Changes required to allow Local Labour Agreements to be agreed on a plot-by-plot basis

3.1 Changes to Local Development Order and Statement of Reasons

Section/paragraph	Text in adopted document	Proposed amendment
Section 3, Table 2 – List of conditions, Condition 9 (page 14) and: Copy of condition 9 within Appendix B, Section 9 (page 70)	The development hereby permitted must not be commenced on any part of the Site until a Local Labour Agreement (LLA), for the Site's construction phase(s), has been submitted to and approved in writing by the Council. The LLA must show how opportunities for people living in the locality, including employment, apprenticeships and training, will be provided throughout the construction phase(s) of the Site. All development of specific plots or development areas within the Site must be carried out in accordance with the approved LLA.	Change to: The <i>Each</i> development hereby permitted must not be commenced on any development plot on part of the Site until a Local Labour Agreement (LLA), for the Site's construction phase(s), <i>of that development</i> has been submitted to and approved in writing by the Council. The LLA must show how opportunities for people living in the locality, including employment, apprenticeships and training, will be provided throughout the construction phase(s) of the development Site . All development of specific plots or development areas within the Site must be carried out in accordance with the approved LLA <i>for that plot or area</i> .

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank