

**When telephoning, please ask for:** Martin Elliott  
**Direct dial** 0115 914 8511  
**Email** [constitutionalservices@rushcliffe.gov.uk](mailto:constitutionalservices@rushcliffe.gov.uk)

**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 18 April 2018



**Rushcliffe Community  
Contact Centre**  
Rectory Road  
West Bridgford  
Nottingham  
NG2 6BU

To all Members of the Council

Dear Councillor

A Meeting of the Council will be held on Thursday, 26 April 2018 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Glen O'Connell'.

Glen O'Connell  
Monitoring Officer

## **AGENDA**

Opening Prayer

1. Apologies for absence
2. Declarations of Interest
3. Minutes (Pages 1 - 14)
4. Mayor's Announcements
5. Leader's Announcements
6. Chief Executive's Announcements
7. Citizens' Questions

To receive as a correct record the minutes of the Meeting of the Council held on 8 March, 2018.

To answer questions submitted by Citizens on the Council or its services.

**In person**  
Monday to Friday  
8.30am - 5pm  
First Saturday of  
each month  
9am - 1pm

**By telephone**  
Monday to Friday  
8.30am - 5pm

**Telephone:**  
0115 981 9911

**Email:**  
[customerservices@rushcliffe.gov.uk](mailto:customerservices@rushcliffe.gov.uk)

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

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



8. Local Plan Part 2 (Pages 15 - 322)

The report of the Executive Manager – Communities is attached.

9. Keyworth Neighbourhood Plan (Pages 323 - 326)

The report of the Executive Manager – Communities is attached.

10. Review of the Mayoral Allowance (Pages 327 - 330)

The report of the Chief Executive is attached.

11. Notices of Motion

To receive Notices of Motion submitted under Standing Order No.12

12. Questions from Councillors

To answer questions submitted by Councillors under Standing Order No. 11(2)

<b>Meeting Room Guidance</b>
------------------------------

**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.



## **MINUTES OF THE MEETING OF THE COUNCIL**

**THURSDAY, 8 MARCH 2018**

Held at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford

### **PRESENT:**

Councillor B Cooper (Mayor)  
Councillor Mrs M Stockwood (Deputy Mayor)

Councillors R Adair, K Beardsall, A Brown, B Buschman, R Butler, H Chewings, T Combellack, G Davidson, N Clarke, J Cottee, J Donoghue, M Edwards, A Edyvean, J Greenwood, S Hull, R Inglis, R Jones, Mrs C Jeffreys, N Lawrence, J Lungley, A MacInnes, Mrs M Males, R Mallender, S Matthews, G Moore, A Phillips, L Plant, F Purdue-Horan, S J Robinson, Mrs J Smith, J Stockwood, J Thurman, R Upton, G Wheeler and J Wheeler

### **OFFICERS IN ATTENDANCE:**

D Banks	Executive Manager - Neighbourhoods
J Crowle	Solicitor
A Graham	Chief Executive
P Linfield	Executive Manager - Finance and Corporate Services
K Marriott	Executive Manager - Transformation and Operations
D Mitchell	Executive Manager - Communities
G O'Connell	Monitoring Officer
C Caven-Atack	Performance, Reputation and Constitutional Services Manager

### **APOLOGIES:**

Councillors M Buckle, R Hetherington, K Khan, S Mallender and D Mason

### **Opening Prayer**

The Meeting was led in prayer by the Mayor's Chaplain, Reverend Andrew Stewart.

### **39 Declarations of Interest**

There were no declarations of interest.

### **40 Minutes**

The Minutes of the meeting held on Thursday 7 December were received as a correct record and signed by the Mayor.

#### **41 Mayor's Announcements**

The Mayor reported that he had attended 21 interesting and varied events since the last meeting of Council. The most memorable of these had been reading to classes 3 and 4 at Edward Champion Primary School during National Book Week, attending an event to celebrate the retirement of Ruddington Brownies Brown Owl, and the speech given by the Mayoress at Women's World Day of Prayer Service on the use, and misuse, of plastics.

#### **42 Leader's Announcements**

The Leader advised that that The MJ had released an analysis of a recent Grant Thornton study into the Vibrancy of the Local Economy which had placed Rushcliffe in first place in the East Midlands for dynamism and opportunity; and in eleventh place nationally. The Leader congratulated the Mayor on hosting a very successful Civic Dinner last month and thanked officers for their cooperation with the Peer Review Challenge Team, the process of which had provided an opportunity for reflection and improvement. The Leader also advised that he was in advanced negotiations to bring the Tour of Britain to the Borough in September.

#### **43 Chief Executives Announcements**

The Chief Executive thanked both Councillors and members of the public for their understanding and cooperation during the period of bad weather last week.

#### **44 Budget and Financial Strategy 2018/19**

The Leader and Portfolio Holder for Strategic and Borough Wide Leadership presented the report of the Executive Manager – Finance and Corporate Services that outlined the Council's Budget for 2017/18. The Leader noted the projects that had successfully been completed in the last financial year including the refurbishment and re-opening of Bridgford Hall, which was now producing £120,000 of income annually and the implementation of 15 employment units in Cotgrave that would provide £100,000 income annually. The Leader advised that the future presented several challenges and uncertainties to be dealt with such as Brexit, the reduction in government funding, the lack of clarity with regard of small business rate relief and the closure of Ratcliffe-On-Soar power station in 2025.

The Leader advised that it was critical that the Council had, and maintained the resources to protect itself in case of unforeseen events and was pleased to report that the Council currently had £3.25 million in reserves. He was also pleased to report that the Council's financial gap had reduced from £1 million to £0.29 million and that the Council was on track to becoming self-sufficient. The Leader advised that Rushcliffe had been given the highest new housing target in Nottinghamshire outside of the City. He hoped however, that the successful housing infrastructure grant of £9.9m that had been received from a central government to fund a new main road through the recently approved Fairham Pastures development could potentially accelerate the delivery of its proposed 3,000 homes, subject to financial negotiations. It was also noted that if approved by Council, long term empty homes would receive a premium rate of 200% of standard council tax.

The Leader advised that that the new Capital Programme would enable the development of sites at Chapel Lane Bingham, Abbey Road West Bridgford and the refurbishment of Bingham Leisure Centre. It was also noted that the tree protection and promotion project, and the skate park improvement fund would provide positive

benefits for the communities of Rushcliffe. The Leader advised that despite the report recommending an increase in Council Tax, he was pleased to report that the increase would still place the Council lowest within the County and in the lowest quartile nationwide for its level of Council Tax.

In seconding the recommendations, Councillor Moore thanked all Councillors for their attendance and input at the budget consultation workshops and hoped that they could see the ideas that they put forward reflected in the proposed Budget. Councillor Moore also thanked the Executive Manager – Finance and Corporate Services and the Council's Finance Team for their efforts over the last few months to deliver a balanced budget for the Council.

Councillor MacInnes noted that this was the most demanding and challenging Budget that the Council had had to deliver. However, he felt confident that the Council was entering the new financial year in a strong financial position mainly due to the creation of new income streams, enabling the Council to strengthen its reserves whilst continuing to deliver a healthy Capital Programme and quality services to residents. Councillor MacInnes asked Councillor Robinson to confirm if the Council would be honouring the 2% pay increase for Council staff this year.

Councillor Davidson noted the benefits of all Councillors working together at the budget consultation workshops resulting in this Council being in a much stronger financial position than many others.

Councillor R Mallender also commented on the productive nature of the budget consultation workshops whilst Councillor Jones congratulated officers on gaining additional funding to help the Council deliver its objectives in terms of the growth agenda. He also welcomed the increase to the homelessness fund, disabled facilities grants and that progress appeared to be being made on relocating the Council's depot from Abbey Road.

The Leader responded to Councillor MacInnes' direct question to confirm that the Council would be honouring the national pay deal for officers.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, a recorded vote was taken for this item as follows:-

**FOR:** Councillors R A Adair, K P Beardsall, B R Buschman, R L Butler, H A Chewings, J N Clarke, T Combellack, J E Cottee, L B Cooper, G Davidson, J Donoghue, M J Edwards, A J Edyvean, J E Greenwood, S J Hull, R A Inglis, Mrs C E M Jeffreys, R M Jones, N C Lawrence, E J Lungley, A MacInnes, Mrs M M Males, G R Mallender, S C Matthews, G S Moore, A Phillips, E A Plant, F A Purdue-Horan, S J Robinson, J A Stockwood, Mrs M Stockwood, J E Thurman, R G Upton, D G Wheeler, J G A Wheeler

**AGAINST:** None

**ABSTENTION:** None

It was **RESOLVED** that:

- a) the report of the Council's Responsible Financial Officer on the robustness of the Council's budget and the adequacy of its reserves be noted.
- b) the Budget setting report and associated financial strategies for 2018/19 to 2022/23, including the Transformation Strategy and the Efficiency Statement to

deliver efficiencies over the five year period, be adopted.

- c) the Capital Programme be adopted.
- d) the Capital and Investment Strategy and associated prudential indicators be approved and adopted.
- e) Rushcliffe Borough Council's Council Tax for 2018/19, for a Band D property, be set at £132.84.
- f) the Special Expenses for West Bridgford, Ruddington and Keyworth, be set resulting in the following Band D Council Tax levels for the Special Expense areas of:
  - i. West Bridgford £48.51
  - ii. Keyworth £1.46
  - iii. Ruddington £3.40
- g) with regards to e) and f) above that the associated Council Tax Bands be set in accordance with the formula in section 36(1) of the Local Government Finance Act 1992.
- h) the 2018/19 Pay Policy be adopted.

#### 45 **Council Tax for 2018/19**

The Leader and Portfolio Holder for Strategic and Borough Wide Leadership presented the report of the Executive Manager – Finance and Corporate Services that set out the statutory Council Tax Resolution for 2018/19. It was noted that the resolution was a statutory requirement for billing authorities to approve prior to the billing and collection of Council Tax for the forthcoming financial year.

The resolution consolidated the precepts of Nottinghamshire County Council, Nottinghamshire Police and Crime Commissioner, Nottinghamshire Fire Authority, Rushcliffe Borough Council and individual Town and Parish Councils. The recommendations were seconded by Councillor Moore.

It was **RESOLVED** that it be noted that the Council calculated the following amounts for the year 2018/19 in accordance with the Local Government Finance Act 1992 as amended (the "Act");

- a) Rushcliffe Borough Council's Council Tax Base for 2018/19 has been calculated as 42,610.1 [Item T in the formula in Section 31B of the Local Government finance Act 1992 as amended by Section 74 of the Localism Act 2011 (the "Act")];
- b) For dwellings in those parts of the Borough to which a Parish Precept relates as detailed in Appendix A (ii);
- c) The Council Tax requirement for the Council's own purposes for 2018/19 (excluding Parish Precepts) is £5,660,325;
- d) That the following amounts be now calculated by the Council for the year 2018/19 in accordance with Sections 31 to 36 of the Local Government Finance Act 1992 as amended by Section 74 of the Localism Act 2011;

- i. 39,451,381 being the aggregate of the amounts which the Council estimates for the items set out in Section 31 A (2)(a) to (f) of the Act taking into account all precepts issued to it by Parish Councils. (Gross expenditure, parish and special expenses, any contingencies, any provisions for reserves);
  - ii. £31,012,302 being the aggregate of the amounts which the Council estimates for the items set out in Section 31 (A) (3) (a) to (d) of the Act. (Gross income, any use of reserves);
  - iii. £8,439,079 being the amount by which the aggregate at (d)(i) above exceeds the aggregate of (d) (ii) above, calculated by the Council, in accordance with Section 31A (4) of the Act, as its Council Tax Requirement. [Item R in the formula in Section 31B of the Act] (Expenditure less income);
  - iv. £198.05 being the amount at (d) (iii) above [Item R], all divided by Item T (a) above, calculated by the Council, in accordance with Section 31B (1) of the Act, as the basic amount of its council tax for the year (including parish precepts and special expenses);
  - v. £2,778,754 being the aggregate amount of the Parish Precepts and Special Expenses referred to in Section 34 (3) of the Act. (Total amount of parish precepts as per Appendix A(ii));
  - vi. £132.84 being the amount at (d) (iii) above less (d) (v) above dividing the result by item T ((1) (a) above), calculated by the Council, in accordance with section 34 (2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish Precepts or Special Expenses relate. (i.e. the Borough Council's precept of £5,660,325 divided by the Council Tax base of 42,610.1 this Council's own Council Tax at Band D);
- e) That it be noted for the year 2018/19 Nottinghamshire County Council, Nottinghamshire Police and Crime Commissioner and Nottinghamshire and City of Nottingham Fire Authority have issued precepts in accordance with Section 40 of the Act for each of the categories of dwellings shown in Table 1
- f) That the Council in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in the Appendices A(i) and A(ii) for 2018/19 for each part of the Borough and for each of the categories of dwellings;
- g) The Council has determined that its relevant basic amount of Council Tax for 2018/19 is not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992 (as amended by the Local Audit and Accountability Act 2014). As the billing authority, the Council has not been notified by a major precepting authority that its relevant basic amount of Council Tax for 2018/19 is excessive and that the billing authority is not required to hold a referendum in accordance with Section 52ZK Local Government Finance Act 1992.

**Table 1**

Band	Rushcliffe Borough Council	Nottinghamshire County Council	Nottinghamshire Police & Crime Commissioner	Nottingham and Nottinghamshire Fire Authority	Total
	£	£	£	£	£
A	88.56	946.29	130.26	51.67	<b>1,216.78</b>
B	103.32	1104.00	151.97	60.29	<b>1,419.58</b>
C	118.08	1261.72	173.68	68.90	<b>1,622.38</b>
<b>D</b>	<b>132.84</b>	<b>1419.43</b>	<b>195.39</b>	<b>77.51</b>	<b>1,825.17</b>
E	162.36	1734.86	238.81	94.73	<b>2,230.76</b>
F	191.88	2050.29	282.23	111.96	<b>2,636.36</b>
G	221.40	2365.72	325.65	129.18	<b>3,041.95</b>
H	265.68	2838.86	390.78	155.02	<b>3,650.34</b>

**Appendix (i)**

**Council Tax to be levied within the Borough for the Year Ending 31 March 2019**

2018/19 PARISH/AREA	TAX BASE	PRECEPT	SPECIAL CHARGES	TAX RATE PARISH AREA	MAJOR PRECEPTS	COUNCIL TAX BAND D
ASLOCKTON	397.7	7,875		19.80	1,825.17	1,844.97
BARTON-IN-FABIS	119.8	3,327		27.77	1,825.17	1,852.94
BINGHAM	3,490.6	268,280		76.86	1,825.17	1,902.03
BRADMORE	167.5	3,022		18.04	1,825.17	1,843.21
BUNNY	292.8	18,500		63.18	1,825.17	1,888.35
CAR COLSTON	81.9	0		0.00	1,825.17	1,825.17
CLIPSTON	31.0	0		0.00	1,825.17	1,825.17
COLSTON BASSETT	123.2	9,180		74.51	1,825.17	1,899.68
COSTOCK	298.5	14,500		48.58	1,825.17	1,873.75
COTGRAVE	2,303.4	214,705		93.21	1,825.17	1,918.38
CROPWELL BISHOP	634.5	90,835		143.16	1,825.17	1,968.33
CROPWELL BUTLER	337.7	12,188		36.09	1,825.17	1,861.26
EAST BRIDGFORD	814.7	38,288		47.00	1,825.17	1,872.17
EAST LEAKE	2,925.0	265,606		90.81	1,825.17	1,915.98
ELTON-ON-THE-HILL	45.3	0		0.00	1,825.17	1,825.17
FLAWBOROUGH	26.3	0		0.00	1,825.17	1,825.17
FLINTHAM	211.1	13,260		62.81	1,825.17	1,887.98
GOTHAM	600.8	37,398		62.25	1,825.17	1,887.42
GRANBY-CUM-SUTTON	175.5	10,198		58.11	1,825.17	1,883.28
HAWKSWORTH	66.9	9,920		148.28	1,825.17	1,973.45
HICKLING	249.4	7,230		28.99	1,825.17	1,854.16
HOLME PIERREPONT & GAMSTON	1,085.7	37,900		34.91	1,825.17	1,860.08
KEYWORTH	2,603.6	173,390		68.06	1,825.17	1,893.23



KINGSTON-ON-SOAR	127.8	4,100		32.08	1,825.17	1,857.25
KINOULTON	422.7	6,500		15.38	1,825.17	1,840.55
KNEETON	21.9	0		0.00	1,825.17	1,825.17
LANGAR-CUM-BARNSTONE	344.7	35,477		102.92	1,825.17	1,928.09
NEWTON	301.2	15,470		51.36	1,825.17	1,876.53
NORMANTON-ON-SOAR	187.5	13,351		71.21	1,825.17	1,896.38
NORMANTON-ON-THE-WOLDS	152.3	7,296		47.91	1,825.17	1,873.08
ORSTON	218.2	9,046		41.46	1,825.17	1,866.63
OWTHORPE	47.6	0		0.00	1,825.17	1,825.17
PLUMTREE	121.8	4,800		39.41	1,825.17	1,864.58
RADCLIFFE-ON-TRENT	3,205.7	300,118		93.62	1,825.17	1,918.79
RATCLIFFE-ON-SOAR	53.2	0		0.00	1,825.17	1,825.17
REMPSTONE	201.7	5,088		25.23	1,825.17	1,850.40
RUDDINGTON	2,680.2	297,315	9,100	114.33	1,825.17	1,939.50
SAXONDALE	14.1	0		0.00	1,825.17	1,825.17
SCARRINGTON	84.6	750		8.87	1,825.17	1,834.04
SCREVETON	69.4	0		0.00	1,825.17	1,825.17
SHELFORD	116.0	8,790		75.78	1,825.17	1,900.95
SHELTON	62.3	500		8.03	1,825.17	1,833.20
SIBTHORPE	58.4	1,600		27.40	1,825.17	1,852.57
STANFORD-ON-SOAR	63.4	5,125		80.84	1,825.17	1,906.01
STANTON-ON-THE-WOLDS	213.7	6,150		28.78	1,825.17	1,853.95
SUTTON BONINGTON	646.2	25,801		39.93	1,825.17	1,865.10
THOROTON	65.0	0		0.00	1,825.17	1,825.17
THRUMPTON	71.6	3,575		49.93	1,825.17	1,875.10
TOLLERTON	806.8	55,950		69.35	1,825.17	1,894.52
UPPER BROUGHTON	161.9	8,500		52.50	1,825.17	1,877.67
WEST BRIDGFORD	13,865.3	0	672,600	48.51	1,825.17	1,873.68
WEST LEAKE	67.5	2,033		30.12	1,825.17	1,855.29
WHATTON-IN-THE-VALE	368.9	12,035		32.62	1,825.17	1,857.79
WIDMERPOOL	170.2	5,878		34.54	1,825.17	1,859.71
WILLOUGHBY-ON-WOLDS	280.6	10,606		37.80	1,825.17	1,862.97
WIVERTON & TITHBY	52.7	0		0.00	1,825.17	1,825.17
WYSALL & THORPE IN THE GLEBE	202.1	11,798		58.38	1,825.17	1,883.55
TOTAL RUSHCLIFFE BOROUGH COUNCIL	42,610.1	2,093,254	685,500	65.21	1,825.17	1,890.38

## Appendix A (ii)

ALL PRECEPTS PARISH AREA	COUNCIL TAX BAND							
	A	B	C	D	E	F	G	H
ASLOCKTON	1,229.98	1,434.98	1,639.98	<b>1,844.97</b>	2,254.96	2,664.96	3,074.95	3,689.94
BARTON-IN-FABIS	1,235.29	1,441.18	1,647.06	<b>1,852.94</b>	2,264.70	2,676.47	3,088.23	3,705.88
BINGHAM	1,268.02	1,479.36	1,690.70	<b>1,902.03</b>	2,324.70	2,747.38	3,170.05	3,804.06
BRADMORE	1,228.81	1,433.61	1,638.42	<b>1,843.21</b>	2,252.81	2,662.42	3,072.02	3,686.42
BUNNY	1,258.90	1,468.72	1,678.54	<b>1,888.35</b>	2,307.98	2,727.62	3,147.25	3,776.70
CAR COLSTON	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
CLIPSTON	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
COLSTON BASSETT	1,266.45	1,477.53	1,688.61	<b>1,899.68</b>	2,321.83	2,743.99	3,166.13	3,799.36
COSTOCK	1,249.17	1,457.36	1,665.56	<b>1,873.75</b>	2,290.14	2,706.53	3,122.92	3,747.50
COTGRAVE	1,278.92	1,492.08	1,705.23	<b>1,918.38</b>	2,344.68	2,771.00	3,197.30	3,836.76
CROPWELL BISHOP	1,312.22	1,530.93	1,749.63	<b>1,968.33</b>	2,405.73	2,843.15	3,280.55	3,936.66
CROPWELL BUTLER	1,240.84	1,447.65	1,654.46	<b>1,861.26</b>	2,274.87	2,688.49	3,102.10	3,722.52
EAST BRIDGFORD	1,248.11	1,456.14	1,664.16	<b>1,872.17</b>	2,288.20	2,704.25	3,120.28	3,744.34
EAST LEAKE	1,277.32	1,490.21	1,703.10	<b>1,915.98</b>	2,341.75	2,767.53	3,193.30	3,831.96
ELTON-ON-THE-HILL	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
FLAWBOROUGH	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
FLINTHAM	1,258.65	1,468.43	1,678.21	<b>1,887.98</b>	2,307.53	2,727.09	3,146.63	3,775.96
GOTHAM	1,258.28	1,468.00	1,677.71	<b>1,887.42</b>	2,306.84	2,726.28	3,145.70	3,774.84
GRANBY-CUM-SUTTON	1,255.52	1,464.78	1,674.03	<b>1,883.28</b>	2,301.78	2,720.30	3,138.80	3,766.56
HAWKSWORTH	1,315.63	1,534.91	1,754.18	<b>1,973.45</b>	2,411.99	2,850.54	3,289.08	3,946.90
HICKLING	1,236.11	1,442.13	1,648.15	<b>1,854.16</b>	2,266.19	2,678.23	3,090.27	3,708.32
HOLME PIERREPONT & GAMSTON	1,240.05	1,446.73	1,653.41	<b>1,860.08</b>	2,273.43	2,686.79	3,100.13	3,720.16
KEYWORTH	1,262.15	1,472.52	1,682.88	<b>1,893.23</b>	2,313.94	2,734.67	3,155.38	3,786.46
KINGSTON-ON-SOAR	1,238.17	1,444.53	1,650.90	<b>1,857.25</b>	2,269.97	2,682.70	3,095.42	3,714.50
KINOULTON	1,227.03	1,431.54	1,636.05	<b>1,840.55</b>	2,249.56	2,658.58	3,067.58	3,681.10
KNEETON	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
LANGAR-CUM- BARNSTONE	1,285.39	1,499.63	1,713.86	<b>1,928.09</b>	2,356.55	2,785.02	3,213.48	3,856.18
NEWTON	1,251.02	1,459.53	1,668.03	<b>1,876.53</b>	2,293.53	2,710.55	3,127.55	3,753.06
NORMANTON-ON-SOAR	1,264.25	1,474.97	1,685.68	<b>1,896.38</b>	2,317.79	2,739.22	3,160.63	3,792.76
NORMANTON-ON-THE- WOLDS	1,248.72	1,456.84	1,664.97	<b>1,873.08</b>	2,289.32	2,705.56	3,121.80	3,746.16
ORSTON	1,244.42	1,451.83	1,659.23	<b>1,866.63</b>	2,281.43	2,696.25	3,111.05	3,733.26
OWTHORPE	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
PLUMTREE	1,243.05	1,450.23	1,657.41	<b>1,864.58</b>	2,278.93	2,693.29	3,107.63	3,729.16
RADCLIFFE-ON-TRENT	1,279.19	1,492.40	1,705.60	<b>1,918.79</b>	2,345.18	2,771.59	3,197.98	3,837.58
RATCLIFFE-ON-SOAR	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
REMPSTONE	1,233.60	1,439.20	1,644.81	<b>1,850.40</b>	2,261.60	2,672.80	3,084.00	3,700.80
RUDDINGTON	1,293.00	1,508.50	1,724.00	<b>1,939.50</b>	2,370.50	2,801.50	3,232.50	3,879.00
SAXONDALE	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
SCARRINGTON	1,222.69	1,426.48	1,630.26	<b>1,834.04</b>	2,241.60	2,649.17	3,056.73	3,668.08
SCREVETON	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
SHELFORD	1,267.30	1,478.52	1,689.74	<b>1,900.95</b>	2,323.38	2,745.82	3,168.25	3,801.90
SHELTON	1,222.13	1,425.83	1,629.52	<b>1,833.20</b>	2,240.57	2,647.96	3,055.33	3,666.40
SIBTHORPE	1,235.05	1,440.89	1,646.74	<b>1,852.57</b>	2,264.25	2,675.94	3,087.62	3,705.14
STANFORD-ON-SOAR	1,270.67	1,482.46	1,694.24	<b>1,906.01</b>	2,329.56	2,753.13	3,176.68	3,812.02
STANTON-ON-THE- WOLDS	1,235.97	1,441.96	1,647.96	<b>1,853.95</b>	2,265.94	2,677.93	3,089.92	3,707.90
SUTTON BONINGTON	1,243.40	1,450.64	1,657.87	<b>1,865.10</b>	2,279.56	2,694.04	3,108.50	3,730.20
THOROTON	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
THRUMPTON	1,250.07	1,458.41	1,666.76	<b>1,875.10</b>	2,291.79	2,708.48	3,125.17	3,750.20
TOLLERTON	1,263.01	1,473.52	1,684.02	<b>1,894.52</b>	2,315.52	2,736.53	3,157.53	3,789.04
UPPER BROUGHTON	1,251.78	1,460.41	1,669.05	<b>1,877.67</b>	2,294.93	2,712.19	3,129.45	3,755.34
WEST BRIDGFORD	1,249.12	1,457.31	1,665.50	<b>1,873.68</b>	2,290.05	2,706.43	3,122.80	3,747.36
WEST LEAKE	1,236.86	1,443.01	1,649.15	<b>1,855.29</b>	2,267.57	2,679.87	3,092.15	3,710.58
WHATTON-IN-THE-VALE	1,238.53	1,444.95	1,651.38	<b>1,857.79</b>	2,270.63	2,683.48	3,096.32	3,715.58
WIDMERPOOL	1,239.81	1,446.44	1,653.08	<b>1,859.71</b>	2,272.98	2,686.25	3,099.52	3,719.42
WILLOUGHBY-ON-THE- WOLDS	1,241.98	1,448.98	1,655.98	<b>1,862.97</b>	2,276.96	2,690.96	3,104.95	3,725.94
WIVERTON & TITHBY	1,216.78	1,419.58	1,622.38	<b>1,825.17</b>	2,230.76	2,636.36	3,041.95	3,650.34
WYSALL & THORPE IN THE GLEBE	1,255.70	1,464.99	1,674.27	<b>1,883.55</b>	2,302.11	2,720.69	3,139.25	3,767.10

Pursuant to Cabinet Minute No.43 (2017/18), the Portfolio Holder for Finance presented the report of the Monitoring Officer to provide information on the outcome of the review of, and to seek approval for proposed revisions to the Council's Constitution. It was noted that Cabinet and Council had approved a full review of the Council's Constitution that had led to the formation of a Task and Finish Group. The Task and Finish Group in its work had considered all parts of the current Constitution with the objective to making changes that would change the Constitution from being a large static document to one, which would bring relevant material to the immediate attention of Councillors, Officers and members of the public. The Portfolio Holder advised that Cabinet had already approved the Task and Finish Group's recommended changes to the Constitution in respect of executive matters (Cabinet Minute No.43, 2017/18).

The Portfolio Holder advised that the review of the Constitution had been conducted in a practical manner over a challenging timescale of one year but was pleased to note that the review had been completed on time and had created a document fit for the 21st Century. The Portfolio Holder thanked the Monitoring Officer and the members of the Task and Finish Group for their work in reviewing the Constitution.

In seconding the recommendations Councillor Beardsall, who had been the lead member of the Task and Finish Group, advised that the main changes being proposed to the Constitution included the deletion of the Articles, with relevant information from them being transferred to other parts of the Constitution, and the use of electronic links to make the constitution more accessible on electronic devices. Workshops, which had been open to all Councillors, had also been held where the proposed changes to the Constitution been shared and discussed. It was noted that the feedback received from the workshops had shown broad support for the proposed model for Public Questions at Council and Cabinet, for Opposition Groups to ask questions at Cabinet and for a definition of the leader of the opposition to be included in a revised Constitution. Councillor Beardsall noted the contribution of Councillors and Officers in the review and thanked them for their hard work and cooperation in assisting with the production of the revised Constitution.

Councillor MacInnes was pleased to report that the review of the constitution had been completed on time and thanked the Monitoring Officer for his effort in helping to produce the revised document. Councillors Davidson, R Mallender and Jones noted their full support for the recommendations contained within the report on the changes to update the Constitution that would make it a more user-friendly document and welcomed the implementation of public and opposition questions at Cabinet and Council.

It was **RESOLVED** that:

- a) the proposed revisions to the Council's Constitution be approved.
- b) the model scheme for public questions at Council, as set out at Appendix A of the officer's report, be approved for an initial twelve month trial period.
- c) the model scheme for Opposition Groups' questions at Cabinet, as set out at Appendix B of the officer's report, be adopted for use by the Cabinet, for an initial twelve-month trial period.
- d) a definition of the leader of the main opposition group, as detailed Appendix C of the officer's report, be inserted into the proposed revisions of the Constitution,

and that the other references to that role in the proposed revisions be adopted with the exception of the rights to ask questions contained within the proposed revised standing orders for Overview and Scrutiny and for Cabinet.

## 47 Notices of Motion

### **a) The following motion was moved by Councillor Edwards and seconded by Councillor Plant.**

“This meeting of the Council:

- recognises the hard work already undertaken by Portfolio Holders and the Chief Executive to develop the key strategic sites in the Rushcliffe Local Plan Part 1 to reach the target of building over 13,000 new houses by 2028;
- is concerned that the Local Plan’s vision that up to 30% of the target being affordable homes – including homes for social rent – is not likely to be achieved on the basis of experience so far at Fairham Pastures (Land south of Clifton) given the growing shortfall of genuinely affordable housing to buy and social housing to rent in the Borough;

and

- calls upon the Council to publish clarification that we reasonably expect developers and applicants to come forward with schemes that are viable with a minimum of 20% of affordable homes – including homes for social rent – towards the target of 30%.”

Councillor Edwards in proposing the motion asked for the Council to adhere to the principles set out in the Local Plan Part 1 with regard to affordable housing. Councillor Plant in seconding the motion reiterated that the motion was not asking for anything that had not already been agreed and was asking for the Council to publish clarification of our expectations of the percentage of affordable homes, including social houses to rent. Councillor Plant noted the severe problem of affordability of housing for those on average and below average wages in the Borough and the difficulties that this created for families and communities. Councillor Plant noted that many people would never be able to afford to buy a house in Rushcliffe but that they deserved a decent house with affordable rent. Councillor Plant noted that a good mix of affordable housing solutions would create better and more cohesive communities across the Borough and urged the Council to adhere to the vision outlined in the Local Plan Part 1, of the 30% of target being of new houses being affordable homes

Councillor Robinson acknowledged that there was a housing crisis in terms of affordability in Rushcliffe and agreed with the first two points raised by Councillor Edwards. Councillor Robinson noted that with the additional £9.9 million infrastructure funding recently awarded to the Council, he felt confident that the percentage of affordable homes delivered in the Borough would increase. Councillor Robinson disagreed with the final point of the motion, which was why he would be unable to support it and advised that Rushcliffe was more successful in delivering affordable housing on new developments than other neighbouring authorities and that the evidence confirmed that the Council was already delivering where others were not on affordable housing provision.

Councillor Upton praised the work of officers to deliver on the Council's affordable housing target but noted that not all sites were appropriate for 30% affordable housing. Councillor Upton noted that the Council had delivered 430 affordable homes between 2009 and 2017 and anticipated an additional 805 affordable homes would be delivered before 2022.

Councillor Edwards thanked Councillors Robinson and Upton for their responses and welcomed the more detailed figures on affordable housing that they had provided

On being put to the vote the motion was declared lost.

**b) The following motion was moved by Councillor Robinson and seconded by Councillor Inglis.**

“This Council recognises the importance of neighbourhood plans in facilitating and enabling local communities to communicate their preferences and needs to accommodate growth. However it calls upon the Government to ensure local communities are not placed at risk of unwanted development due to a lack of delivery of a five year land supply especially where the land supply is calculated for the benefit of areas outside the Borough Council boundary.”

Following the proposal from Councillor Robinson, Councillor Inglis seconded the motion and noted his experience in the development of the Keyworth neighbourhood plan that had allowed his community to influence the future development of where they live and work.

Councillor MacInnes empathised with communities who had gone to the trouble of creating a neighbourhood plan that then appeared to be ignored due to problems outside of the Borough Council's control.

Councillor Thurman advised that as East Leake, his ward, had created the first neighbourhood plan in Rushcliffe, they had also been the first to experience many of the problems. Councillor Combellack noted that many of the villages covered by her ward were considering creating neighbourhood plans but were concerned about how they could be subsequently enforced in the current planning environment. Councillor Upton noted his experience of creating the Radcliffe-on-Trent neighbourhood plan agreed that neighbourhood plans deserved more power.

Councillor Robinson thanked Councillors for sharing their experiences and advised that this motion sent a clear message to Central Government that neighbourhood plans were an essential part in shaping the future of the Borough.

On being put to the vote the motion was declared carried.

**c) The following motion was moved by Councillor Robinson and seconded by Councillor Phillips.**

“Following the recent announcement that this Authority is to benefit from the support of £9.9 million housing infrastructure and £300,000 Land release funding, this Council endorses and supports the work of members and officers to maximise income opportunities to support the delivery of housing and growth in the Borough.”

In proposing this motion, Councillor Robinson announced that he would like to alter the motion, as suggested prior to the meeting by Councillor Davidson, to read:

“Following the recent announcement that this Authority is to benefit from the support of £9.9 million housing infrastructure and £300,000 Land release funding, this Council endorses and supports the work of members and officers to maximise income opportunities to support the delivery of housing (including affordable housing) and growth in the Borough.” In accordance with Rule of Procedure 14.7 the alteration to the motion was accepted by the meeting.

Councillor Phillips in seconding the motion welcomed the recent housing infrastructure funding of £9.9 million and advised that this would increase the probability of the Council achieving its target of delivering 30% affordable housing on this site.

Councillors Davidson and Edwards supported the alteration to the motion and advised that they would like to see affordable housing covering a range of different affordability solutions such as social housing.

On being put to the vote the motion was declared carried.

## 48 **Questions**

### **a) Question from Councillor Mallender to Councillor Combellack**

“Would the Chairman of the Community Development Group agree that, as part of their current work on reducing single use plastics, they include looking how Rushcliffe Borough Council, working with local partners, may encourage local businesses and other organisations in the borough to make available a network of community refill points for drinking water and to publicise these to the public?”

Councillor Combellack responded by stating that the Community Development Group had agreed to request an update on the reduction of single use plastics in six months at which point there would be an opportunity for the group to consider this request.

### **Supplementary question**

Councillor Mallender asked Councillor Combellack whether water fountains could be made available in Rushcliffe Borough Council public buildings.

Councillor Combellack responded by stating that this request would also be discussed at the Community Development Group meeting.

### **b) Question from Councillor Mallender to Councillor Robinson**

“What is Rushcliffe administration's view of the latest moves by the County Council to become a unitary authority?”

Councillor Robinson referred Councillor Mallender to the notes of the last Council meeting where a similar point had been raised.

### **Supplementary Question**

Councillor Mallender asked Councillor Robinson whether he felt that any expansion of the City boundary would be counter to economic growth in the Borough.

Councillor Robinson stated that the Council would objectively consider any reorganisation plans that were submitted in the future.

**c) Question from Councillor Plant to Councillor Upton**

"Could the Portfolio Holder tell me how many inspections of privately rented property in the Borough have been carried out in the past year?"

Councillor Upton responded by stating that 261 privately rented properties had been inspected last year.

**Supplementary Question**

Councillor Plant asked Councillor Upton if there had been any prosecutions as a result of those inspections.


Councillor Upton responded by stating that 31 properties had raised some concern however, all issues had been resolved by negotiation with no further action being required.

The meeting closed at 8.59 pm.

MAYOR

This page is intentionally left blank



 <p>Rushcliffe Borough Council</p>	<p><b>Council</b></p> <p><b>26 April 2018</b></p> <p><b>Local Plan Part 2: Land and Planning Policies Publication Draft</b></p>	<p><b>8</b></p>
---	---	-----------------

## Report of the Executive Manager – Communities

### 1. Summary

- 1.1. The new Rushcliffe Local Plan will be formed by two parts. Part 1 of the Local Plan is the Core Strategy which has already been completed and adopted by the Council in December 2014. Part 2 is the Land and Planning Policies Plan which, following earlier rounds of public consultation, has progressed to the stage where a final draft of the Plan has been prepared (at Appendix 1).
- 1.2. The proposed draft Local Plan Part 2 contains a number of proposals for new housing and employment development across Rushcliffe. It also includes a number of policies to be used in the determination of relevant planning applications, which supplement those already within the Core Strategy.
- 1.3. If approved by Council, the draft Local Plan Part 2 will be published for a six week representation period, before it is then submitted for examination by a Planning Inspector.

### 2. Recommendation

It is **RECOMMENDED** that Council

- a) approves the publication of the draft Local Plan Part 2 (Land and Planning Policies) and the draft Local Plan Part 2 (Land and Planning Policies) Policies Map for a six week representation period;
- b) agrees that, following the representation period, the draft Local Plan Part 2 and draft Local Plan Part 2 Policies Map be submitted for public examination; and
- c) delegates authority to the Executive Manager – Communities, in consultation with the Cabinet Member for Planning and Housing, to make minor amendments to the draft Local Plan Part 2 and draft Local Plan Part 2 Policies Map prior to their publication in order to make necessary corrections or to provide clarification.

### 3. Reasons for Recommendation

- 3.1. To enable preparation of the Local Plan Part 2 (Land and Planning Policies) to progress further and, as required by legislation, for the draft Local Plan to be submitted for examination. The Plan is required to be examined by a Planning Inspector appointed by the Secretary of State for Housing Communities and Local Government before it can be adopted as part of the

statutory development plan alongside the Local Plan Part 1 (Core Strategy), which was adopted by the Council in December 2014.

#### **4. Supporting Evidence**

##### **Rushcliffe Local Plan**

- 4.1. The new Rushcliffe Local Plan will be formed by two parts. Part 1 of the Local Plan is the Core Strategy which has already been completed and adopted by the Council in December 2014. Part 2 is the Land and Planning Policies Plan which is currently being prepared.

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

- 4.2. The Local Plan Part 2 (Land and Planning Policies) is the second part of the Local Plan. It will identify non-strategic allocations and designations in the Borough. It will also set out more detailed policies (sitting below the Core Strategy's more strategic level policies) for use in the determination of planning applications.

- 4.3. The latest anticipated timetable for preparation of the Local Plan Part 2 is:

- Issues and Options consultation – January 2016 (completed)
- Further Options consultation – February 2017 (completed)
- Preferred Housing Sites consultation – October 2017 (completed)
- Publication of final draft Local Plan – May 2018
- Submission to Secretary of State for examination by an Inspector – July 2018
- Examination hearing – September 2018
- Adoption – December 2018

##### **Publication of draft Local Plan Part 2**

- 4.4. The next stage in the preparation of the Local Plan Part 2 will be the publication of the final draft Plan. It is due to be published in early May 2018 for a six week representation period. The draft Local Plan, all representations received and supporting evidence will then be submitted for public examination by a Planning Inspector. The Inspector would determine whether or not the Local Plan is sound (including in compliance with national policy) and legally compliant. Subject to the Inspector concluding that the Plan satisfies these two tests, the Council would then be able to adopt the Local Plan Part 2 as part of the statutory development plan.

- 4.5. At Appendix 1 is a proposed draft of the Local Plan Part 2 (Publication Version) and at Appendix 2 is a proposed draft Local Plan Part 2 Policies Map (Publication Version), which will go alongside the Local Plan when it is submitted for examination. The proposed draft Policies Map identifies the spatial extent of the Local Plan Part 2's policies and proposals.

- 4.6. The drafting of the Local Plan Part 2 to its present stage has been fully informed by Sustainability Appraisal outcomes, other supporting evidence and the significant consultation feedback received by the Council during the various stages of community engagement that have been undertaken. These

factors have all been balanced in preparing the proposed policies and proposals included in the draft Local Plan at Appendix 1.

- 4.7. The Sustainability Appraisal carried out as part of preparing the Local Plan Part 2 has assessed the environmental, economic and social impacts of the various policies included in the proposed draft of the Local Plan and the alternatives considered. It has provided information on the relative sustainability of the alternatives considered and helped to identify the most sustainable options. However, the Sustainability Appraisal is only one part of the process to decide which policies and proposals should be included in the final version of the Local Plan and, in certain cases, other factors may mean a less sustainable option is chosen due to other overriding factors. The 'Sustainability Appraisal Report' for Local Plan Part 2 is available to view on the Council's website (see 'Background papers available for inspection' further below). The Sustainability Appraisal's Executive Summary and a summary of the key findings of the appraisal of draft policies and where amendments to them have been suggested are set out at Appendix 3.
- 4.8. The supporting evidence prepared for Local Plan Part 2 is extensive and covers a range of matters, including, Green Belt review, landscape and visual analysis, heritage impacts, flood risk, highways impacts, nature conservation impacts, retail centres review and infrastructure capacity. The preparation of the Local Plan has also been informed by a Habitat Regulation Assessment, an Equality Impact Assessment and a Health Impact Assessment. The evidence base for the Local Plan is available to view on the Council's website (see 'Background papers available for inspection' further below).
- 4.9. A summary of representations received during the consultations undertaken during preparation of the Local Plan (the Issue and Options, Further Options and Preferred Housing Sites consultations) can be viewed on the Council's website (see 'Background papers available for inspection' further below). At Appendix 4 are the main issues raised by respondents to these three consultations and proposed responses by the Council to each of the main issues.

### **Housing land supply and distribution**

- 4.10. It was identified at the previous Preferred Housing Sites consultation stage (October 2017) that the Local Plan Part 2 needs to allocate land for at least 2,000 new homes, including to address a current shortfall in housing land supply. This is land that does not already have planning permission. It remains the case that this minimum level of housing land is required. The development of this number of new homes, plus those expected to be built on the six strategic sites allocated by the Core Strategy and elsewhere in Rushcliffe, including on sites which already have planning permission, would meet the housing target of 13,150 by the end of the plan period in 2028. It would also ensure that, as required by Government policy, a minimum 'five-year supply' of housing land is maintained for the rest of the plan period to 2028. A lack of at least a 'five-year supply' of housing land weakens the Council's ability to resist unwanted speculative development proposals. As at April 2017, the Council could only demonstrate 3.1 years of housing land supply.

- 4.11. If, however, there are further delays to the delivery of new homes on the existing strategic allocations, then these would still have to be provided elsewhere. As a result, it is considered appropriate to identify a further level of additional housing supply in order to provide a 'buffer' should housing delivery on the existing strategic allocations be further delayed beyond what is currently expected. The 'buffer' will also help in guarding against any future housing delivery shortfall should any of the housing allocations included in this plan not come forward as expected. It is therefore proposed that the Local Plan Part 2 should allocate 21 new sites which would contribute to meeting the housing requirements that need to be satisfied. These are sites which do not yet have planning permission and are expected to deliver around 2,700 new homes in total. It is calculated that the allocation of these sites should provide the Borough with around 5.5 years of housing land supply at the time the Local Plan Part 2 is adopted.
- 4.12. Policy 3 of the Core Strategy sets the broad framework for how new homes should be spread around Rushcliffe. The Core Strategy sets a hierarchy for where new development should be located, which is based on a strategy of 'urban concentration with regeneration'. This means that development should, where possible, be directed to locations within or adjacent to the main urban area of Nottingham (within and around West Bridgford and to the south of Clifton), followed by locations at the six towns and villages which are classified by the Core Strategy as 'key settlements' for growth.
- 4.13. The Council's Further Options and Preferred Housing Sites consultation documents both identified the importance of widening the range of settlements and individual sites delivering new housing development across Rushcliffe. A greater stock of smaller to medium size housing allocations all delivering housing at once should markedly boost short to medium term housing delivery rates, thereby helping to address the present shortfall arising from the delays in delivering the large strategic sites allocated by the Core Strategy.
- 4.14. The recommendations that follow for the proposed housing allocations have been informed by detailed evidence and other background work, including, but not limited to, the Rushcliffe Green Belt Review Part 2, landscape and visual analysis of potential development sites, sustainability appraisal of housing growth and site options and further analysis of all housing site options. Further details are set out in the Housing Site Selection Report, April 2018 (see 'Background papers available for inspection' further below).

### **Proposed housing allocations**

#### Within the main urban area (West Bridgford)

- 4.15. There are no proposed allocations for housing development within West Bridgford. Where there are available sites which may be developed for new housing, they already have planning permission and therefore allocation is unnecessary, or else they are not large enough or there is currently insufficient technical justification to warrant allocation. However, sites within the urban area do not necessarily need to be allocated in order for them to be developed for new housing.

## Adjacent to the main urban area of Nottingham

- 4.16. The Core Strategy has already allocated three major strategic sites adjacent to the main urban area: south of Clifton; land east of Gamston/north of Tollerton; and land at Melton Road, Edwalton. There are no other sites which have been put forward by landowners/developers which are deemed to be either suitable for development and/or would be able to deliver homes soon enough to address the current housing shortfall. Therefore, no further land is proposed for allocation for housing development adjacent to the main urban area as part of the Local Plan Part 2.

## Bingham

- 4.17. The Core Strategy has already allocated a major strategic site for housing and employment development to the north of Bingham. There are no other sites which have been put forward by landowners/developers which are deemed to be either suitable for development and/or would be able to deliver homes soon enough to address the current housing shortfall. Therefore, no further land is proposed for allocation for housing development at Bingham as part of the draft Local Plan Part 2.

## Cotgrave

- 4.18. The Core Strategy has already allocated the former Cotgrave Colliery for a major strategic site for housing and employment development, whose construction is now well advanced. In addition to this development, in balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following two sites are allocated for housing development through the Local Plan Part 2 (illustrated on Figure 1 of Appendix 1):

- Land rear of Mill Lane/The Old Park (around 180 homes); and
- Land south of Hollygate Lane (around 190 homes).

- 4.19. It is considered that the town has scope to sustain these two proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Cotgrave.

## East Leake

- 4.20. The Core Strategy sets a minimum target of 400 new homes that need to be built on greenfield sites at East Leake up to 2028. Planning permission has recently been granted on nine greenfield sites around the village that will deliver around 1,000 new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 600 homes.

- 4.21. It is considered that it would be unacceptable to identify further land at East Leake for housing development over the plan period. To do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the

affect that any further development would have on the character of the village. It is proposed that the Local Plan Part 2 allocates one site for housing development at East Leake on land to the north of Rempstone Road for around 235 homes (illustrated on Figure 2 of Appendix 1). This site, which is outside the existing built extent of the village, already has planning permission for new housing but development has yet to start.

### Keyworth

4.22. The Core Strategy sets a target of a minimum of 450 new homes that need to be built on greenfield sites at Keyworth up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following four sites are allocated for housing development through the Local Plan Part 2 (illustrated on Figure 3 of Appendix 1):

- Land off Nicker Hill (around 150 homes);
- Land between Platt Lane and Station Road (around 190 homes);
- Land south of Debdale Lane (around 190 homes); and
- Hillside Farm (around 70 homes).

4.23. It is considered that the village has scope to sustain these four proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Keyworth.

### Radcliffe on Trent

4.24. The Core Strategy sets a target of a minimum of 400 new homes that need to be built on greenfield sites at Radcliffe on Trent up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following six sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 4 of Appendix 1):

- Land north of Nottingham Road (around 150 homes, with 5 hectares of employment development);
- Land adjacent Grooms Cottage (around 50 homes);
- Land off Shelford Road (around 400 homes);
- Land north of Grantham Road to south of railway line (around 240 dwellings);
- 72 Main Road (around 5 homes); and
- The Paddocks, Nottingham Road (around 75 homes).

4.25. It is considered that the village has scope to sustain these six proposed housing and mixed use (housing and employment) allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The fact that in excess of 900 new homes are proposed for development is to better enable provision of a new primary school that is required to support housing development at Radcliffe on Trent. The sites proposed for development are considered more suitable than other alternative options considered at Radcliffe on Trent.

### Ruddington

- 4.26. The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following three sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 5 of Appendix 1):
- Land to the west of Wilford Road (around 130 homes);
  - Land south of Flawforth Lane (around 50 homes); and
  - Land opposite Mere Way (around 170 homes).
- 4.27. It is considered that the village has scope to sustain these three proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Ruddington.

### Housing development at 'other villages'

- 4.28. In addition to the above proposed allocations, it is considered that a number of other villages will need to accommodate some level of new housing on greenfield sites in order to help resolve the current housing shortfall situation by widening the range of settlements all delivering new housing development at the same time. At the Further Options consultation stage (February 2017), Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton were identified as potentially suitable to accommodate a limited level of housing development on greenfield sites, based on the extent of their local services and facilities.

### Cropwell Bishop

- 4.29. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 6 of Appendix 1):
- Land east of Church Street (around 70 homes).
- 4.30. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Cropwell Bishop.

### East Bridgford

- 4.31. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 7 of Appendix 1):

- Land between Butt Lane and Closes Side Lane (around 80 homes); and

- Land south of Butt Lane (around 45 homes).
- 4.32. It is considered that the village has scope to sustain these proposed allocations, subject to necessary developer contributions to support improvements services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at East Bridgford.

#### Gotham

- 4.33. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 8 of Appendix 1):
- Land east of Gypsum Way/The Orchards (around 70 homes).
- 4.34. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Gotham.

#### Sutton Bonington

- 4.35. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 9 of Appendix 1):
- Land north of Park Lane (around 80 homes).
- 4.36. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Sutton Bonington. No sites were identified for housing development at the Preferred Housing Sites consultation stage (October 2017) due to an apparent constraint on local primary school capacity to accommodate housing growth. There is not, however, currently evidence to support this position.

#### Tollerton

- 4.37. At the Preferred Housing Sites stage no sites were proposed for housing development at Tollerton. This, in part, was because of an apparent constraint on local primary school capacity to accommodate new housing. While there is not currently evidence to show that the local primary school cannot accommodate any housing growth, it is still considered inappropriate for land at Tollerton to be allocated for housing development. This is principally due to concerns over the capacity of Tollerton parish to sustain further housing growth in addition to the up to 4,000 homes already due to be delivered on the east of Gamston/north of Tollerton strategic allocation.



### Former Bunny Brickworks

- 4.38. Bunny is not one of the ‘other villages’ that have been identified as potentially suitable for a limited level of new housing development. Nonetheless, it is proposed that the former Bunny Brickworks is allocated for mixed use housing (around 100 homes) and employment development in order to support the regeneration of this partially previously developed site. The development of around 100 homes, alongside new employment development, is considered appropriate, taking into account the size of the former brickworks site, Bunny’s existing size and status and the capacity of its local services.

### Former Islamic Institute, Flintham

- 4.39. Flintham is not one of the ‘other villages’ that have been identified as potentially suitable for a limited level of new housing development. However, the redevelopment of the former Islamic Institute offers an opportunity to deliver around 90 homes on a brownfield site. The suitability of the site for development has been established through the granting of planning permission.

### **Sustainable Development**

- 4.40. The ‘Sustainable Development’ chapter includes one proposed policy which is considered appropriate for inclusion in the Local Plan. It comprises a wide range of criteria that will be applied to applications once the principle of the development (the use proposed and location) has been examined. It contains criteria that manage effects on amenity, ensures suitable access, the design and layout, and environmental and heritage impacts. Alongside existing policies in the Core Strategy and complementary policies in the rest of the draft Local Plan Part 2, it ensures all relevant planning considerations are addressed and sustainable development is achieved.

### **Housing Development**

- 4.41. The ‘Housing Development’ chapter includes 21 proposed policies for each of the allocated housing sites, which set out specific requirements for the sites’ development (Policies 4.1 to Policy 8). In addition to those specific requirements listed in each policy, the development of sites will need to be consistent with other relevant policies of the Local Plan.
- 4.42. The chapter also includes four proposed housing policies which are intended to help manage development on unallocated sites within settlements (Policy 11), require accessibility and water efficiency standards (Policy 12), encourage self-build and custom-build (Policy 13), and manage specialist residential accommodation (e.g. care homes and assisted living institutions) (Policy 14). A significant number of new homes will continue to be delivered within the main urban area of West Bridgford, the key rural settlements and other villages on ‘windfall sites’ that have not been allocated for housing development in the Local Plan. A specific policy that manages this development is considered to be essential in order to ensure the development is appropriate. It covers new build developments, conversions and homes in multiple occupancy.

- 4.43. In order to provide suitable accommodation for residents with mobility issues, proposed Policy 12 requires a percentage of new homes meet higher Building Regulations accessibility standards. This policy also ensures all homes are capable of water consumption of an average of 110 litres per person per day. As self and custom build developments and specialist accommodation present different issues to established open market housing developments policies 13 and 14 meet the needs of these developments and address their potential impacts.

### **Employment Development**

- 4.44. The Core Strategy identifies sufficient employment land within the strategic allocations to meet Rushcliffe's needs. Consequently it is proposed that the Local Plan Part 2 (Policy 15) allocates only a limited number of additional sites on the edge of certain key settlements which meet local needs and/or deliver regeneration benefits. These sites are at Chapel Lane, Bingham; Hollygate Lane, Cotgrave; Platt Lane, Keyworth; Nottingham Road, Radcliffe on Trent; and the former Bunny Brickworks. The justification for each site is set out in Policy 5's supporting text.
- 4.45. In addition to these allocations, it is considered necessary for Policy 15 to include criteria for the determination of planning applications relating to the expansion, conversion or redevelopment of existing employment sites. The policy protects existing employment sites while ensuring development does not significantly affect residential amenity.

### **Climate Change, Flood Risk and Water Management**

- 4.46. Within this chapter there are proposed development management policies for renewable energy developments (Policy 16), proposals within areas at risk of flooding, or that effect surface water run-off, watercourses or water bodies and water quality (Policies 17, 18, 19 and 20).
- 4.47. The proposed extensive renewable energy policy would ensure all schemes address the wide ranging effects that such technologies can have on local residents, the environment, landscape and historic assets. It also sets out infrastructure requirements (e.g. access to the highway and connectivity to the National Grid). In accordance with national policy, wind energy development would be permitted within areas of low landscape sensitivity and where relevant concerns of the local community have been addressed and it has their backing.
- 4.48. The proposed policies that manage flood risk, surface water run-off and effects on water bodies comply with national guidance and have been reviewed by the Environment Agency and amended following their advice.

### **Green Belt and Countryside**

- 4.49. There are two proposed policies within this chapter which address development outside of settlements within the countryside. A critical element within Local Plan Part 2 is the identification of the Nottingham and Derby Green Belt boundary on the Local Plan's Policies Map and Policy 21 formally establishes and adopts these boundaries. As national policy sets sufficient

policy guidance regarding what is appropriate development, it is not necessary to repeat this within the Local Plan.

- 4.50. As the Green Belt only covers the western half of the Borough there is a requirement to establish local policy criteria to protect the countryside, which according to national policy should be protected for its intrinsic value. Proposed Policy 22 outlines those developments which are acceptable in principle, including agricultural developments exceptions sites for affordable housings, extensions, expansions of existing businesses, small scale employment and retail developments, and community services and facilities.
- 4.51. This chapter explains which locations would be considered within the countryside, beyond the physical boundary of the settlement, and where Policy 22 would apply.

### **Regeneration**

- 4.52. As referred to above, the former Bunny Brickworks and former Islamic Institute, Flintham are proposed for redevelopment. The policies for the two sites are included within the regeneration chapter. The former Bunny Brickworks is proposed as a mixed use housing and employment allocation, and the former Islamic Institute for residential development only.

### **Retail and Settlement Centres**

- 4.53. As required by the Core Strategy, the Local Plan Part 2 identifies the boundaries of the District Centres (in West Bridgford and Bingham) and Local Centres (in Cotgrave, Keyworth, Radcliffe on Trent and Ruddington). It also identifies smaller Centres of Neighbourhood Importance which are within West Bridgford, with the exception of one in Keyworth. The proposal boundaries are shown on the draft Local Plan Policies Map (**Appendix 2 of this report**). Proposed Policies 25 and 26 set out criteria which control the amount non-retail uses within the primary retail areas of these centres, and also ensure development is of high standard of design and does not affect residential amenity.
- 4.54. Proposed Policy 27 manages town centre uses that proposed outside these centres, requiring applications to undertake both a sequential test to ensure no alternative locations within the centre are available, and an impact assessment to determine the proposals effects on the vitality of the centre.

### **Historic Environment**

- 4.55. This chapter proposed two policies that conserve and enhance heritage assets. Proposed Policy 28 requires that proposals assess the significance of heritage assets before determining impacts and justifying approval. In addition to designated assets (Listed Buildings and Scheduled Ancient Monuments), non-designated local assets are also protected and the supporting text identifies criteria to determine whether the asset warrants this description and protection. Criteria within the proposed policy provide guidance to assist in this assessment and the weighting of significance, effect and benefits. Proposed Policy 29 focuses on archaeological assets as these present greater uncertainties regarding their exact location and require surveying, recording.

## **Community Facilities, Tourism and Leisure**

- 4.56. This chapter contains two proposed policies which would protect community facilities and maximise tourism and leisure potential in the Borough. A wide range of community facilities would be protected under proposed Policy 30, including schools, post offices, local shops, pubs, places of worship, health facilities, community centres, libraries, leisure centres and emergency services. The loss of these facilities would only be permitted if the services are or will be provided elsewhere or it is no longer economically viable.
- 4.57. Proposed Policy 31 contains comprehensive criteria which support the Borough's tourist and leisure facilities and, where these locations would be more appropriate, directs new developments towards District and Local Centres. The proposed policy specifically addresses developments within rural locations, including chalets, and protects important attractions, including international sports arenas, the Grantham Canal (and the proposed link to the River Trent), Transport Heritage Centre and Great Central Railway.

## **Open Space and Recreational Facilities**

- 4.58. It is an expectation of national planning policy that development should provide or contribute toward increasing the quantity and quality of recreational open space and ancillary facilities where there is a need arising from new development. Therefore, where areas of recreational space and sports pitch deficit are identified, proposed Policy 32 requires developments of over 50 dwellings improve the quantity and/or quality of these open spaces.
- 4.59. The second proposed policy within this chapter (Policy 33) identifies and protects areas of Local Green Space. In accordance with national planning policy these are close to communities, have been identified by them through the Local Plan process, are demonstrably special and, as a result, receive a similar level of protection as Green Belt land. Following representations by local communities, four areas are designated within the Local Plan. Further areas can be identified through neighbourhood plans.

## **Green Infrastructure and the Natural Environment**

- 4.60. The Borough contains regionally significant Green Infrastructure, most notably the River Trent corridor, and these are identified within the Core Strategy. It is proposed that the Local Plan Part 2 builds on these strategic corridors, identifying local networks within which development would be expected to maintain and enhance the network.
- 4.61. In addition to Green Infrastructure, and in accordance with national policy, it is proposed that the Local Plan identifies the Borough's ecological network of priority habitats and designated nature conservation sites. These often overlap the Green infrastructure networks and within them development will be expected to preserve and enhance these biodiversity opportunity areas. Across the Borough, development should achieve net-gains in biodiversity, through the restoration and re-creation of priority habitats.
- 4.62. This chapter also contains a proposed policy that protects mature and veteran trees, and semi-natural and ancient woodlands (Policy 37), unless the public

benefits outweigh the loss. Any loss should be off-set through the replacement of the tree(s).

## **Health**

- 4.63. Proposed Policy 39 within this chapter would require developments of over 50 units or non-residential developments of 5,000 square metres undertake a health impact assessment. This requirement is considered appropriate in following an approach developed by Nottinghamshire County Council.

## **Environment Protection**

- 4.64. This chapter includes three proposed policies to addresses pollution and contamination, air quality and the safeguarding of minerals. It is necessary that the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Proposed Policy 40 includes light pollution and seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation. Proposed Policy 41 specifically addresses air quality by managing developments that adversely affect air quality or which are proposed within areas where air quality is a concern. Proposed Policy 42 would safeguard minerals from developments which may prevent its future extraction. These safeguarded areas would be identified on the Local Plan's Policies Map.

## **Infrastructure and Developer Contributions**

- 4.65. Proposed Policy 43 identifies that, where relevant, planning obligations for supporting infrastructure will be sought on development proposals of more than 10 dwellings or on developments of more than 1,000 square metres gross floorspace. The purpose of setting the threshold at this level is so as not to overburden smaller developments with a requirement to make financial contributions towards new infrastructure.

## **Other Options Considered**

- 4.66. All reasonable alternatives have been assessed through the sustainability appraisal and site selection work undertaken as part of Local Plan 2 preparation.

## **5. Risk and Uncertainties**

- 5.1. None identified.

## **6. Implications**

### **6.1. Finance**

- 6.1.1. There are no direct financial implications arising from this report.

### **6.2. Legal**

- 6.2.1. It is a statutory requirement for the Council to have a Local Plan. The Local Plan Part 1: Core Strategy was adopted in December 2014. The

Local Plan Part 2: Land and Planning Policies will, when adopted, mean that the Council has a complete and up to date Local Plan in place.

### 6.3. Corporate Priorities

6.3.1. The adoption of the Rushcliffe Local Plan is a key element of the Council's corporate priority of supporting economic growth to ensure a sustainable, prosperous and thriving local economy.

### 6.4. Other Implications

6.4.1. None.

<p><b>For more information contact:</b></p>	<p>Richard Mapletoft          Planning Policy Manager          0115 914 8457          email <a href="mailto:rmapletoft@rushcliffe.gov.uk">rmapletoft@rushcliffe.gov.uk</a></p>
<p><b>Background papers Available for Inspection:</b></p>	<p>Local Plan Part 1: Rushcliffe Core Strategy, December 2014  <a href="http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/corestrategyexamination/9%20Local%20Plan%20Part%201%20Rushcliffe%20Core%20Strategy.pdf">http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/corestrategyexamination/9%20Local%20Plan%20Part%201%20Rushcliffe%20Core%20Strategy.pdf</a></p> <p>Local Plan Part 2: Land and Planning Policies, Issues and Options, January 2016  <a href="http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/Rushcliffe%20LAPP_final_low%20res.pdf">http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/Rushcliffe%20LAPP_final_low%20res.pdf</a></p> <p>Local Plan Part 2: Land and Planning Policies, Further Options, February 2017  <a href="http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/Further%20options%20final.pdf">http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/Further%20options%20final.pdf</a></p> <p>Local Plan Part 2: Land and Planning Policies, Preferred Housing Sites  <a href="http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/RBC%20Preferred%20housing%20sites_web.pdf">http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/RBC%20Preferred%20housing%20sites_web.pdf</a></p> <p>Local Plan Part 2: Summary of Consultation, April 2018</p>

[www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/](http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/)

Rushcliffe Green Belt Review Part 2 (b) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe) Assessment of Additional Sites in Key Settlements and Other Villages, September 2017

[http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Draft%20Green%20Review%20part%202b%20FINAL%20Sept%202017\\_RED.pdf](http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Draft%20Green%20Review%20part%202b%20FINAL%20Sept%202017_RED.pdf)

Rushcliffe Green Belt Review Part 2 (b) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe – Rural Towns and Villages) Addendum

<http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/>

Rushcliffe Draft Green Belt Review Report of consultation

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Green%20Belt%20Review%20Part%202b%20Consultation%20Report.pdf>

Housing Options Interim Sustainability Appraisal Report, September 2017

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/LP2%20Housing%20Options%20Interim%20SA%20Report%20Sept%202017.pdf>

Identification of Additional Settlements Background Paper, February 2017

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Additional%20Settlements%20BP%20Final%20Feb%202017.pdf>

Housing Site Selection Interim Report, September 2017

[http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/LP2%20site%20selection%20interim%20report\\_final.pdf](http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/LP2%20site%20selection%20interim%20report_final.pdf)

Housing Site Selection Report, April 2018

[www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/](http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/)

Local Plan evidence base documents

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

	and <a href="http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/">http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</a>
<b>List of appendices:</b>	<p>Appendix 1: Draft Rushcliffe Local Plan Part 2 (Land and Planning Policies), Publication Version</p> <p>Appendix 2: Draft Local Plan Part 2: (Land and Planning Policies) Policies Map, Publication Version</p> <p>Appendix 3: Local Plan Part 2 – Sustainability Appraisal Report Executive Summary and Summary of draft policies</p> <p>Appendix 4: Local Plan Part 2 – Summary of Main Issues raised by Consultees and Proposed Responses</p>



**Appendix 1: Draft Rushcliffe Local Plan Part 2:  
Land and Planning Policies,  
Publication Version**

# Contents

<b>1. Introduction</b>	<b>XX</b>
<b>2. Sustainable Development</b>	<b>XX</b>
Policy 1 Development Requirements	XX
<b>3. Housing Development</b>	<b>XX</b>
Policy 2.1 Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave	XX
Policy 2.2 Housing Allocation – Land south of Hollygate Lane, Cotgrave	XX
Policy 3.1 Housing Allocation – Land north of Rempstone Road, East Leake	XX
Policy 4.1 Housing Allocation – Land off Nicker Hill, Keyworth	XX
Policy 4.2 Housing Allocation – Land between Platt Lane and Station Road, Keyworth	XX
Policy 4.3 Housing Allocation – Land south of Debdale Lane, Keyworth	XX
Policy 4.4 Housing Allocation – Hillside Farm, Keyworth	XX
Policy 5.1 Housing Allocation – Land north of Nottingham Road, Radcliffe on Trent	XX
Policy 5.2 Housing Allocation – Land adjacent Grooms Cottage, Radcliffe on Trent	XX
Policy 5.3 Housing Allocation – Land off Shelford Road, Radcliffe on Trent	XX
Policy 5.4 Housing Allocation – Land north of Grantham Road, Radcliffe on Trent	XX
Policy 5.5 Housing Allocation – 72 Main Road, Radcliffe on Trent	XX
Policy 5.6 Housing Allocation – The Paddocks, Nottingham Road, Radcliffe on Trent	XX
Policy 6.1 Housing Allocation – Land west of Wilford Road, Ruddington	XX
Policy 6.2 Housing Allocation – Land south of Flawforth Lane, Ruddington	XX
Policy 6.3 Housing Allocation – Land opposite Mere Way, Ruddington	XX
Policy 7 Housing Allocation – Land east of Church Street, Cropwell Bishop	XX
Policy 8.1 Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford	XX
Policy 8.2: Housing Allocation – Land south of Butt Lane, East Bridgford	XX

Policy 9	Housing Allocation – Land east of Gypsum Way/ The Orchards, Gotham	XX
Policy 10	Housing Allocation – Land north of Park Lane, Sutton Bonington	XX
Policy 11	Housing Development on Unallocated Sites within Settlements	XX
Policy 12	Housing Standards	XX
Policy 13	Self-Build and Custom Housing Provision	XX
Policy 14	Specialist Residential Accommodation	XX
<b>4.</b>	<b>Employment Development</b>	<b>XX</b>
Policy 15	Employment Development	XX
<b>5.</b>	<b>Climate Change, Flood Risk and Water Management</b>	<b>XX</b>
Policy 16	Renewable Energy	XX
Policy 17	Managing Flood Risk	XX
Policy 18	Surface Water Management	XX
Policy 19	Development affecting Watercourses	XX
Policy 20	Manging Water Quality	XX
<b>6.</b>	<b>Green Belt and the Countryside</b>	<b>XX</b>
Policy 21	Green Belt	XX
Policy 22	Development within the Countryside	XX
<b>7.</b>	<b>Regeneration</b>	<b>XX</b>
Policy 23	Redevelopment of Bunny Brickworks	XX
Policy 24	Redevelopment of former Islamic Institute, Flintham	XX
<b>8.</b>	<b>Retail and Settlement Centres</b>	<b>XX</b>
Policy 25	Development within District Centres and Local Centres	XX
Policy 26	Development within Centres of Neighbourhood Importance	XX
Policy 27	Main Town Centre Uses Outside District Centres or Local Centres.	XX
<b>9.</b>	<b>Historic Environment</b>	<b>XX</b>
Policy 28	Conserving and Enhancing Heritage Assets	XX
Policy 29	Development affecting Archaeological Sites	XX
<b>10.</b>	<b>Community Facilities, Tourism and Leisure</b>	<b>XX</b>
Policy 30	Protection of Community Facilities	XX
Policy 31	Sustainable Tourism and Leisure	XX

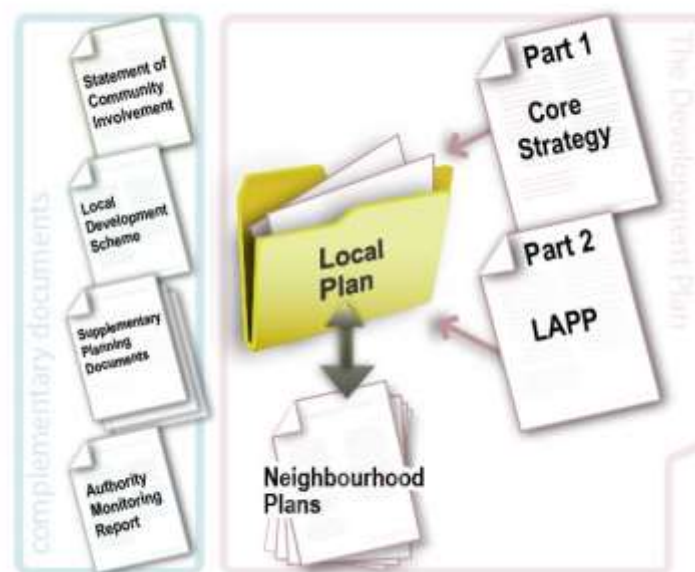
<b>11. Open Space and Recreational Facilities</b>	<b>XX</b>
Policy 32 Recreational Open Space	XX
Policy 33 Local Green Space	XX
<b>12. Green Infrastructure and the Natural Environment</b>	<b>XX</b>
Policy 34 Green Infrastructure and Open Space Assets	XX
Policy 35 Green Infrastructure Network and Urban Fringe	XX
Policy 36 Designated Nature Conservation Sites	XX
Policy 37 Trees and Woodlands	XX
Policy 38 Non-Designated Biodiversity Assets and the Wider Ecological Network	XX
<b>13. Health</b>	<b>XX</b>
Policy 39 Health Impacts of Development	XX
<b>14. Environmental Protection</b>	<b>XX</b>
Policy 40 Pollution and Land Contamination	XX
Policy 41 Air Quality	XX
Policy 42 Safeguarding Minerals	XX
<b>15. Infrastructure and Developer Contributions</b>	<b>XX</b>
Policy 43 Planning Obligations Threshold	XX
<b>Appendices</b>	
	<b>XX</b>
Appendix A Glossary	XX
Appendix B Housing Trajectory	XX
Appendix C Landscape Sensitivity Study: Wind Energy. Development	XX
Appendix D Green Infrastructure	XX
Appendix E Biodiversity Opportunity Areas	XX

# 1. INTRODUCTION

## Rushcliffe Local Plan

- 1.1 The Rushcliffe Local Plan forms the statutory development plan for the Borough. The Local Plan has been prepared in two parts, the Part 1 – Core Strategy and the Part 2 – Land and Planning Policies (LAPP). The Council's aim is to produce a comprehensive planning framework to achieve sustainable development in the Borough.
- 1.2 The Rushcliffe Local Plan is a 'folder' of planning documents. Its contents are illustrated by the diagram below, which also indicates the relationship between the various documents that make up the Local Plan. A glossary explaining key planning terms and abbreviations is included in Appendix A to provide clarification.

### Local Plan



### Local Plan Part 1 – Core Strategy

- 1.3 The Core Strategy provides the overall spatial vision, objectives and strategy for the Borough to 2028. This includes setting out the level and location of new housing and employment land as well as the identification of a number of strategic allocations and policies. The Core Strategy was adopted in December 2014. All of its policies are defined as 'strategic policies'.

## **Local Plan Part 2 – Land and Planning Policies (LAPP)**

- 1.4 The Local Plan Part 2 sets out the non-strategic development allocations and a number of detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy. Together, both documents constitute the statutory development plan for the whole of the Borough and replace all former Local Plans<sup>1</sup>. The Local Plan Part 2 runs to 2028 to align with the plan period of the Core Strategy. It also takes appropriate account of relevant national policy and other requirements, including, most importantly, the 2012 National Planning Policy Framework (NPPF).

### **Duty to Cooperate**

- 1.5 The Council has demonstrated through the adoption of the Core Strategy that it has actively and constructively engaged with other local authorities and public bodies when preparing the Local Plan. Although the Local Plan Part 2 does not address the same degree of strategic issues as the Core Strategy, the Council has still had to meet legal and soundness requirements in respect to the duty to co-operate.

### **Sustainability Appraisal and Equality Impact Assessment**

- 1.6 A Sustainability Appraisal has to be carried out as part of preparing the Local Plan Part 2. This assesses the environmental, economic and social impacts of the various policies and proposals included in the Local Plan Part 2 and the alternatives that were considered. It provides information on the relative sustainability of the alternatives and helped to identify the most sustainable option. However, the Sustainability Appraisal has been only one part of the process of deciding which policies and proposals are included in Local Plan Part 2 and other factors may have meant that a less sustainable option has been chosen in certain cases.

### **Habitat Regulations Assessment**

- 1.7 In accordance with the Conservation of Habitats and Species Regulations (2017), a Habitats Regulations Assessment (HRA) of the Local Plan Part 2 has been completed. In order to determine whether an appropriate assessment of the plan's adverse effects on internationally protected nature conservation sites (including the potential Sherwood Forest Special Protection

---

<sup>1</sup> Rushcliffe Borough Local Plan Adopted 1996; Rushcliffe Non-Statutory Replacement Local Plan Adopted 2006

Area) was required, the HRA completed a screening of the plan's likely significant effects upon these sites. The HRA considered the previous HRAs pertinent to the HRA (including the HRA of the adopted Core Strategy, which ruled out any significant effects), identified the European sites that are likely to be affected by the Local Plan Part 2, the sensitivities of these sites, and the pathways through which the policies and allocations are likely to affect them.

- 1.8 The HRA concluded that Local Plan Part 2 is unlikely to significantly affect any internationally protected nature conservation site and therefore an appropriate assessment of adverse effects is not required.

## **Equality Impact Assessment**

- 1.9 The Local Plan Part 2 has been subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.
- 1.10 A two stage approach to the Equality Impact Assessment has been undertaken. Firstly, the policies in Local Plan Part 2 have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, pregnancy and maternity, race, sex and sexual orientation). The second stage of the process has taken relevant policies and assessed the positive or negative impacts of them on these characteristics. Overall a number of recommendations were made regarding the relevant policies and changes made where appropriate.

## **Spatial Vision and Objectives**

- 1.11 The Local Plan's 'spatial vision' is set already by the Local Plan 1: Core Strategy and is what Rushcliffe could look like if the aspirations of the Core Strategy are met. It is appropriate for this spatial vision to continue to apply to the Local Plan Part 2. The 'spatial objectives' to achieve this spatial vision are also set out in the Core Strategy and similarly apply equally to the Local Plan Part 2. These objectives are set out in the table below. Alongside each objective it is explained how the Local Plan Part 2 addresses each one.

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p><b>i. Environmentally responsible development addressing climate change:</b> to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.</p>	<p>In addition to the ongoing development of sites adjacent to the main urban area, the strategy focuses development on key settlements which have the facilities needed to support growth.</p> <p>The site selection process has been subject to a sustainability appraisal which has judged sites against environmental objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport natural resources and flooding.</p> <p>Specific policies address climate change, flood risk, water management and environmental protection.</p>
<p><b>ii. High quality new housing:</b> to manage an increase in the supply of housing to ensure local housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities. The settlements of Bingham, Cotgrave, Ruddington, East Leake, Keyworth, Radcliffe on Trent and West Bridgford will each accommodate</p>	<p>Sufficient sites are allocated in the Local Plan Part 2 to meet the objectively assessed housing needs of the Borough to 2028. The plan has sought to allocate non-strategic residential development sites at several settlements across the Borough which will provide access to high-quality affordable homes. Housing sites allocated in the Plan will deliver a mix of types, sizes and tenures.</p> <p>The Former Bunny Brickworks site will be regenerated to provide around 100 homes in addition to land for B1, B2 and B8 employment use.</p> <p>Local Plan Part 2 contains policies addressing accessible housing which will require a proportion of new dwellings to be compliant with technical housing standards. It also contains policies which address self-</p>



Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>new development to maximise their accessibility to services and infrastructure. Land south of Clifton, at Melton Road, Edwalton and east of Gamston/North of Tollerton will all accommodate sustainable urban extensions. Both the former Cotgrave Colliery and the former RAF Newton sites will be regenerated to provide a mix of housing, employment and other appropriate uses.</p>	<p>build, custom-build and specialist residential accommodation.</p>
<p><b>iii. Economic prosperity for all:</b> to ensure economic growth is as equitable as possible and place a particular emphasis on supporting a science and knowledge based economy for Greater Nottingham as a whole. Providing for new office, commercial, residential and other uses especially within the Sustainable Urban Extensions at land South of Clifton, East of Gamston/North of Tollerton, and to a lesser scale in other sustainable developments across the Borough. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p>	<p>The Local Plan Part 2 will directly support economic development by providing for new homes which will help support the future labour force needed to sustain the local economy.</p> <p>The Local Plan Part 2 also allocates six sites for employment development at Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Bunny. There is also a policy which will protect existing employment land from redevelopment for non-employment use.</p>
<p><b>iv. Flourishing and vibrant town centres:</b> to create the conditions for the protection and enhancement of a balanced hierarchy and network of town and other centres, through</p>	<p>Retail and town centres uses will be directed to the identified shopping centres. Policies will seek to ensure a mix of town centre uses while protecting the core retail function and primary shopping area.</p>

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures, especially within Cotgrave town centre and to a lesser extent in other centres within Rushcliffe.</p>	<p>Policies encourage environmental design improvements in all centres and improvements to accessibility for pedestrians, cyclists and public transport users.</p>
<p><b>v. Regeneration:</b> to ensure brownfield regeneration opportunities are maximised, specifically at the former Cotgrave Colliery and, linked to it, Cotgrave town centre, as well as at the former RAF Newton. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.</p>	<p>The regeneration of the Former Bunny Brickworks site is covered in the Local Plan Part 2. The policy addressing the regeneration of the site allocates it for a mixed-use development for around 100 houses and safeguarded land for employment use.</p> <p>The allocation of the former Islamic Institute at Flintham is intended to support the regeneration of this previously developed site which has been derelict for some time.</p>
<p><b>vi. Protecting and enhancing Rushcliffe’s individual and historic character and local distinctiveness:</b> to preserve and enhance the distinctive natural and built heritage of Rushcliffe, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is conserved, enhanced or restored in areas where this is necessary.</p>	<p>The site selection process has taken into account impact on heritage and landscape and sought to avoid development in locations which would have an unacceptable impact. The Local Plan Part 2 policy on the historic environment seeks to ensure that development respects local character. The policy contains a set of criteria which developments will be assessed against if they affect a heritage asset and/or its setting; including respect to the asset’s character and contributions to maintenance and management of it. The policy applies to all heritage assets including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all types.</p>
<p><b>vii. Strong, safe and cohesive communities:</b> to create the</p>	<p>The Local Plan Part 2 has been subject to extensive public consultation and people</p>

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views (for instance on the Core Strategy), by designing out crime and by respecting and enhancing local distinctiveness.</p>	<p>have had a number of opportunities to have their say. These views have been considered as part of the plan's preparation.</p>
<p><b>viii. Health and well-being:</b> to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, leisure and lifelong learning activities.</p>	<p>The development requirements policy recognises the link between the quality of the environment and the health and well-being of residents. Issues such as pollution, sport, recreation and health facilities are covered in this policy as they will be considered when a development is proposed.</p> <p>Financial contributions will be sought for health and education from development where necessary. Contributions will also be made toward the need for open space and other facilities arising from development.</p> <p>Access to services and facilities including culture, sport and leisure has been facilitated through the site allocations process which allocated sites in locations that are accessible to services.</p> <p>A health policy is included in the Local Plan Part 2 which requires that certain planning applications are subject to a Health Impact Assessment. It also requires significant adverse health impacts of development to be substantially mitigated.</p>
<p><b>ix. Opportunities for all:</b> to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for</p>	<p>Contributions will be sought from developers towards the need for educational and health provision as well as open space and other facilities arising from the new development.</p>

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>instance through improving existing or providing new schools and academies, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities. Including the provision of new primary schools within the strategic housing sites at land East of Gamston/North of Tollerton, land South of Clifton, land off Melton Road in Edwalton, land north of Bingham and the former RAF Newton.</p>	<p>Local Plan Part 2 also contains a housing standards policy requiring a defined number of houses to be delivered which comply with accessibility standards. This ensures appropriate housing is provided for disabled people.</p> <p>Several housing site allocation policies require appropriate financial contributions toward new schools, including serviced plots and extensions to their facilities.</p>
<p><b>x. Excellent transport systems and reducing the need to travel:</b> to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, by maximising opportunities for mixed use development, through implementing behavioural change measures, and encouraging new working practices such as use of IT, broadband and home working. To aid the planned growth, more strategic transport improvements including the expansion of the NET through Rushcliffe to Clifton and highway network improvements to the A46 and A453 will be completed; as too will measures to improve the flow of traffic along the A52.</p>	<p>The site selection approach has ensured that new housing development is delivered in locations which are accessible to jobs, services and facilities. Two allocated sites will be for mixed-use development providing the opportunity for employment and residential to coexist together. There are also four employment sites allocated which are all in accessible locations.</p> <p>Some housing allocation policies require development proposals to improve highways infrastructure which will reduce congestion as a result.</p>
<p><b>xi. Protecting and improving natural assets:</b> to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-</p>	<p>Biodiversity and green infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision. New developments are</p>

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity, for instance, through the development of the Trent River Park and improvements to the Grantham Canal corridor.</p>	<p>also expected to provide open spaces.</p> <p>A trees and woodlands policy will not seek to restrict development which would adversely affect ancient or veteran trees. It requires any loss of tree to be replaced where appropriate.</p>
<p><b>xii. Timely and viable infrastructure:</b> to make the best use of existing and provide new and improved physical and social infrastructure where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Government funding and through developer contributions.</p>	<p>The Part 2 Local Plan is underpinned by the Infrastructure Delivery Plan (IDP) which identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans and aspirations of various service providers within or affecting the area and where relevant these have been incorporated into the IDP.</p> <p>The Council is still intending to introduce a Community Infrastructure Levy to fund infrastructure required to support development. In the meantime, the Council will continue to require developer contributions through Section 106 legal agreements in order to deliver the necessary infrastructure.</p>

## Relationship of Local Plan Part 2 policies to Core Strategy policies

- 1.12 The relationship of Local Plan Part 2 policies to the policies contained in the Local Plan Part 1: Core Strategy are set out in the table below.
- 1.13 All of the policies contained in the Core Strategy are strategic policies. In addition to this, a number of the Local Plan Part 2 policies are also ‘strategic policies’, as highlighted in bold in table below.

Local Plan Part 2 section	Local Plan Part 2 policies*	Key related Core Strategy policies
Sustainable Development	Policy 1: Development Requirements	Policy 1: Presumption in Favour of Sustainable Development
Housing Development	<p><b>Policy 2.1: Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave*</b></p> <p><b>Policy 2.2: Housing Allocation – Land south of Hollygate Lane, Cotgrave*</b></p> <p><b>Policy 3:Housing Allocation – Land north of Rempstone Road, East Leake*</b></p> <p><b>Policy 4.1: Housing Allocation – land off Nicker Hill, Keyworth*</b></p> <p><b>Policy 4.2: Housing Allocation – Land between Platt Lane and Station Road, Keyworth*</b></p> <p><b>Policy 4.3: Housing Allocation – Land south of Debdale Lane, Keyworth*</b></p> <p><b>Policy 4.4: Housing Allocation – Hillside Farm, Keyworth*</b></p> <p><b>Policy 5.1: Housing Allocation – Land north of Nottingham Road, Radcliffe on Trent*</b></p> <p><b>Policy 5.2: Housing Allocation – Land adjacent Grooms Cottage, Radcliffe on Trent*</b></p> <p><b>Policy 5.3: Housing Allocation – Land off Shelford Road, Radcliffe on Trent*</b></p> <p><b>Policy 5.4: Housing Allocation – Land north of Grantham Road, Radcliffe on Trent*</b></p>	<p>Policy 3: Spatial Strategy</p> <p>Policy 8: Housing Size, Mix and Choice</p> <p>Policy 18: Infrastructure</p>

Local Plan Part 2 section	Local Plan Part 2 policies*	Key related Core Strategy policies
	<p><b>Policy 5.5: Housing Allocation – 72 Main Road, Radcliffe on Trent*</b></p> <p><b>Policy 5.6: Housing Allocation – The Paddocks, Nottingham Road, Radcliffe on Trent*</b></p> <p><b>Policy 6.1: Housing Allocation – Land west of Wilford Road, Ruddington*</b></p> <p><b>Policy 6.2: Housing Allocation – Land south of Flawforth Lane, Ruddington*</b></p> <p><b>Policy 6.3: Housing Allocation – Land opposite Mere Way, Ruddington*</b></p> <p><b>Policy 7: Housing Allocation – Land east of Church Street, Cropwell Bishop*</b></p> <p><b>Policy 8.1: Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford*</b></p> <p><b>Policy 8.2: Housing Allocation – Land south of Butt Lane, East Bridgford*</b></p> <p><b>Policy 9: Housing Allocation – Land east of Gypsum Way/The Orchards, Gotham*</b></p> <p><b>Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington*</b></p> <p><b>Policy 11: Housing Development on Unallocated Sites within Settlements*</b></p> <p><b>Policy 12: Housing Standards*</b></p> <p>Policy 13: Self-Build and Custom</p>	

Local Plan Part 2 section	Local Plan Part 2 policies*	Key related Core Strategy policies
	Housing Provision  Policy 14: Specialist Residential Accommodation	
Employment Development	<b>Policy 15: Employment Development</b>	Policy 3: Spatial Strategy  Policy 5: Employment Provision and Economic Development
Climate Change, Flood Risk and Water Management	Policy 16: Renewable Energy  Policy 17: Managing Flood Risk  Policy 18: Surface Water Management  Policy 19: Development affecting Watercourses  Policy 20: Managing Water Quality	Policy 2: Climate Change
Green Belt and Countryside	<b>Policy 21: Green Belt*</b>  <b>Policy 22: Development within the Countryside*</b>	Policy 3: Spatial Strategy  Policy 4: Nottingham-Derby Green Belt  Policy 16 Green Infrastructure, Landscape, Parks and Open Spaces
Regeneration	<b>Policy 23: Redevelopment of Bunny Brickworks*</b>  <b>Policy 24: Redevelopment of former Islamic Institute, Flintham*</b>	Policy 3: Spatial Strategy  Policy 7: Regeneration
Retail and settlement centres	Policy 25: Development within District Centres and Local Centres	Policy 3: Spatial Strategy  Policy 6: Role of Town



Local Plan Part 2 section	Local Plan Part 2 policies*	Key related Core Strategy policies
	Policy 26: Development within Centres of Neighbourhood Importance  Policy 27: Main Town Centre Uses Outside District Centres or Local Centres.	and Local Centres
Historic Environment	Policy 28: Conserving and Enhancing Heritage Assets  Policy 29: Development affecting Archaeological Sites	Policy 11: Historic Environment
Community Facilities, Tourism and Leisure	Policy 30: Protection of Community Facilities  Policy 31: Sustainable Tourism and Leisure	Policy 12: Local Services and Healthy Lifestyles  Policy 13: Culture, Tourism and Sport
Open Space and Recreational Facilities	Policy 32: Recreational Open Space  Policy 33: Local Green Space	Policy 12: Local Services and Healthy Lifestyles  Policy 13: Culture, Tourism and Sport
Green Infrastructure and Natural Environment	Policy 34: Green Infrastructure and Open Space Assets  <b>Policy 35: Green Infrastructure Network and Urban Fringe*</b>  Policy 36: Designated Nature Conservation Sites  Policy 37: Trees and Woodlands  Policy 38: Non-Designated Biodiversity Assets and the Wider Ecological Network	Policy 17: Biodiversity  Policy 16: Green Infrastructure, Landscape, Parks and Open Spaces
Health	Policy 39: Health Impacts of Development	Policy 12: Local Services and Healthy Lifestyles
Environmental	Policy 40: Pollution and Land Contamination	Policy 1: Presumption in

<b>Local Plan Part 2 section</b>	<b>Local Plan Part 2 policies*</b>	<b>Key related Core Strategy policies</b>
Protection	Policy 41: Air Quality <b>Policy 42: Safeguarding Minerals*</b>	Favour of Sustainable Development  Policy 14 Managing Travel Demand
Infrastructure and Developer Contributions	<b>Policy 43: Planning Obligations Threshold*</b>	Policy 18: Infrastructure  Policy 19: Developer Contributions

\* **Strategic policies**

## **Monitoring and Review**

1.14 As for the Local Plan Part 1 (Core Strategy) the principal means for monitoring Local Plan Part 2 will be the Local Plan Monitoring Report which is published each year in December. This monitors wider social, environmental and economic issues, together with key drivers of spatial change and implementation of the Local Plan's policies. The Local Plan Monitoring Report also provides commentary on how policies are being delivered and will also help to identify where policies need to be amended or replaced.

1.15 For Local Plan Part 1 (Core Strategy) policies, targets have been set where these would assist in the delivery of the objectives of the Local Plan. For each target, there are one or more identified indicators which are considered appropriate for monitoring the policies. It is also appropriate for some of the policies of Local Plan Part 2 to have targets and/or indicators where these would assist in the delivery Local Plan objectives. Relevant targets and indicators are therefore included alongside policies where appropriate.

## **Policies Map**

1.16 The Policies Map accompanies the Local Plan. It identifies which policies and policies of the adopted Local Plan (parts 1 and 2) apply to which areas of the Borough. As well as showing the allocated housing sites, the map shows other designations including:

- Green Belt;
- Employment allocations;

- District, Local and Neighbourhood Centres; and
- Local Green Spaces.

1.17 The Policies Map is available on the Council's website at:  
[www.rushcliffe.gov.uk/planningpolicy](http://www.rushcliffe.gov.uk/planningpolicy)

## **2. SUSTAINABLE DEVELOPMENT**

### **POLICY 1 DEVELOPMENT REQUIREMENTS**

Planning permission for new development, changes of use, conversions or extensions will be granted provided that, where relevant, the following criteria are met:

- 1. there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated;**
- 2. a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority;**
- 3. sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space;**
- 4. the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy;**
- 5. noise attenuation is achieved and light pollution is minimised;**
- 6. there is no significant adverse effects on important wildlife interests;**
- 7. there is no significant adverse effects on landscape character;**
- 8. the amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses;**
- 9. there is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens;**
- 10. it can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities; and**
- 11. the use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency.**

### **JUSTIFICATION**

- 2.1** When determining a planning application for development, the Council must consider more than the principle of whether the proposed land use should be permitted in that location. Once the principle of development is accepted the suitability of the particular proposals must also be considered. This is the

purpose of Policy 1 and, where pertinent, other policies within the Local Plan which complement this policy and provide further policy guidance. In addition to this policy and others in the Local Plan, Neighbourhood Plans may also contain relevant policy criteria.

- 2.2 In some cases, conflict with this policy and others may lead to the conclusion that the proposal cannot be accommodated on the site. The matters to be considered relate to the amenity of the area, the suitability of the proposal to the site, the impact on the historic and natural environment and highway aspects as well as the impact of noise and lighting both upon the surrounding area and the development. The visual impact of a proposal must be considered, especially in conservation areas and for listed buildings, and will relate to its effect upon the surrounding area, adjoining properties and the street scene, and to detailed design in certain instances. Policy 1 provides general criteria against which all planning applications will be judged. Prospective developers are advised that the criteria may be used to inform the development of schemes in their early stages, and it provides a “checklist” for information which will be necessary to assist the Council in its consideration of their proposals.
- 2.3 The Council recognises the link between the quality of the environment and the health and welfare of residents. Issues such as pollution, access to social housing, sport and recreation facilities, public transport and health facilities are all important factors in considering the impact of new development. In considering proposals for new development, account will be taken of existing nearby uses, where an existing use could cause nuisance to the new occupants, the proposal may be considered unacceptable in amenity terms. If permitted, the proposal could result in the new occupants making complaints which may jeopardise the operation of the existing use. In addition, account will also be taken of the impact of the development itself upon the amenity, character and infrastructure of the surrounding area.
- 2.4 Well-designed development can make a significant contribution to an area. The Council will therefore encourage all developments incorporate quality design principles.
- 2.5 In addition, there may be certain cases where a planning application will need to be accompanied by an Environmental Impact Assessment. These circumstances are outlined in National Planning Policy Guidance.

### **3. HOUSING DEVELOPMENT**

#### **Housing Land Supply**

- 3.1 One of the key issues that the Local Plan Part 2 needs to do is to identify enough land as suitable for housing development in order to help meet Rushcliffe's housing target of a minimum of 13,150 new homes between 2011 and 2028. This is additional to the land that has already been allocated for housing development by the 2014 Core Strategy. The Core Strategy allocated six large sites for housing development which will meet the majority of the housing target. However, the development of all but one of the six sites has taken longer to get underway than had previously been expected. This has meant that these sites will not deliver as much housing during the plan period (up to 2028) as had originally been expected and, because of this, the Local Plan Part 2 needs to provide for enough housing to compensate for this situation.
- 3.2 In addition to having to meet the housing target by 2028, the Government's national planning policy requires councils to have a 'five-year supply' of 'deliverable' housing sites at any point during the Local Plan period. This means that the Government requires that there should always be enough housing land in the pipeline to meet that proportion of the Local Plan's overall housing target required over the next five years. This is in order to ensure a continuous supply of new housing year by year, rather than housing delivery being concentrated later on in the plan period. The Council has had to take this into account and ensure that the sites allocated by this Local Plan can, as a whole, deliver enough housing quickly enough to satisfy short-term as well as longer term housing requirements.
- 3.3 Overall, it has been calculated that, as at March 2017, Local Plan Part 2 needs to provide enough land for at least 2,000 new homes in total. The development of this number of new homes, plus those expected to be built on the six strategic allocations and elsewhere in Rushcliffe, including on sites which already have planning permission, would meet the housing target of 13,150 by the end of the plan period in 2028 and also ensure that a minimum 'five-year supply' of housing sites is maintained for rest of the plan period to 2028.
- 3.4 If, however, there are further delays to the delivery of new homes on the existing strategic allocations, then these would still have to be provided elsewhere. As a result, it is considered appropriate to identify a further level of additional housing supply in order to provide a 'buffer' should housing delivery on the existing strategic allocations be further delayed beyond what

is currently expected. The 'buffer' will also help in guarding against any future housing delivery shortfall should any of the housing allocations included in this plan not come forward as expected. In total, the Local Plan Part 2 allocates 21 sites which would contribute to meeting the housing requirements that need to be satisfied. These are sites which do not yet have planning permission and are expected to deliver around 2,700 new homes in total.

- 3.5 In terms of deciding where further land should be allocated for new housing development, Policy 3 of the Local Plan Part 1: Core Strategy sets the broad framework for how new homes should be spread around Rushcliffe. The Core Strategy sets a hierarchy for where new development should be located, which is based on a strategy of 'urban concentration with regeneration'. This means that development should, where possible, be directed to locations within or adjacent to the main urban area of Nottingham (within and around West Bridgford and to the south of Clifton), followed by locations at the six towns and villages which are classified by the Core Strategy as 'key settlements' for growth. Finally, growth at 'other villages' will be provided to meet local needs only.
- 3.6 At the main urban area of Nottingham, the Core Strategy already allocates two 'strategic sites' on the edge of West Bridgford (at Melton Road, Edwalton and to the east of Gamston/north of Tollerton) and another strategic allocation to the south of Clifton. It was originally expected that these three sites would deliver around 7,000 new homes during the plan period to 2028, but it will now be less than this. In preparing Local Plan Part 2 it has been assessed whether it would be appropriate to extend any of these strategic sites, but it has been decided that it would not. It has also been assessed whether it would be appropriate to allocate any new sites for development within or on the edge of main urban area of Nottingham. However, none have been identified as suitable for allocation for development during the plan period.
- 3.7 The Core Strategy sets a minimum target for the number of homes that should be built on new greenfield sites up to 2028 at the key settlements of East Leake (400 homes), Keyworth (450 homes), Radcliffe on Trent (400 homes) and Ruddington (250 homes) and sets out that it is the role of the Local Plan Part 2 to allocate land for this development. At each of settlements the amount of land that is allocated for development by this Local Plan will result in the delivery of new housing above these minimum targets. This is necessary in order to ensure that enough housing land is available to meet both the Borough's short and longer-term housing targets.
- 3.8 At the other two key settlements, Bingham and Cotgrave, the Core Strategy has already allocated a site at each one for major housing development.

Beyond this, the Core Strategy does not set a requirement for the allocation of further housing sites. Nonetheless, in preparing Local Plan Part 2, it has been assessed whether it would be appropriate to allocate further land for development at both Bingham and Cotgrave. At Bingham, no further suitable sites have been identified. At Cotgrave, further land is allocated for housing development, which will deliver around 370 new homes over the plan period. The allocation of this land is necessary in order to meet both the Borough's short and longer-term housing targets.

- 3.9 It was not originally anticipated that Local Plan Part 2 would necessarily need to allocate any sites for new housing at smaller 'other villages' within Rushcliffe because housing land allocations would be provided for elsewhere. However, it is now necessary that a number of these villages accommodate new housing on greenfield sites in order to meet short-term housing targets. This Local Plan allocates land for new housing at Cropwell Bishop, East Bridgford, Gotham, and Sutton Bonington. While these villages do not provide for a full range of facilities, as can be found in Rushcliffe's larger villages and towns, the basic level of facilities (e.g. schools and shops) that are available are judged capable of supporting a relatively limited level of housing growth without compromising the strategy set out in the Core Strategy for the distribution of new housing.
- 3.10 Beyond these housing allocations, development to meet 'local needs' at 'other villages' will be limited to small scale infill development, exception site development (see Core Strategy Policy 8) and the allocation of land by Neighbourhood Plans to meet needs that may be identified by local communities preparing Neighbourhood Plans. Small scale infilling is considered to be the development of small gaps within the existing built fabric of the village or previously developed sites, whose development would not have a harmful impact on the pattern or character of the area.
- 3.11 In the Core Strategy, at its Appendix D, there is a trajectory for expected housing delivery over the plan period to 2028. This was up to date when the Core Strategy was adopted in December 2014. This housing trajectory has been updated to reflect the latest situation, including taking into account the expected delivery of the new housing sites allocated by this Local Plan Part 2. The updated housing trajectory is provided at Appendix B of this plan.

## **Housing Allocations at Cotgrave**

- 3.12 The Core Strategy has already allocated the former Cotgrave Colliery site for around 470 homes and for 4.5 hectares of employment development. While



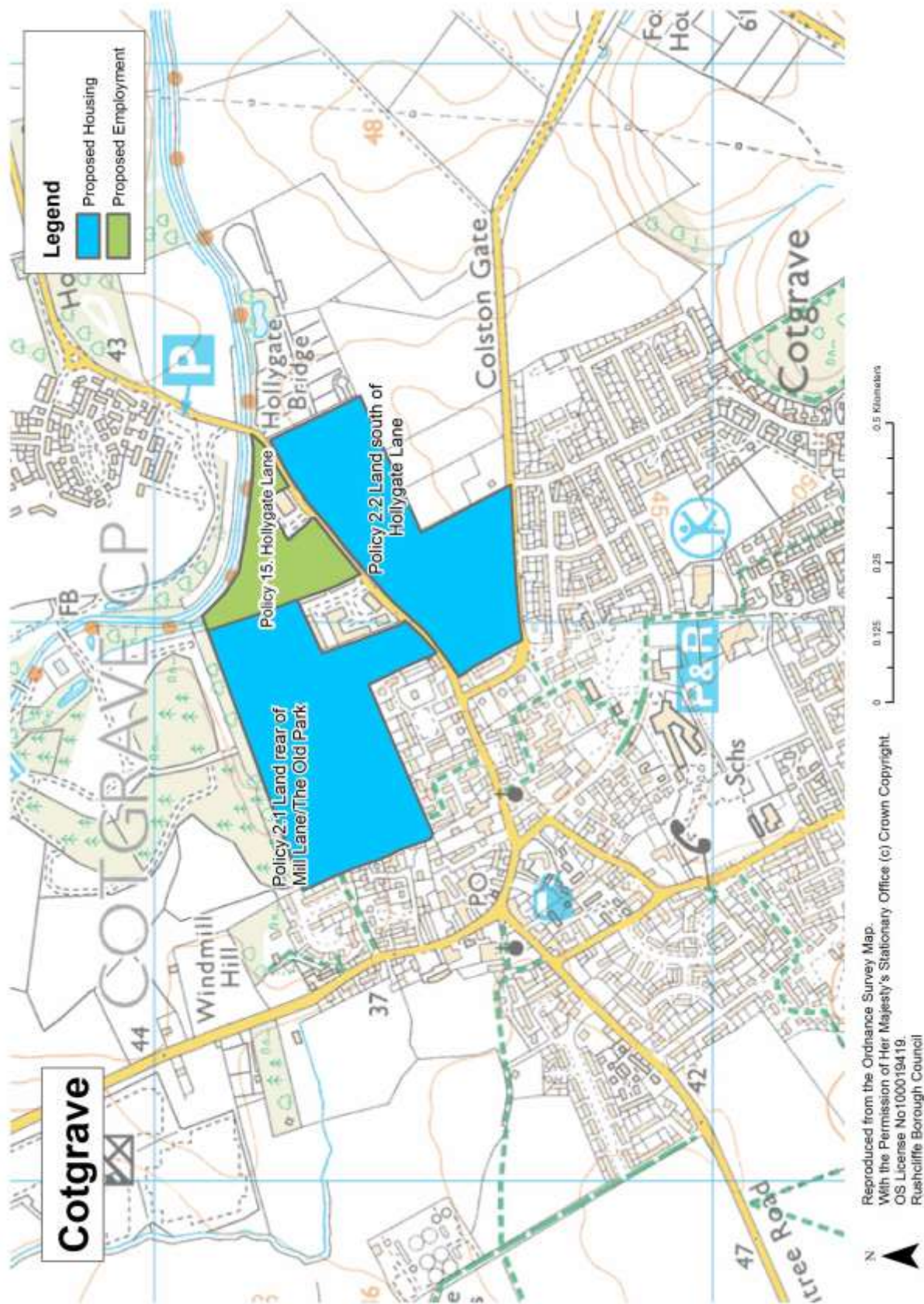
the Core Strategy makes no specific provision to require the allocation of further greenfield sites at Cotgrave, it is considered appropriate that the town, as a designated 'key settlement', accommodates some further housing development. Cotgrave is identified as a key settlement because of the range of services and facilities it contains and also because there are some employment opportunities locally. This has enabled the town to support the redevelopment of the former colliery site and it should enable it to support some extra housing development; although, further improvements to local facilities (e.g. primary schools) will be necessary in order to enable more development to take place.

3.13 It is considered that Cotgrave has scope to sustain around 370 dwellings on greenfield sites adjacent to the town. For instance, the new health centre is expected to have scope to accommodate this level of development, subject potentially to developer contributions to support improvements. It is also judged that, given the existing size of the town which has around 3,000 dwellings, 370 further new homes should be able to be assimilated as part of Cotgrave without unduly affecting the town's character or local amenity.

3.14 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 1) are identified as housing allocations and have been removed from the Green Belt:

- Land rear of Mill Lane/The Old Park; and
- Land south of Hollygate Lane.

Figure 1: Housing and Employment allocations at Cotgrave



## **POLICY 2.1 HOUSING ALLOCATION – LAND REAR OF MILL LANE/ THE OLD PARK, COTGRAVE**

The area, as shown on the policies map, is identified as an allocation for around 180 homes.

The development will be subject to the following requirements:

- a) areas of important archaeological interest should be avoided and retained as open space unless subject to area excavation and recording;
- b) the amenity and privacy of neighbouring properties must be protected;
- c) green infrastructure should maintain and improve pedestrian linkages to the Country Park and Grantham Canal. Including the safeguarding of the proposed pedestrian and cycle bridge across the canal;
- d) green infrastructure should achieve net-gains in biodiversity through tree planting/woodland creation;
- e) Ground Conditions Surveys should be undertaken to ensure neighbouring mining legacies are stable;
- f) surface water run-off issues must be addressed through on-site sustainable drainage measures;
- g) access off Hollygate Lane should be achieved through the creation of one junction that also provides access to the housing site opposite which is allocated within Policy 2.2;
- h) the junction at Hollygate Lane and Colston Gate must be modified. These changes should complement other changes to the highway network required within this policy and Policy 2.2;
- i) the junction at Hollygate Lane and Stragglethorpe Road must be modified to accommodate increased traffic resulting from this allocation and to improve junction safety;
- j) development must not prevent access to the site opposite which is allocated within Policy 2.2; and
- k) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.15 Land rear of Mill Lane/The Old Park would form an individual site. When taking into account open space requirements on site, it is anticipated that it has capacity to accommodate around 180 dwellings. On site open space will be required in part to protect heritage assets of archaeological interest that exist within the site, unless a detailed scheme of excavation and recording is undertaken prior to the submission of a planning application. In addition, overlooking of neighbouring properties, including of bungalows, as a result of

the land's sloping topography should be avoided through sensitive site design and layout

- 3.16 In accordance with Policy 8 of the Core Strategy, 10% of the new homes should be affordable homes (comprising intermediate housing, affordable rent and social rent housing). This level of affordable housing was established following consideration of local financial viability issues.
- 3.17 The site is within a local green infrastructure corridor and ecological corridor. It is also close to the Grantham Canal, a strategically important pedestrian and cycle route. These corridors seek to protect and enhance pedestrian and cycle connectivity between Cotgrave, the Country Park, Hollygate Park, and, in the case of the Canal, the main urban area of Nottingham and settlements to the south and east. The ecological corridor seeks to improve woodland cover and connectivity. It is important that the development of this allocation contributes to these objectives.
- 3.18 As the site is located adjacent to the restored spoil tips of the former Cotgrave Colliery, the subsequent planning application on this allocation must be supported by a Ground Conditions Survey. Whilst the Council is confident that the restoration (re profiling) of these tips as a Country Park has ensured their stability, given the proximity of the allocation, these surveys would identify any risks.
- 3.19 The development of both allocations along Hollygate Lane would have an impact on the local highway network and in particular the junctions with Colston Gate and Stragglethorpe Road. It will need to be demonstrated that the proposed developments appropriately mitigate any potential adverse highway impacts. This mitigation should include the creation of a new road link between Colston Gate and Hollygate Lane, one single junction for both allocations, and modifications to the existing junctions of Hollygate Lane with Colston Gate and Stragglethorpe Road which improve highway safety. The development of both allocations should provide financial contributions to facilitate these junction improvements.

## **POLICY 2.2 HOUSING ALLOCATION – LAND SOUTH OF HOLLYGATE LANE, COTGRAVE**

**The area, as shown on the policies map, is identified as an allocation for around 190 homes.**

**The development will be subject to the following requirements:**

- a) **development must come forward as one comprehensive scheme;**
- b) **development must provide a new road connection between Colston Gate and Hollygate Lane and highway improvements at the existing Colston Gate/Hollygate Lane junction;**
- c) **access off Hollygate Lane should be achieved through the creation of one junction that also provides access to the housing site opposite which is allocated within Policy 2.1;**
- d) **the junction at Hollygate Lane and Colston Gate must be modified. These changes should complement other changes to the highway network required within this policy and Policy 2.1;**
- e) **the junction at Hollygate Lane and Stragglethorpe Road must be modified to accommodate increased traffic resulting from this allocation and to improve junction safety;**
- f) **Green Infrastructure should provide linkages to the Grantham Canal and Hollygate Park and achieve net-gains in biodiversity through tree planting and woodland creation; and**
- g) **it should be consistent with other relevant policies in the Local Plan.**

## **JUSTIFICATION**

- 3.20 Land south of Hollygate Lane has a number of separate land owners but it comprises one allocation and it would be expected to be delivered as one single comprehensive development scheme, with an anticipated capacity of around 190 dwellings. The development of this allocation for housing provides an opportunity to enhance connectivity between Hollygate Park (the former Cotgrave Colliery) and the Grantham Canal, and the existing main built up area of Cotgrave. In order to accommodate development in this location at least two points of access for road traffic are likely to be required for the scheme as a whole. These could be achieved off Colston Gate and Hollygate Lane.
- 3.21 The development of both allocations along Hollygate Lane would have an impact on the local highway network and in particular the junctions with Colston Gate and Stragglethorpe Road. It will need to be demonstrated that the proposed developments appropriately mitigate any potential adverse highway impacts. This mitigation should include the creation of a new road link between Colston Gate and Hollygate Lane, one single junction for both allocations, and modifications to the existing junctions of Hollygate Lane with Colston Gate and Stragglethorpe Road which improve highway safety. The development of both allocations should provide financial contributions to facilitate these junction improvements.
- 3.22 In accordance with Policy 8 of the Core Strategy, 10% of the new homes should be affordable homes (comprising intermediate, affordable rent and

social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

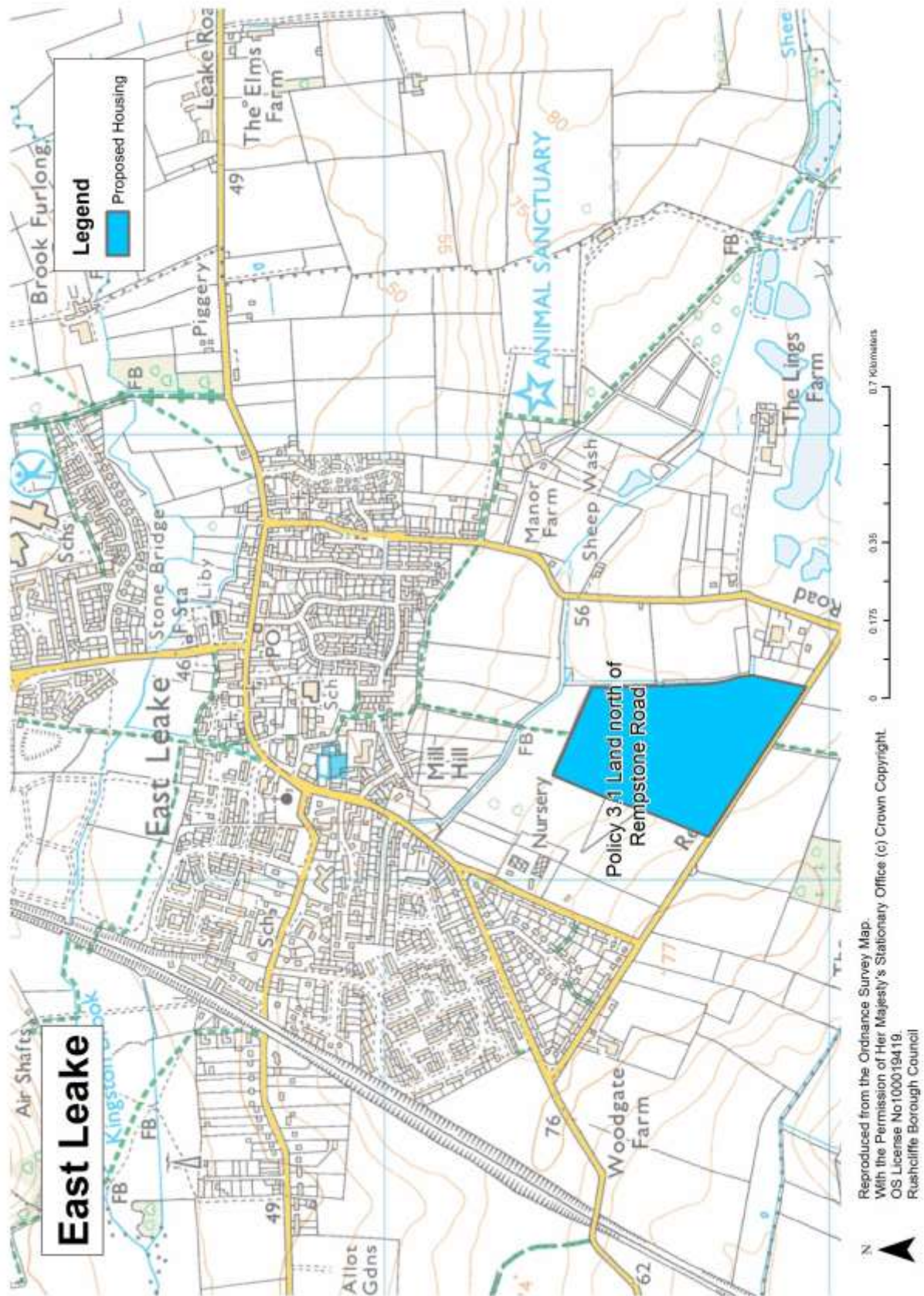
- 3.23 The site is within a local green infrastructure corridor and ecological corridor. It is also close to the Grantham Canal, a strategically important pedestrian and cycle route. These corridors seek to protect and enhance pedestrian and cycle connectivity between Cotgrave, the Country Park, Hollygate Park, and, in the case of the Canal, the main urban area of Nottingham and settlements to the south and east. The ecological corridor seeks to improve woodland cover and connectivity. It is important that the development of this allocation contributes to these objectives.

### **Housing Allocations at East Leake**

- 3.24 The Core Strategy sets a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028. Planning permission has recently been granted on nine greenfield sites around the village that will deliver around 1,000 new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 600 homes.
- 3.25 It is considered that it would be unacceptable to identify further land at East Leake for housing development over the plan period. To do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the affect that any further development would have on the character of the village. This Local Plan Part 2 allocates one site for housing development at East Leake on land to the north of Rempstone Road (see Figure 2). This site, which is outside the existing built extent of the village, already has planning permission for new housing but development has yet to start.



Figure 2: Housing allocation at East Leake



Reproduced from the Ordnance Survey Map.  
 With the Permission of Her Majesty's Stationary Office (c) Crown Copyright.  
 OS License No 100019419.  
 Rushcliffe Borough Council

### **POLICY 3      HOUSING ALLOCATION – LAND NORTH OF REMPSTONE ROAD, EAST LEAKE**

The area, as shown on the policies map, is identified as an allocation for around 235 homes.

The development will be subject to the following requirements:

- a) if required, a serviced site within the north of the allocation should be provided for a new primary school;
- b) appropriate financial contributions for new primary school and medical centre provision where necessary;
- c) pedestrian and cycling access to the centre of East Leake should utilise the existing footpath through the site and opportunities to integrate the allocation with the neighbouring Kirk Ley development;
- d) development on the Rempstone Road frontage and which borders the open countryside should provide a visually attractive gateway and boundary to the village; and
- e) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.26 In accordance with Policy 8 of the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.27 Due to existing inadequate school capacity and the additional demand for school places that would be generated by the development of this allocation (and others), an accessible serviced site may be required for a new one form entry primary school within the allocation. In order to ensure these facilities are in the most accessible location for the majority of residents, land within the north of the site, closer to village, should be safeguarded as the location for the new primary school. In accordance with the extant outline planning permission, the school must be accessed off Kirk Ley Road, through the neighbouring development.
- 3.28 Whilst vehicular access for residents will be achieved off Rempstone Road, given the distance from the centre of the village, more direct non-motorised access must be provided through the neighbouring development off Kirk Ley Road and via the existing right of way from Rempstone Road, through the site and into the village.



3.29 The allocation is in a prominent location on Rempstone Road and it extends into the open countryside. It is therefore important that the design and layout of the development on the frontage provides a visually attractive entrance to the village. Development adjacent to the open countryside should respect the rural character of the area.

## **Housing Allocations at Keyworth**

3.30 The Core Strategy sets a target of a minimum of 450 new homes that need to be built on greenfield sites at Keyworth up to 2028. It is considered that Keyworth has scope to sustain around 600 dwellings in total on greenfield sites adjacent to the village.

3.31 It is considered that delivery of around 600 further homes at Keyworth is sustainable. For instance, the new health centre has scope to accommodate this level of development subject potentially to developer contributions to support improvements. It is also judged that, given the existing size of the town which has around 3,000 dwellings, around 600 new homes should be able to be assimilated as part of Keyworth without unduly affecting the town's character or local amenity.

3.32 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 3) have been identified as housing allocations and have been removed from the Green Belt:

- Land off Nicker Hill;
- Land between Platt Lane and Station Road;
- Land south of Debdale Lane; and
- Hillside Farm.

3.33 With the exception of Hillside Farm, the sites are identified as recommended housing allocations within the Keyworth Neighbourhood Plan.



## **POLICY 4.1 HOUSING ALLOCATION – LAND OFF NICKER HILL, KEYWORTH**

The area, as shown on the policies map, is identified as an allocation for around 150 homes.

The development will be subject to the following requirements:

- a) the neighbouring Local Wildlife Site should not be adversely affected;
- b) Green Infrastructure should improve connections to the right of way network and deliver net-gains in biodiversity;
- c) Improvements to the junction of Platt Lane, Nicker Hill, Normanton Lane and Station Road to reduce speeds and increase visibility;
- d) significant impacts on the amenity of new residents resulting from the activities of the neighbouring British Geological Survey should be avoided or adequately mitigated; and
- e) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

3.34 In accordance with Policy 8 of the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

3.35 The site is within a local green infrastructure corridor. This corridor seeks to protect and enhance pedestrian connectivity east of Keyworth, towards Normanton and beyond to Cotgrave.

3.36 The neighbouring British Geological Survey (BGS) is identified as a Centre of Excellence within Policy 5 of the Core Strategy. Given the proximity of the allocation to this facility new residents should not be adversely affected by noise, dust or odours which may subsequently restrict the BGS's operations and lead to the relocation of this establishment. Policy 4.1 therefore requires proposals on this site to include comprehensive avoidance and mitigation measures, in order prevent adverse impacts on the amenity of neighbouring residents.

## **POLICY 4.2 HOUSING ALLOCATION – LAND BETWEEN PLATT LANE AND STATION ROAD, KEYWORTH**

The area, as shown on the policies map, is identified as an allocation for around 190 homes.

The development will be subject to the following requirements:

- a) there should be two points of vehicle access, off Platt Lane and Station Road;
- b) carriageway and crossing improvements to Platt Lane including the delivery of appropriate safe footpaths on either side of the road;
- c) improvements to the junction of Platt Lane, Nicker Hill, Normanton Lane and Station Road to reduce speeds and increase visibility;
- d) Green infrastructure should deliver net-gains in biodiversity through tree planting which complements other green infrastructure objectives;
- e) subject to access requirements, the hedgerow on Platt Lane and tree belt on Station Road must be retained;
- f) Green infrastructure should include a suitable buffer with the neighbouring sports facility in order to protect the amenity of residents and users of the right of way; and
- g) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

3.37 In accordance with Policy 8 the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

3.38 The site is within a local green infrastructure corridor. This corridor seeks to protect and enhance pedestrian connectivity east of Keyworth, towards Normanton and beyond to Cotgrave. It also encourages net-gains in biodiversity through increases in tree cover and the ecological connectivity of woodland sites.

## **POLICY 4.3 HOUSING ALLOCATION – LAND SOUTH OF DEBDALE LANE, KEYWORTH**

The area, as shown on the policies map, is identified as an allocation for around 190 homes.

The development will be subject to the following requirements:

- a) pedestrian and cycle access should be achieved via Croft Road;
- b) Green Infrastructure will include a landscape buffer along the site's western boundary;
- c) the two northern fields (adjacent to Debdale Lane) remain in the Green Belt and should comprise a landscape buffer and multifunctional open space; and
- d) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.39 In accordance with Policy 8 of the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.40 Due to the site's elevated location and subsequent landscape and visual intrusion, green infrastructure should provide a landscape buffer in order to reduce the development's visual intrusion. Particularly when viewed from the west and from the north.
- 3.41 The two northern fields which slope steeply down towards Debdale Lane, a small stream and a right of way remain in the Green Belt. Inappropriate built development within these fields will be restricted and the land utilised as publicly accessible open space. Where appropriate these fields should provide play space, a landscape buffer, improved wildlife habitats, and deliver pedestrian and cycle connectivity to Debdale Lane and the rights of way network which connect the site to the wider countryside.

## **POLICY 4.4 HOUSING ALLOCATION – HILLSIDE FARM, KEYWORTH**

**The area, as shown on the policies map, is identified as an allocation for around 70 homes.**

**The development will be subject to the following requirements:**

- a) the amenity of residents should not be significantly affected by noise, odour or dust resulting from the activities of the neighbouring farm; and**
- b) it should be consistent with other relevant policies in the Local Plan.**

### **JUSTIFICATION**

3.42 In accordance with Policy 8 of the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

3.43 Given the allocation's location adjacent to an operational farm, the amenity of new residents should not be adversely affected by noise, dust or odours which may subsequently restrict the farm's operations. Policy 4.4 therefore requires proposals on this site include comprehensive avoidance measures, including a buffer, in order prevent adverse impacts on the amenity of neighbouring residents.

### **Housing Allocations at Radcliffe on Trent**

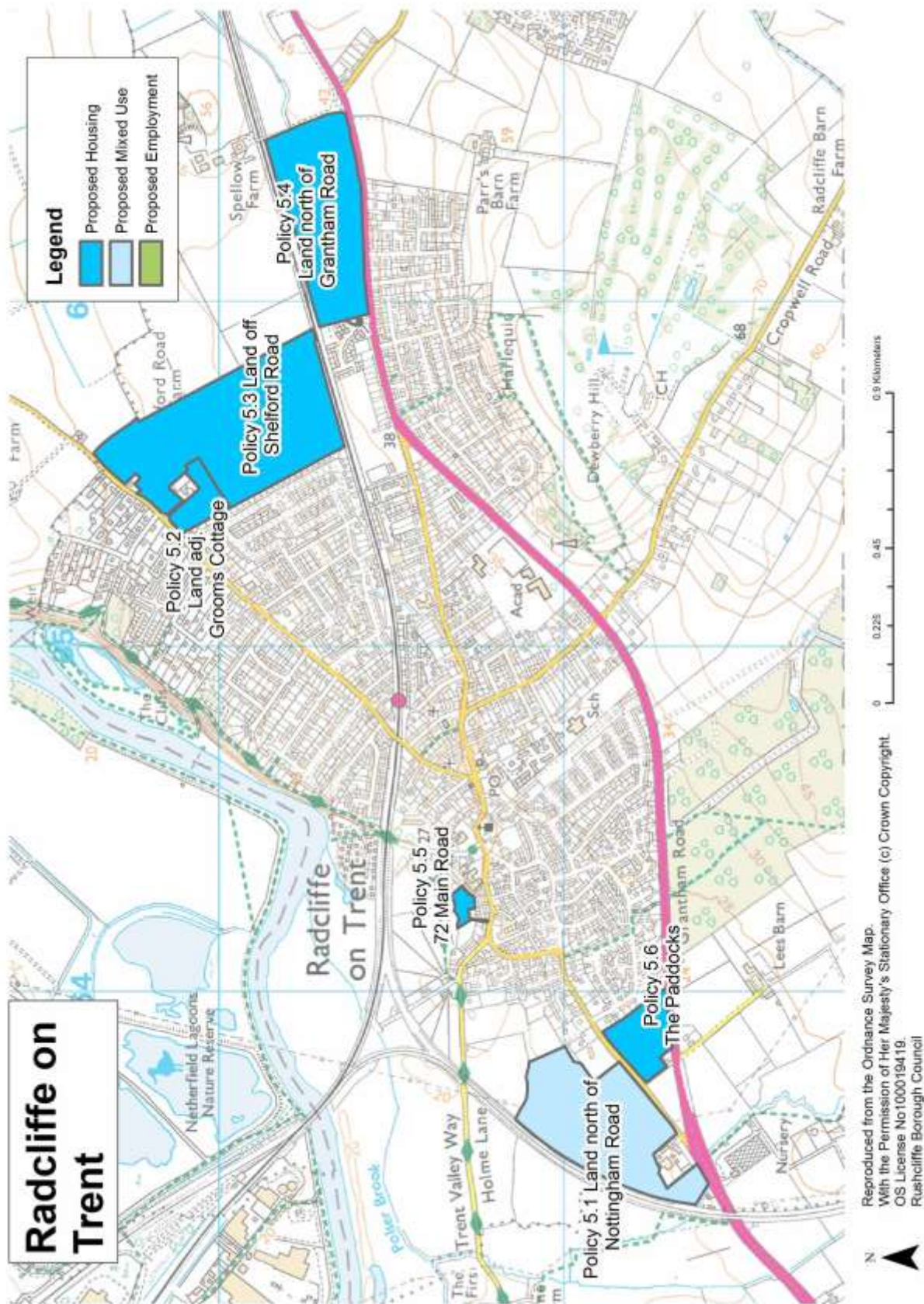
3.44 The Core Strategy sets a target of a minimum of 400 new homes that need to be built on greenfield sites within the existing Green Belt surrounding Radcliffe on Trent up to 2028.

3.45 A critical constraint influencing new housing numbers at Radcliffe on Trent is the limited primary school capacity and limited scope to expand existing school premises. It may therefore be necessary for new housing to be accompanied by a new primary school. Should a new primary school be required, one of the allocated sites will need to provide a serviced plot for the school. To generate the pupil numbers required to sustain a new one form entry primary school and to also generate sufficient developer contributions to cover the costs of a new school, it would require the delivery of upwards of 1,000 new homes on the edge of Radcliffe on Trent.

- 3.46 In addition the existing medical centre may not be capable of expansion and may not be able to accommodate the needs generated by the new housing. Therefore land should also be made available for a serviced plot for a new medical centre in case this is needed as an alternative site.
- 3.47 In balancing sustainability, Green Belt, settlement capacity, flood risk, the availability of suitable sites for development and other relevant planning considerations, that the following sites (see Figure 4) are identified as housing allocations and have been removed, where applicable, from the Green Belt to deliver around 920 new homes:
- Land north of Nottingham Road;
  - Land adjacent Grooms Cottage;
  - Land off Shelford Road;
  - Land north of Grantham Road to south of railway line;
  - 72 Main Road; and
  - The Paddocks, Nottingham Road.
- 3.48 In the event that new sites are required for a primary school and/or medical centre due to new housing development, land off Shelford Road is identified as the preferred location for both within Policy 5.3.
- 3.49 It would be expected that all the sites would contribute financially and equitably to the provision of a new primary school and medical centre for the village.



Figure 4: Housing and Mixed Use allocations at Radcliffe on Trent





## **POLICY 5.1 HOUSING ALLOCATION – LAND NORTH OF NOTTINGHAM ROAD, RADCLIFFE ON TRENT**

The area, as shown on the policies map, is identified as an allocation for around 150 homes and 5 hectares of employment.

The development will be subject to the following requirements:

- a) land identified within the allocation on policies map will be developed for employment uses (B1, B2 and B8);
- b) vulnerable development within flood zone 3 (within a small area of the site's south western corner) must be avoided;
- c) a site specific flood risk assessment (FRA) should ensure the site is not affected by current or future flooding and it does not increase flood risks elsewhere;
- d) Green Infrastructure should improve connections to the right of way network, including the neighbouring former Cotgrave Colliery Mineral Line (a pedestrian and cycle route), deliver net-gains in biodiversity and where necessary contribute to flood risk avoidance measures;
- e) appropriate financial contributions towards education and health capacity improvements to support development; and
- f) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

3.50 Policy 5.1 (Land north of Nottingham Road) will include an element of employment land to form a mixed development. The adopted Radcliffe on Trent Neighbourhood Plan identifies a local community desire for a balance of new and revitalised employment to support housing growth at Radcliffe on Trent.

3.51 The land allocated under Policy 5.1 provides such an opportunity given its western location close to the main Nottingham urban area, its accessibility to the A52, its low lying topography and the benefits that the former minerals railway line embankment along the western edge of the site would provide in terms of screening future development and increasing pedestrian and cycle access.

3.52 The allocation is divided by overhead powerlines which cross the site in a north-south direction. It is logical for employment to be located to the western side of the powerlines and housing to the east, with development appropriately set back from the powerlines on each side. The development of employment and its separation from the residential area would provide an on-

site green corridor between these uses, better avoid any potential conflict between new housing and the existing RSPCA Animal Shelter and avoid locating more vulnerable residential development within the vicinity of flood zone 3.

- 3.53 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.54 As the land is within flood zone 2 and contains a small area within flood zone 3, the allocation was subject to the sequential test during the plan making process. The sequential test ensures that reasonable alternative allocations, which are at a lower risk of flooding (in this case, those within flood zone 1), are allocated instead.
- 3.55 The sequential test determined that as the allocation provides for employment land and it is in a more sustainable location for mixed use development, it was sequentially preferable to the alternative allocations. In accordance with the National Planning Policy Framework and National Planning Policy Guidance, as residential development is a more vulnerable use, when located within flood zone 2, any forthcoming proposal must be supported by a flood risk assessment which establishes that the development will not be affected by current and future flooding and it does not increase flood risk elsewhere.
- 3.56 As identified in Appendix D, the allocation is located within the River Trent Green Infrastructure Corridor, Urban Fringe area and is adjacent to the former Cotgrave Colliery Mineral Line, which is now a pedestrian and cycle route between Cotgrave and Radcliffe on Trent. It is also located within the River Trent Ecological Network, which comprises wetlands, grasslands and woodland. In accordance with Policies 35 and 38 the development of this allocation should incorporate green infrastructure which connects to the former minerals line and the local rights of way network (including the Trent Valley Way along Holme Lane). It should also achieve net-gains in biodiversity through the preservation and creation of connected habitats, including where appropriate wetlands, woodland and grassland.

## **POLICY 5.2 HOUSING ALLOCATION – LAND ADJACENT GROOMS COTTAGE, RADCLIFFE ON TRENT**

The area, as shown on the policies map, is identified as an allocation for around 50 homes.

The development will be subject to the following requirements:

- a) development should complement and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.3;
- b) sensitive boundary treatment should protect the amenity of existing neighbouring properties;
- c) appropriate financial contributions towards education and health capacity improvements to support development; and
- d) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

3.57 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

3.58 The site is bounded by land that is allocated for housing development under Policy 5.3 and which also provides land for the new primary school and health centre, both of which are required to meet demand generated by new housing at Radcliffe on Trent. These will be located close to Shelford Road and the development of this allocation should not prevent the delivery of these important facilities or the neighbouring new homes. Particular attention should be paid to the amenity of residents, highways and access issues, and the pedestrian and cycling connectivity of these sites

## **POLICY 5.3 HOUSING ALLOCATION – LAND OFF SHELFORD ROAD, RADCLIFFE ON TRENT**

The area, as shown on the policies map, is identified as an allocation for around 400 homes.

The development will be subject to the following requirements:

- a) a serviced site(s) within the north of the allocation should be provided for a new one form entry primary school and medical centre;
- b) appropriate financial contributions towards education and health capacity improvements to support development;

- c) **land within the south of the site should be safeguarded for a future pedestrian and cycling bridge across the railway line;**
- d) **development should complement and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.2;**
- e) **sensitive boundary treatments should protect the amenity of existing neighbouring properties; and**
- f) **it should be consistent with other relevant policies in the Local Plan.**

## **JUSTIFICATION**

- 3.59 The Local Education Authority and Clinical Commission Group have concerns regarding the capacity of existing educational and health facilities within Radcliffe on Trent. If existing educational and health facilities cannot be expanded to meet existing demand land off Shelford Road is identified as the preferred location for the new primary school and medical centre. In order to ensure these facilities are in the most accessible location for the majority of residents, land within the north of the site, closer to Shelford Road, should be safeguarded as the location for the new primary school and medical centre. If increased demand can be met without requiring a new school or medical centre, the land required under policy 5.3 part a can be developed for other uses.
- 3.60 Whilst a financial contribution for the primary school and medical centre is likely to be required, as the owner/developer of this site may be required to provide the land for these facilities, they will not be expected to provide the same level of financial contributions (per dwelling) as the owner/developers of the other four allocations identified on the edge of Radcliffe on Trent. Until the adoption of the Community Infrastructure Levy, individual financial contributions will be established during the determination of each allocation's subsequent planning application.
- 3.61 The development of this site offers an opportunity to link this area of Radcliffe on Trent (which will include a new primary school and medical centre) with areas of the village on the opposite side of the railway line, which are only accessible via a detour through the centre of the village. In order to ensure this potential link is not jeopardised by development, land adjacent to the railway line should be safeguarded.
- 3.62 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## **POLICY 5.4 HOUSING ALLOCATION – LAND NORTH OF GRANTHAM ROAD, RADCLIFFE ON TRENT**

The area, as shown on the policies map, is identified as an allocation for around 240 homes.

The development will be subject to the following requirements:

- a) the existing junction off the A52 to the business park will, subject to required improvements, provide the primary access to the site;
- b) development on the A52 frontage and which borders the open countryside should provide a visually attractive gateway and boundary to the village;
- c) land within the west of the site should be safeguarded for a future pedestrian and cycling bridge across the railway line;
- d) occupants should not be adversely affected by noise; and
- e) appropriate financial contributions towards education and health capacity improvements to support development; and
- f) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.63 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.64 The site is located adjacent to the A52, an important trunk road which links the A1 to Nottingham. Direct access onto the A52 will be required and this should be achieved via the business park access road and its junction with the A52. Located on the eastern boundary, the junction may, subject to advice from Highways England, require modifications which would be funded by the development.
- 3.65 Due to the allocation's position between the A52 and railway line, residential amenity may be adversely affected by the noise of trains and vehicles. If necessary, avoidance measures, including vegetation buffers, should be incorporated into the layout and design of the development.
- 3.66 The allocation is in a prominent location on the approach to Radcliffe on Trent along the A52 and it extends into the open countryside, beyond the existing residential area opposite at Harlequin. It is therefore important that the design and layout of the development on the frontage with the A52 and at the junction with the business park provides a visually attractive entrance to the

village. Development adjacent to the open countryside should respect the rural character of the area.

**POLICY 5.5 HOUSING ALLOCATION – 72 MAIN ROAD, RADCLIFFE ON TRENT**

**The area, as shown on the policies map, is identified as an allocation for around 5 homes.**

**JUSTIFICATION**

3.67 Although the site in terms of its size could accommodate 10 to 15 new homes, given the single track access to the site, the number of homes within this allocation is restricted to around 5 homes.

**POLICY 5.6: HOUSING ALLOCATION – THE PADDOCKS, NOTTINGHAM ROAD, RADCLIFFE ON TRENT**

**The area, as shown on the policies map, is identified as an allocation for around 75 homes.**

**The development will be subject to the following requirements:**

- a) occupants should not be adversely affected by noise disturbance caused by traffic on the A52;**
- b) any surface water drainage issues should be managed by effective sustainable drainage systems;**
- c) appropriate financial contributions towards education and health capacity improvements to support development; and**
- d) it should be consistent with other relevant policies in the Local Plan.**

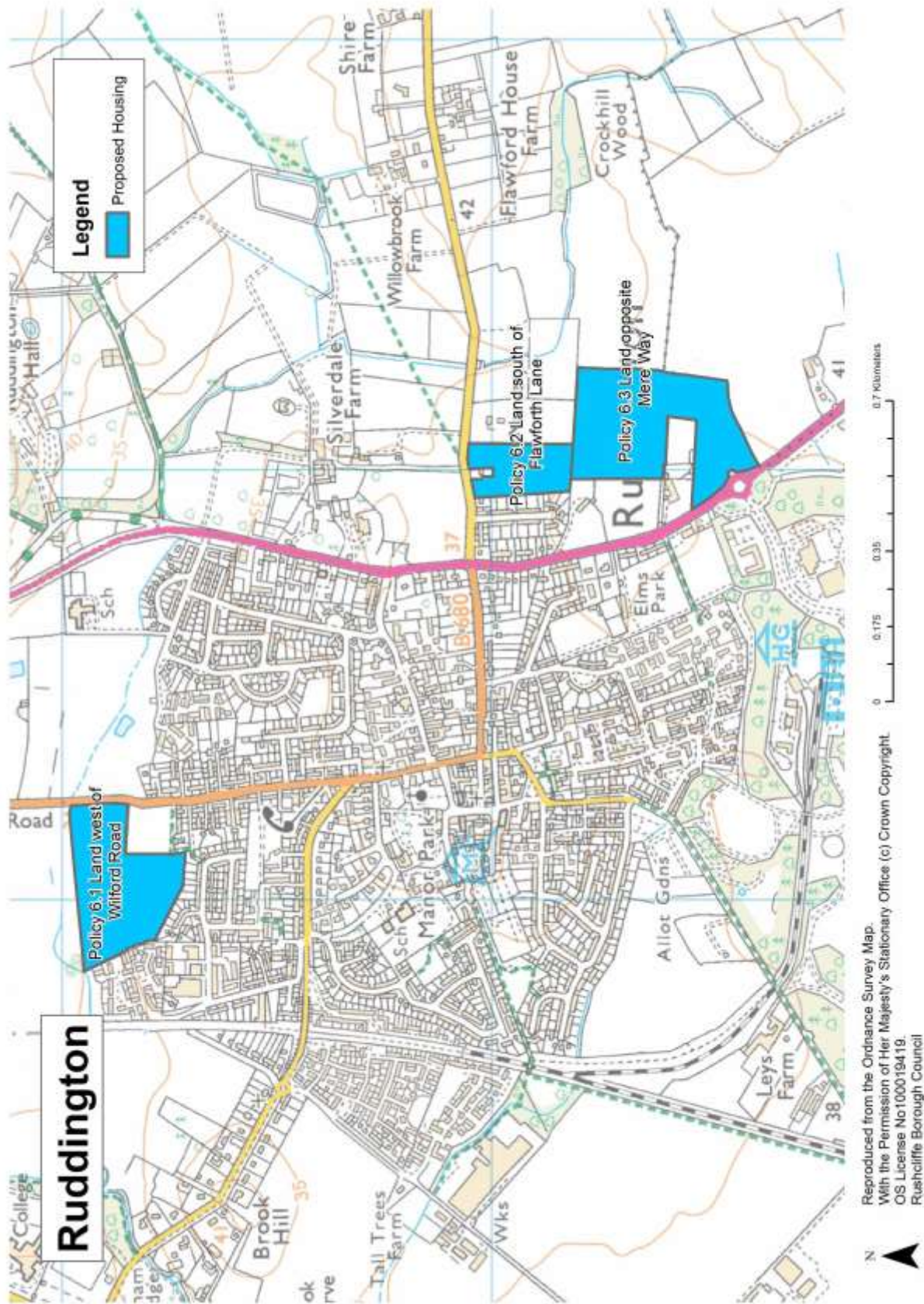
**JUSTIFICATION**

3.68 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## Housing Allocations at Ruddington

- 3.69 The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. It is considered that Ruddington has scope to sustain around 350 dwellings in total adjacent to the village, based on the capacity of local services and the availability of suitable sites for development.
- 3.70 In balancing sustainability, Green Belt, settlement capacity, heritage, flood risk and other relevant planning considerations, the following sites (see Figure 5) are identified as housing allocations and have been removed from the Green Belt:
- Land to the west of Wilford Road;
  - Land south of Flawforth Lane; and
  - Land opposite Mere Way.
- 3.71 All three sites are located on the edge of Ruddington and can be accessed either off the A60 or Wilford Road. In these locations, residents who commute to Nottingham or south and choose to drive can access their employment without travelling through the centre of the village, which, due to its historical layout, is congested at peak times.

Figure 5: Housing allocations at Ruddington





## **POLICY 6.1 HOUSING ALLOCATION – LAND WEST OF WILFORD ROAD, RUDDINGTON**

The area, as shown on the policies map, is identified as an allocation for around 130 homes.

The development will be subject to the following requirements:

- a) vulnerable development should not be located within flood zone 3;
- b) a site specific flood risk assessment (FRA) should ensure the site is not affected by current or future flooding and it does not increase flood risks elsewhere;
- c) development on the Wilford Road frontage and which borders the open countryside should provide a visually attractive gateway and boundary to the village;
- d) on-site green infrastructure should deliver recreational open spaces, landscape buffers (including a buffer around Sellers Field Recreation Ground), net-gains in biodiversity and where necessary surface water flood mitigation. This should include a 10m buffer either side of the Packman Dyke; and
- e) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.72 As the land contains significant areas within flood zone 2 and also a smaller area within flood zone 3 (adjacent to Packman Dyke and Wilford Road), the allocation was subject to the sequential test during the plan making process. The sequential test ensures that reasonable alternative allocations, which are at a lower risk of flooding (in this case, those within flood zone 1), are allocated instead.
- 3.73 The sequential test determined that no reasonable alternative sites are preferable to this allocation (having compared the sustainability of the sites and determining they are not reasonable alternatives). However, in accordance with the National Planning Policy Framework and National Planning Policy Guidance, as residential development is a more vulnerable use, when located within flood zone 2, any forthcoming proposal must be supported by a flood risk assessment which establishes that the development will not be affected by current and future flooding and it does not increase flood risk elsewhere.
- 3.74 The allocation is located within a prominent position on the approach to Ruddington along Wilford Road and extends into the open countryside. It is

therefore important that the design and layout of the development on the frontage with Wilford Road and open countryside to the north provides a visually attractive entrance to the village. Development adjacent to the open countryside should respect the rural character of the area.

- 3.75 The allocation is located within the Fairham Brook and Packman Dyke Green Corridor which provides flood risk mitigation, contains priority habitat (including the designated Fairham Brook Nature Reserve and Wilwell Cutting Site of Special Scientific Interest), provides their ecological connectivity, contains recreational opportunities and pedestrian and cycling connectivity (particularly south of Ruddington within and adjacent to the Country Park). Within the site multi-functional green infrastructure should deliver recreational spaces and net-gains in biodiversity (comprising where appropriate new wetland, grassland and woodland). Critically, the ecological and surface water functions of Packman Dyke and its environs must be preserved and enhanced within a 10 metre wide buffer.
- 3.76 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## **POLICY 6.2 HOUSING ALLOCATION – LAND SOUTH OF FLAWFORTH LANE, RUDDINGTON**

**The area, as shown on the policies map, is identified as an allocation for around 50 homes.**

**The development will be subject to the following requirements:**

- a) the trees and hedgerows which form the boundary of the site should be retained;**
- b) the setting of the Conservation Area and Grade II Listed Easthorpe House should be preserved; and**
- c) it should be consistent with other relevant policies in the Local Plan.**

## **JUSTIFICATION**

- 3.77 Established trees and vegetation form the boundary of the site, most notably the frontage on Flawforth Lane and the boundary with Flawforth Avenue. These trees contribute to the character of the area and their retention would contribute to the landscape buffer (preserving the rural character of the area,

including the Conservation Area) and reduce adverse effects on the amenity of neighbouring properties.

3.78 As Ruddington's Conservation Area is located adjacent to the site's southern boundary and it comprises, in this locality, extensive grounds to a private property, the development of this allocation should be set back at this point and the hedgerow enhanced in order to preserve the character of this part of the conservation area.

3.79 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

### **POLICY 6.3 HOUSING ALLOCATION – LAND OPPOSITE MERE WAY, RUDDINGTON**

**The area, as shown on the policies map, is identified as an allocation for around 170 homes.**

**The development will be subject to the following requirements:**

- a) the existing roundabout at the Mere Way/A60 junction will provide road access;**
- b) the setting of the Conservation Area should be preserved;**
- c) development along the Loughborough Road frontage, at the junction with Mere Way and which borders the open countryside should provide a visually attractive gateway and boundary to the village; and**
- d) it should be consistent with other relevant policies in the Local Plan.**

### **JUSTIFICATION**

3.80 The allocation is located at the Mere Way/A60 roundabout, this is a prominent gateway on the approach to Ruddington on the A60 (Loughborough Road). It is therefore important that the design and layout of the development on the frontage with the A60 and at the junction with Mere Way provides a visually attractive entrance to the village. Parts of the western boundary of the site are adjacent to the Ruddington Conservation Area. This boundary largely consists of mature hedgerow. This boundary should be enhanced, and development set back from it in order to protect the setting of the conservation area. Development on the southern and eastern boundaries, adjacent to the open countryside, should respect the rural character of the area.

3.81 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

### **Housing Allocation at Cropwell Bishop**

3.82 Cropwell Bishop has capability to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed most suitable for housing development.

3.83 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, land east of Church Street (see Figure 6) is identified as a housing allocation and has been removed from the Green Belt.

### **POLICY 7 HOUSING ALLOCATION – LAND EAST OF CHURCH STREET, CROPWELL BISHOP**

**The area, as shown on the policies map, is identified as an allocation for around 70 homes.**

**The development will be subject to the following requirements:**

- a) a new junction comprising a mini roundabout on Church Street will provide access to the site and an additional access and parking for the neighbouring primary school;**
- b) on-site multi-functional green infrastructure should provide a buffer between the new homes and sewage treatment works;**
- c) the right of way along the allocation's eastern and southern boundaries must be retained as part of multi-functional green infrastructure buffers which retain the existing rights of way and provide a visually attractive settlement edge;**
- d) the completion of archaeological surveys prior to the submission of any planning applications; and**
- e) it should be consistent with other relevant policies in the Local Plan.**

Figure 6: Housing allocation at Cropwell Bishop



## **JUSTIFICATION**

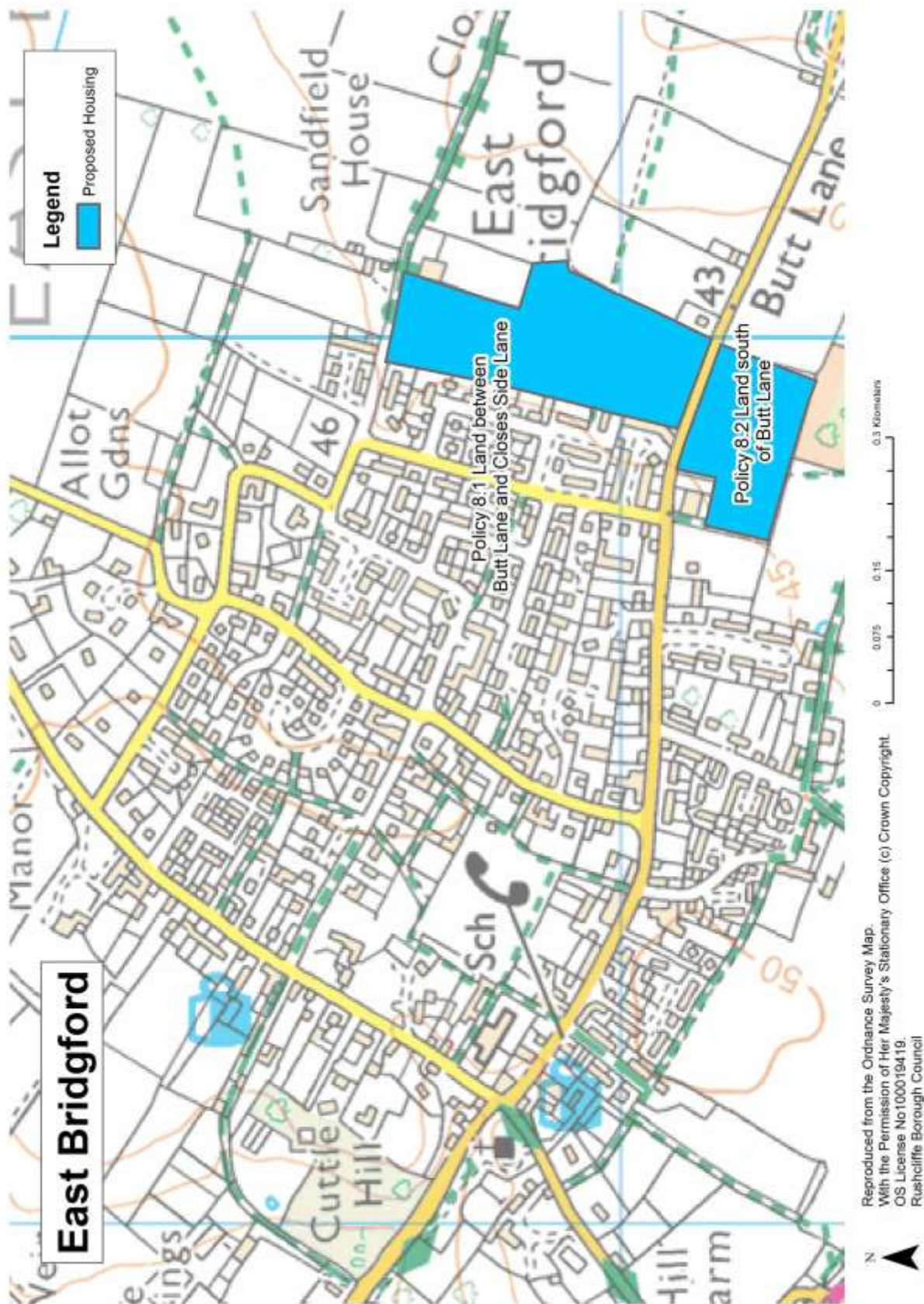
- 3.84 The allocation of this land offers an opportunity to provide a new access and parking for the existing primary school, which is adjacent to the site. The current access to the school, via Stockwell Lane, is not suitable for this purpose and roads in the vicinity of the school are congested at peak times. An additional access off Church Street and parking adjacent to the school site would alleviate these issues and provide a safer environment for pupils and their families.
- 3.85 The site is bounded by public footpaths to the south and east, and by the sewage treatment works to the north. The delivery of multi-functional green infrastructure along these boundaries, which retain and improve rights of way and publicly accessible open space, deliver net-gains in biodiversity, manage surface water run-off and create a visually attractive settlement edge, should be incorporated into the design and layout of the proposal.
- 3.86 Historical records indicate that archaeological remains of the old historic core of the village may be present within the western area of the allocation, closer to Church Street. Archaeological investigation of the site must be undertaken to establish whether any important archaeological features remain and to inform, if necessary, any mitigation that may be required as a result of the investigations.
- 3.87 In accordance with Policy 3 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## **Housing Allocations at East Bridgford**

- 3.88 East Bridgford has scope to sustain around 125 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed suitable for housing development.
- 3.89 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 7) are identified as housing allocations and have been removed from the Green Belt:
- Land between Butt Lane and Closes Side Lane; and
  - Land south of Butt Lane.



Figure 7: Housing allocations at East Bridgford



## **POLICY 8.1 HOUSING ALLOCATION – LAND BETWEEN BUTT LANE AND CLOSES SIDE LANE, EAST BRIDGFORD**

The area, as shown on the policies map, is identified as an allocation for around 80 homes.

The development will be subject to the following requirements:

- a) development must come forward as one comprehensive scheme;
- b) an access road connecting Butt Lane and Closes Side Lane must be provided through the site;
- c) the development of this allocation should not prejudice the delivery of Land south of Butt Lane which is allocated for residential development within Policy 8.2;
- d) frontage development on Butt Lane should complement the design of the residential development opposite, which is allocated within Policy 8.2, and not detract from the character of Butt Lane as a rural approach to the village or affect the setting of the Conservation Area;
- e) development which borders the open countryside to the east should provide a visually attractive boundary that respects the area's rural character;
- f) the right of way from Holloway Close, through the site, should be preserved, forming a pedestrian corridor to the open countryside; and
- g) it should be consistent with other relevant policies in the Local Plan.

### **JUSTIFICATION**

- 3.90 Land between Butt Lane and Closes Side Lane has a number of separate land owners but it comprises one allocation and it would be expected to be delivered as one single comprehensive development scheme, with an anticipated capacity of around 80 dwellings.
- 3.91 The allocation of the land for development offers an opportunity to provide an alternative link between Butt Lane and Closes Side Lane, which would reduce traffic on the existing route via Cross Lane. It would also mirror the historical layout of north/south and east/west arterial routes through East Bridgford.
- 3.92 This allocation extends into the open countryside on the north side of Butt Lane, a road which provides an attractive rural approach to East Bridgford. The development of this site should ensure that the rural character of the area is preserved, as far as is possible, through sensitive frontage development on Butt Lane and along those boundaries with the open



countryside. Critically the design and layout of the development's frontages should complement development on the opposite side of Butt Lane.

- 3.93 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## **POLICY 8.2 HOUSING ALLOCATION – LAND SOUTH OF BUTT LANE, EAST BRIDGFORD**

The area, as shown on the policies map, is identified as an allocation for around 45 homes.

The development will be subject to the following requirements:

- a) additional parking for the neighbouring medical centre should be provided;
- b) frontage development on Butt Lane should complement the design of the residential development opposite, which is allocated within Policy 8.1, and not detract from the character of Butt Lane as a rural approach to the village, or affect the setting of the Conservation Area;
- c) the development of this allocation should not prejudice the delivery of the site opposite which is allocated within Policy 8.1;
- d) development which borders the open countryside to the east should be screened by a substantial tree belt which connects Butt Lane and the neighbouring Millennium Wood;
- e) the right of way which connects Butt Lane and Millennium Wood should be retained; and
- f) it should be consistent with other relevant policies in the Local Plan.

## **JUSTIFICATION**

- 3.94 The absence of sufficient parking for patients attending the medical centre has resulted in on-street parking on Butt Lane and neighbouring streets. The allocation of this site offers an opportunity to provide additional parking adjacent to the medical centre.
- 3.95 This allocation extends into the open countryside on the south side of Butt Lane, a road which provides an attractive rural approach to East Bridgford. The development of this site should ensure that the rural character of the area is preserved, as far as is possible, through sensitive frontage development on Butt Lane and along those boundaries with the open

countryside. Critically the design and layout of the development frontages should complement the development on the opposite side of Butt Lane.

- 3.96 A substantial tree buffer along the site's eastern boundary would reduce the landscape and visual impacts of the development when viewed from the east and provide an extension of Millennium Wood, an area of deciduous woodland, which is a priority habitat.
- 3.97 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

### **Housing Allocation at Gotham**

- 3.98 Gotham has scope to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of the site deemed most suitable for housing development.
- 3.99 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, land east of Gypsum Way/The Orchards (see Figure 8) is identified as a housing allocation.

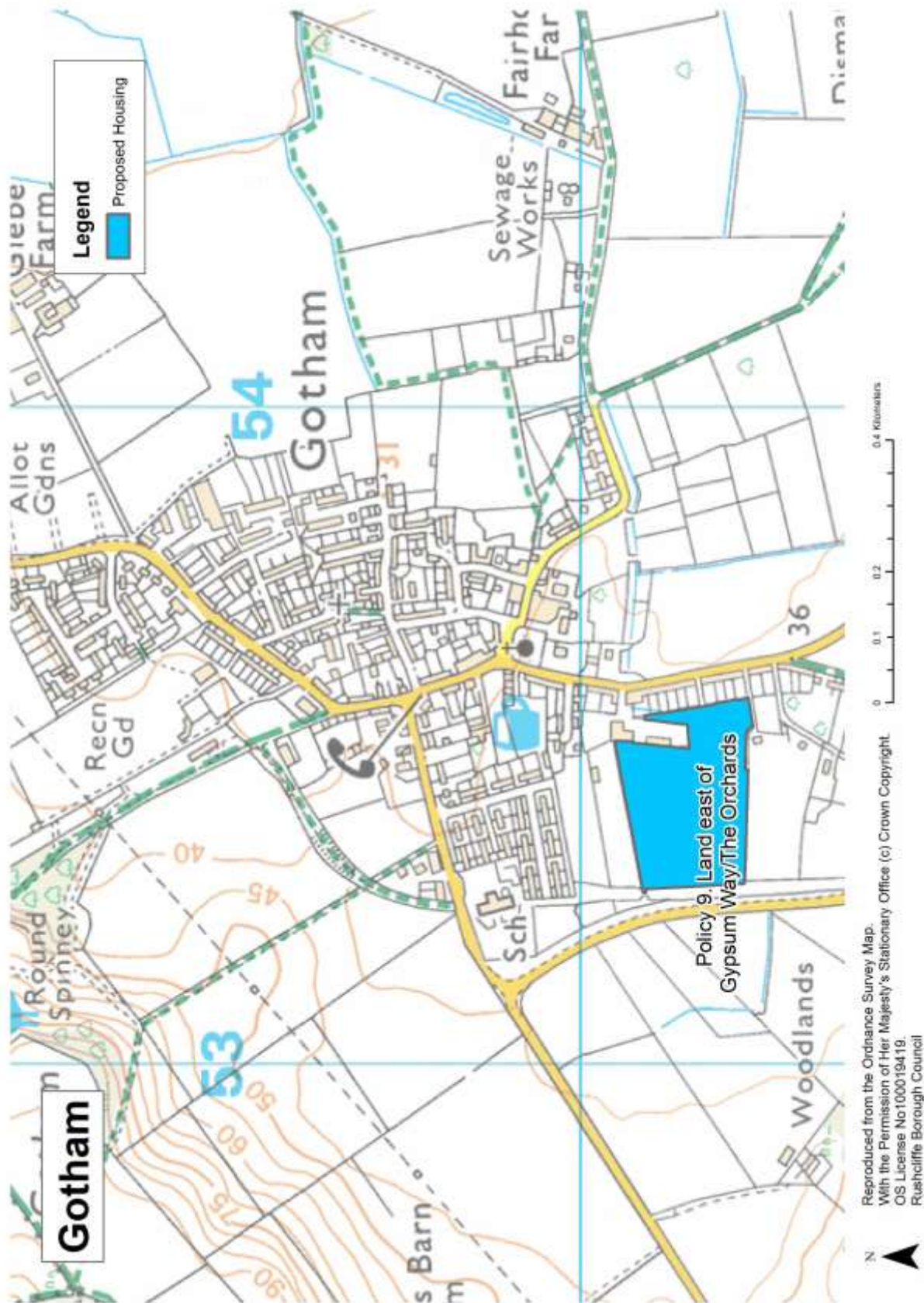
### **POLICY 9 HOUSING ALLOCATION – LAND EAST OF GYPSUM WAY/THE ORCHARDS, GOTHAM**

**The area, as shown on the policies map, is identified as an allocation for around 70 homes.**

**The development will be subject to the following requirements:**

- a) significant impacts on the amenity of new residents resulting from the activities of the neighbouring bus depot must be avoided or adequately mitigated;**
- b) the neighbouring Local Wildlife Site should not be adversely affected;**
- c) Green Infrastructure should deliver net-gains in biodiversity, including grassland and woodland habitats; and**
- d) it should be consistent with other relevant policies in the Local Plan.**

Figure 8: Housing allocation at Gotham



## **JUSTIFICATION**

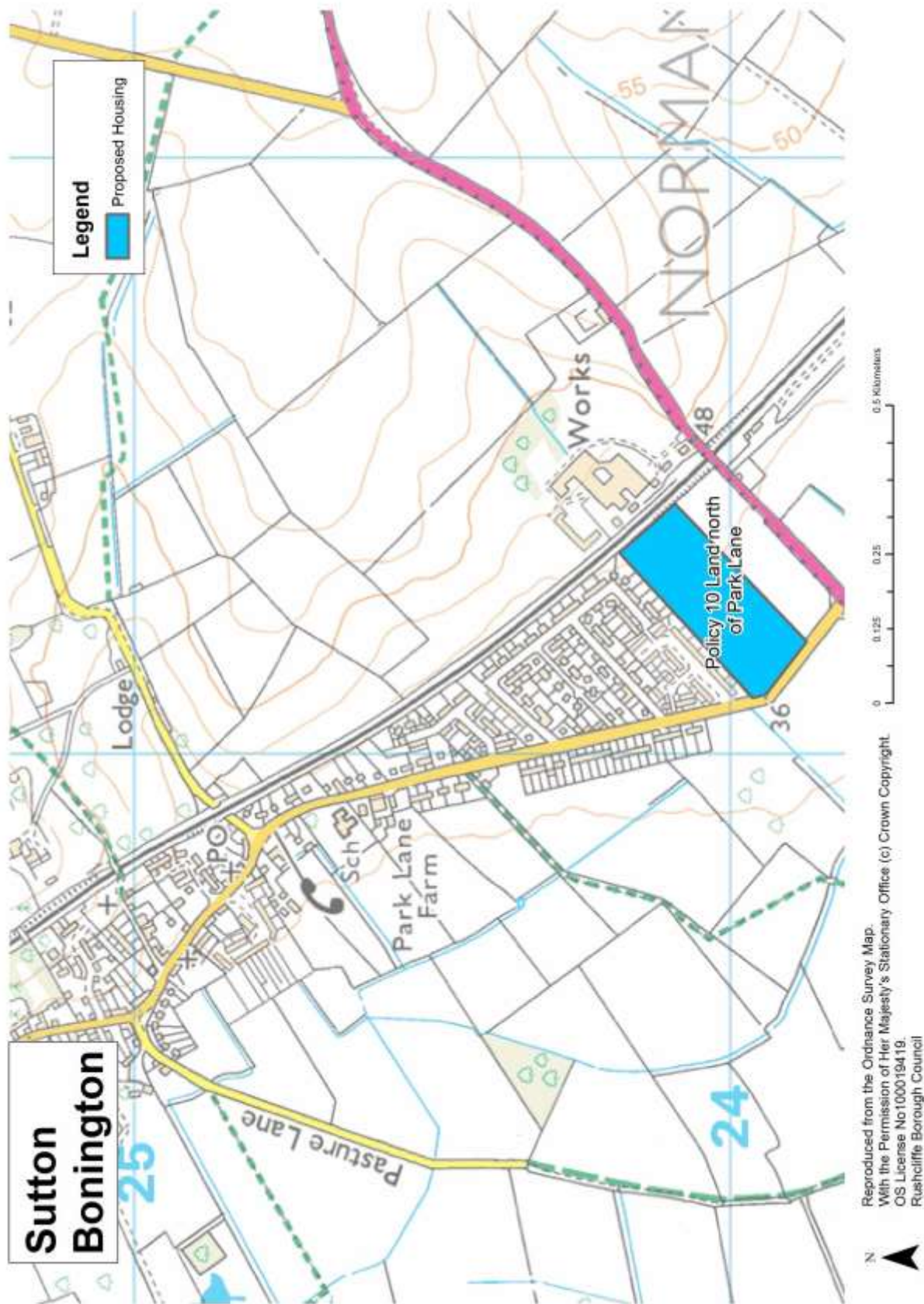
- 3.100 The neighbouring bus depot operates throughout the day, seven days a week and into the early morning. Given the proximity of the site to the depot, suitable mitigation measures must be incorporated into the design and layout of development that prevent the amenity of new residents being adversely affected by noise. This should include suitable landscape buffer comprising woodland.
- 3.101 The allocation is located within the Gotham Hills Ecological Network of woodland and grassland habitats. Therefore, this proposal should, where appropriate incorporate these habitats into on-site Green Infrastructure, including any buffer zones between the development, neighbouring properties, wildlife site and bus depot.
- 3.102 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

### **Housing Allocation at Sutton Bonington**

- 3.103 Sutton Bonington has scope to sustain around 80 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of the single site deemed most suitable and sustainable for housing development.
- 3.104 In balancing sustainability, Green Belt, settlement capacity and other relevant planning considerations, land north of Park Lane (see Figure 9) is identified as a housing allocation.



Figure 9: Housing allocation at Sutton Bonington



## **POLICY 10      HOUSING ALLOCATION – LAND NORTH OF PARK LANE, SUTTON BONINGTON**

**The area, as shown on the policies map, is identified as an allocation for around 80 homes.**

**The development will be subject to the following requirements:**

- a) frontage development on Park Lane should not detract from the character of Park Lane as a rural tree lined approach to the village;**
- b) a buffer on the site's northern boundary should ensure the amenity of the residents of Charnwood Fields and Charnwood Avenue is not adversely affected;**
- c) the amenity of new residents should not be adversely affected by noise generated by trains on the adjacent railway line;**
- d) sustainable drainage measures must address any identified surface water run-off issues; and**
- e) it should be consistent with other relevant policies in the Local Plan.**

### **JUSTIFICATION**

- 3.105 This allocation extends into the open countryside on the north side of Park Lane, a road which provides an attractive tree lined rural approach to the village from the junction with the A6006. The development of this site should ensure that the rural character of the area is preserved, as far as is possible, through sensitive frontage development on Park Lane, which preserves its tree lined rural character.
- 3.106 There should be sensitive development along the site's southern boundary, respecting the rural character of the area and provide a visually attractive boundary for the village when viewed from the A6006.
- 3.107 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

## Monitoring of policies 2-10

Targets	Indicators	Policy Delivery
Delivery of non-strategic allocations in line with housing trajectory contained within Appendix B	Number of completions per annum per site.	<ul style="list-style-type: none"> <li>• Development Management Decisions</li> </ul>

## **POLICY 11 HOUSING DEVELOPMENT ON UNALLOCATED SITES WITHIN SETTLEMENTS**

1. **Planning permission will be granted for development on unallocated sites within the built-up area of settlements provided:**
  - a) **the proposal in terms of scale and location is in accordance with Local Plan Policy 3 (Spatial Strategy);**
  - b) **the proposal is of a high standard of design and does not adversely affect the character or pattern of the area by reason of its scale, bulk, form, layout or materials;**
  - c) **the proposal site does not make a significant contribution to the amenity of the surrounding area by virtue of its character or open nature;**
  - d) **the proposal would not result in the loss of any existing buildings on sites which are worthy and capable of conversion by virtue of architectural and historic qualities;**
  - e) **the proposal would not have an adverse visual impact or be unduly prominent from locations outside the settlement;**
  - f) **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
  - g) **appropriate provision for access and parking is made.**
  
2. **Planning permission will be granted for the conversion and change of use of existing buildings to residential use within the existing built up area of settlements provided:**
  - a) **all homes are self-contained with suitable access arrangements;**

- b) **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
  - c) **appropriate provision for parking and access is made.**
- 3. Development in the rest of the plan area outside the built-up area of settlements is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with Policy 22 (Development within the Countryside).**

## **JUSTIFICATION**

- 3.108 Core Strategy Policy 3 focuses development within the main urban area of Nottingham (within Rushcliffe), the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. Beyond the main urban area and Key Settlements policy allows housing development in 'other villages' to meet local need.
- 3.109 In addition, this Local Plan Part 2 has identified 4 villages where, alongside small scale infill to meet local need, a limited number of new homes should be delivered on allocated sites. Two regeneration sites have also be identified at Bunny and Flintham.
- 3.110 For the purposes of determining residential developments on unallocated sites within 'other villages' (as defined in Core Strategy Policy 3) local need and infill are defined within paragraph 3.10 of this document.
- 3.111 The Local Plan does not identify the settlement boundaries within which Policy 11 will apply. The location of the proposal and its relationship to neighbouring buildings and the physical edge of the settlement will determine whether the application is within the settlement or within the open countryside. For example developments that do not extend beyond the identifiable settlement boundary are considered within the settlement.
- 3.112 During the plan period, opportunities for new residential development on sites which are not allocated in the Core Strategy and this Local Plan Part 2 (often termed windfall developments) will come forward and it is important to ensure that this development does not adversely affect the appearance of the area or the amenity of residents. Policy 11 ensures that residential development which complies with strategic policy, but which is not within an allocation, avoids these impacts.
- 3.113 This includes the conversion of houses into flats and the change of use of non-residential buildings to residential use, which can provide a valuable range and variety of new homes. It also includes the provision of houses in



multiple occupation. In accordance with paragraph 51 of the National Planning Policy Framework, the Council is committed to bringing empty houses and buildings back into use. In recognition of this importance and to encourage this type of development, the Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres).

- 3.114 Policy 11 seeks to protect existing buildings or other features including open spaces which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.
- 3.115 Housing developments within settlements should not have significant adverse effects upon the amenity of nearby residents. This includes, but is not restricted to: the loss of privacy (caused by overlooking of private gardens or views into neighbouring properties for example); overshadowing and reduction in natural light; noise (from traffic); or dust (during construction).
- 3.116 Policy 11 supports the conversion and change of use of existing buildings to residential use and the criteria which is applied ensures the property can be accessed and would not affect amenity of nearby residents. This policy applies equally to planning applications which propose the subdivision of existing properties.
- 3.117 There are certain areas which are protected from residential development. For example allocated or existing employment sites which are protected under Policy 15 (Employment Development). Development (including residential development) within the Green Belt is covered by the National Planning Policy Framework and Policy 21 (Green Belt) in this Local Plan.

## **POLICY 12 HOUSING STANDARDS**

### **Accessibility standards**

- 1. In order to meet the needs of the Borough's residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime the following standards will be met:**

- a) For developments of more than 10 dwellings, at least 20% should comply with requirement M4 (2) of the Building Regulations regarding accessible and adaptable dwellings.
  - b) For developments of more than 100 dwellings, at least 1% should comply with requirement M4(3)(a) of the Building Regulations regarding wheelchair adaptable dwellings.
2. These standards will apply unless viability evidence indicates that it is not possible.

### **Water efficiency standards**

3. All new dwellings will be required to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

### **JUSTIFICATION**

3.118 In March 2015, the Government introduced a new approach for the setting of technical housing standards in England. This rationalised the many differing existing standards (e.g. Lifetime Homes and Code for Sustainable Homes) into a more streamlined system.

3.119 The Written Ministerial Statement, issued on 25 March 2015, sets out the Government's national planning policy on the setting of these technical standards. This explains that the new system gives local planning authorities the option of setting additional technical requirements exceeding the minimum standards required by Building Regulations for new homes in respect of access and water efficiency and introducing an optional national described internal space standard.

### **Water efficiency standards**

3.120 Approved Document G (Requirement G2) and Regulations 36 and 37 of the Building Regulations 2010 set out how the required water efficiency standards should be calculated and met.

3.121 As with the other optional standards, the optional requirement for water efficiency can only be applied where there is evidence of local need and where the viability of development is not compromised by its application.

- 3.122 Policy 2 of Local Plan Part 1: Core Strategy requires that new dwellings should be built to incorporate a maximum consumption standard of 105 litres per person per day. This requirement, supported by the Environment Agency and Severn Trent Water Ltd, reflects the results of the Outline Water Cycle Study (2010) and the constrained nature of supply in the East Midlands, with Rushcliffe identified as being in an area of moderate water stress (i.e. scarcity).
- 3.123 The Government's Optional Technical Housing Standards supersedes the Core Strategy and requires councils to apply either the basic Building Regulation standard (of 125 litres/person/day) or a single optional higher national standard in areas of water stress of 110 litres per person per day. This optional higher standard, although slightly less stringent, is close to that proposed in the Core Strategy and is considered appropriate for Rushcliffe due to the evidence provided by the Outline Water Cycle Study. This standard should therefore be applied by planning condition and will apply to all new dwellings.
- 3.124 In order to ensure compliance with the National Planning Policy Framework and to ensure the approach is viable, a plan wide viability assessment has been undertaken which has included the impacts of additional statutory measures and optional policy requirements such as water consumption.
- 3.125 The Rushcliffe Borough Council Whole Plan and CIL Viability Assessment Report (February 2016) included costings for new housing equivalent to CfSH Code 4. Code 4 was considered by the study to incorporate the water standard of 110 litres per day. The assessments conclude that plan wide viability is not unduly affected by these requirements although careful assessment will be required on a site by site basis as part of the Development Management process. The policy approach acknowledges that some flexibility is required to address instances where the inclusion of sustainable measures is demonstrably unviable.
- 3.126 Further supporting evidence of the viability of adopting the optional standard for water efficiency is provided by the costs impact study <sup>2</sup> that was produced by the Department for Communities and Local Government in support of the new standards. This concluded that the additional cost per dwelling for complying with the 110 litre per day standard would range between £6 per dwelling and £9 per dwelling.

---

2

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/353387/021c\\_Cost\\_Report\\_11th\\_Sept\\_2014\\_FINAL.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/353387/021c_Cost_Report_11th_Sept_2014_FINAL.pdf)

3.127 This is not considered to have a significant impact on viability of schemes and it is therefore appropriate to apply the more stringent water efficiency requirement.

### **Accessibility and wheelchair standards**

3.128 In order to help deliver a wide choice of homes and create sustainable, inclusive and mixed communities, paragraph 50 of the National Planning Policy Framework states that local planning authorities should plan for the needs of different groups in the community, including older people and people with disabilities.

3.129 Policy 8 of the Core Strategy sets out that a proportion of new development in the Borough should be capable of being adapted to suit the lifetime of its occupants in terms of their accessibility needs. The justification to the policy highlights that many older people have a strong desire to remain in the housing they currently occupy as long as possible.

3.130 In 2014 there were 22,900 older people (people aged 65 and over) in Rushcliffe with the latest population forecast suggesting this will increase to 35,100 in 2034 (an increase of 53%). The number of people over the age of 80 is projected to almost double over the same period. The proportion of people in the elderly age category is increasing at a much faster rate than the overall population of the Borough (which is predicted to increase by 15% by 2034 in comparison). Rushcliffe has an older age profile when compared to England as a whole with 20% of residents over the age of 65 in 2014 (2% higher than the national average).

3.131 Although an ageing population is a trend mirrored at national level, Rushcliffe is ageing at a faster rate than the national average with this gap widening to almost 6% by 2034.

3.132 There is therefore a clear need to plan for homes that meet the needs of older people. National planning policy allows local planning authorities to set optional technical standards in for new housing in relation to accessibility and wheelchair standards through their Local Plans. Imposing these standards will help ensure that Rushcliffe's housing stock is more easily adaptable and will help people to maintain their independence for longer.

3.133 Approved Document M of the Building Regulations 2010 sets out these standards. M4 (1): Visitability is the mandatory building standard which applies to all new homes. M4 (2): Accessible and Adaptable Dwellings and M4 (3): Wheelchair User Dwellings are the optional standards that local

authorities can apply if there is a clearly evidenced need and the viability implications of introducing the standards have been adequately considered.

- 3.134 M4 (2) requires dwellings to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaptation of the dwelling to meet the needs of occupants over time. This category is broadly equivalent to the Lifetime Homes Standard. The most significant difference between Category 2 and Lifetime Homes is that step-free access is required to all properties. This means that all dwellings that are accessed from above the ground floor would require a lift access.
- 3.135 M4 (3) is split into 2 further sub-categories; (a) wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) and (b) wheelchair accessible (a home readily useable by a wheelchair user at the point of completion). The standard for wheelchair accessible homes can only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.
- 3.136 Recognising that a number of elderly person households and those from other sectors of the community are likely to have a need for adaptable or accessible homes over the lifetime of the Plan, as part of providing a mix of housing to meet housing needs, the Council will seek to secure from developments of 10 or more dwellings a minimum of 20% is built to M4 (2) standard and on developments of 100 or more 1% of new housing is also built to M4 (3) (adaptable) standard.
- 3.137 In order to comply with requirement M4(2), step free access must be provided. Generally this would require a lift where a dwelling is accessed above or below the entrance storey. This would likely have a more significant cost implication on the viability of a proposal. As such, this requirement may be subject to site specific viability assessments with consideration given to the implication of ongoing maintenance costs.

## Monitoring

Targets	Indicators	Policy Delivery
10% of homes on housing developments over 10 comply with M4 (2) of the Building Regulations	Percentage of new homes on sites over 10 meeting requirement M4(2) of the Building Regulations	<ul style="list-style-type: none"> <li>Development Management Decisions</li> </ul>

1% of homes on housing developments over 100 comply with M4(3)(a) of the Building Regulations	Developments which comply with requirement M4(3)(a) of the Building Regulations	
100% of all new dwellings meeting higher optional water efficiency standards	Developments that meet the higher optional technical housing standard for water consumption	

## **POLICY 13 SELF-BUILD AND CUSTOM HOUSING PROVISION**

- 1. Proposals for self-build and custom homes are encouraged and will be approved provided the following criteria are met:**
  - a) the development is in an appropriate location subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including Green Belt, landscape, historic and environmental designations;**
  - b) it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
  - c) it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
  - d) there is no significant adverse impact on highway safety and adequate provision for access and parking is made.**
- 2. On sites of more than 10 dwellings, the Borough Council will seek an appropriate percentage of the dwellings provided for self-build and custom build plots, subject to viability considerations and site specific circumstances.**

### **JUSTIFICATION**

- 3.138 Self-build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.
- 3.139 The National Planning Policy Framework requires local planning authorities to identify local demand for people who wish to build their own homes and make provision in their local plans. The Government wants to increase the capacity

and diversity of the house building industry and build more quality new homes faster. The self-build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self-Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self-build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Rushcliffe Borough is available on the Council's website.

- 3.140 On sites of more than 10 dwellings, the Council will seek an appropriate percentage of the dwellings provided for self-build and custom plots. The appropriate percentage will be determined having regard to the demand for self-build and custom build plots within the Ward/settlement at the time the application is considered. Information from the local register will be used to demonstrate whether there is a demand for self-build or custom homes and set an appropriate percentage for self-build and custom plots. The demand will change over time and the number of plots to be provided on large sites will depend on negotiations with developers. Site specific circumstances where the provision of self-build or custom build plot may be inappropriate include, for example, the development of apartments.
- 3.141 Custom and self-build offers greater opportunity for the use of sustainable construction techniques and more innovative eco-friendly design. Proposals that maximise such techniques and incorporate sustainable design features and maximise design opportunities arising from the location of the site, will be encouraged by the Council where they accord with other Local Plan policies.

### Monitoring

Targets	Indicators	Policy Delivery
The granting of planning permission for a sufficient quantity of self and custom build plots to meet local need	Annual monitoring of the number of plots with planning permission available capable of accommodating self and custom build homes	<ul style="list-style-type: none"> <li>Development Management decisions</li> </ul>

## **POLICY 14 SPECIALIST RESIDENTIAL ACCOMMODATION**

**Planning permission will be granted for specialist accommodation that falls within Use Class C2 (Residential Institutions) of the Use Classes Order, provided:**

- a) the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers;**
- b) the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area;**
- c) The proposal would not have an unacceptable impact on existing health care facilities;**
- d) a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of nearby dwellings; and**
- e) there is no significant adverse impact on highway safety and adequate provision for access and parking is made.**

### **JUSTIFICATION**

3.142 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. Policy 14 applies to developments within this use class, or if the use class is amended, the equivalent use class(es).

3.143 The term 'specialist accommodation' is used to refer to the range of housing options built to assist people, such as older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. A variety of different specialist housing for people exists and new models are being created, such as Extra Care Housing, Retirement Housing and Sheltered Housing.

3.144 In 2011, Rushcliffe Borough was home to 20,400 people aged over 65. This figure is expected to increase to around 35,100 by 2034. The population aged over 85 is expected to more than double over the same period. As people get older, their housing needs change. Accessible and adaptable housing is needed for those looking to downsize from family housing and the full range



of retirement and specialised housing is needed for those with support or care requirements.

3.145 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances. Where there are capacity issues raised in relation to existing healthcare facilities which serve a proposal, planning obligations may be sought in order to mitigate against such impacts.

3.146 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

### Monitoring

Targets	Indicators	Policy Delivery
No target	Number of Planning permissions and completions for specialist accommodation	<ul style="list-style-type: none"> <li>Development Management decisions</li> </ul>

## **4. Employment Development**

### **POLICY 15 EMPLOYMENT DEVELOPMENT**

- 1. The following sites are allocated for employment development:**
  - a) Chapel Lane Bingham (east);**
  - b) Chapel Lane Bingham (west);**
  - c) Hollygate Lane Cotgrave;**
  - d) Platt Lane Keyworth;**
  - e) Nottingham Road Radcliffe on Trent (as part of mixed use development); and**
  - f) Former Bunny Brickworks (as part of mixed use development)**
  
- 2. Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and other employment sites provided:**
  - a) the employment use is within Use Classes B1, B2 or B8, or is an employment generating use which is compatible with its surrounding uses;**
  - b) the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale; and**
  - c) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**
  
- 3. Planning permission will not be granted for the redevelopment or reuse of existing employment sites or premises for other non-employment purposes unless:**
  - a) it is demonstrated that there is no demand for the site or premises for its specified employment use;**
  - b) the site is not viable for re-occupation (including through renewal or refurbishment); and**
  - c) the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**
  
- 4. Planning permission will be granted provided there is no significant adverse impact on highway safety and adequate provision for access and parking is made.**

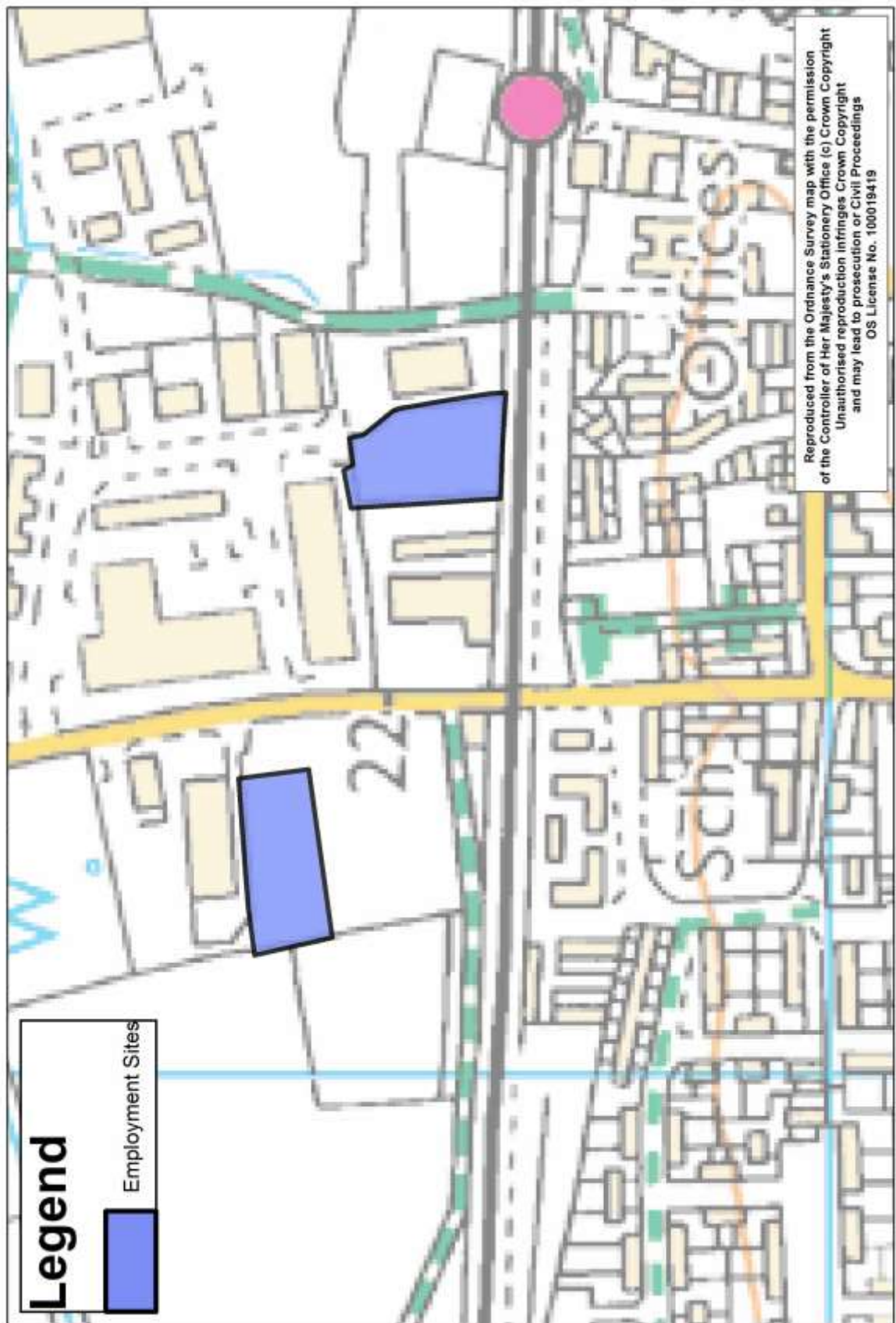
### **JUSTIFICATION**

- 4.1. Since the adoption of its Core Strategy, the Greater Nottingham Councils commissioned a new Employment Land Forecasting Study (August 2015).**

This new evidence indicates that the requirement for employment land within Rushcliffe Borough. The office floorspace requirements range between about 96,000 to 105,000 square metres, but are higher than implied by past completions (37,600 square metres). Industrial land requirements are generally within the range of 40-50 ha, also higher than past completions (17 ha). This reflects that future growth in Rushcliffe is projected to be higher than past trends both in terms of job and labour supply growth, which accords with the objectives of Policy 5 of the Core Strategy. The strategic allocations in the Core Strategy are not additional to the employment land targets for Rushcliffe Borough set out above.

- 4.2. The additional employment sites within Local Plan Part 2, existing employment sites and the strategic mixed use allocations contained within the Core Strategy provide a good range and choice of sites and premises in terms of size, type and location. Policy 5 of the Core Strategy seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy 5 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas.
- 4.3. Policy 5 outlines that economic development of a lesser scale will be delivered elsewhere in sustainable locations and in accordance with the settlement hierarchy contained within the Core Strategy. Local Plan Part 2 reallocates sites for employment development at Chapel Lane, Bingham and at Hollygate Lane Cotgrave, both of which are key settlements within the Borough. In addition an additional employment allocation is made at Nottingham Road Radcliffe on Trent as part of a mixed use allocation.
- 4.4. The two sites that are reallocated at Chapel Lane Bingham (see Figure 10) are small sites surrounded by existing employment development. Whilst these are long-standing employment allocations the nature of surrounding development being predominantly employment development as part of an industrial estate means that other uses are considered to be incompatible in these locations. The sites will also provide potential employment opportunities to support significant housing growth in the east of the Borough. The reallocation of land at Hollygate Lane Cotgrave (see Figure 1) will provide the opportunity for additional employment development to complement the additional housing allocations identified in Local Plan Part 2. The allocation at Platt Lane, Keyworth (Figure 3) will provide additional employment land in order to support the proposed housing growth. In addition the allocation is contained within the Keyworth Neighbourhood Plan as a recommended employment allocation.

Figure 10: Employment allocations at Chapel Lane, Bingham



- 4.5. The employment allocation at Radcliffe on Trent (see Figure 4) is part of a mixed use allocation. Other than the village centre and St James Business Park, there are limited opportunities for new employment development around the village. The employment allocation provides the opportunity for complimentary employment development adjacent to Radcliffe on Trent to support the housing allocations around the village. In addition the employment area will provide a buffer between the housing allocation and the RSPCA in terms of noise disturbance. The pylons that run through the wider mixed use allocation provides a boundary between the housing and employment as there is a requirement for a buffer along the route of the pylons.
- 4.6. Existing employment sites are located throughout the Borough and the Council will consider releasing such sites for non-employment uses only where they are no longer in demand. This will require evidence that they have been marketed for their intended employment purpose without success for a sufficient period of at least 12 months (although this may be varied on a case by case basis); and they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for reoccupation or refurbishment for employment uses.
- 4.7. Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy.
- 4.8. Whilst most job growth within the Borough is forecast to be in traditional type Employment, some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:
- industrial or commercial training facilities;
  - community facilities;
  - specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
  - essential public utilities development; and
  - ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

4.9. This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these uses to locations within town centres or edge of centre locations.

## Monitoring

Targets	Indicators	Policy Delivery
No target	Annual monitoring of the amount of employment land permitted and completed over 100 square metres floorspace or 0.1 ha total area	<ul style="list-style-type: none"> <li>Development Management decisions</li> </ul>
No target	Annual monitoring of the amount of employment land permitted and completed over 100 square metres floorspace or 0.1 ha total area	

## 5. Climate Change, Flood Risk and Water Management

### POLICY 16 RENEWABLE ENERGY

1. **Proposals for renewable energy schemes will be granted planning permission where they are acceptable in terms of:**
  - a) **compliance with Green Belt policy;**
  - b) **landscape and visual effects;**
  - c) **ecology and biodiversity;**
  - d) **best and most versatile agricultural land;**

- e) the historic environment;
- f) open space and other recreational uses;
- g) amenity of nearby properties;
- h) grid connection;
- i) form and siting;
- j) mitigation;
- k) the decommissioning and reinstatement of land at the end of the operational life of the development;
- l) cumulative impact with existing and proposed development;
- m) emissions to ground, water courses and/or air;
- n) odour;
- o) vehicular access and traffic; and
- p) proximity of generating plants to the renewable energy source.

2. In addition to the above criteria, wind energy developments will be permitted provided:

- a) The development site is in an area identified as being suitable for wind turbine development in a Neighbourhood Plan; or
- b) the development site is in an area identified as being of low or low-medium sensitivity to wind turbine development in the Melton and Rushcliffe Landscape Sensitivity Study 2014; and
- c) following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

## JUSTIFICATION

5.1 Renewable and low carbon energy can be generated by a wide range of different technologies. These include:

- Wind Energy;
- Solar panels;
- energy from waste;
- biofuel;
- ground source heat pumps;
- geothermal; and
- hydropower

5.2 Paragraph 93 of the National Planning Policy Framework highlights the importance of supporting the delivery of renewable and low carbon energy and emphasises that tackling and adapting to climate change is central to sustainable development.

- 5.3 Core Strategy Policy 2 (Climate Change) part 5 states that new decentralised, renewable and low-carbon energy schemes will be promoted and encouraged within Rushcliffe, where these are compatible with environmental, heritage, landscape and other planning considerations. Policy 16 outlines these considerations in greater detail and ensures they are considered when determining any planning application for renewable energy schemes.
- 5.4 As a significant proportion of the Borough is covered by the Nottingham-Derby Green Belt, it is likely that proposals for renewable schemes will be promoted within this designation during the plan period. Therefore Green Belt policy as set out in national policy will apply.
- 5.5 Paragraph 91 of the National Planning Policy Framework states when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. These very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
- 5.6 In accordance with the National Planning Policy Framework, these wider environmental benefits must be balanced against the harm that may be caused to the Green Belt's openness, its purposes and any other harm. Other harm would include non-compliance with the criteria set out in Policy 16.
- 5.7 Proposals for renewable energy schemes within the countryside, beyond the Green Belt boundary, or within settlements removed from the Green Belt should, where applicable, comply with the remaining criteria (parts (b) to (o)).
- 5.8 The criteria have been identified using the guidance provided in the National Planning Practice Guidance and the policy context in Rushcliffe. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more adverse impacts, the more likely it is that planning permission would be refused.
- 5.9 Depending on the technology proposed and its location, applicants will be expected to provide the following information:
- a landscape and visual impact assessment;
  - a heritage impact assessment;



- noise assessments;
- ecological assessment; and
- evidence of consultation with utility providers.

## Wind Energy

5.10 The Council has prepared evidence on the impact of wind energy on the landscape. The Melton and Rushcliffe Landscape Sensitivity Study 2014 indicates the areas which have the most capacity and are the least sensitive for renewable wind energy development. This evidence has been used to inform policy on renewable energy such that it complies with the ministerial statement issued in June 2015 by the Secretary of State for Communities and Local Government, which is referenced in the National Planning Practice Guidance. This set out new considerations to be applied to proposed wind energy development such that when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

5.11 In applying these new considerations, suitable areas for wind energy development have been allocated clearly in a local or neighbourhood plan. Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority.

5.12 The Melton and Rushcliffe Landscape Sensitivity Study divides the Borough's landscape into 14 Landscape Character Assessment Units and makes a judgment on the landscape sensitivity to different heights of turbine.

5.13 It is considered that Landscape Character Assessment Units (LCUs) judged as being of Low or Low-Medium sensitivity are suitable for wind energy development for the turbine heights defined in the Melton and Rushcliffe Landscape Sensitivity Study. These Landscape Character Assessment Units and their sensitivity to wind energy development are identified in Appendix C.

5.14 It should be noted that the Study is not a definitive statement on the suitability of a certain location for wind energy development, and compliance with all

pertinent criteria within Core Strategy Policy 2, the criteria set out in Part 1 of this policy, and other Local Plan policies is required.

- 5.15 Critically the development of wind turbines should comply with the Borough’s Wind Energy Supplementary Planning Document. This document assists the interpretation and application of those policies within the Rushcliffe Local Plan Part 1: Core Strategy concerned with Renewable Energy, Green Infrastructure, Biodiversity, Design and Enhancing Local Identity and Historic Environment is so far as they relate to wind energy development. This SPD was itself informed by the Landscape Sensitivity Study 2014.
- 5.16 The layout and design of wind energy development proposals should be informed by the SPD and the generic and detailed guidance for each Landscape Character Unit in the Melton and Rushcliffe Landscape Sensitivity Study 2014.

**Monitoring**

Targets	Indicators	Policy Delivery
To reduce per capita CO <sub>2</sub> emissions	Per capita CO <sub>2</sub> levels	<ul style="list-style-type: none"> <li>• Supplementary Planning Documents</li> <li>• Development Management Decisions</li> </ul>
Increase renewable power generation	Annual monitoring of new renewable energy generation completed over 0.1Mw (100Kw)	

**POLICY 17 MANAGING FLOOD RISK**

1. **Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:**
  - a. **the sequential test and exception test are applied and satisfied in accordance with the National Planning Policy Framework and National Planning Policy Guidance; or**
  - b. **where the exception test is not required, for example change of use applications, it has been demonstrated that the development and future occupants will be safe from flood risk over the lifetime of the development; or**
  - c. **the development is for minor development where it has been demonstrated that the Environment Agency’s flood risk standing advice has been followed, including:**



Strategy, Policy 17 contains detailed criteria for determining planning applications which are located within areas at risk of flooding.

- 5.20 National Planning Practice Guidance makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, the National Planning Policy Framework confirms that proposals will still be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.
- 5.21 A site specific flood risk assessment (FRA) is required for all proposals including minor development and change of use in either Flood Zones 2 or 3 and in an area which has critical drainage problems. The FRA should examine the likelihood of a proposal being affected by current or future flooding from any source and take into account climate change. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy 18.
- 5.22 The FRA should include the following:
- evidence of the application of the sequential test and if necessary the Exception Test;
  - an assessment of risks to the development site during a flood. The FRA should consider flooding from all sources including rivers and the sea and include an allowance for climate change;
  - the estimated flood level for the site, i.e. the 1 in 100 year river flood level. Applicants may be able to obtain this from the Environment Agency or the Local Planning Authority;
  - defences details of existing flood resistance and resilience measures on the site including existing flood defences or structures;
  - state how the proposed design will reduce flood risk e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk, or raising finished floor levels;
  - evidence that the proposal will not increase flood risks elsewhere, for example through increased run-off due to areas of hardstanding, or reduction in ground water storage as a result of basements;
  - access and egress arrangements including details of how people will leave buildings during flood;

- details of operation and maintenance of any flood mitigation measures; and
- confirmation of the residual risks to the site after any necessary flood defences have been built or considered, along with confirmation of how you plan to manage these risks.

5.23 In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2017) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

### **Flood Risk Management and Biodiversity**

5.24 The Council will encourage measures to protect and enhance the Borough’s water environment which supports a range of habitats and ecosystems. Development will be permitted where it incorporates surface water as a design feature and identifies measures to improve and enhance water bodies and/or provides additional flood alleviation.

5.25 Rushcliffe Council will encourage and promote flood risk management measures that conserve and enhance biodiversity (seeking to achieve good ecological status) through Policy 18 which manage watercourses, reduce flood risk and protect and improve floodplains and biodiversity. The Council will seek to promote the creation of new areas for habitats and species and to reconnect sites to their floodplain. New development should consider working with or restoring natural flooding processes with the aim of reducing flood risk and delivering biodiversity benefits.

### **Monitoring**

Targets	Indicators	Policy Delivery
No planning applications approved	Number of planning applications in flood risk areas approved against Environment Agency advice.	<ul style="list-style-type: none"> <li>• Development Management Decisions</li> </ul>

## **POLICY 18 SURFACE WATER MANAGEMENT**

- 1. To increase the levels of water attenuation, storage and water quality, and where appropriate, development must, at an early stage in the design process, identify opportunities to incorporate a range of deliverable Sustainable Drainage Systems, appropriate to the size and type of development.**
- 2. The Council will permit development which:**
  - a) is appropriately located, taking account of the level of flood risk and which promotes the incorporation of appropriate mitigation measures into new development, such as sustainable drainage systems;**
  - b) reduces the risk to homes and places of work from flooding;**
  - c) delivers a range of community benefits including enhancing amenity (ensuring a safe environment) and providing greater resistance to the impact of climate change;**
  - d) contributes positively to the appearance of the area;**
  - e) accommodates and enhances biodiversity by making connections to existing Green Infrastructure assets; and**
  - f) retains or enhances existing open drainage ditches.**

### **JUSTIFICATION**

5.26 Nottinghamshire County Council as the Lead Local Flood Authority developed and adopted its Flood Risk Management Strategy (FRMS) in 2016<sup>3</sup>. The FRMS identifies the flood risks within Nottinghamshire (excluding Nottingham City) and provides a framework for coordinating the management of these flood risk. This strategy prioritises public funding for hard flood defences and also sets out other ways of managing flooding problems and flood risk. Examples of the latter may include advice on planning for sustainable development, guidance on development control and the environmental management of water courses. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

5.27 Where appropriate development proposals must take account of relevant Surface Water Management Plans and local flood risk management strategies. The Council may seek financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these plans and strategies.

---

<sup>3</sup> <http://www.nottinghamshire.gov.uk/planning-and-environment/flooding/the-councils-role>

- 5.28 Where appropriate and technically feasible, proposals for both major and minor development proposals must incorporate sustainable drainage systems within both public and private areas of the development in order to provide source control features to the overall sustainable drainage design. These features may include attenuation ponds, green roofs, permeable driveways and parking, soakaways, water harvesting and storage features including water butts.
- 5.29 In addition to the delivery of sustainable drainage systems, the long term management costs of these systems will also be paid for by the applicant. This usually occurs through the employment of a management company.
- 5.30 To ensure that sustainable drainage systems discharge water from the development at the same or lesser rate than pre-construction, the following criteria should be met:
- The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event
  - The design must also take account of the 1 in 100 year storm event plus 20% to 40% allowance for climate change, on stored volumes, to ensure that there is no flooding of buildings. Any excess flows must be contained within the site boundary, and within designated storage areas.
  - Runoff from green field sites should be limited to the equivalent calculated green field runoff rates or 5 litre per second per hectare, whichever is lower.
  - Runoff from brownfield sites should be restricted to equivalent greenfield land requirements where possible/achievable, but should look to reduce the rate of runoff by a minimum of 30% from the existing discharge rates.

## Monitoring

Targets	Indicators	Policy Delivery
No target	Number of developments incorporating SuDS	<ul style="list-style-type: none"> <li>• Development Management Decisions</li> </ul>
No planning applications approved	Number of planning applications approved against the advice of the Lead Local Flood Authority	

## **POLICY 19 DEVELOPMENT AFFECTING WATERCOURSES**

**In order to protect, conserve and enhance watercourse corridors, the Council will support development proposals that:**

- a) reconnects land to the functional floodplain and restores natural flooding processes;**
- b) does not have an adverse impact on the functions and setting of any watercourse and its associated corridor;**
- c) seeks to conserve and enhance the biodiversity, landscape and recreational value of the watercourse and its corridor through good design;**
- d) pursues opportunities for de-culverting of watercourses. Planning permission will only be granted for proposals which do not involve the culverting of watercourses and which do not prejudice future opportunities for de-culverting (including on sites specifically identified in the Local Plan);**
- e) retains a 10 metre buffer, where already present, between the top of the watercourse and the development site which is free of built development, and includes a long term landscape and ecological management plan for this buffer; and**
- f) includes, where appropriate, measures to allow for the natural movement of fish within the watercourse (where barriers to fish movement are present).**

### **JUSTIFICATION**

5.31 Watercourses and their associated corridors are a vital element of the Green and Blue Infrastructure of the Borough. They have several valuable functions – as a landscape feature, for biodiversity especially as a corridor to allow movement of species, for recreation, as a water resource and to allow access for river maintenance. Of particular importance in the Borough is the River Trent, River Soar, River Smite and Fairham Brook, however smaller watercourses and waterbodies also have a key role.

5.32 Development sites which include watercourses are expected to maintain a 10 metre buffer either side of the watercourse within which developments should be restricted. This width of buffer provides the minimum width of habitat needed to provide for the functioning of wildlife habitats, while being able to facilitate management of the water course and informal access for enjoyment of the river. This width also ensures that the river is buffered from land-based activities, e.g. reducing the levels of diffuse pollution reaching the watercourse.



- 5.33 Where an undeveloped buffer of 10 metres (or more) already exists along a watercourse, a minimum 10 metre buffer should be maintained as a natural or semi-natural habitat free from built development, parking areas, private gardens and formal landscaping. A buffer should be provided on both sides of a watercourse that runs through a development. Developments proposed on previously developed land within 10 metres of a water course are exempt from the requirements of part e).
- 5.34 Detailed design of the buffer zone will be determined on a site-by-site basis in consultation with the Environment Agency.
- 5.35 Proposals that seek to combine new development with measures to restore heavily modified watercourses and their flood plains to a more natural state will be supported. Such measures include removing culverts, restoring meanders and reconnecting river channels with areas of flood plain obstructed by artificial features.
- 5.36 These types of measures can result in reductions in flood risk as well as significant improvements in amenity, biodiversity and water quality.
- 5.37 Any development proposals that come forward will be required to demonstrate that they do not prejudice de-culverting of any watercourse in the longer term.
- 5.38 Development proposals affecting, or in the vicinity of, watercourses classed as a 'main river' may also require an Environmental Permit from the Environment Agency. The permitting process is entirely independent of the planning system and any application will be determined under separate legislation. Applicants are therefore advised to contact the Environment Agency for pre-application permitting discussions as soon as possible in these particular instances.

## **POLICY 20     MANAGING WATER QUALITY**

**Where risks to water quality are identified, planning applications should ensure development proposals do not have an adverse effect on water quality through the pollution of surface water bodies or groundwater.**

### **JUSTIFICATION**

- 5.39 The European Union Water Framework Directive requires each member state to manage the water environment to consistent standards with a key objective

of achieving a good water quality status by 2027. Requirements of the Directive include:

- prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027 (the relevant date depending on the previous status of the water body and the level of improvement required);
- meet the requirements of Water Framework Directive Protected Areas;
- promote sustainable use of water as a natural resource;
- conserve habitats and species that depend directly on water;
- progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- contribute to mitigating the effects of floods and droughts.

5.40 The key means of implementing the Framework is the preparation of River Basin Management Plans which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Rushcliffe Borough is located within both Soar Basin Management Plan and the Erewash and Lower Trent Basin Management Plan areas and these contain objectives and measures and also set out current and objective status limits for water bodies in its catchment area.

5.41 In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Soar or Erewash and Lower Trent or any standards which supersede these. If this were the case then planning permission would not be granted. In this context, the Council may seek advice from relevant specialist bodies including the Environment Agency.

5.42 Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive Assessment. This assessment should determine

the effects of proposed works on ecological status and, identify any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its Water Framework Directive objectives. The Environment Agency typically require a WFD assessment to accompany applications for Environmental Permits for flood risk activities, and may request to see one as part of planning applications where a permitting application has not yet been received.

## **6. Green Belt and the Countryside**

### **POLICY 21 GREEN BELT**

- 1. The boundaries of the Green Belt in Rushcliffe are as defined on the Policies Map.**
- 2. Applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework.**

### **JUSTIFICATION**

- 6.1 Core Strategy Policy 4 part 2 retained Cotgrave, Cropwell Bishop, East Bridgford, Keyworth, Radcliffe on Trent, Stanton on the Wolds (part of), Ruddington and Tollerton as inset settlements (surrounded by Green Belt).
- 6.2 In addition Part 3 identified Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford and Upper Saxondale as settlements that will be inset (removed from the Green Belt) through Local Plan Part 2. The defined policies map, informed by a Green Belt Review (Part 2b), therefore identifies the altered Green Belt boundaries for the additional inset settlements and those that have been retained as inset settlements.
- 6.3 Policy 4 part 3 also permits the alteration of the Green Belt in order to accommodate development requirements until 2028 (as set out in Policy 3). In addition to the allocation of land on the edge of the Key Settlements, exceptional circumstances have been established to remove land on the edge of Cropwell Bishop, East Bridgford and Gotham and allocate it for housing development in order to deliver a five years supply of the Core Strategy's development requirements.
- 6.4 The defined Green Belt boundary has also been altered to address minor inconsistencies between the boundaries which were previously established within the Local Plan (1996) and the physical situation today. Minor amendments have been made where necessary to rectify these anomalies and ensure the Green Belt boundary remains a defensible demarcation between the open countryside and inset settlements.

### **Health and Well-Being Benefits**

- 6.5 The Government and the Council place considerable importance on promoting healthy communities. The National Planning Policy Framework does not indicate that any changes of use of open land are 'not inappropriate'

in the Green Belt. However the health and well-being benefits of changes of use of open land to outdoor sport and outdoor recreation will constitute 'very special circumstances' which clearly outweigh the 'by definition' harm to the Green Belt, subject to assessment of their effect on the openness of the Green Belt, and on the purposes of including land in the Green Belt.

- 6.6 The Council believes that in Rushcliffe protection of the Green Belt can be combined with supporting changes of use to outdoor sport and outdoor recreation in order to encourage healthy lifestyles, and this belief is recognised. In assessing the impact of such proposals on the openness of the Green Belt, attention will be paid to detailed matters including the scale of the proposal and the parking and lighting arrangements.

### **Historic Towns and Villages**

- 6.7 The National Planning Policy Framework outlines the five purposes of Green Belt and all should be considered when assessing a development's impact on the Nottingham-Derby Green Belt. The fourth purpose serves to preserve the setting and special character of historic towns and within Rushcliffe this is given equal weight as the four remaining Green Belt purposes. This ensures the setting and historic character of the urban edge of Nottingham and all Rushcliffe's inset settlements (both towns and villages) are preserved.
- 6.8 This was considered through the Green Belt Review, where the setting of historic features (scheduled ancient monuments, listed buildings, conservation areas, and buildings of local interest) were considered when determining the performance of Green Belt land against its purposes.

## **POLICY 22 DEVELOPMENT WITHIN THE COUNTRYSIDE**

- 1. Land beyond the Green Belt and the physical edge of settlements is identified as countryside and will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources, and to ensure it may be enjoyed by all.**
- 2. Within the countryside development for the following uses will be permitted subject to the requirements set out in (3) below:**
  - a) agriculture, equestrian, forestry and other uses requiring a rural location, including, where justified, associated workers dwellings;**
  - b) the re-use and adaptation of buildings for appropriate uses, including housing;**
  - c) exception sites for affordable housing;**
  - d) extension and replacement of dwellings;**

- e) expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- f) small-scale employment generating development, retail and farm diversification;
- g) community services and facilities meeting a proven local need;
- h) recreation, wildlife conservation, leisure and tourism which requires and is appropriate in a countryside location; and
- i) renewable energy in accordance with Policy 16.

**3. Developments in accordance with (2) above will be permitted where:**

- a) the appearance and character of the landscape, including its historic character and features such as biodiversity, views, settlement pattern, rivers, watercourses, field patterns, industrial heritage and local distinctiveness is safeguarded and enhanced;
- b) except for conversions and changes of use, it does not constitute isolated residential development which is separated from the recognised settlement edge;
- c) it does not create or extend ribbon development;
- d) built development is well integrated with existing buildings, where appropriate; and
- e) the development will not seriously undermine the vitality and viability of existing district and local centres, and centres of neighbourhood importance.

## **JUSTIFICATION**

6.9 Rushcliffe is a predominantly rural Borough, which, beyond West Bridgford comprises open countryside that separates attractive villages and small towns. A significant area of the Borough is designated as Green Belt which extends beyond the settlements of East Bridgford to the north, Cotgrave to the east and Gotham to the south. The Green Belt boundary is established within Core Strategy Policy 4 and Policy 21 within this planning document and it is identified on the policies map.

6.10 Policy 22 will apply where development is located beyond the Green Belt, development allocations and outside the physical boundaries of the following settlements:

- Aslockton
- Barnstone
- Bingham
- Car Colston
- Colston Bassett
- Rempstone
- Scarrington
- Screveton
- Shelton
- Sibthorpe

- Costock
- East Leake
- Elton
- Flawborough
- Flintham
- Granby
- Hawksworth
- Hickling
- Kinoulton
- Kneeton
- Langar
- Normanton on Soar
- Orston
- Stanford on Soar
- Stanton on the Wolds
- Sutton Bonnington
- Sutton
- Thoroton
- Tithby
- Upper Broughton
- West Leake
- Whatton in the Vale
- Widmerpool
- Willoughby on the Wolds
- Wysall

- 6.11 The Local Plan does not identify the settlement boundaries for the above settlements, beyond which Policy 22 will apply. The location of the proposal and its relationship to the physical edge of the settlements will determine whether the application is within the settlement or within the open countryside. For example developments that extend beyond the identifiable settlement boundary are considered within the countryside. Existing outlying buildings, or larger clusters of buildings, separated from the identifiable boundary of the settlement by more than a small scale infill plot are within the open countryside and development located between these buildings and the settlement would be subject to Policy 22. Policy 11 will be applied where a development is located within a settlement.
- 6.12 In the case of settlements beyond the Green Belt, which are surrounded by open countryside, settlement boundaries could be established through a Neighbourhood Plan. This would be written by the Parish Council and adopted by the Council as part of the statutory development plan. The settlement boundary would then determine where policies 11 and 22 are applied.
- 6.13 The uses listed above are those which it is considered would be potentially appropriate in the countryside but it will be necessary to ensure that proposed development does not unduly impact upon the character and appearance of the countryside.
- 6.14 The landscape of the countryside varies in character and appearance across the Borough. It is important that account is taken of these differences in considering development proposals in the countryside. As required by Core Strategy Policy 16, the Nottingham Landscape Character Assessment should inform the design and layout of proposals in the countryside.

- 6.15 Whilst policy seeks to facilitate the diversification of the rural economy, there are also benefits to the protection of the best and most versatile land. Where appropriate we shall seek the use of areas of poorer quality land in preference to that of agricultural land of a higher quality.
- 6.16 Applications for workers accommodation related to agricultural, equestrian, forestry or other business operations that require a rural location must be supported by evidence that the operation is economically viable, there is a firm intention to develop the enterprise, there is an essential long term need for permanent and full time labour, there is a necessity for the worker to live in close proximity, and there is no existing dwelling available or suitable. Temporary accommodation should be applied for prior to any application for permanent accommodation, as this would enable the applicant to establish need and economic viability. The size of dwelling should be appropriate for the needs of the worker, its location should not provide an obvious opportunity for infill development, and it should not require public expenditure on infrastructure.
- 6.17 The Council will impose an occupancy condition on any permission granted for any agricultural dwelling. Occupancy conditions are necessary to ensure that dwellings that would not normally be granted planning permission are used by people who because of their work have to live in the countryside.
- 6.18 Applications to remove occupancy conditions are not normally approved unless it can clearly be shown that there is no need in the long term for accommodation in association with a countryside use. This would normally be demonstrated by marketing the property at a valuation which reflects the occupancy condition for a suitable length of time.
- 6.19 The re-use and adaptation of certain buildings to dwellings makes a valuable contribution to the housing stock and to retaining the amenities of surrounding areas. Part 2 b) therefore permits, in principle, the conversion and change of use of existing buildings within the countryside for appropriate uses, including housing. The proposal should however comply with the development requirements outlined in Policy 22. In addition, it should not lead to the loss of employment uses and ensure that the architectural or historic qualities of the building are retained.
- 6.20 Applications for rural exception sites for affordable housing beyond the physical boundary of a settlement will be allowed where local need is identified in an up to date housing needs survey and the development is well related to and respects the character and scale of the settlement and its landscape setting. Planning permission will be subject to conditions and/or



planning obligations which ensure that all initial and subsequent occupiers should be local people (applying the cascade approach where residents within the parish have priority, followed by neighbouring parishes and, if no occupier is found, the wider Borough) and that the restrictions on occupation and its status as an affordable home remains in perpetuity.

- 6.21 Whilst agricultural developments are acceptable, in principle, within the countryside, they must comply with Policy 1 (Development Requirements) and ensure that it does not significantly affect the landscape, local character or the amenity of residents due to noise, odour or dust. Effects on the amenity of residents are likely to be a cause greater concern where agricultural developments are proposed within or close to settlements.
- 6.22 Rural businesses, including shops, make an important contribution to the rural economy. Therefore the expansion of existing business and new small scale employment generating development and retail establishments are permitted. These must however comply with the Core Strategy Policy 16 and be small in scale. Small scale developments comprise self-employed / start-up companies, farm diversification, retail facilities that are ancillary to an existing use, and tourism and leisure operations. Critically these developments must be appropriate in and require a rural location and must not be detrimental to the vitality of villages, local and district centres.

## **7. Regeneration**

- 7.1 The 1996 Local Plan allowed for Bunny Brickworks (since closed) to be redeveloped for employment purposes, however this redevelopment has not occurred. The village of Bunny is not one of the 'other villages' that have been identified as potentially suitable for a limited level of new housing development. Nonetheless, to support the regeneration of this partially previously developed site, the inclusion of housing and employment on the site is considered sustainable.
- 7.2 The provision of around 100 dwellings on site alongside new employment development is appropriate, taking into account the size of the former brickworks site, Bunny's existing size and status and the capacity of its local services.

### **POLICY 23 REDEVELOPMENT OF BUNNY BRICKWORKS**

**The area, as shown on the policies map, is identified as an allocation for around 100 homes.**

**The development will be subject to the following requirements:**

- a) the southern half of the site must be safeguarded and developed for employment purposes (B1, B2 and B8);**
- b) once occupied, the amenity of residents should not be adversely affected by noise, odour or dust resulting from the activities of the neighbouring employment site;**
- c) loss of any priority habitats, including woodland and hedgerow, should be avoided, mitigated, or, as a last resort off-set; and**
- d) it should be consistent with other relevant policies in the Local Plan.**

### **JUSTIFICATION**

- 7.3 Given the proximity of the allocation to the neighbouring employment site (which currently includes open air waste recycling operations) new residents should not be adversely affected by noise, dust or odours which may subsequently restrict employment operations and lead to the relocation of these businesses. Policy 23 therefore requires proposals on this site include comprehensive avoidance measures in order prevent adverse impacts on the amenity of neighbouring residents. These measures should include, but not be limited to, a suitable buffer zone

- 7.4 As the allocation would result in an outlying development on the approach to Bunny on the A60, the existing tree belt and hedgerow along this frontage should be retained in order to screen the development and preserve the rural character of the area.
- 7.5 In accordance with the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing).

### Monitoring

Targets	Indicators	Policy Delivery
Delivery of allocation promoted in policy	Completion of specific land uses allowed by policy	<ul style="list-style-type: none"> <li>Development Management Decisions</li> </ul>

### **POLICY 24 REDEVELOPMENT OF FORMER ISLAMIC INSTITUTE, FLINTHAM**

The area, as shown on the policies map, is identified as an allocation for around 90 homes.

The development will be subject to the following requirements:

- a) occupants should not be adversely affected by noise disturbance caused by traffic on the A46;
- b) the tree belts which separate the former institute from the A46 and the neighbouring sports field should be retained;
- a) development fronting Inholmes Road should provide a visually attractive gateway and boundary to the village; and
- b) it should be consistent with other relevant policies in the Local Plan.

### JUSTIFICATION

- 7.6 Although Flintham is not identified as a settlement where greenfield sites should be allocated for new housing, the former Islamic Institute offers an opportunity to deliver around 95 homes on a brownfield site. The suitability of the site has been established through the granting of planning permission and in order to ensure the sustainable delivery of the site, the following policy is included within the plan.

- 7.7 Due to the allocation's close proximity to the A46 trunk road, residential amenity may be adversely affected by the noise of vehicles. If necessary, avoidance measures, including vegetation buffers, should be retained and incorporated into the layout and design of the development.
- 7.8 The allocation is in a prominent location on the approach to Flintham along Inholmes Road. It is therefore important that the design and layout respects the rural character of the area and provides a visually attractive entrance to the village.

### Monitoring

Targets	Indicators	Policy Delivery
Delivery of allocation promoted in policy	Completion of specific land uses allowed by policy	<ul style="list-style-type: none"> <li>• Development Management Decisions</li> </ul>

## **8. Retail and Settlement Centres**

### **POLICY 25 DEVELOPMENT WITHIN DISTRICT CENTRES AND LOCAL CENTRES**

- 1. Main town centre uses (retail, office, entertainment, cultural and leisure) will be permitted within the District Centres and Local Centres, as defined within the policies map, provided they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.**
- 2. Within the primary frontages, as defined within the policies map, ground floor development will be permitted provided:**
  - a) it does not result in A1 uses forming less than 60% of the total units; and**
  - b) it does not result in non-retail uses exceeding 20% of the total units; and**
  - c) it does not result in A5 (hot food and take-away) uses exceeding 10% of the total units.**
- 3. Within the secondary frontages, as defined within the policies map, all ground floor retail, leisure, cultural and business uses will be permitted provided:**
  - a) it does not result in non-retail uses exceeding 40% of the total units; and**
  - b) it does not result in A5 (hot food and take-away) uses exceeding 20% of the total units.**
- 4. In District and Local Centres, development will be expected to create a more accessible, well-connected and well-designed centre. It should therefore:**
  - a) be of a high standard of design and not adversely affect the centre by reason of its scale, bulk, form, layout or materials;**
  - b) not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the centre;**
  - c) not cause a significant adverse impact on the amenity of nearby residents and occupiers;**

- d) not give rise to unacceptable environmental or public safety impacts; and**
- e) provide appropriate provision for servicing and parking.**

## **JUSTIFICATION**

- 8.1 Core Strategy Policy 6 (Role of Town and Local Centres) identifies the hierarchy of retail centres within Rushcliffe, these were determined according to their position within the Greater Nottingham Area. Nottingham City Centre is at the highest followed by Town Centres, District Centres and Local Centres, in that order. Below Local Centres, the lowest ranked centres are Centres of Neighbourhood Importance. These provide limited retail and community services within a local area and Policy 25 sets out the criteria against which proposals within them should comply.
- 8.2 Within Rushcliffe the following centres are identified within Core Strategy Policy 6:
- District Centres: Bingham and West Bridgford
- Local Centres: Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington.
- 8.3 Core Strategy Policy 6 also deferred the identification of the boundaries of the centres, primary shopping areas and the identification of allocations for District and Local Centres to this Local Plan Part 2. These boundaries are identified within the Policies Map which accompanies the Local Plan (parts 1 and 2).
- 8.4 The Core Strategy sets out a broad policy approach which is compliant with the National Planning Policy Framework and National Planning Policy Guidance. Policy 6 re-iterates the need to maintain and enhance the vitality and viability of all the centres whilst maintaining a strong retail character, environmental enhancements and improvements to access.
- 8.5 In order to support local and independent retailers and ensure the viability and viability of these centres is maintained, this Local Plan Part 2 identifies the policy approach for developments within the District Centres and Local Centres, the Primary Retail Area and the primary and secondary frontages. These requirements have been informed by the Greater Nottingham Retail Study 2015, retail surveys of all the District Centres and Local Centres, and are set in Policy 25.

- 8.6 Policy 25 seeks to maintain the predominance of A1 uses (shops) within the primary frontages. A1 uses should comprise at least 60% of the units of the primary retail area's primary frontage. This allows for the remaining 40% to comprise other retail uses (A2, A3, A4 or A5) or non-retail uses, provided the other non-retail uses do not comprise more than 20%.
- 8.7 In order to maintain the vitality of the frontage during the day, the percentage of A5 uses (hot food and take-away establishments), which are often closed during the day, is restricted to 10% of the primary frontages and 20% of the secondary frontages.
- 8.8 Within the secondary frontage a more flexible approach will be taken to development within the retail use classes (A1 to A5) and which is non-retail. Whilst retail uses should comprise as least 60% of the units, other uses including cultural, leisure and business uses will be permitted. There is also a similar restriction on the number of A5 uses (hot food and take-away) within the secondary frontages, however 20% of the units could be permitted in these locations rather than 10% within the primary frontage.
- 8.9 In addition to retail provision, the Borough's District and Local Centres contain important community, recreational and leisure spaces and facilities. Within the defined district and local centre, additional town centre uses these will be permitted, provided proposals comply with other relevant policies in the Local Plan.
- 8.10 These centres are also public transport hubs which connect settlements (and their centres) and rural communities across the Borough. It is therefore important that all development maintains and improves the accessibility of the centre for residents both locally (for example on foot or by bicycle) and across the wider Borough (for example by public transport and by private vehicle).
- 8.11 Given the importance of maintaining them as shopping, community and leisure destinations, Policy 25 also ensures a high standard of design is required, protection of open spaces, protection of residential amenity and public safety and the provision of appropriate levels of parking.

## Monitoring

Targets	Indicators	Policy Delivery
Maintaining appropriate balance of uses as	<ul style="list-style-type: none"> <li>Annual monitoring of percentage of units within each use classes within primary and secondary</li> </ul>	<ul style="list-style-type: none"> <li>Development Management decisions</li> </ul>

outlined within policy 25	frontages  • Vacancy rates of shop units	
---------------------------	--	--

**POLICY 26 DEVELOPMENT WITHIN CENTRES OF NEIGHBOURHOOD IMPORTANCE**

1. The following Centres of Neighbourhood Importance in West Bridgford and Keyworth are defined within the policies map:
  - a) Abbey Road;
  - b) Boundary Road;
  - c) Compton Acres;
  - d) Gamston Centre;
  - e) Hilton Crescent;
  - f) Loughborough Road;
  - g) Melton Road;
  - h) Musters Road;
  - i) Radcliffe Road;
  - j) Trent Boulevard; and
  - k) Nottingham Road in Keyworth.
  
2. Within the centres of neighbourhood importance planning permission will be granted for ground floor development proposals provided:
  - a) individually or cumulatively it would not undermine the vitality, viability or character of the centre;
  - b) it does not result in an unacceptable grouping of non-retails uses; and
  - c) it does not result in A5 (hot food and take-away) uses exceeding 30% of the total units.
  
3. In centres of neighbourhood importance, development will be expected to create a more accessible, well-connected and well-designed centre. It should therefore:
  - a) be of a high standard of design and not adversely affect the centre by reason of its scale, bulk, form, layout or materials;
  - b) not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the centre;



- c) not cause a significant adverse impact on the amenity of nearby residents and occupiers;
- d) not create inactive frontages of more than two units;
- e) not give rise to unacceptable environmental or public safety impacts; and
- f) provide appropriate provision for servicing and parking.

## JUSTIFICATION

8.12 Core Strategy Policy 6 defers the identification of Centres of Neighbourhood Importance to this document and these are now identified in Policy 26. All, except one of the following centres are within West Bridgford, the other is in Keyworth.

Centres of Neighbourhood Importance:	Abbey Road, Boundary Road, Gamston Centre, Hilton Crescent, Loughborough Road, Melton Road, Musters Road, Radcliffe Road, Trent Boulevard, and Nottingham Road, Keyworth.
--------------------------------------	---

- 8.13 Centres of Neighbourhood Importance serve a geographically small area, beyond the District or Local Centres, and often contain smaller shops which sell everyday essentials (such as convenience stores, post office, bakers, butchers and news agents) or provide local services (such as doctors or veterinary services). It is important that these locally accessible retail and service facilities are retained and that developments that result in their loss or the unacceptable grouping of non-retail uses (A1 to A5) should not be permitted. A continuous group of three non-retail uses on a frontage would be considered an unacceptable grouping.
- 8.14 In order to maintain the vitality of the frontage during the day, the percentage of A5 uses (hot food and take-away establishments), which are often closed during the day, is restricted to 30% of units within Centres of Neighbourhood Importance.
- 8.15 Given the importance of maintaining them as local shopping and community destinations, Policy 26 also ensures a high standard of design is required, protection of open spaces, protection of residential amenity and public safety and the provision of appropriate levels of parking.

## Monitoring

Targets	Indicators	Policy Delivery
Maintain and improve vitality and viability of identified centres	<ul style="list-style-type: none"> <li>• Percentage of units within each use classes</li> <li>• Vacancy rates of shop units</li> </ul>	<ul style="list-style-type: none"> <li>• Development Management decisions</li> </ul>

### **POLICY 27 MAIN TOWN CENTRE USES OUTSIDE DISTRICT CENTRES OR LOCAL CENTRES**

- 1. Development, including significant extensions to existing facilities, for main town centre uses outside of the defined District and Local Centres and Centres of Neighbourhood Importance will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a suitable and available centre or edge of centre location having demonstrated appropriate flexibility in the format and scale of development proposed.**
- 2. Development proposals within out-of-centre locations, which improve their quality of design and connectivity, will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.**
- 3. Development for main town centre uses, with a net floorspace of 500 square metres or above, in edge or out of centre locations, including within Centres of Neighbourhood Importance, will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.**

### **JUSTIFICATION**

- 8.16 For the purposes of this policy and applying the National Planning Policy Framework (NPPF), an edge of centre location is determined according to the distances set out in the NPPF. This stipulates that retail developments within 300m of the primary retail area are considered edge of centre, for other main town centre uses the distance is 300m from the district or local Centre boundary, and for office development the distance is 500m from a public transport interchange.

- 8.17 Core Strategy Policy 6 requires a sequential approach where retail and leisure uses are proposed in out-of and edge-of-centre locations. Proposals should be supported by evidence that there are no suitable sites within the centre or, if proposed in an out of centre location, no suitable sites within an edge-of centre location also.
- 8.18 The need for a retail impact assessment is also identified and the floor space threshold of 500 square metres net floorspace, at which point this assessment is required to ensure it would not significantly affect existing centres, is set out in Policy 27. This threshold was established within the Greater Nottingham Retail Study 2015.
- 8.19 It applies within centres of neighbourhood importance as well as locations outside district and local centres, as large retail developments are unlikely to be appropriate within centres of neighbourhood importance and may adversely affect nearby district and local centres.

## Monitoring

Targets	Indicators	Policy Delivery
No target	<ul style="list-style-type: none"> <li>Amount of retail development permitted and completed over 100 square metres floorspace outside local or district centres</li> </ul>	<ul style="list-style-type: none"> <li>Development Management decisions</li> </ul>

## 9. Historic Environment

### POLICY 28 CONSERVING AND ENHANCING HERITAGE ASSETS

- 1) **Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh the harm arising from the proposals.**
  
- 2) **Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:**
  - a) **the significance of the asset;**
  - b) **whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;**
  - c) **whether the proposals would preserve and enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;**
  - d) **whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;**
  - e) **whether the proposals would contribute to the long-term maintenance and management of the asset; and**
  - f) **whether the proposed use is compatible with the asset.**

### JUSTIFICATION

- 9.1 This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.
  
- 9.2 Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the National Planning Policy Framework and subsequent Government guidance. Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its

demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.

9.3 Within the Borough there are a wide variety of designated heritage assets. These briefly comprise:

- 677 listed buildings, including 35 grade I listed buildings and 22 grade II\*
- 30 Conservation Areas;
- 26 Scheduled Monuments;
- 4 Registered Parks and Gardens ; and
- 1 Registered Battlefield (in part)

9.4 Where heritage assets are considered to be at risk from lack of maintenance, neglect or damage the Council will take a proactive approach to the assets long term preservation. By maintaining an up to date list of designated assets at risk the Council will seek to monitor and address any decline in the condition of the Borough's heritage.

9.5 The Council will aim to produce Appraisals and Management Plans for all its Conservation Areas and will consider the merits of amendments to Conservation Area boundaries. It will also consider the production of a Local List of non-designated assets, criteria for their identification and/or an associated SPD. The Council will look to work pro-actively with established Civic Societies to aid understanding of the local historic environment.

9.6 Information required in support of applications affecting heritage assets is set out in the National Planning Policy Framework and also in the Council's Planning Application Validation Checklist. In writing Heritage Statements, applicants should refer to relevant sources of local information including Conservation Area Appraisals, the Historic Environment Record, the Heritage Strategy and other relevant studies. Advice in relation to this can be sought from the Planning Service.

### **Listed Buildings**

9.7 There are approximately 700 listed buildings within the Borough. Listed building consent is required for any alteration to the interior or exterior of a listed building that would affect its character as a building of special architectural or historic interest. This includes proposals affecting the fabric and the plan form as well as architectural details.

9.8 The owners of listed buildings should consider the impact of development (including changes of use) on the fabric and interior of a listed building, which

are recognised as essential elements of its character. The nature of the proposals and their effect on the historic character of the building should be clearly illustrated in a supporting Heritage Statement. This should include both internal and external alterations and those necessary to comply with building, environmental health and fire safety regulations, and internal services requirements.

## **Conservation Areas**

- 9.9 Areas of the Borough which merit protection and improvement by nature of their special architectural or historic interest are designated as Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has a duty to review Conservation Areas and seek ways to preserve or enhance their special character.
- 9.10 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area. For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship with neighbouring buildings, spaces and landscape features (including trees). Outline applications for development within Conservation Areas will not normally be acceptable.
- 9.11 Proposals involving demolition within Conservation Areas will not normally be allowed unless a full planning application is submitted and considered showing the future use of the land. Demolition will be subject to conditions and/or a planning obligation to ensure that work does not take place until a satisfactory form of contract has been entered into for redevelopment.

## **Registered and Non-Registered Parks and Gardens**

- 9.12 Within the Borough there are four entries on Historic England's 'Register of Parks and Gardens of Special Historic Interest in England'. These are the grounds of Flintham Hall, Holme-Pierrepont Hall, Kingston Hall and Stanford Hall, The Register is a material consideration in the determination of planning applications. The Council has also identified locally and regionally important Historic Parks and Gardens and any adverse effects must be appropriately weighted against the importance of the park or garden. Other parks and gardens, although not included in the Register, are locally important and valuable to residents. These are identified as Open Spaces within the accompanying Policies Map and are protected by other policies in this document.

## **Non-designated heritage assets**

9.13 In addition to these nationally recognised assets, the Borough also includes a large number of buildings, archaeological sites, monuments, gardens and spaces of local and regional importance. These non-designated heritage assets are not afforded any additional statutory protection, but they are material considerations in the planning process and receive the full weight of both local and national planning policies. Therefore, where development affects a non-designated heritage asset or would result in its demolition or loss, a balanced judgement on the acceptability of the proposal will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

9.14 The Council will use the following criteria when determining whether the feature is a non-designated heritage asset. It must:

- Remain as a largely intact (or retrievable example of its architectural style, innovation and craftsmanship or period or build;
- Be prominent or visible by virtue of its position within the townscape or landscape;

9.15 It must also possess at least two or the following qualities that contribute positively towards the amenities of its locality.

- a. The building is the work of a particular architect or regional or local note.
- b. It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement
- c. It relates by age, materials or in any other significant way to adjacent listed buildings and contributes positively to their setting.
- d. Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of its growth.
- e. It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature.
- f. The building has landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings.

## **POLICY 29: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES**

- 1) Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.**
  
- 2) Where archaeological remains of significance are identified permission will only be permitted where:**
  - a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or**
  
  - b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer of excavation and recording before and/or during development and for the post-excavation analysis, publication, and archive deposition of any findings.**

## **JUSTIFICATION**

- 9.16 Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge.
- 9.17 There are currently 26 Scheduled Monuments in the Borough.
- 9.18 Where the assessment or other information indicates that it would be appropriate, an archaeological assessment and evaluation will be required before the application is determined. Where it is considered that, following the field evaluation, there are remains of archaeological significance which would be adversely affected by the proposed development, the Council may:
- refuse planning permission; or
  - require the application to be modified to allow remains to be preserved 'in situ'; or
  - require a detailed scheme of survey, recording and excavation of remains, where it is considered that the proposed development should proceed and the remains not be retained 'in situ'.
- 9.19 Where evaluation is not considered appropriate, the Council may require the implementation of an archaeological 'watching brief' during the course of the



development as a condition of planning permission, allowing for the recording and excavation of remains which may be discovered during the site works.

- 9.20 In all developments entailing archaeological works, a programme and specification must be agreed with the Council prior to the commencement on site. Development programmes should take full account of the need for adequate opportunity to be included for archaeological investigation. Specifications for archaeological evaluations and watching briefs should be drawn up in conjunction with the Borough Archaeological Advisor.

## **10. Community Facilities, Tourism and Leisure**

### **POLICY 30 PROTECTION OF COMMUNITY FACILITIES**

- 1. Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:**
  - a) alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys;**
  - b) alternative provision will be provided as part of the redevelopment of the site;**
  - c) alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
  - d) it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.**
  
- 2. Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.**

### **JUSTIFICATION**

- 10.1 Paragraph 70 of the National Planning Policy Framework (NPPF) states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.
  
- 10.2 The supporting text for Policy 12 of Rushcliffe Local Plan Part 1: Core Strategy defines community facilities as including:
  - schools and nurseries;
  - post offices;
  - local shops in rural areas;
  - public houses (especially in rural areas);
  - places of worship, religious instruction and church halls;
  - health centres, GP practices, community pharmacies, dentists;
  - community centres or halls;
  - libraries;
  - leisure centres; and

- emergency services.
- 10.3 The list of defined community facilities is not exclusive. Other types of facility may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy 30.
- 10.4 The policy permits the loss of a community facility provided that an alternative provision exists with sufficient capacity which is reasonably accessible. Planning contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out with the Policy, alternative provision could be provided as part of the redevelopment of the site. The Policy ensures that any alternative provision provided is in an appropriate location and is not isolated from those that will use it.
- 10.5 Any viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.
- 10.6 Paragraph 28 of the NPPF identifies the specific importance of retaining local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. In the case of public houses and shops specifically, it must be demonstrated that there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building, or it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.
- 10.7 The Community Right to Bid gives community groups a chance to save community assets that are important to them. Community assets include village shops, pubs and allotments. Local planning authorities are required to keep a list of all of these 'assets of community value'. If an owner of a listed asset wants to sell it they have to notify the local planning authority who, in turn, notify any interested parties. If community groups are interested in buying an asset they can use the Community Right to Bid to 'pause' the sale, giving them six months to prepare a bid before the asset can be sold. Further

information can be found on the Council’s website – see <http://www.rushcliffe.gov.uk/>

## Monitoring

Targets	Indicators	Policy Delivery
No net loss in number of community facilities	<ul style="list-style-type: none"> <li>Number of community facilities gained or lost on an annual basis</li> </ul>	<ul style="list-style-type: none"> <li>Development Management decisions</li> <li>Neighbourhood Plans</li> </ul>

## POLICY 31 SUSTAINABLE TOURISM AND LEISURE

- 1) **The Borough Council will maximise the potential of tourism and leisure in the Borough and increase opportunities for residents and visitors by supporting the:**
  - a) retention of existing tourist and leisure attractions and accommodation which contribute to the local economy;
  - b) enhancement of existing tourist and leisure attractions and accommodation, including their expansion, where it accords with the principles of sustainable development and is not detrimental to the surrounding area;
  - c) development of new tourist and leisure attractions, including the provision of new accommodation to facilitate the opportunity for overnight stays;
  - d) development of attractions and accommodation that are well connected to other tourist and leisure destinations and amenities, particularly by public transport, walking and cycling; and
  - e) enhancement of the environment and local distinctiveness, including heritage and landscapes, which will increase the attractiveness of the district to visitors.
  
- 2) **In accordance with Core Strategy Policy 13, new tourist attractions and accommodation will be directed towards district centres where it can make use of existing infrastructure. It is recognised however there may be instances where a proposal requires a local centre, edge of centre or countryside location. Within the countryside, preference would be for tourism and tourism related development to re-use land and buildings.**
  
- 3) **Semi-permanent recreational chalets will be permitted provided:**

- a) **it is a replacement of an existing habitable chalet (suitable for short term holiday purposes) within an identifiable group of units and not isolated; and**
  - b) **it is no more than 15% larger and no higher than the original chalet.**
- 4) **Tourism and leisure in rural areas, which benefits business, communities and visitors, and respects the character of the countryside, will be supported. Its scale should be appropriate to the local landscape and its surrounding environment and not adversely affect local transport infrastructure.**
- 5) **When assessing new provision for rural tourism or the expansion of facilities, consideration will be given to whether needs should be met within a settlement or by existing facilities.**
- 6) **Across the Borough the Council will resist planning applications which will have an adverse impact on tourist and leisure facilities, but with particular protection applied to valued attractions such as the internationally significant Trent Bridge Cricket Ground and Nottingham Forest's City Ground sports stadiums, the National Water Sports Centre and the Grantham Canal, Nottingham Transport Heritage Centre and Great Central Railway.**
- 7) **Rushcliffe Borough Council supports the restoration of the Grantham Canal, including the proposed link between the Grantham Canal and River Trent which is safeguarded for this purpose and identified in the Policies Map. Development which would prevent the future implementation of this link will not be supported.**

## **JUSTIFICATION**

- 10.8 Within Rushcliffe, the tourism and leisure industries form part of the local economy and can support the provision of local services and facilities.
- 10.9 Most notably, the Borough has a range of attractions aimed at those attending sporting events and day visits. These include the Trent Bridge Cricket Ground, Nottingham Forest Football Ground, the National Water Sports Centre, and rowing facilities on the River Trent. Beyond sport, Country Parks at Ruddington and Cotgrave, and the Grantham Canal provide leisure facilities and the Borough's historical production of Stilton Cheese (which has geographic protected status) attracts visitors.

- 10.10 The Local Plan directs tourism and leisure facilities towards district and local centres, however it is accepted that some proposals should, due to their activities, be located outside these centres, either within settlements or within the countryside. For example camping, caravan or riverside and canalside moorings which require rural locations will be supported provided proposals comply with Policy 31, Green Belt policy, countryside protection and other relevant Local Plan policies.
- 10.11 Business travel also makes a limited contribution to the local visitor economy with hotel facilities within West Bridgford catering for businesses, supported by the presence of conference space, as well as those visiting the Borough for leisure purposes.
- 10.12 The Council will continue to work with other organisations in order to improve tourism and leisure opportunities in the Borough and realise its economic benefits. The Council will continue to be actively engaged with bodies engaged in re-instating the Grantham Canal as a navigable leisure route between Grantham and the River Trent and the delivery of tourist and leisure objectives as set out within county wide and LEP strategies.

## Monitoring

Targets	Indicators	Policy Delivery
No target	<ul style="list-style-type: none"> <li>Number of planning permissions and completions of new tourist facilities and accommodation</li> </ul>	<ul style="list-style-type: none"> <li>Development Management decisions</li> <li>Neighbourhood Plans</li> </ul>

# **11. Open Space and Recreational Facilities**

## **POLICY 32 RECREATIONAL OPEN SPACE**

- 1. Proposals for residential development of over 50 dwellings in areas identified as having recreational open space deficiencies, or will result in deficiencies once developed, will be supported where:**
  - a) the quantity of sports pitches, ancillary facilities and recreational open space in the local area is improved; and/or**
  - b) the quality of sports pitches, ancillary facilities and recreational open space in the local area is improved.**
  
- 2. The form of open space will be determined on a site by site basis depending on evidence of local need including (but not limited to) the Playing Pitch Strategy and the Council’s open space assessment. Provision will be made in one of the following ways:**
  - provision within the development;**
  - a financial contribution to provide outdoor recreational facilities, new recreational open spaces on or off site, subject to the approval of the Borough Council; or**
  - a financial contribution to enhance recreational open spaces nearby, subject to the approval of the Borough Council.**
  
- 3. Proposals for residential development between 10 and 50 dwellings will be expected to make a financial contribution to improving the quantity or quality of recreational open space in the surrounding area.**

**In all cases, through a Section 106 agreement, the Borough Council will secure appropriate management arrangements for any provision, to be delivered by use of a management company or through a parish council with its agreement.**

### **JUSTIFICATION**

- 11.1** The Council expects that development will provide or contribute toward increasing the quantity and quality of recreational open space and ancillary facilities where there is a need arising from new development.
  
- 11.2** Recreational open spaces are important parts of social and community infrastructure which promote health and social inclusion. They provide several benefits including social, educational and environmental contributions to the

communities they serve. A sense of community ownership and pride is stimulated by recreational open space whilst providing opportunities for the community to improve their health. They can also provide habitats for wildlife if they are well landscaped, which are important in urban environments.

- 11.3 The provision of recreational open space will be made either on site within the development or in the form of developer contributions for provision off site in the case that open space provision is already meeting or exceeding standards, the development is already served by open space in the vicinity of the site or where the Council considers that provision within the site is not appropriate.
- 11.4 The Rushcliffe Playing Pitch Strategy and action plan, open space assessment, consultations with town and parish councils, together with potential users of the green space where this is possible, will be used as evidence to ensure that provision meets local needs.
- 11.5 The design, location and type of open space provided as part of a residential development must be well related to the proposed and existing layout. Its function and layout should be well integrated within the rest of the development.
- 11.6 If the proposed development is located within an identified area of deficiency for children's play, playing pitch, or allotment provision, it may be necessary for additional land to be brought into the relevant open space use. The developer could be asked to make a contribution towards the provision of the open space. It may be appropriate for such provision to be incorporated within the curtilage of the development. Alternatively a contribution to off-site provision may be appropriate. In terms of playing pitch provision, Rushcliffe's Playing Pitch Strategy has been endorsed by all of the main pitch based sporting organisations. It recommends that on-site provision of playing pitches will normally be appropriate for developments of 600 dwellings or over.
- 11.7 If the proposed development is not located within an area which is deficient in either quantity or access to open space provision, it is recommended that consideration should then be given to any deficiency in open space quality or value. The developer could be required to make a contribution towards the enhancement of the quality of nearby open space provision including the range facilities and their condition.
- 11.8 Proposals for the development between 10 and 50 dwellings will be supported where a financial contribution is made to improving or increasing the number of recreational open spaces in the area. This expectation is based on the presumption that on developments of less than 50 dwellings, it may not be



appropriate to designate areas of land for recreational open space use due to the limited amount of space.

- 11.9 Overall, the Council will take into account a range of factors as open space provision is not a case of 'one size fits all'. For example, the size and type of properties being provided will influence the type and amount of open space which may be needed; family homes are more likely to require more open space than one where the development is aimed at more elderly people. Similarly there may already be sufficient provision of good quality recreational open space in the locality such that further provision is not required or is limited.
- 11.10 The Rushcliffe Playing Pitch Strategy and subsequent updates will be used to help determine what impact the new development will have on the demand and capacity of existing sites in the area, and whether there is a need for improvements to increase capacity or if new provision is required.
- 11.11 The Rushcliffe Playing Pitch Strategy and subsequent updates will also be used to help inform Development Management decisions that affect existing or new playing fields, pitches and ancillary facilities. All applications will be assessed by the Local Planning Authority on a case by case basis taking into account site specific factors.
- 11.12 For the purpose of the Local Plan, types of recreational open space include provision for children and young people (such as play areas), outdoor sports facilities (such as formal playing pitches), amenity green space (including green infrastructure provision) and allotments.
- 11.13 The Council do not take on the responsibility for the future management and maintenance of additional open space sport and recreation provision within the Borough. It is expected that responsibility management and maintenance will be provided by means of a management company. In some cases, parish councils may wish to take on such responsibilities, where financial contributions for the future management and maintenance of open space are secured. Where appropriate, the Council will secure the management and maintenance of open space, sport and recreation provision through legal agreements.

## Monitoring

Targets	Indicators	Policy Delivery
Increase in open space	<ul style="list-style-type: none"><li>• New open space committed within section 106 planning obligations agreements</li></ul>	<ul style="list-style-type: none"><li>• Development Management decisions</li></ul>
No net loss in open space	<ul style="list-style-type: none"><li>• Net change in certain types of open space</li></ul>	<ul style="list-style-type: none"><li>• Development Management decisions</li><li>• Neighbourhood Plans</li></ul>

### **POLICY 33 LOCAL GREEN SPACE**

**Local Green Spaces are identified within the policies map and, where relevant, neighbourhood plans. These spaces will not be developed for other uses except in very special circumstances.**

**These circumstances will not exist unless the harm to the purpose of the green space, the loss to the local community, and any other harm are outweighed by other considerations.**

#### **JUSTIFICATION**

11.14 The National Planning Policy Framework (NPPF) allows local communities to identify for special protection green areas of particular importance to them within local plans and neighbourhood plans. By designating land as Local Green Space, local communities can prevent new development other than in very special circumstances.

11.15 Local Green Spaces can only be designated when preparing or reviewing local plans or neighbourhood plans, and they should be capable of enduring beyond the end of the plan period.

11.16 In addition to community support, Local Green Spaces should only be designated where:

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

11.17 During consultation in preparing this Local Plan, the areas below were identified as Local Green Spaces by their local communities.

11.18 Given this support, their close proximity to the local communities and their special recreational, the following areas are designated as Local Green Spaces:

- Warner’s Paddock, Bingham
- Forest Road, Bingham
- Cogley Lane, Bingham
- Inholms Green, Flintham

11.19 Additional Local Green Spaces may be identified within Neighbourhood Plans, subject to compliance with the criteria set out in the NPPF and above.

11.20 As directed by the NPPF, the protection of Local Green Spaces is equal to Green Belt and therefore the development of these spaces should only be permitted in exceptional circumstances.

11.21 When determining applications that affect Local Green Spaces, any physical loss of green space, changes to the purpose it serves or loss to the local community should be given substantial weight.

## Monitoring

Targets	Indicators	Policy Delivery
No net loss of Local Green Space	<ul style="list-style-type: none"> <li>• Local Green Space</li> </ul>	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Neighbourhood Plans</li> </ul>

## 12. Green Infrastructure and the Natural Environment

### Green Infrastructure

- 12.1 Adopted Local Plan Part 1: Core Strategy Policy 16 protects and enhances existing and potential green infrastructure, with priority given to:
- locations for major residential development identified in Policy 16;
  - the strategic river corridors of the Trent and Soar Rivers;
  - Grantham Canal corridor; and
  - urban fringe areas.
- 12.2 Where development would adversely impact a green infrastructure corridor, the Core Strategy requires alterations to the design of the project prior to the consideration of mitigation (either on-site or off-site). Developments which harm green infrastructure assets or the wider network will only be permitted where the benefits of the proposal outweighs this harm.
- 12.3 The Core Strategy identifies the strategic green infrastructure corridors within which this policy is applied.. The Core Strategy deferred the identification of local level corridors and assets to supporting Local Development Documents. These local level corridors interconnect the strategic corridors and improve the wider green infrastructure network within and beyond the Borough. They include towpaths along canals and riverbanks (as well as the water bodies themselves), cycleways, rights of way, wildlife corridors (e.g. woodland/tree belts, grassland or wetlands) and disused railway lines.
- 12.4 The primary purpose is to provide opportunities for walking, cycling and horse riding (whether for leisure purposes or travel) and opportunities for biodiversity enhancement and wildlife migration. They also offer opportunities for flood alleviation and adaptation to the effects of climate change.
- 12.5 In accordance with Core Strategy Policy 16, the figures at Appendix D of this Local Plan identify the strategic corridors and the connecting local corridors within the Borough. The identification of these networks was informed by an assessment of green infrastructure assets, the 6cs Green Infrastructure Strategy, Rushcliffe Biodiversity Opportunity Mapping Report, Rushcliffe Nature Conservation Strategy, Greater Nottingham Landscape Character Assessment, and existing individual Green Infrastructure projects.
- 12.6 Applications for development within strategic and local green infrastructure corridors which would affect the network or offer opportunities to improve it should comply with Core Strategy Policy 16 and Local Plan Part 2 Policy 35.

- 12.7 Green infrastructure is multifunctional, delivering a variety of benefits for local communities, businesses, visitors and tourists and wildlife. Whilst Core Strategy Policy 16 identifies a range of functions that the strategic and local corridors provide, these will depend on the location and specific purpose of the corridor or asset. Developments within these corridors or individual assets should therefore ensure their primary functions are not adversely affected.
- 12.8 To ensure multifunction benefits to communities and wildlife are delivered, developments affecting the green infrastructure network should, where appropriate, comply with the Local Plan's biodiversity policies to ensure the ecological network is also protected and enhanced.

## **POLICY 34 GREEN INFRASTRUCTURE AND OPEN SPACE ASSETS**

- 1. The following green infrastructure assets will be protected from development which adversely affects their green infrastructure function (or their contribution to a wider network) unless the need for the asset is proven to no longer exist and the benefits of development, in that location, outweigh the adverse effects on the asset:**
  - Allotments;
  - Amenity Space and Semi-Natural Green Space;
  - Grantham Canal, Rivers, Streams, Lakes, Ponds and Wetlands;
  - Cemeteries and Churchyards;
  - Former Railway Lines (including former Cotgrave Colliery Mineral Line);
  - Flood Alleviation Areas;
  - Golf Courses;
  - Nature Conservation Sites, Geological Sites and Priority Habitats;
  - Parks, Recreation Grounds and Country Parks;
  - Rights of Way;
  - School Playing Fields;
  - Sports Pitches (including disused and lapsed pitches); and
  - Woodlands.
- 2. Development that protects, enhances, or widens their Green Infrastructure importance will be supported, provided it does not adversely affect their primary functions.**
- 3. Where a proposal would result in the loss of Green Infrastructure which is needed or will be needed in the future, this loss should be replaced by equivalent or better provision in terms of its usefulness, attractiveness,**

**quantity and quality in a suitable location. Replacement Green Infrastructure should, where possible, improve the performance of the network and widen its function.**

- 4. Planning permission will not be granted for development which would adversely affect access to open spaces and opportunities should be sought to protect or enhance the rights of way network and, where applicable, its open environment.**

## **JUSTIFICATION**

- 12.9 In accordance with the Core Strategy, Policy 34 identifies individual Green Infrastructure assets which should be protected. As these assets may or may not be within an identified Strategic or Local Green Infrastructure Corridor, Policy 34 ensures that all Green Infrastructure or open space assets are protected and enhanced across the Borough.
- 12.10 Where a community has identified a green space as locally significant due to its beauty, recreational or wildlife value, and therefore the space has been designated as Local Green Space in the Development Plan, developments which may affect them must also comply with Local Plan Part 2 Policy 34.
- 12.11 Applications that affect the function of green infrastructure must also, where appropriate, comply with those policies within the Local Plan Part 1: Core Strategy and this Local Plan Part 2 which protect the natural environment, heritage and other infrastructure.
- 12.12 Where development would result in the loss of a Green Infrastructure asset or affect its function an assessment must be undertaken which clearly shows the open space, buildings or land is surplus to requirements and can no longer contribute (in its present form or as an alternative Green Infrastructure use) to meeting local or wider needs.
- 12.13 Policy 34 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful green infrastructure is often a local facility which people use frequently, and visit on foot, and is accessible to all ages and all walks of life.

## Monitoring

Targets	Indicators	Policy Delivery
No net loss	<ul style="list-style-type: none"><li>• Net change in certain types of Green Infrastructure</li></ul>	<ul style="list-style-type: none"><li>• Development Management decisions</li><li>• Neighbourhood Plans</li></ul>

### **POLICY 35 GREEN INFRASTRUCTURE NETWORK AND URBAN FRINGE**

- 1. Proposals within Strategic Green Corridors or Local Green Corridors, as identified within Appendix D, should ensure the primary functions of the network are maintained and enhanced. Opportunities to create additional Green Infrastructure assets which enlarge the network, improve its connectivity and/or widen the function of the corridor should be taken where appropriate, provided they do not conflict with the primary functions.**
- 2. Developments within the urban fringe (on the edge of the main urban area) must, where possible and appropriate, incorporate accessible infrastructure that provides recreational opportunities, wildlife benefits and enables pedestrian and cycle access to the wider countryside.**

### **JUSTIFICATION**

- 12.14 Core Strategy Policy 16 lists the variety of functions that Green Infrastructure should deliver. To ensure proposals deliver the most appropriate Green Infrastructure and/or do not compromise the existing functions of the network, Policy 35 requires planning applications, which are likely to affect the performance of the network, to be supported by evidence which establishes the main functions of the network and how the development will maintain, enhance and if appropriate widen these functions.
- 12.15 The Green Infrastructure and Ecological Network Background Paper, 6cs Green Infrastructure Strategy, Rushcliffe Biodiversity Opportunity Mapping Report, Rushcliffe Nature Conservation Strategy and emerging strategies and projects will form an important part of this evidence.

- 12.16 The Core Strategy prioritises the enhancement of Green Infrastructure within urban fringe areas. Policy 35 should be applied to developments which would benefit from or increase the use of Green Infrastructure (for example new housing, employment or leisure developments) within the urban fringe area. The size and type of Green Infrastructure will depend on the scale of development, its location, the infrastructure needs of the area, and any opportunities to improve the wider network. Depending on these opportunities, it may be appropriate to enhance existing assets or, provided the new residents, employees or visitors would directly benefit, create new Green Infrastructure elsewhere.
- 12.17 Developments within the urban fringe which incorporate Green Infrastructure or improve it elsewhere should include evidence that the functions are appropriate and that it improves the connectivity of the wider network.

## **Biodiversity and Geodiversity**

- 12.18 The National Planning Policy Framework requires the minimisation of impacts on biodiversity and net gains in biodiversity in order to halt the overall decline in biodiversity. This will be achieved by protecting and enhancing existing ecological and geological assets and by establishing coherent ecological network of assets that are more resilient to current and future pressures.
- 12.19 Local Plan Part 1: Core Strategy Policy 17 outlines the Council's broad approach towards the protection and enhancement of biodiversity within the Borough. This will be achieved through improvements to the Green Infrastructure network, the incorporation of features that protect and enhance biodiversity within new development, the use of planning conditions or Section 106 agreements and the avoidance, mitigation, or as a last resort, compensation for any loss.
- 12.20 Policy 17 states that designated sites will be protected in line with the national hierarchy of sites and that non-designated sites or wildlife corridors will only be permitted where there is overriding need. It is however recognised that only a small proportion of the Borough's important habitats and species are located within nationally protected Sites of Special Scientific Interests (SSSIs) and that many important sites (Local Wildlife Sites or priority habitats) have no legal protection. Local Wildlife Sites and priority habitats are a material consideration when considering planning applications.
- 12.21 Policies 36, 37 and 38 below build on Core Strategy Policy 17, setting out the Borough's detailed approach to the creation, protection, and enhancement of the wider ecological network and the protection that individual ecological



assets are given, according to their importance (at a national or local level) and their sensitivity to development.

- 12.22 All planning applications should consider the impact of development on the natural environment. Applications should, where appropriate, contain evidence that the development will not affect protected or priority habitats or species. This information can be obtained from the Nottinghamshire Biological and Geological Records Centre, with further supporting information available from MAGIC mapping, local authority ecologist or local wildlife organisations (which may charge for advice). The Nottinghamshire Biodiversity Action Plan and Rushcliffe Biodiversity Opportunity Mapping Report should be used to help identify locally important habitats, species and sites.
- 12.23 Applications which may affect priority habitats or species, or nationally or internationally protected species will require an Ecological Impact Assessment (EclA), which will usually be supported by a preliminary ecological appraisal (also known as an extended phase 1 habitat survey) and/or protected species survey, all of which should be carried out prior to determination.. Larger schemes may require an Ecological Impact Assessment. The precautionary principle should be applied when deciding whether these or further surveys are required. All surveys should be carried out prior to determination by a suitably experienced and qualified ecologist and comply with the Biodiversity Code of practice for planning and development.
- 12.24 Advice regarding surveys of protected species and designated sites and avoidance or mitigation measures can be obtained from Natural England and the Chartered Institute of Ecology and Environmental Management.
- 12.25 Measures to address increased flood risk from watercourses and waterbodies within the Borough and their biodiversity value, notably along the River Trent, River Soar and River Smite Corridors is recognised and addressed within Policy 19.
- 12.26 Policies in this Local Plan Part 2 regarding nature conservation should be read alongside those policies in the Core Strategy and other policies within this plan which seek to protect and enhance the green infrastructure network and Rushcliffe's Nature Conservation Strategy. Where appropriate, developments should take all opportunities to achieve net-gains in biodiversity, improve the ecological network and provide multi-function and accessible Green Infrastructure.

## **POLICY 36 DESIGNATED NATURE CONSERVATION SITES**

### **Nationally Designated Sites**

- 1. Development likely to have an adverse effect on a Site of Special Scientific Interest (either directly or indirectly, or individually or in combination with other developments) will not normally be permitted.**
- 2. Where an adverse effect on the site's notified features is likely, an exception should only be made where the benefits of the development's location, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.**

### **Locally Designated Sites**

- 3. Development likely to have a significant adverse effect on a site of local nature conservation value will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the essential nature conservation value of the site. Locally designated sites include:**
  - Local Wildlife Sites**
  - Local Geological Sites**
  - Local Nature Reserves**
  - Irreplaceable Habitats**
- 4. Proposals that are likely to have a significant impact on such sites will be assessed according to the following criteria:**
  - a) Whether works are necessary for management of the site in the interests of conservation;**
  - b) Whether adequate buffer strips and other mitigation has been incorporated into the proposals to protect species and habitats for which the Local Site has been designated;**
  - c) The development would be expected to result in no overall loss of habitat and, as a last resort, any compensation could be expected to include off-setting habitats adjacent to or within the vicinity of any losses proposed.**

## JUSTIFICATION

- 12.27 At the time of adoption, Rushcliffe contained 8 nationally designated Sites of Special Scientific Interests (SSSIs), 214 Local Wildlife Sites and a limited number of Local Geological Sites. Within Rushcliffe clusters of ancient woodlands are spread across the Borough. Ancient woodlands are considered irreplaceable habitats due to their age, uniqueness, species diversity and/or the impossibilities of re-creation.
- 12.28 There are no internationally protected sites within Rushcliffe. Those sites beyond the boundary, notably the potential Sherwood Forest potential special protection area (pSPA), are unlikely to be significantly affected by the Local Plan. This has been confirmed through the Habitats Regulations Assessment.
- 12.29 The National Planning Policy Framework requires criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites will be judged. Distinctions should be made between the hierarchy of national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. Policies 36, 37 and 38 identify the approach to development that affects designated and non-designated nature conservation sites, priority habitats, and trees and woodland within the Borough.

## Monitoring

Targets	Indicators	Policy Delivery
No applications approved against Natural England Advice	Number of planning applications approved against Natural England advice	<ul style="list-style-type: none"> <li>• Development Management decisions</li> </ul>
No decline in site condition	Natural England and Nottinghamshire Biological Records Office site condition information	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Local Plan strategic and non-strategic allocations</li> <li>• Neighbourhood Plans</li> </ul>

## **POLICY 37 TREES AND WOODLANDS**

- 1. Adverse impacts on mature tree(s) must be avoided, mitigated or, if removal of the tree(s) is justified, it should be replaced. Any replacement must follow the principle of the 'right tree in the right place'.**
- 2. Planning permission will not be granted for development which would adversely affect an area of ancient, semi-natural woodland or an ancient or veteran tree, unless the need for, and public benefits of, the development in that location clearly outweigh the loss.**
- 3. Wherever tree planting would provide the most appropriate net-gains in biodiversity, the planting of additional locally native trees should be included in new developments. To ensure tree planting is resilient to climate change and diseases a wide range of species should be included on each site.**

12.30 Trees benefit both people and the environment – they provide homes for wildlife, help to absorb pollution and reduce breathing-related health problems and produce fuel and wood products. Trees also play an important role in counteracting climate change by providing a barrier to strong winds, reducing temperatures at ground level, helping to reduce flooding and preventing soil erosion.

12.31 Any proposal that would result in loss of a mature tree or woodland covered by Policy 37 will be resisted unless it can be clearly demonstrated by evidence, the need for development and that public benefit would clearly outweigh the loss.

12.32 When replacing a removed tree the principle of the 'right tree in the right place' ensure trees can grow to reasonable maturity without the need for regular pruning to control their size and be in character with the various landscape character areas set out within the Greater Nottingham Landscape Character assessment.

12.33 Ancient woods are those areas of woodland which have had a continuous cover of native trees and plants since at least 1600AD, and have not been cleared and/or extensively replanted since then. These ancient woodlands are vitally important for biodiversity and as part of the historic landscape of the Borough. As a habitat, ancient or semi-natural woodland are home to many of the UK's most threatened species. Rushcliffe has seven ancient woodlands, however only 5.7 square km of the Borough is covered by woodland, so all trees are important.

- 12.34 An ancient tree is one that is old relative to the longevity of other trees of the same species, that is in the ancient stage of its life or that has biological, historical, aesthetic or cultural interest because of its age. A veteran tree is usually in the mature stage of its life and has important wildlife and habitat features due to its age, size or condition.
- 12.35 In accordance with national policy and Local Plan Part 2 Policy 37, developments should seek to achieve net-gains in biodiversity and the enhancement of the Borough's ecological network. The planting of trees and the creation or improvements to woodlands will, where appropriate, provide opportunities to accomplish this.
- 12.36 Within Rushcliffe woodland is more common within the Nottinghamshire Wolds area, on ridge lines e.g. between Kingston on Soar, Gotham and Bunny and East Bridgford to Flintham, and the area between Radcliffe on Trent to Cotgrave Forest.
- 12.37 In other areas of the Borough, woodland planting could be detrimental to local landscape character and due to the lower density of existing woodland provide lower ecological gain. Outside of these areas, tree planting would be best limited to trees within hedgerows, field corners, along waterways and highway corridors and around the periphery of settlements, if important ecological habitats do not already exist.

**POLICY 38      NON-DESIGNATED BIODIVERSITY ASSETS AND THE WIDER ECOLOGICAL NETWORK**

- 1. Where appropriate, all developments will be expected to preserve, restore and re-create priority habitats and the protection and recovery of priority species in order to achieve net gains in biodiversity**
- 2. Developments that significantly affect a priority habitat or species should avoid, mitigate or as a last resort compensate any loss or effects.**
- 3. In order to ensure Rushcliffe's ecological network is preserved and enhanced, development within Biodiversity Opportunity Areas should:**
  - a) retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones; and**
  - b) be designed in order to minimise disturbance to habitats and species.**

4. **Outside of the Biodiversity Opportunity Areas developments should, where appropriate, seek to achieve net gains in biodiversity and improvements to the ecological network through the creation, protection and enhancement of habitats, and the incorporation of features that benefit biodiversity.**

## **JUSTIFICATION**

- 12.38 Much of the Borough's biodiversity assets are found within locations that are not subject to local planning protection or legal protection under national and international law. These include woodlands, grasslands, hedgerows, wetlands and watercourses. These provide wildlife corridors and stepping stones which support the movement of species, and sustain designated and non-designated conservation sites and habitats. Ensuring these habitats are bigger, better and more joined up and not isolated is one of the most important factors in maintaining biodiversity.
- 12.39 The Government's Environment White Paper 2011 - The Natural Choice: securing the value of nature and National Planning Policy Framework require land-use plans create a resilient and coherent ecological network of designated and non-designated habitats. These networks are those which, by virtue of their linear and continuous structure (such as rivers with their banks and hedgerow field boundaries) or their function as stepping stones (water bodies, grassland sites and woodland) are essential for the migration, dispersal and genetic exchange of wild species. It is important that the preservation and enhancement of biodiversity and the wider ecological network is considered as part of the design of proposed development schemes from the outset.
- 12.40 In accordance with national planning policy, all development should where possible enhance biodiversity within the site and the surrounding area by creating new habitats or improving existing habitats. The priority habitats within Rushcliffe are identified within the Nottinghamshire Biodiversity Action Plan, Rushcliffe Nature Conservation Strategy and Rushcliffe Biodiversity Opportunity Report. The action plan identifies hedgerows, woodlands (coniferous and broad leaf), lowland grasslands and water courses (as well as others) as priority habitats and sets out a broad range of actions which should be taken to protect and enhance them. This includes local authority planning decisions.
- 12.41 Development should seek to achieve a net gain in biodiversity and protect existing habitats. Where appropriate, they should also incorporate elements

of biodiversity such as areas of natural green space (as part of multi-functional green infrastructure), green walls, roofs, integrated bat and bird boxes and lofts as well as landscape features that minimise adverse impacts on existing habitats (whether designated or not). Development should also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces, for example hedgerow, shelter belts and drainage ditches. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

### **Biodiversity Opportunity Areas**

- 12.42 The Rushcliffe Biodiversity Opportunity Mapping Report identifies a network of priority habitats (woodland, grassland, and water bodies) which could be improved, expanded, and connected. It also identifies focal areas where existing habitats and opportunities are located. These habitat networks and focal areas are identified as Biodiversity Opportunity Areas (BOA) within the report and are identified in Appendix E of this Local Plan. Appendix E also identifies the habitats and objectives within each of the BOAs.
- 12.43 Where development proposals are likely to have an impact on species or habitats within the BOAs, the Ecological Impact Assessment (EclA) should include a properly conducted assessment of the impacts that the development, and any mitigation, may have on the BOA.. Development proposals that do not reasonably address opportunities for enhancing BOAs through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures should be proposed as part of the proposed scheme and such measures agreed with the Planning Authority prior to the determination of any planning application.
- 12.44 Outside the BOA and network of designated sites, the Biodiversity Opportunity Mapping report also identifies opportunities to deliver net gains in biodiversity and an expansion of the ecological network. These opportunities include improvements to the hedgerow network and shelterbelts in order to improve linkages between woodlands; grassland strips around fields, alongside ditches and roads to link up isolated grassland sites, and the improved management of ditches, including the creation of buffer strips alongside streams and water courses to link up wetland sites as well as reduce diffuse water pollution (through run-off of sediments, pesticides, fertilisers and animal slurry). Whilst these improvements can be delivered through other methods (for example countryside management), planning proposals, that could secure any of the above measures and strengthen the BOAs, will be looked upon positively.

## **13. Health**

### **POLICY 39 HEALTH IMPACTS OF DEVELOPMENT**

- 1. A Health Impact Assessment will be required for applications for:**
  - a) residential development of 50 dwellings or more;**
  - b) non-residential developments of 5,000 square metres or more;**  
**and**
  - c) other developments which are likely to have a significant impact on health and well-being.**
  
- 2. Where significant adverse impact is identified, measures to substantially mitigate the impact will be required.**

### **JUSTIFICATION**

- 13.1 The Health Impact of Development was produced by Nottinghamshire County Council, in consultation with partner authorities and organisations (including Rushcliffe Borough Council), and was published in 'Spatial Planning for the Health and Well-being of Nottinghamshire, Nottingham City & Erewash' (2016). Comprising a checklist, its use will help to ensure that the health and well-being of residents is given appropriate weight when applications are prepared and considered.
  
- 13.2 Not all of the points in the checklist will be relevant to all applications; equally there may be additional health-related issues that are relevant to particular applications.
  
- 13.3 Whilst evidence from Public Health England 'Rushcliffe Health Profile' (appended to 'Spatial Planning for the Health & Well-being of Nottinghamshire, Nottingham City & Erewash', 2016) shows health of people in Rushcliffe is generally better than the England average, it is important to maintain and further improve the health of residents.



## **14. Environment Protection**

### **POLICY 40 POLLUTION AND LAND CONTAMINATION**

- 1. Permission will not be granted for development which would result in:**
  - a) An unacceptable level of pollution, or is likely to result in unacceptable exposure to sources of pollution or risks to safety; or**
  - b) Lighting schemes unless they are designed to use the minimum amount of lighting necessary to achieve their purposes and to minimise any adverse effects beyond the site, including effects on the amenity of local residents, the darkness of the local area and nature conservation (especially bats and invertebrates); or**
  - c) Development which would be liable to result in the infiltration of contaminants into groundwater resources, having regard to any cumulative effects of other developments and the degree of vulnerability of the resource, unless measures would be carried out as part of the development to prevent such contamination taking place; or**
  - d) Development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk or prejudice the use or development of nearby land.**
  
- 2. Development of land potentially affected by contamination will not be permitted unless and until:**
  - a) A site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council; and**
  - b) Details of effective and sustainable remedial measures required to deal with any contamination have been agreed in writing with the Council, taking into account actual or intended uses; and**
  - c) There will be no significant risk to the health and safety of the occupants of the development; and**
  - d) There will be no contamination of any surface water, water body, groundwater or adjacent land.**
  
- 3. Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.**

**Conditions will be applied relating to the restriction or mitigation of pollution effects where appropriate.**

## **JUSTIFICATION**

- 14.1 The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.
- 14.2 Controls of pollution under planning and environmental health should complement (rather than duplicate) each other. Planning decisions focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.
- 14.3 Nuisance issues, for example noise, dust and odour can have a significant impact on the quality of life, community cohesion, health and amenity. These issues are also material planning considerations and, when determining planning applications, consideration needs to be given to existing land uses in the vicinity, for example an existing factory next to a proposed housing development. Every effort must be made to ensure that the amenity of the new residents is not affected by nuisance issues which then restrict the operations of the factory. In such cases permission may be refused or conditions applied to avoid or mitigate these potential problems.
- 14.4 Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and well-being. Commercial or industrial premises and construction sites are common sources of noise pollution and therefore a restriction on working hours often needs to be applied as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.
- 14.5 There are other types of pollution such as odour, dust, heat and vibration which can also be of concern due to their effect on local amenity. These issues need to be considered when determining planning applications.
- 14.6 Light pollution can add to the visual intrusion of a development, cause annoyance, nuisance and loss of amenity for neighbours and detract from the quality of the night sky. It can also be detrimental to highway safety, harmful to wildlife, undermine enjoyment of the countryside and, by using energy unnecessarily, it can contribute to climate change. Appropriate design can

address these issues. The lighting implications of proposals will be considered in consultation with the Council's Environmental Health department. All applications should include full details of any proposed lighting, which are likely to be the subject of conditions (including hours restrictions) to ensure that adverse effects are minimised.

- 14.7 As groundwater forms part of the base flow of rivers and provides a substantial proportion of water used for public supply, Policy 40 ensures that groundwater quality will be protected. The groundwater implications of proposals will be considered in consultation with the Environment Agency. Conditions are likely to be applied to ensure that suitable safeguards are in place.
- 14.8 It is important that sites where hazardous substances are present are located in safe and secure locations. Regulations provide controls to prevent major accidents and to maintain appropriate safety distances between hazardous substances and residential areas, public areas, recreational areas and major transport routes. These controls are enforced by the Hazardous Substances Authority, which is the local planning authority.
- 14.9 Sites which hold certain quantities of hazardous substances must obtain hazardous substances consent. Rushcliffe will consult the Health and Safety Executive (HSE) on these applications and on applications for development near major hazard installations and pipelines.
- 14.10 The Council continues to encourage the effective use of land by re-using land that has been previously developed ('brownfield' sites) and ensuring that new development is appropriate for its location. However, it is essential that future occupants and broader environmental concerns are protected from the effects of contamination and not all relevant issues are covered by separate environmental permitting regulations. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner. If planning permission is granted conditions will be applied which require the implementation of necessary remedial measures prior to occupation.
- 14.11 'Contaminated land' is a legal term defined in Part 2A of the Environmental Protection Act 1990. The term 'land potentially affected by contamination' is used here to capture all sites with potential contamination and not just those designated in accordance the Act.

## **POLICY 41 AIR QUALITY**

- 1. Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated.**
- 2. In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality and ensure occupants are not significantly affected by poor air quality.**
- 3. Development proposals must not exacerbate air quality beyond acceptable levels, either through poor design or as a consequence of site selection.**

### **JUSTIFICATION**

- 14.12 Part IV of the Environment Act 1995 requires local planning authorities review and assess the current and future air quality in their areas against objectives set out for eight key air pollutants, under the provisions of the National Air Quality Regulations 2000 and the Air Quality (Amendment) Regulations 2002. Where an air quality objective is deemed to be breached, then the local planning authority must declare an Air Quality Management Area and put in place an action plan in order to bring pollutant levels below the objective.
- 14.13 Paragraph 124 of the National Planning Policy Framework states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.
- 14.14 A Nottinghamshire-wide Air Quality Strategy, 'A Breath of Fresh Air for Nottinghamshire' was published in 2008, which covers the districts and Boroughs of Nottinghamshire County and Nottingham City Council. The purpose of the strategy is "to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public in a co-ordinated and integrated manner."
- 14.15 The Nottinghamshire Air Quality Strategy is due to be reviewed and updated. The evidence of both the health impacts and effective actions to address air quality has developed since its publication. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

- 14.16 In July 2015, a chapter on air quality was incorporated into the Nottinghamshire Health and Wellbeing Board's Joint Strategic Needs Assessment (JSNA). One of the recommendations from this chapter is "consider incorporation of revised air quality aspirations into Local Development Plans."
- 14.17 The particular problems with air quality within Rushcliffe are mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of two Air Quality Management Areas due to a breach of the air quality objective for nitrogen dioxide. These are located in the Radcliffe Road/Lady Bay Bridge area and at the junction of the A52 and Stragglethorpe Road, west of Radcliffe on Trent. Air Quality Action Plans were subsequently published for both areas in 2005 and 2011.
- 14.18 Whilst the focus of this policy concerns issues arising from road transport emissions, it should be noted that emissions from point sources (i.e. biomass, combined heat and power and anaerobic digestion installations) also need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives<sup>12</sup>.
- 14.19 The Council's Local Air Quality Management: Air Quality Considerations for Developers guidance was published in February 2010. As part of the Action Plan required by the designation of Air Quality Management Areas, the guidance provides assistance to developers in the approach to undertake when assessing the impact of new developments on air quality and whether a formal air quality assessment is required. This guidance underlines the importance that Rushcliffe Council attaches to air quality issues.
- 14.20 The key aims of this guidance are as follows:
- To identify those circumstances when an air quality assessment will be required to accompany a development proposal.
  - To provide technical guidance on the process of air quality assessments
  - To provide guidance with regard to the circumstances in which air quality conditions and S106 planning obligations will be sought in accordance with national guidance and Rushcliffe's policies for air quality. This guidance aims to ensure that air quality is considered in sufficient depth, to help minimize the potential impacts.

## Monitoring

Targets	Indicators	Policy Delivery
No Target	Number of Air Quality Management Zones	<ul style="list-style-type: none"><li>• Development Management decisions</li></ul>

## **POLICY 42 SAFEGUARDING MINERALS**

**Development will not be permitted which would sterilise mineral resources of economic importance or pose a serious hindrance to future extraction in the vicinity.**

### **JUSTIFICATION**

14.21 Nottinghamshire County Council is the Minerals Planning Authority for Rushcliffe. However, the Council will determine applications for non-mineral development which may affect mineral resources. In accordance with the National Planning Policy Framework, this policy will help to protect mineral resources without creating a presumption that resources will be worked. In Nottinghamshire the safeguarding and consultation areas are identical, and follow the economic mineral resource as identified by British Geological Survey. Within Rushcliffe the principal minerals that are extracted are sand and gravel within the Trent Valley and gypsum at East Leake.

## **15. Infrastructure and Developer Contributions**

### **POLICY 43 PLANNING OBLIGATIONS THRESHOLD**

**Planning obligations may be sought from developments of more than 10 dwellings or 1,000 square metres or more gross floorspace for the provision, improvement or maintenance, where relevant, of following infrastructure:**

- a) Health;**
- b) Community and sports facilities;**
- c) Green Infrastructure and recreational open space;**
- d) Biodiversity Mitigation and compensation;**
- e) Education; and**
- f) Highways, including sustainable transport measures.**

### **JUSTIFICATION**

- 15.1 Policy 19 of Local Plan Part 1: Rushcliffe Core Strategy states that new development will be expected to meet the reasonable cost of new infrastructure required as a consequence of the proposal. In line with Core Strategy Policy 19, the Council is still committed to introducing a Community Infrastructure Levy within the lifetime of this plan. However, some infrastructure requirements will still have to be provided for as planning obligations (developer contributions). A planning obligation is a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
- 15.2 Where relevant, planning obligations for supporting infrastructure will be sought on development proposals of more than 10 dwellings or on developments of more than 1,000 square metres gross floorspace. The purpose of setting the threshold at this level is so as not to overburden smaller developments with a requirement to make financial contributions towards new infrastructure. It is the Government's view that local planning authorities should not place a disproportionate burden of developer contributions on small-scale developers and custom and self-builders. Planning obligations in respect of affordable housing provision are subject to Core Strategy Policy 8.
- 15.3 The Infrastructure Delivery Plans (IDP) that support Local Plan Part 1, Rushcliffe core Strategy and Local Plan Part 2, Land and Planning Policies identify infrastructure requirements both at a strategic level and at a site-specific level. The IDP, together with responses received from infrastructure

providers to planning applications, will be used when negotiating planning obligations.



# APPENDICES

## Appendix A: Glossary

**Affordable Housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes England.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Allocation** – Land identified as appropriate for a specific land use.

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

### **B1, B2 and B8 (employment) use classes**

- B1 Business – (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;

- B2 General industrial - Use for an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- B8 Storage or distribution (this class includes open air storage).

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

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

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

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

**Conservation** (of the built environment) – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance

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

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

**Core Strategy** – The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision.

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

**Density** – The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be

developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

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

**Development Plan** – This includes adopted Local Plans and saved policies from Local Plans, and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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

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

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

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

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

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

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

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

**Green Belt** – An area of land around a City having five distinct purposes (as set out in the National Planning Policy Framework):

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

**Green Infrastructure** – A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities (taken from National Planning Policy Framework).

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

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

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

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

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

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

**Key Settlements** – Settlements which will experience growth in line with the Spatial Strategy set out in Policy 3 of the Core Strategy.

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

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

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

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

**Local Wildlife Site (LWS)** - A non-statutory designation used to identify high quality wildlife sites in the Borough. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

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

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

**National Planning Policy Framework (NPPF)** – replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and

neighbourhood plans can be produced reflecting the needs and priorities of the local area.

**National Planning Practice Guidance (NPPG)** – the Government’s online tool providing guidance on the application and interpretation of national planning policy: [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

**Neighbourhood Plan** – A development plan prepared by a local parish council or neighbourhood forum for a designated area. It can set which set out where new houses, businesses and shops should go – and what they should look like. Such plans need to be in general conformity with the strategic policies in the development plan for the area.

**Open Space** – All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

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

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

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

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

be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

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

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

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

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

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

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

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

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

**Strategic Housing Land Availability Assessment (SHLAA)** – Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed – please see <http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/strategiclandavailabilityassessment/>

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



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

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

**Sustainable Development** - The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Supplementary Planning Document (SPD)** - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

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

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

**Windfall Site** - Sites which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available.

# Appendix B: Housing Trajectory

	Completions										Future Years										Total 2028-2032 (beyond plan period)	Total 2011-2028 (plan period)	Total 2028-2032 (beyond plan period)
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 (beyond plan period)	2029-2030 (beyond plan period)	2030-2031 (beyond plan period)			
Completions on non-allocated sites and identified SHLAA capacity	283	209	199	373	375	338	341	463	172	101	71	80	32	1	0	20	20	10	0	0	0	3,069	30
Land at Melton Road, Edwalton						40	150	250	250	250	150	150	150	101								1,641	0
Land at former Cotgrave Colliery					112	150	100															462	0
Land at Former RAF Newton Phase 2									50	100	150	150	100									550	0
Land north of Bingham								50	100	150	150	150	150	150								1,050	0
Land south of Clifton									50	200	250	250	250	250	250	250	250	250	250	250	250	2,000	1,000
East of Gamsston/North of Tollerton									104	104	104	104	104	104	104	104	78	78	78	78	78	1,750	1,000
Infill and changes of use in broad locations									50	200	250	250	250	250	250	250	250	250	250	250	250	1,750	1,000
Land rear of Mill Lane/The Old Park, Cotgrave									50	50	50	50	30									180	312
Land south of Hollygate Lane, Cotgrave									50	50	50	50	40									190	
Land north of Rempsone Road, East Leake									50	50	50	50	35									235	
Land off Nicker Hill, Keyworth									50	50	50	50										150	
Land between Platt Lane and Station Road, Keyworth									50	50	50	40										190	
Land South of Debdale Lane Keyworth									50	50	50	40										190	
Hillside Farm, Keyworth									25	45												70	
Land north of Nottingham Road, Radcliffe on Trent									50	50	50	50										150	
Land adjacent to Grooms Cottage, Radcliffe on Trent									25	25												50	
Land Off Shelford Road Radcliffe on Trent									50	50	50	50	50	50	50	50						400	
Land north of Grantham Road Radcliffe on Trent									50	50	50	50	50	40								240	
72 Main Road, Radcliffe on Trent									1	2	2											5	
The Paddocks, Nottingham Road Radcliffe on Trent																						75	
Land west of Wilford Road, Ruddington											50	50	30									130	
Land south of Flawforth Lane, Ruddington									25	25												50	
Land opposite Mere Way, Ruddington									20	50	50	50	50									170	
Land east of Church Street Cropwell Bishop									25	45												70	
Land between Butt Lane and Closses Side Lane, East Bridgford									25	55												80	
Land south of Butt Lane, East Bridgford									25	20												45	
Land east of Gypsum Way, Gotham									20	50												70	
Land north of Park Lane, Sutton Bonington									30	50												80	
Former Bunny Brickworks														25	50	25						100	
Former Islamic Institute, Flintham									20	50	20											90	
<b>Projected completions</b>	<b>283</b>	<b>209</b>	<b>199</b>	<b>373</b>	<b>487</b>	<b>528</b>	<b>591</b>	<b>863</b>	<b>742</b>	<b>1,676</b>	<b>1,962</b>	<b>1,686</b>	<b>1,401</b>	<b>1,070</b>	<b>981</b>	<b>679</b>	<b>598</b>	<b>588</b>	<b>578</b>	<b>578</b>	<b>578</b>	<b>14,338</b>	<b>2,342</b>
<b>Cumulative Completions</b>	<b>283</b>	<b>502</b>	<b>701</b>	<b>1,074</b>	<b>1,561</b>	<b>2,089</b>	<b>2,680</b>	<b>3,543</b>	<b>4,285</b>	<b>5,961</b>	<b>7,923</b>	<b>9,609</b>	<b>11,010</b>	<b>12,080</b>	<b>13,061</b>	<b>13,740</b>	<b>14,338</b>	<b>14,926</b>	<b>15,524</b>	<b>16,102</b>	<b>16,680</b>	<b>14,338</b>	<b>2,342</b>

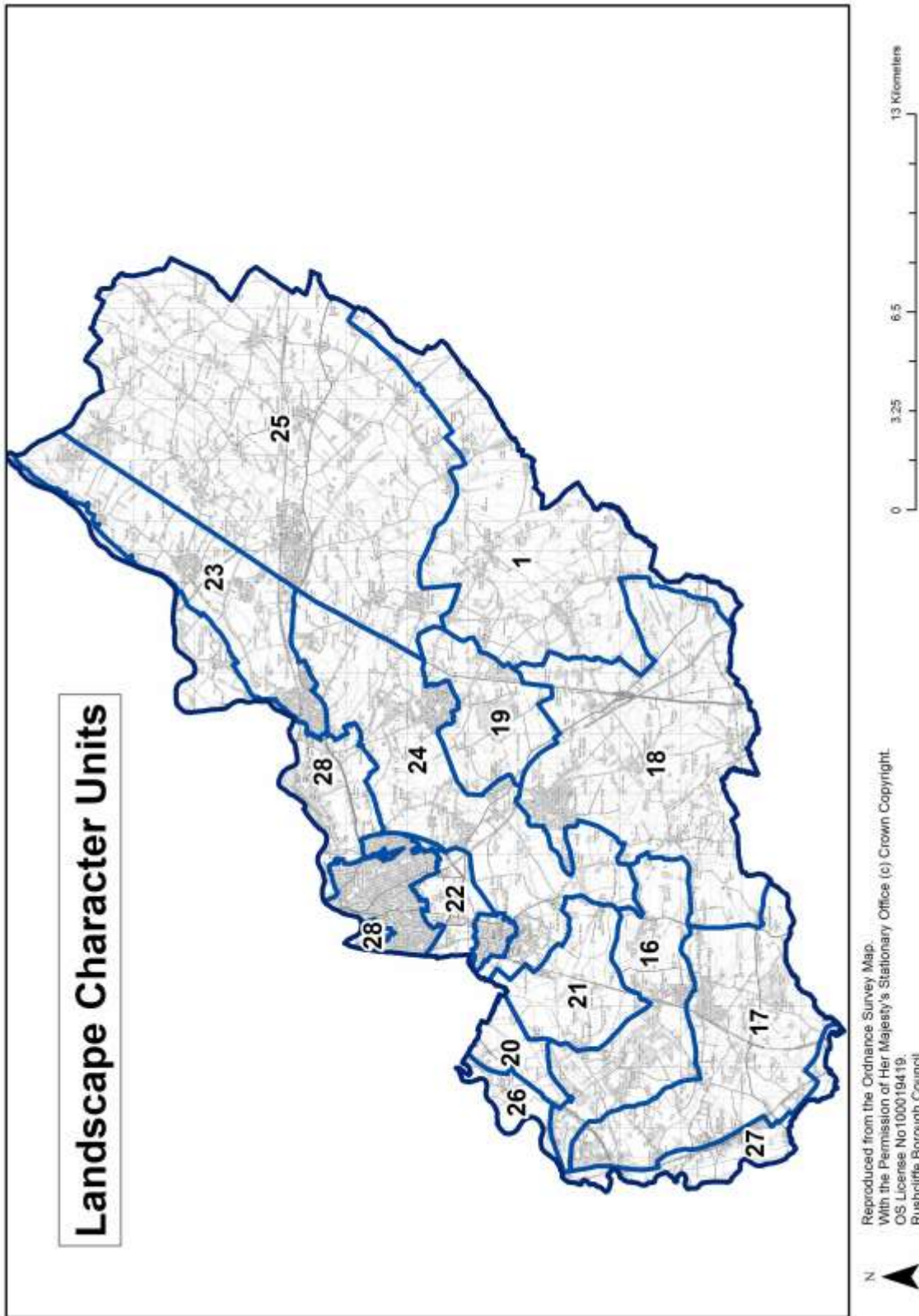
## Appendix C: Landscape Sensitivity Study: Wind Energy Development.

**Table C1: Landscape sensitivity to wind turbine development**

Landscape Character Unit (LCU)		Turbine Height Categories (metres to tip) and Sensitivity Ratings				
		<25m	26-50m	51-75m	76-110m	111-150m
1	Vale of Belvoir (includes part within Melton and part within Rushcliffe)	L-M	M	M-H	H	H
16	Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps	L-M	M	M-H	H	H
17	Nottinghamshire Wolds: East Leake Rolling Farmland	L-M	M	M-H	H	H
18	Nottinghamshire Wolds: Widmerpool Clay Wolds (includes part within Melton and part within Rushcliffe)	L-M	M	M	M-H	H
19	Nottinghamshire Wolds: Cotgrave Wooded Clay Wolds	L-M	M	M-H	M-H	H
20	South Nottinghamshire Farmlands: Clifton Slopes	L-M	M	M-H	M-H	H
21	South Nottinghamshire Farmlands: Ruddington Alluvial Farmland	L	L-M	M	M-H	H
22	South Nottinghamshire Farmlands: Mickleborough Fringe	L	L-M	M	M-H	H
23	South Nottinghamshire Farmlands: East Bridgford Escarpment Farmland	L	L-M	M	M-H	H
24	South Nottinghamshire Farmlands: Cotgrave and Tollerton Village Farmland	L	L-M	M	M-H	H
25	South Nottinghamshire Farmlands: Aslockton Village Farmland	L	L-M	M	M-H	H
26	Trent Valley: Attenborough Wetlands	L	L-M	M	M-H	H
27	Trent Valley: Soar Valley	L-M	M	M-H	H	H
28	Trent Washlands: West Bridgford to East Bridgford Washlands	L	L-M	M	M-H	H

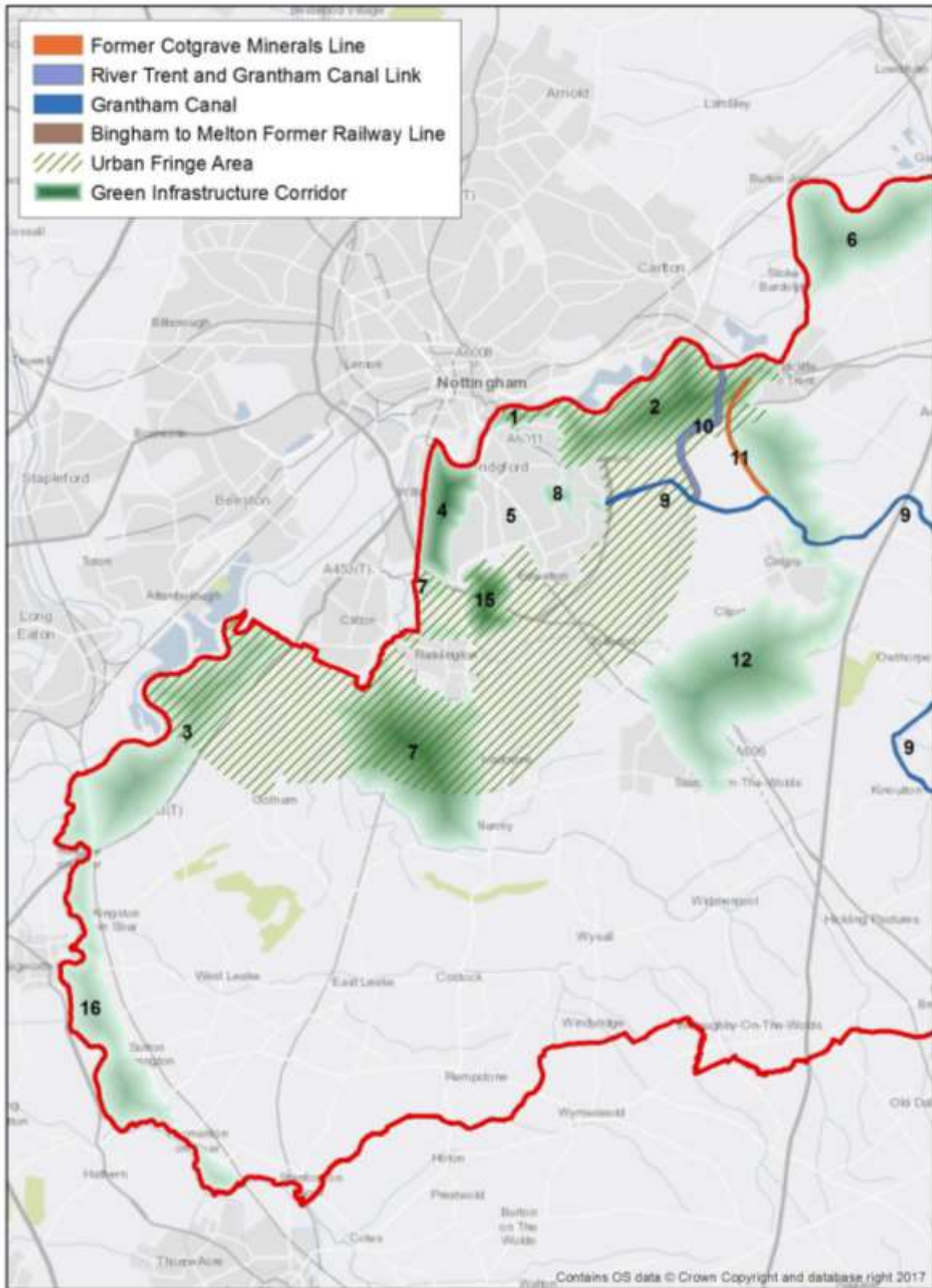
L	Low	M	Medium	H	High
L-M	Low-Medium	M-H	Medium-High		

Figure C1: Landscape Character Units



# Appendix D: Green Infrastructure

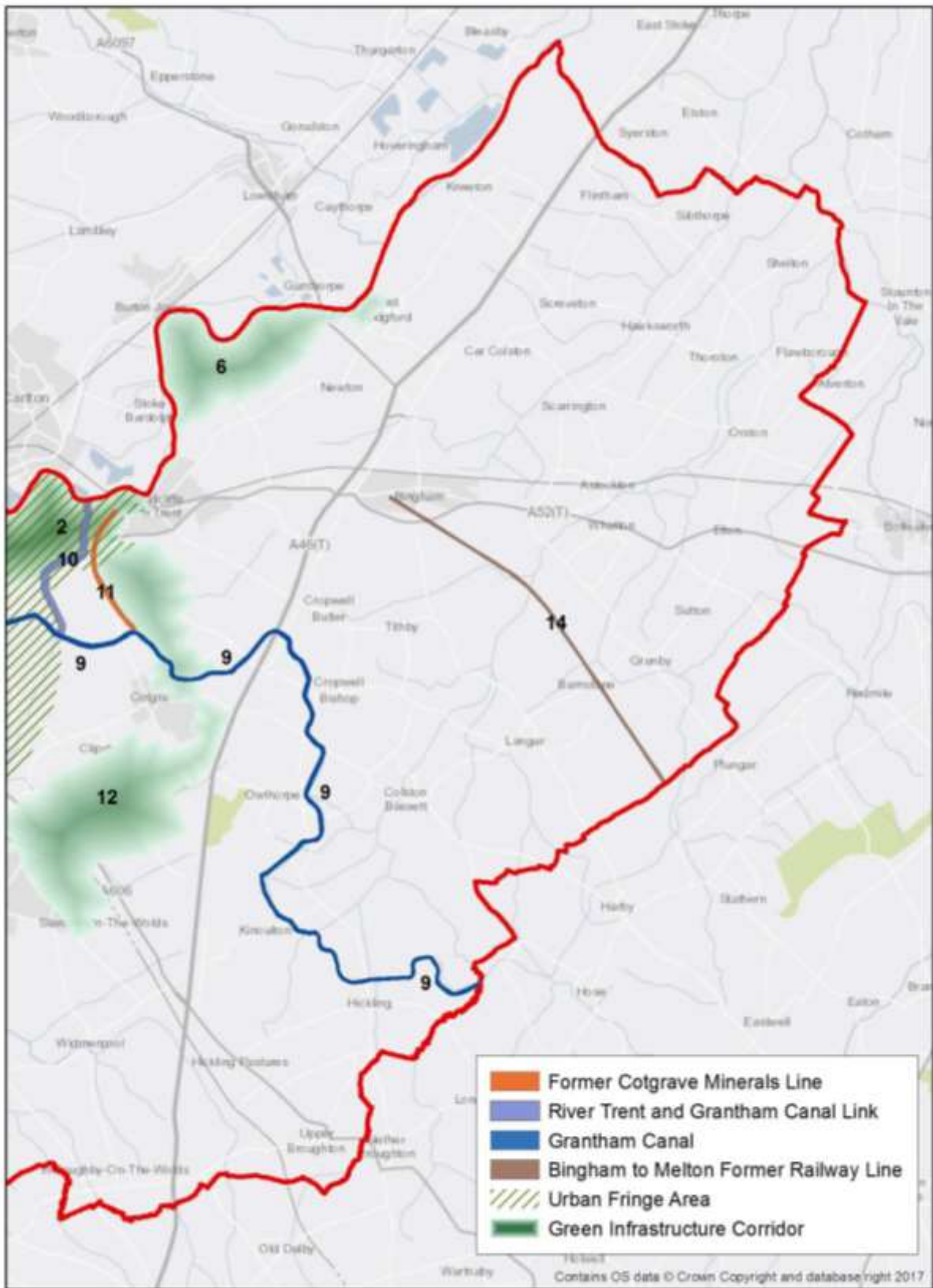
## Figure D1: Rushcliffe West Green Infrastructure



Reproduced from the Ordnance Survey Map  
With the Permission of Her Majesty's Stationary Office (c) Crown Copyright. OS License No  
100019419



**Figure D2: Rushcliffe East Green Infrastructure**



Reproduced from the Ordnance Survey Map  
 With the Permission of Her Majesty's Stationary Office (c) Crown Copyright. OS License No  
 100019419

**Table D1: Green Infrastructure Corridors**

<b>Corridor Number</b>	<b>Local Corridor/Ecological Network</b>	<b>Primary Functions</b>
<b>1</b>	West Bridgford/Trent Washlands Green Corridor	<ul style="list-style-type: none"> <li>• Sports and recreation</li> <li>• Ecological Networks (wetland and grassland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian/cycleway on flood bank</li> </ul>
<b>2</b>	River Trent - Trent Washlands to Holme Pierrepont (incorporating Holme Pierrepont Country Park and Skylarks Nature Reserve) Green Corridor	<ul style="list-style-type: none"> <li>• Sports and recreation</li> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian and cycling connectivity with West Bridgford, Radcliffe on Trent and the Strategic Urban Extension at Gamston.</li> </ul>
<b>3</b>	River Trent (West) – Clifton to Barton-in-Fabis, River Trent and Kegworth Green Corridor.	<ul style="list-style-type: none"> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian and cycling connectivity with West Bridgford, Clifton and Barton in Fabis.</li> </ul>
<b>4</b>	River Trent/Wilford/Compton Acres Green Corridor	<ul style="list-style-type: none"> <li>• Maintain and improve pedestrian connectivity</li> <li>• Ecological Network (grassland)</li> </ul>
<b>5</b>	Green Line (Former Melton/Old Dalby/Nottingham Railway Line within West Bridgford)	<ul style="list-style-type: none"> <li>• Maintain and improve pedestrian connectivity</li> </ul>
<b>6</b>	River Trent (East) – Holme Pierrepont to East Bridgford Green Corridor	<ul style="list-style-type: none"> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian and cycling connectivity between Holme Pierrepont, Radcliffe on Trent, Shelford and East Bridgford.</li> </ul>
<b>7</b>	Fairham Brook/ Packman Dyke and Rushcliffe Country Park Green Corridor	<ul style="list-style-type: none"> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian and cycling connectivity</li> <li>• Habitat protection, creation and</li> </ul>

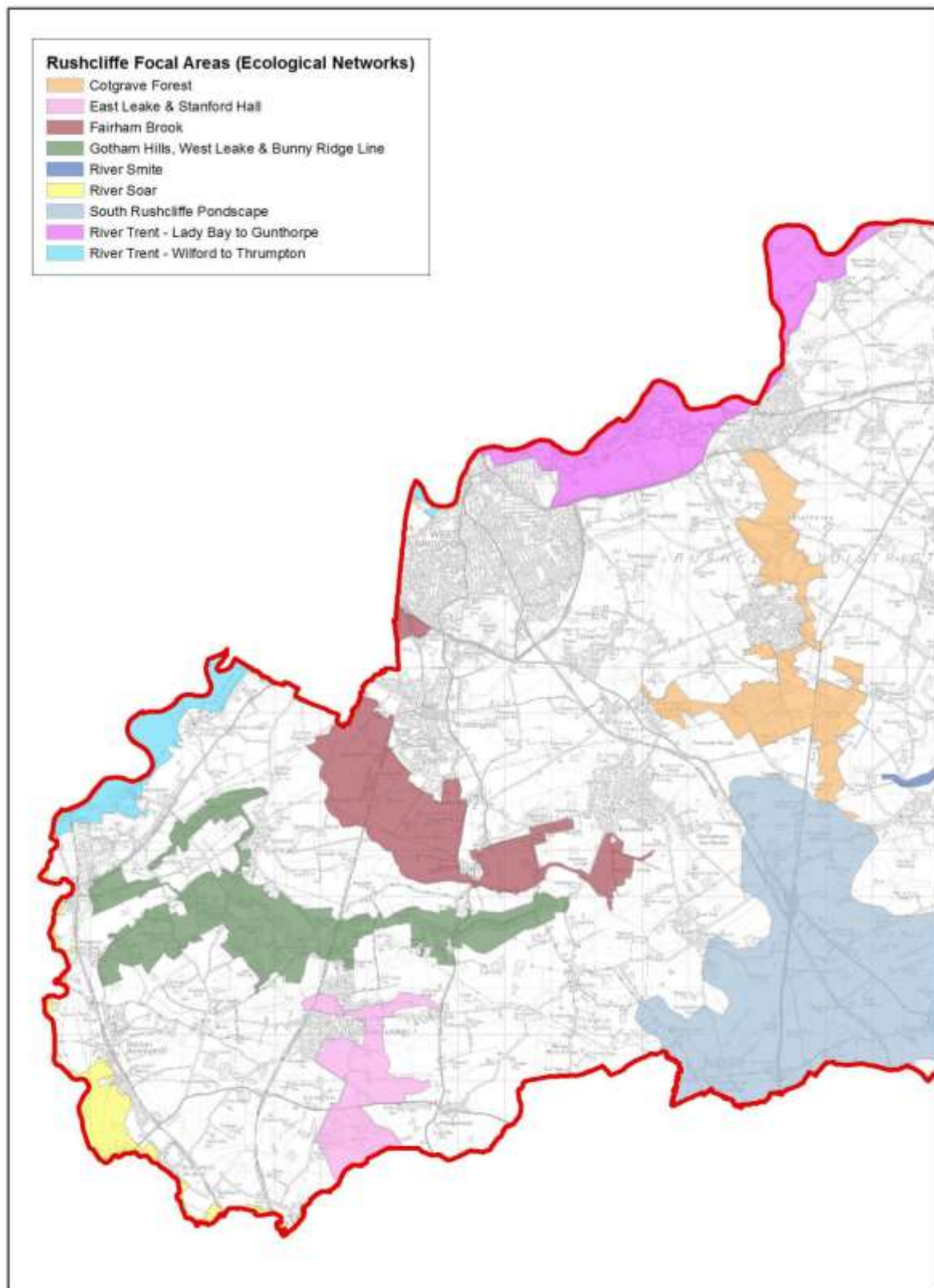
Corridor Number	Local Corridor/Ecological Network	Primary Functions
		<ul style="list-style-type: none"> <li>enhancement</li> <li>• Ecological network</li> </ul>
8	Abbey Road/Gamston Local Corridors	<ul style="list-style-type: none"> <li>• Allotments</li> <li>• Maintain and improve pedestrian and cycle routes</li> <li>• Sports and informal recreation spaces</li> <li>• Ecological Network (grassland)</li> </ul>
9	Grantham Canal (River Trent to Cotgrave Country Park, via Ladybay and towards Cropwell Bishop)	<ul style="list-style-type: none"> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Improved pedestrian and cycling connectivity between West Bridgford, Cotgrave, Cropwell Bishop, Hickling and villages beyond to Grantham.</li> </ul>
10	Proposed Trent to Cotgrave Canal link to West Bridgford – via Polser Brook	<ul style="list-style-type: none"> <li>• Ecological Network</li> <li>• Improved pedestrian and cycling connectivity (for commuting and recreation) between Cotgrave, Gamston Strategic Allocation and the River Trent Corridor</li> </ul>
11	Cotgrave Disused Railway Line from Cotgrave Country Park to Holme Pierrepont and Adbolton	<ul style="list-style-type: none"> <li>• Improved pedestrian and cycling connectivity (for commuting and recreation) between Cotgrave, Gamston Strategic Allocation and the River Trent Corridor</li> <li>• Recreational open space</li> <li>• Sports pitches</li> <li>• Ecological network</li> </ul>
12	Keyworth/Stanton on the Wolds to Radcliffe on Trent via Cotgrave and Cotgrave Country Park	<ul style="list-style-type: none"> <li>• Improved pedestrian and cycling connectivity (for commuting and recreation) between Stanton on the Wolds, Keyworth, Normanton, Cotgrave and Radcliffe on Trent)</li> <li>• Habitat protection and enhancement (Woodland)</li> </ul>
14	Bingham Linear Walk/Melton Wildlife Corridor	<ul style="list-style-type: none"> <li>• Pedestrian and cycle route along Linear Walk</li> <li>• Habitat protection, creation and enhancement</li> </ul>
15	Edwalton / Sharphill Wood / Ruddington Corridor	<ul style="list-style-type: none"> <li>• Habitat protection, creation and enhancement (woodland and grassland).</li> <li>• Improved pedestrian and cycle connectivity between Edwalton/West</li> </ul>



Corridor Number	Local Corridor/Ecological Network	Primary Functions
16	River Soar – from River Trent towards Loughborough	Bridgford and Ruddington. <ul style="list-style-type: none"> <li>• Ecological Networks (wetland, grassland and woodland creation, protection and enhancement)</li> <li>• Floodwater storage</li> <li>• Improved pedestrian and cycling connectivity between Loughborough and Ratcliffe on Soar.</li> <li>• Outdoor recreation</li> </ul>

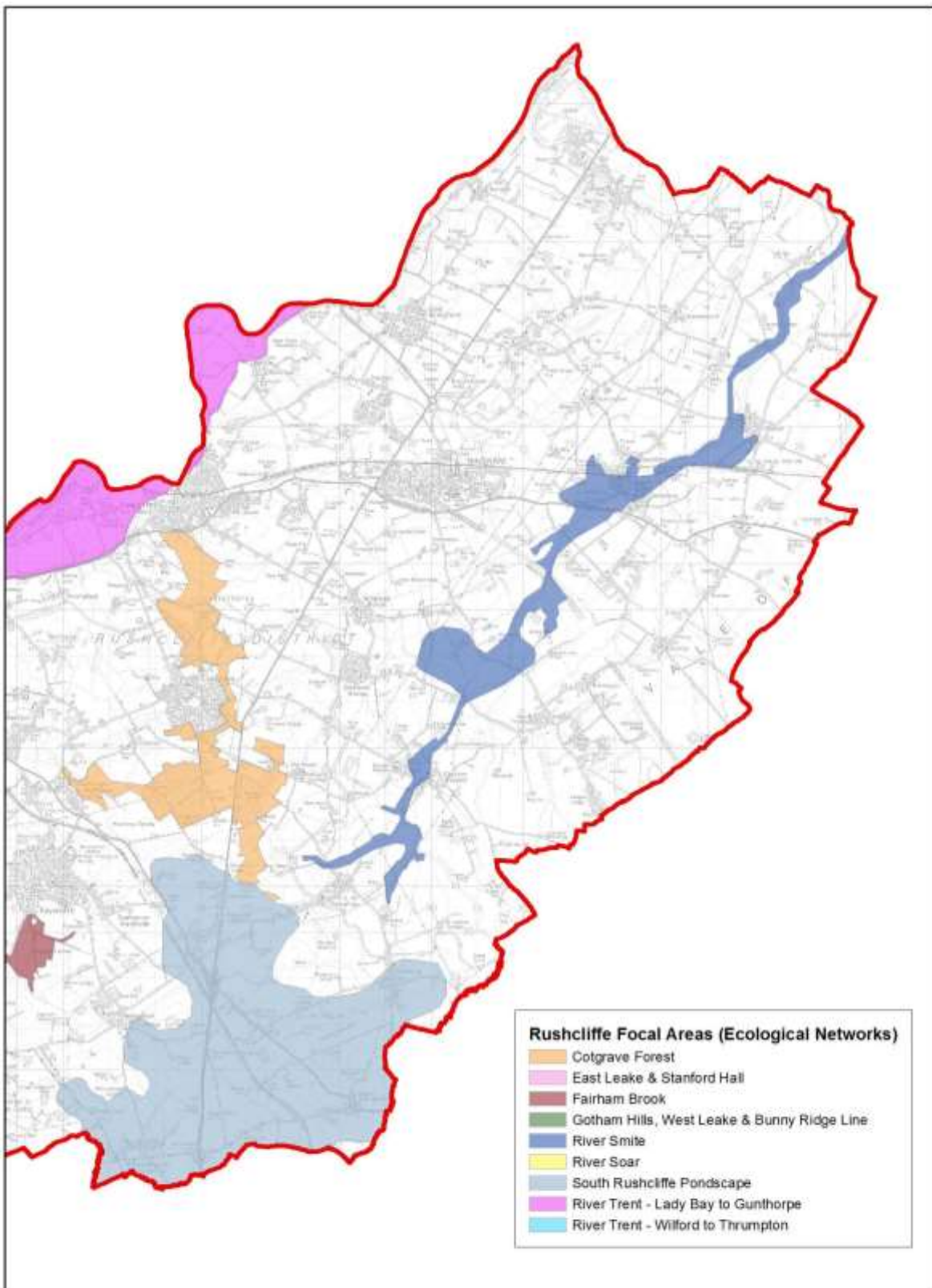
## Appendix E: Biodiversity Opportunity Areas

Figure E1: Rushcliffe West Ecological Networks (Focal Areas)



Reproduced from the Ordnance Survey Map  
With the Permission of Her Majesty's Stationary Office (c) Crown Copyright. OS License No 100019419

**Figure E2: Rushcliffe East Ecological Networks (Focal Areas)**



Reproduced from the Ordnance Survey Map  
With the Permission of Her Majesty's Stationary Office (c) Crown Copyright, OS License No 100019419

**Table E1: Rushcliffe Ecological Networks (Focal Areas)**

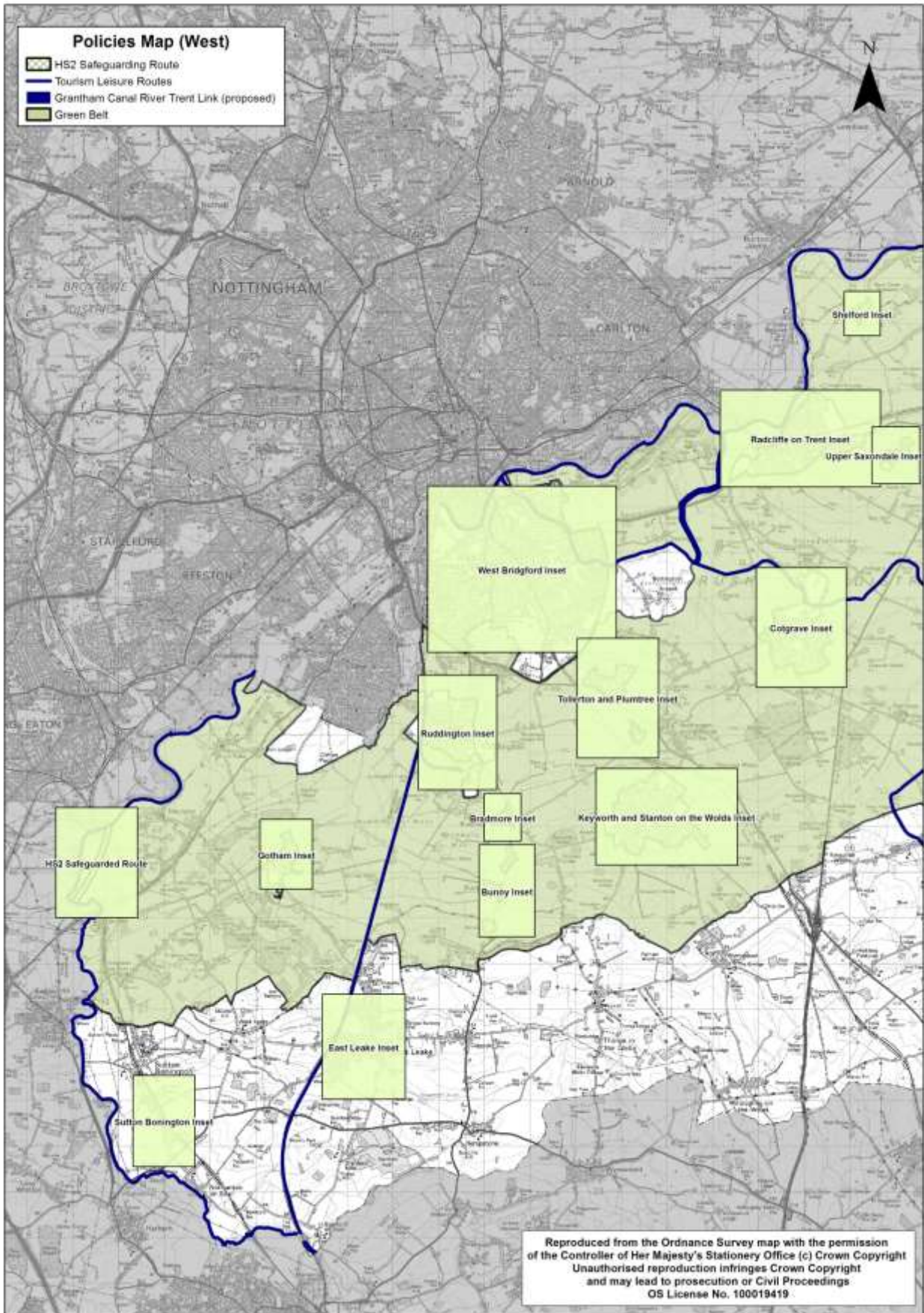
<b>Ecological Network (Focal Areas)</b>	<b>Habitat Types</b>	<b>Habitat Objectives</b>
Cotgrave Forest	<ul style="list-style-type: none"> <li>• Woodland</li> <li>• Grassland</li> </ul>	<p>Improve and extend the existing network of woodland and grassland habitats. Cotgrave Forest &amp; Borders Wood provides a focal point where opportunities exist to enhance this core block of habitat.</p> <p>Development should strengthen links between existing habitat fragments of woodland and grassland.</p>
East Leake/Stanford Hall	<ul style="list-style-type: none"> <li>• Grassland</li> <li>• Wetland</li> </ul>	<p>The parkland and grassland at Stanford Hall offer good core habitat. This area would form a southern block to an area that offers opportunities to improve habitat connectivity down the eastern fringes of East Leake and into the Kingston Brook. The focus for this area would be enhancing a mosaic of grassland and wetland habitats.</p>
Fairham Brook	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Grassland</li> </ul>	<p>Wetland enhancement and grassland creation have been identified between Clifton and the Keyworth Wolds within this focal area.</p>
Gotham Hills	<ul style="list-style-type: none"> <li>• Woodland</li> <li>• Grassland</li> </ul>	<p>Existing network of woodland and grassland can be enhanced and buffered. There is potential for creating important links between existing habitats.</p>
River Smite	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Woodland</li> </ul>	<p>Corridor along the River Smite, running north-east through the</p>

Ecological Network (Focal Areas)	Habitat Types	Habitat Objectives
		<p>east of Rushcliffe, holds significant potential for wetland and woodland enhancement and creation.</p> <p>Together these could deliver Water Framework Directive objectives as well as creating new areas of habitat.</p>
Soar Valley	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Grassland</li> </ul>	Potential for wetland/grassland developments along the whole of the river corridor, but with particular focus on the lowlands around Sutton Bonington.
Rushcliffe Pondscape	<ul style="list-style-type: none"> <li>• Wetland (Ponds)</li> <li>• Grassland</li> </ul>	<p>High concentration of ponds exists in an area bordered by Hickling, Keyworth, Willoughby and the county boundary with Leicestershire. Data suggests that this may be particularly important for great crested newts.</p> <p>Opportunities to maintain and enhance existing ponds, and create new ponds to improve connectivity across the landscape should be realised.</p>
Trent Valley (Lady Bay to Stoke Bardolph)	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Grassland</li> </ul>	Potential for improving the wetland and grassland networks in a large block centred on Holme Pierrepont. A number of existing sites have been identified as requiring maintenance, enhancement and buffering. There is also lots of potential for improving habitat connectivity between sites.

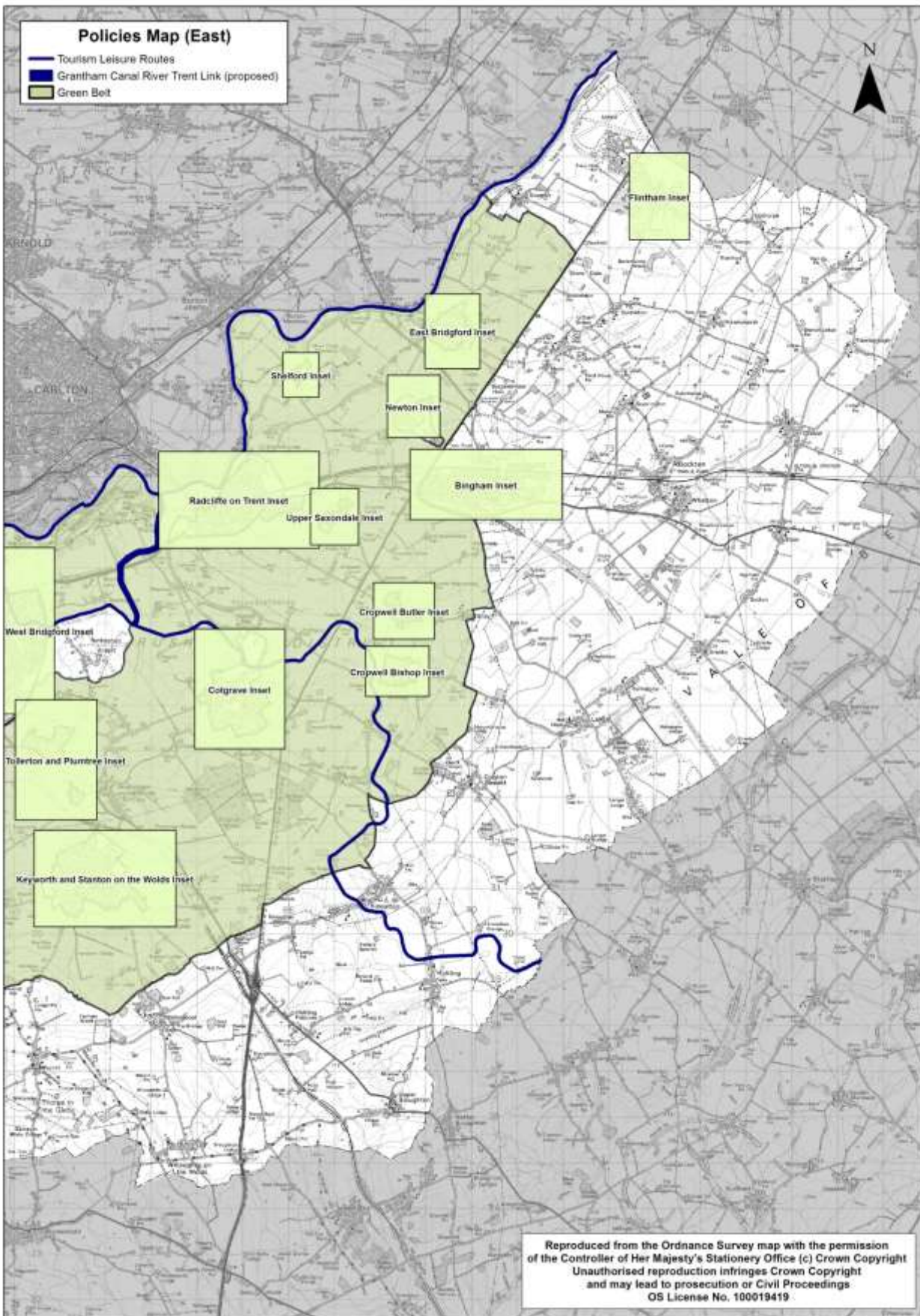
Ecological Network (Focal Areas)	Habitat Types	Habitat Objectives
Trent Valley (Wilford to Thrumpton)	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Grassland</li> </ul>	<p>Potential for improving the wetland and grassland networks. A number of existing sites provide good areas of core habitat and the surrounding floodplain offers potential areas where habitat connectivity can be improved.</p>

**Appendix 2: Draft Local Plan Part 2 (Land and Planning Policies) Policies Map, Publication Version**

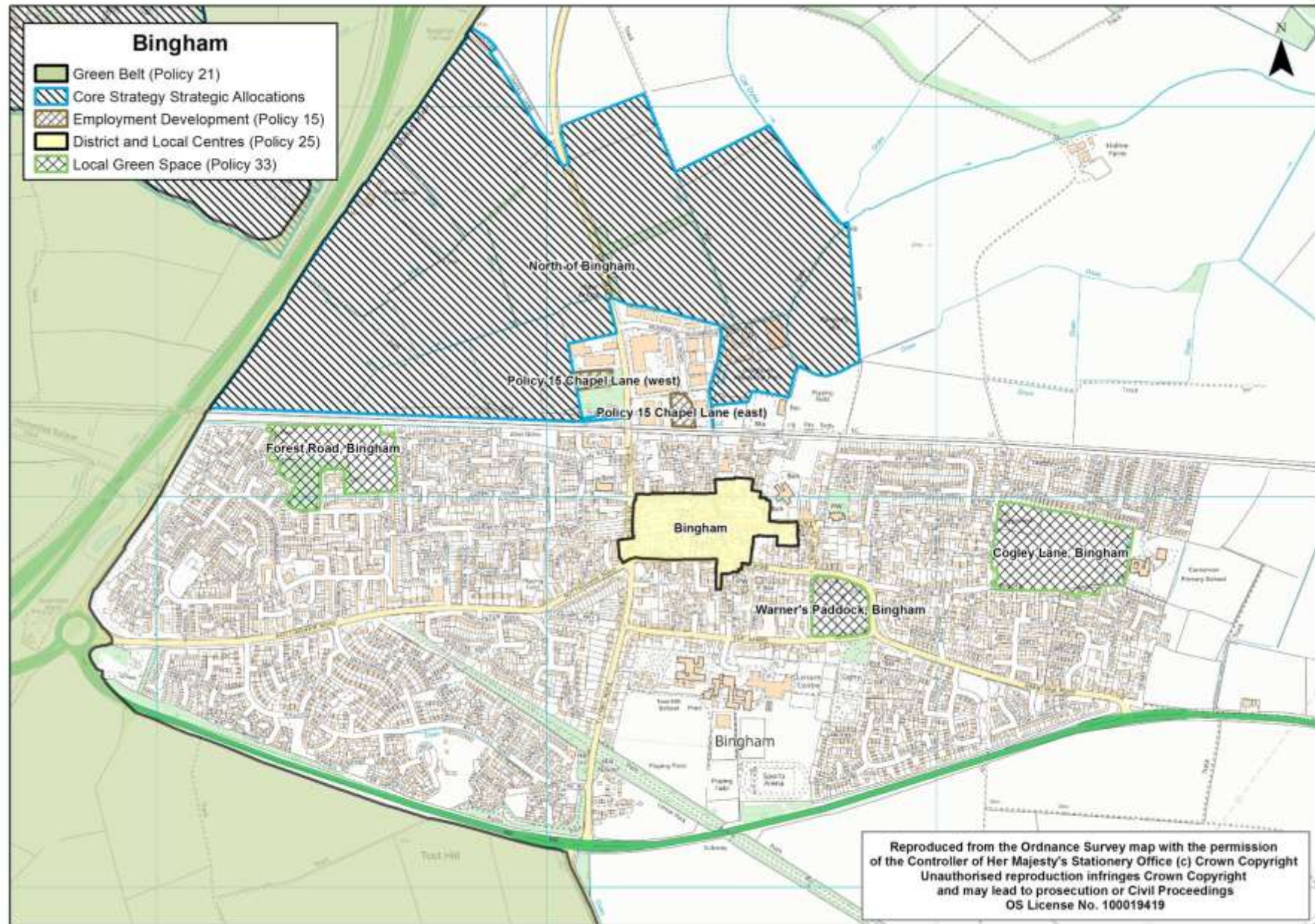




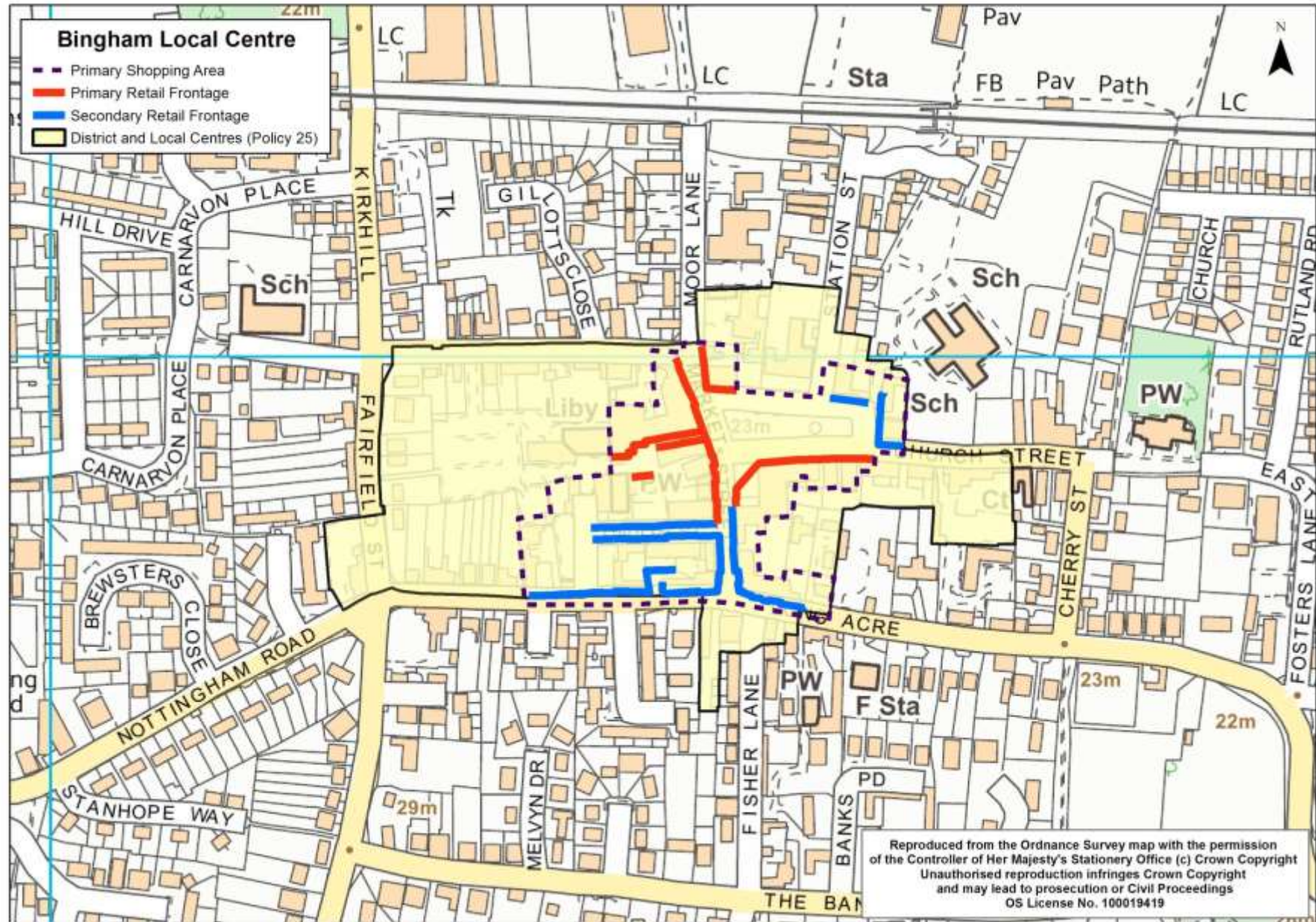






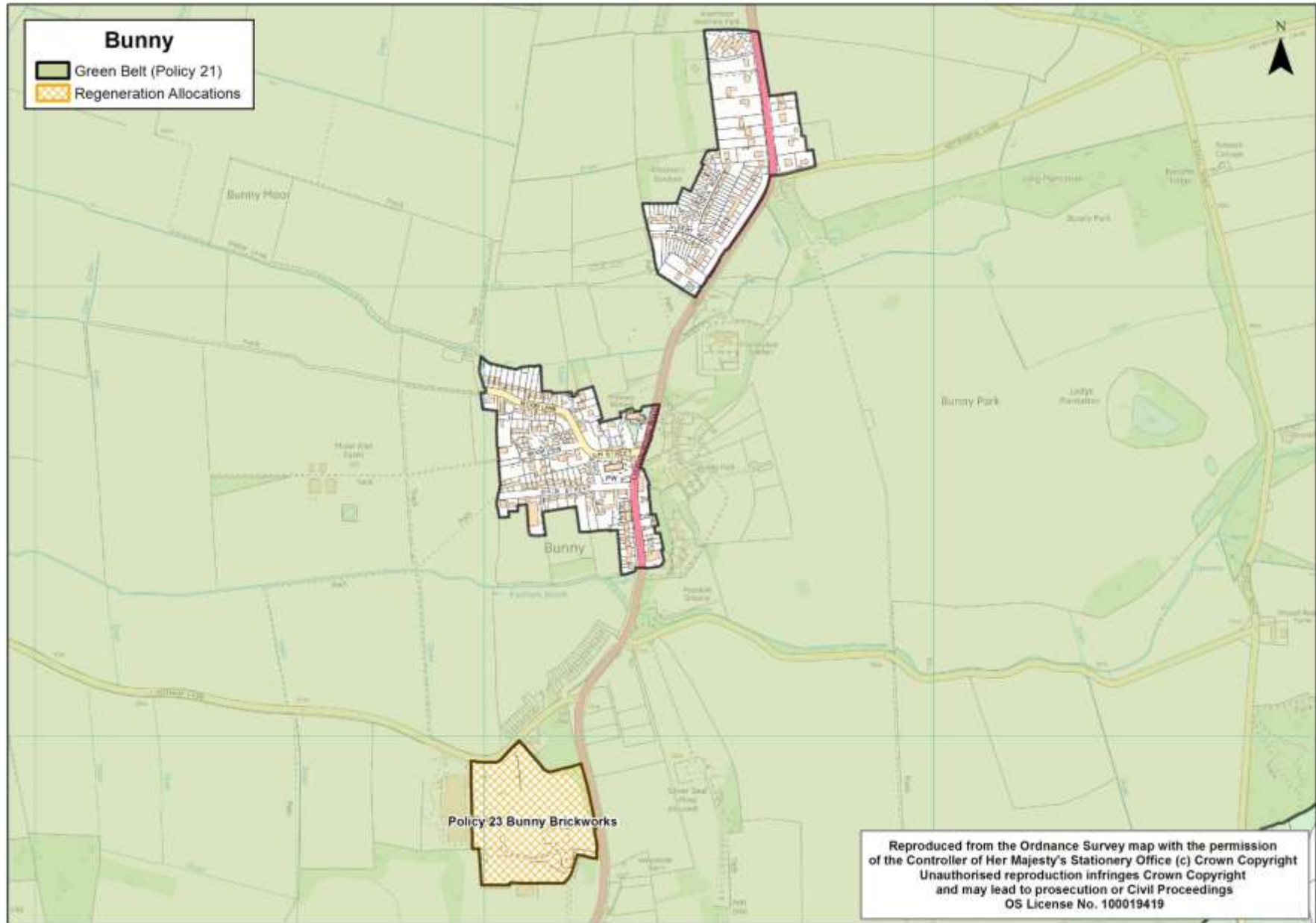


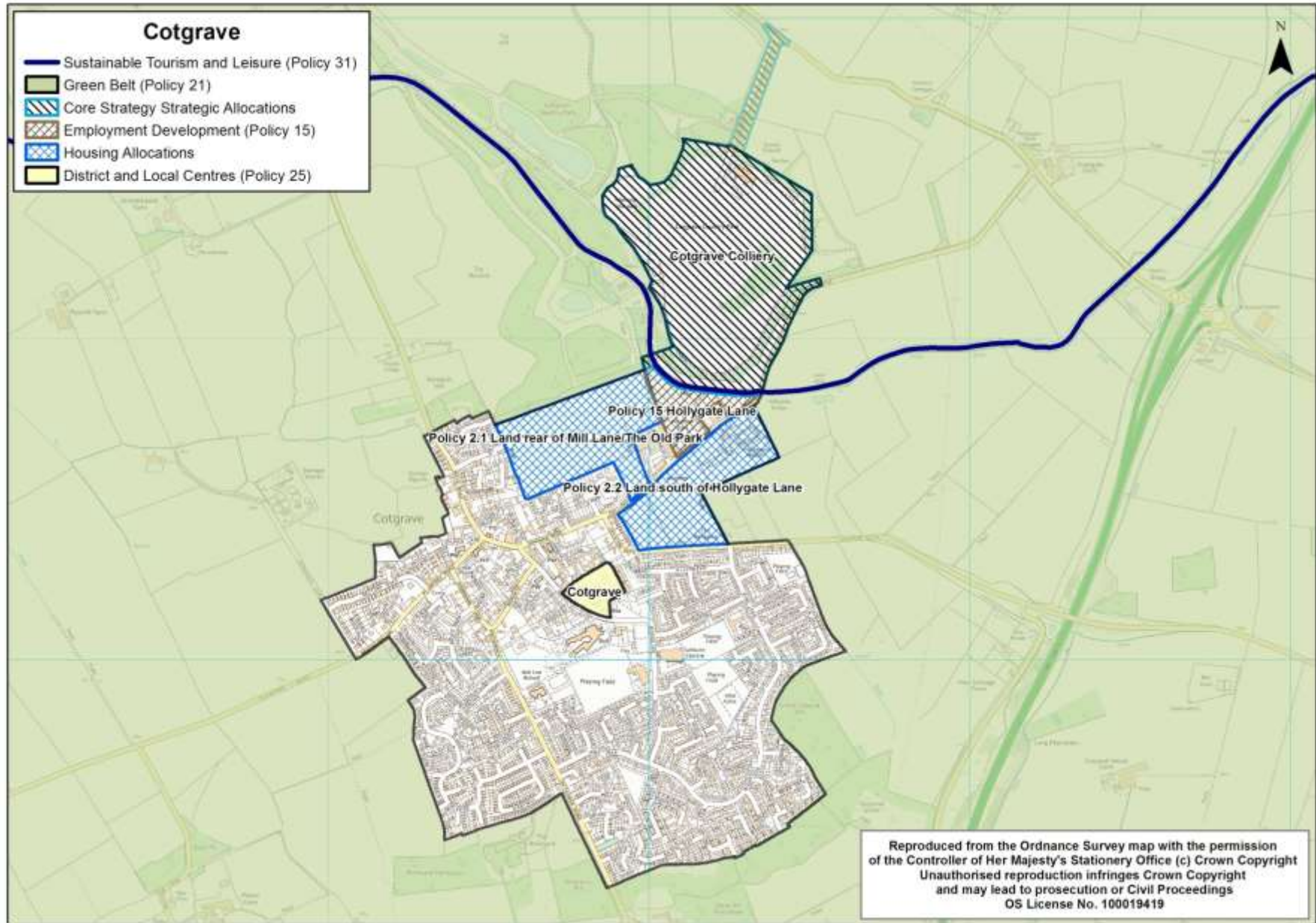




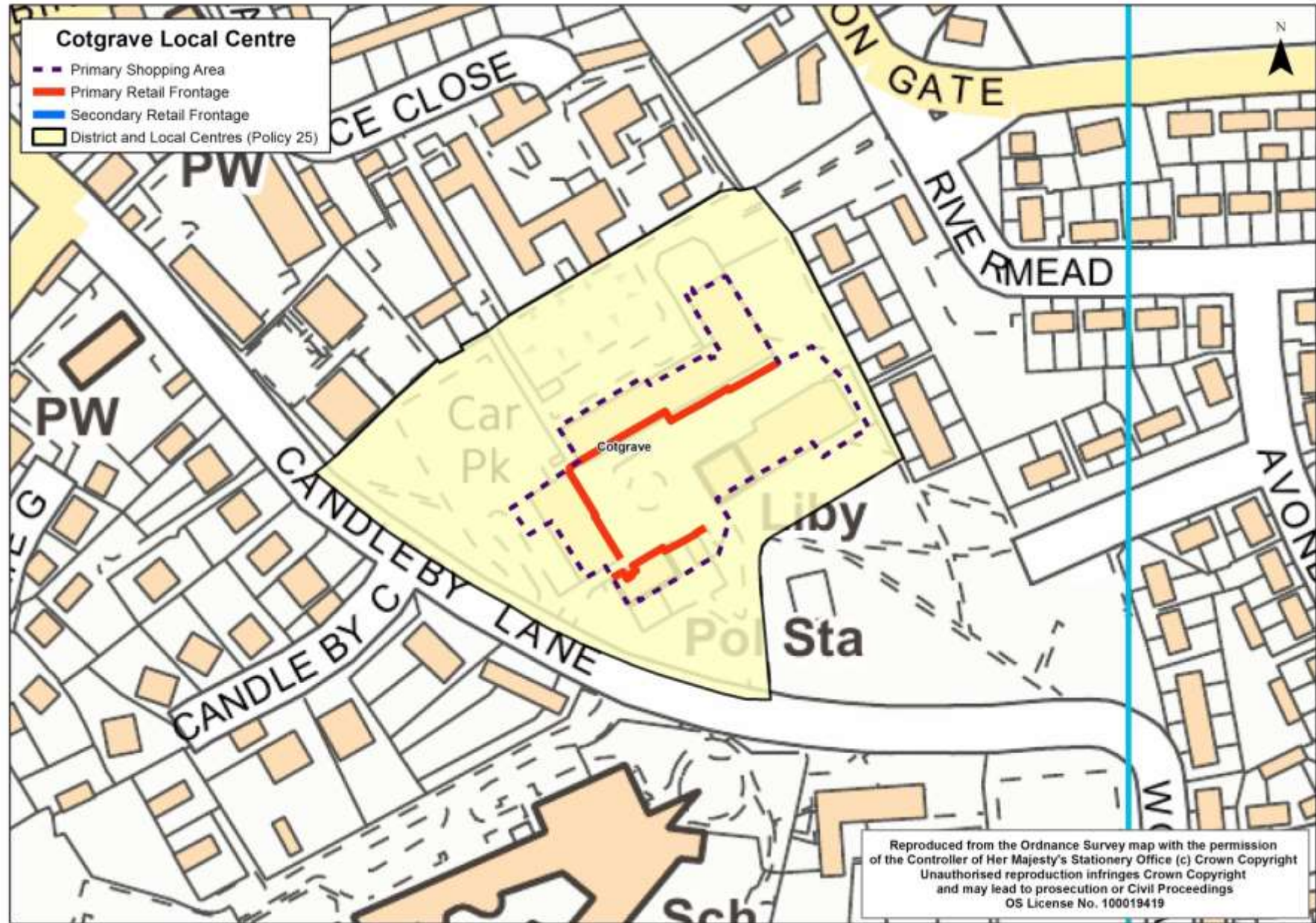


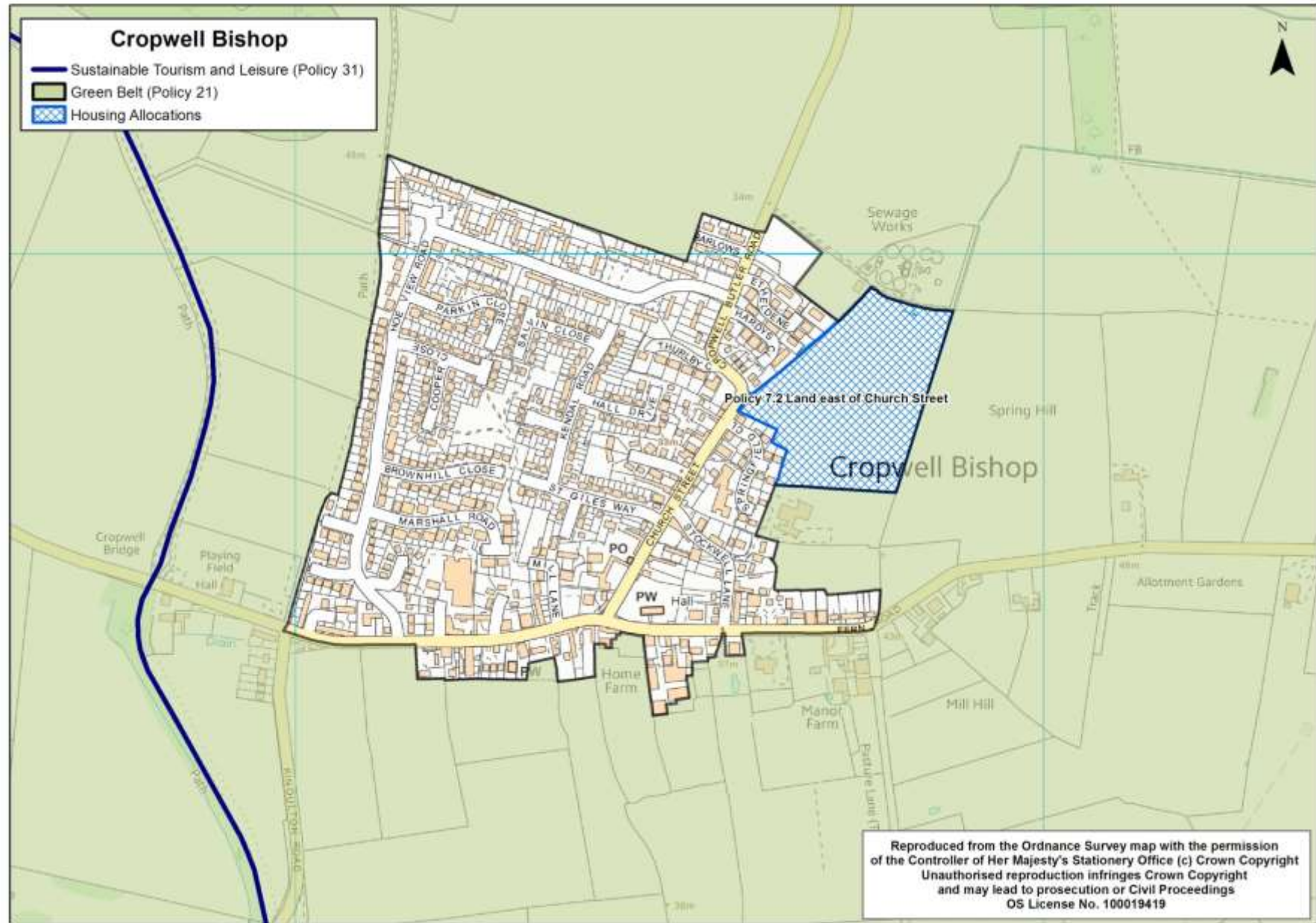




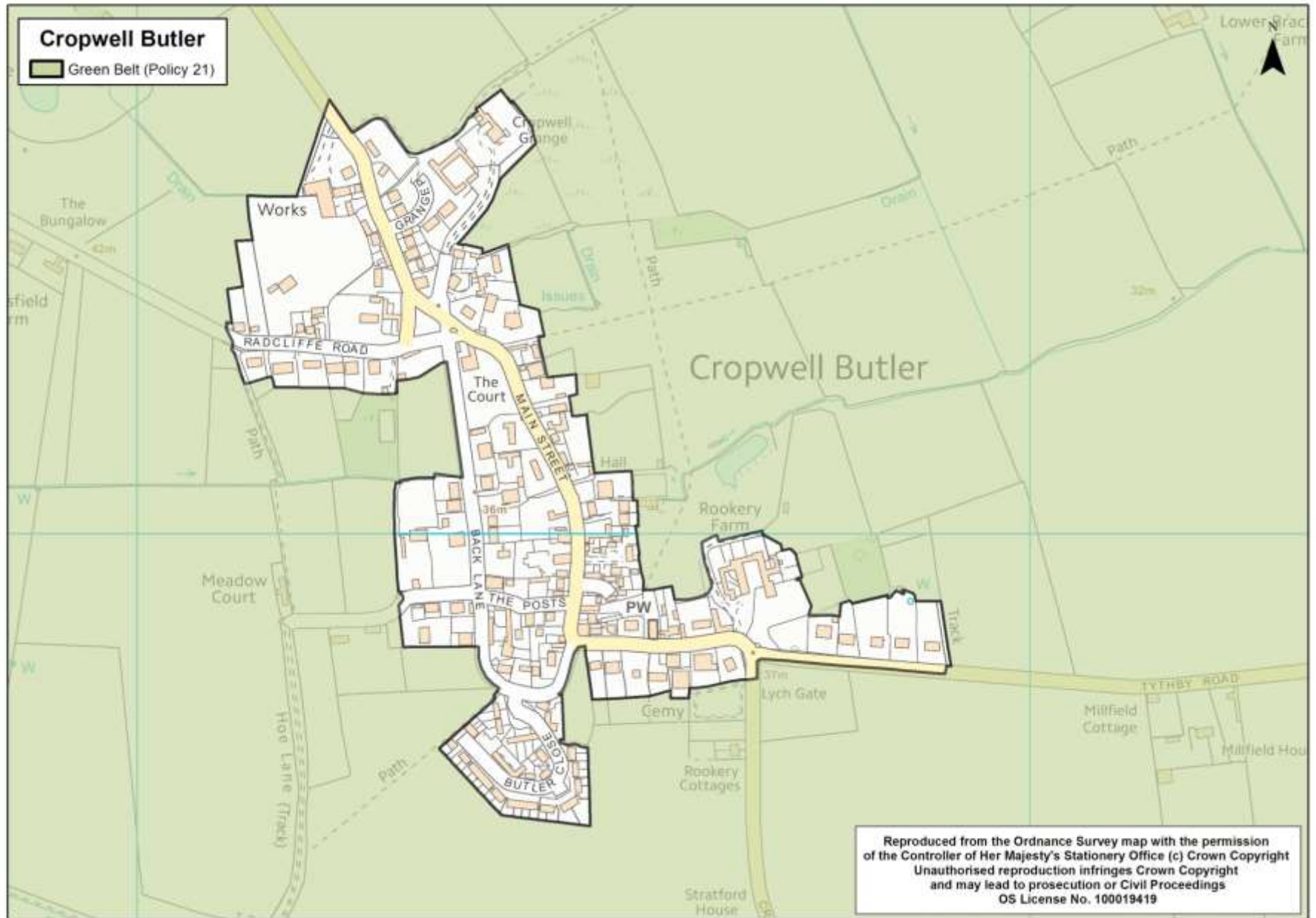






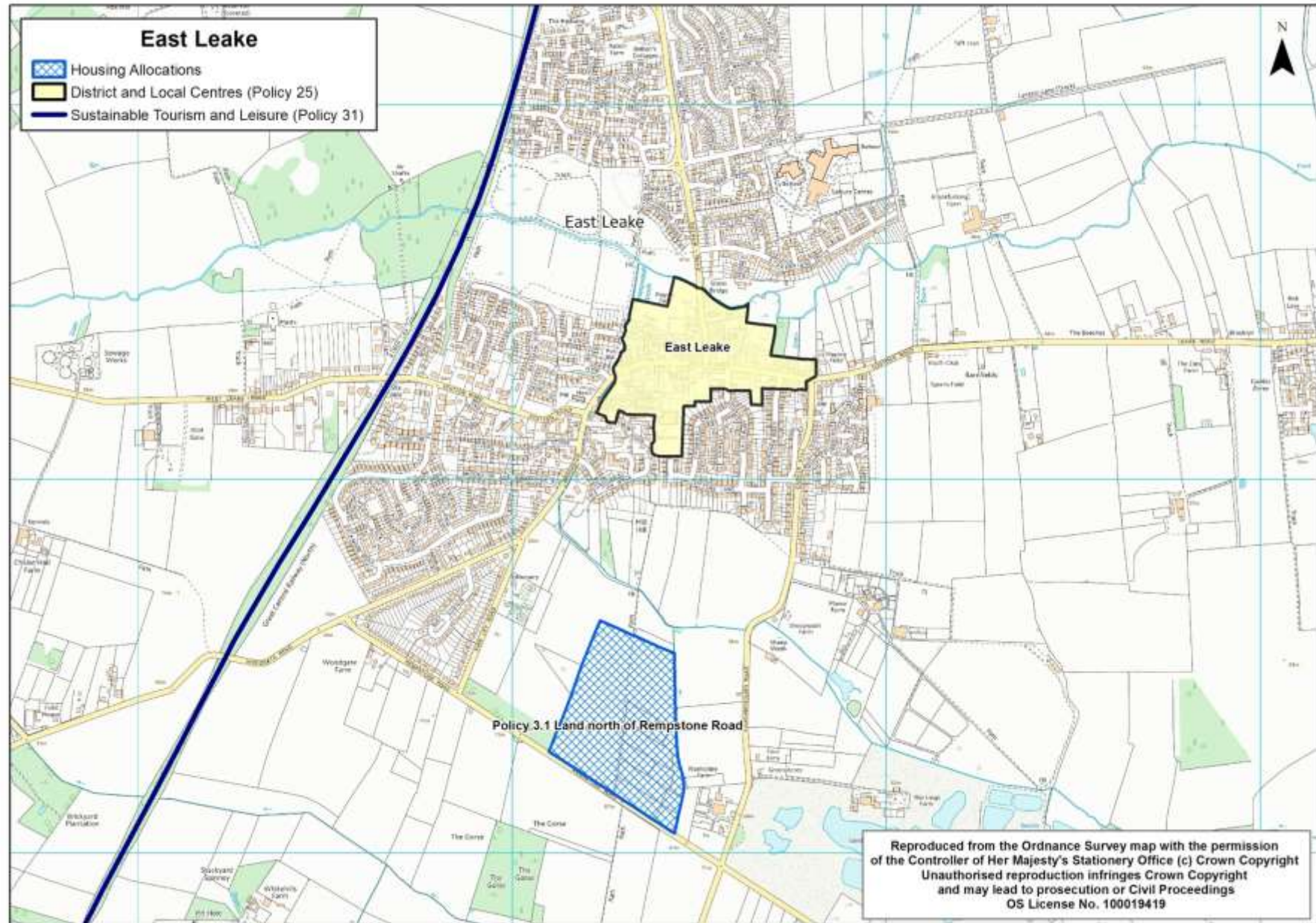




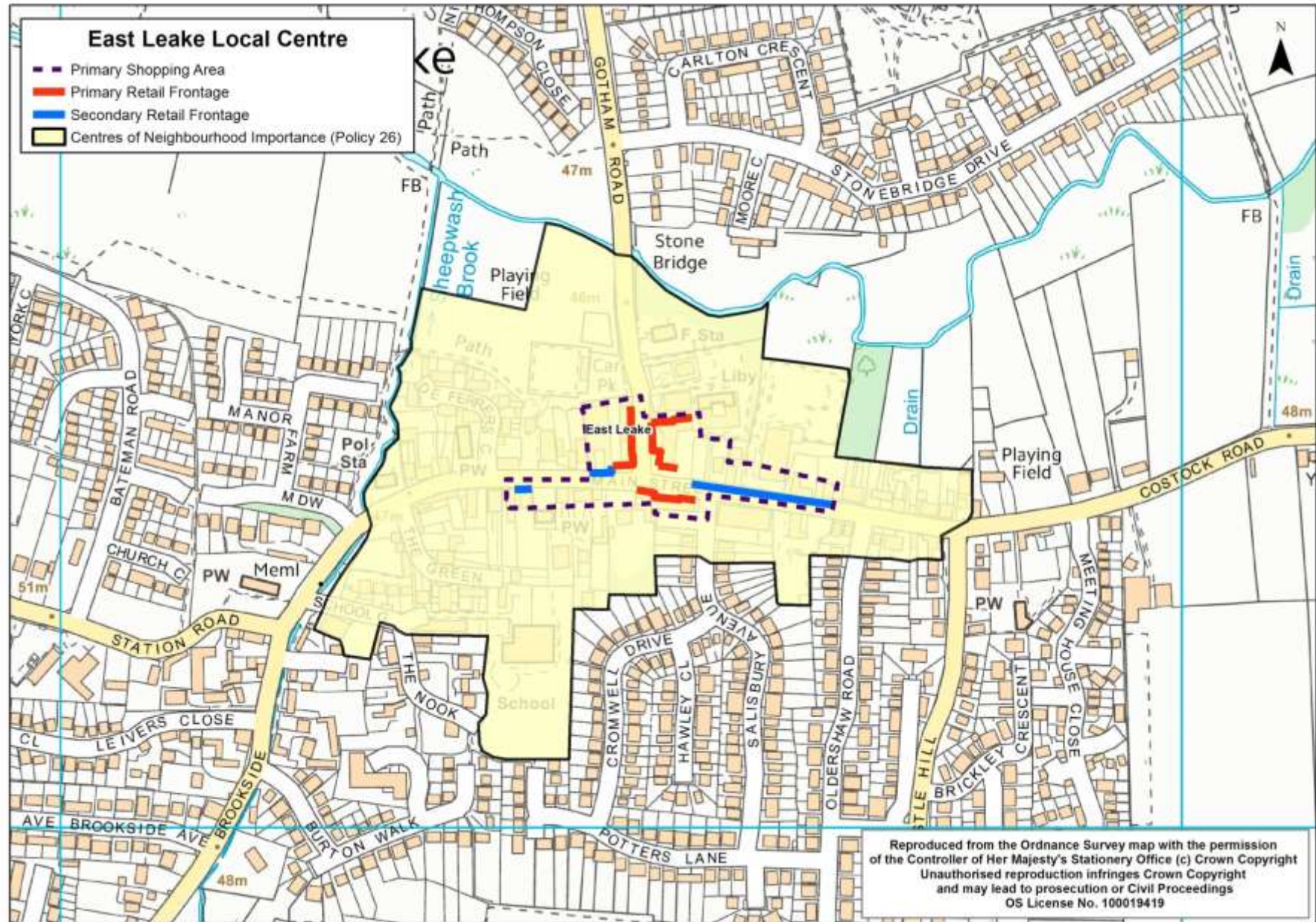










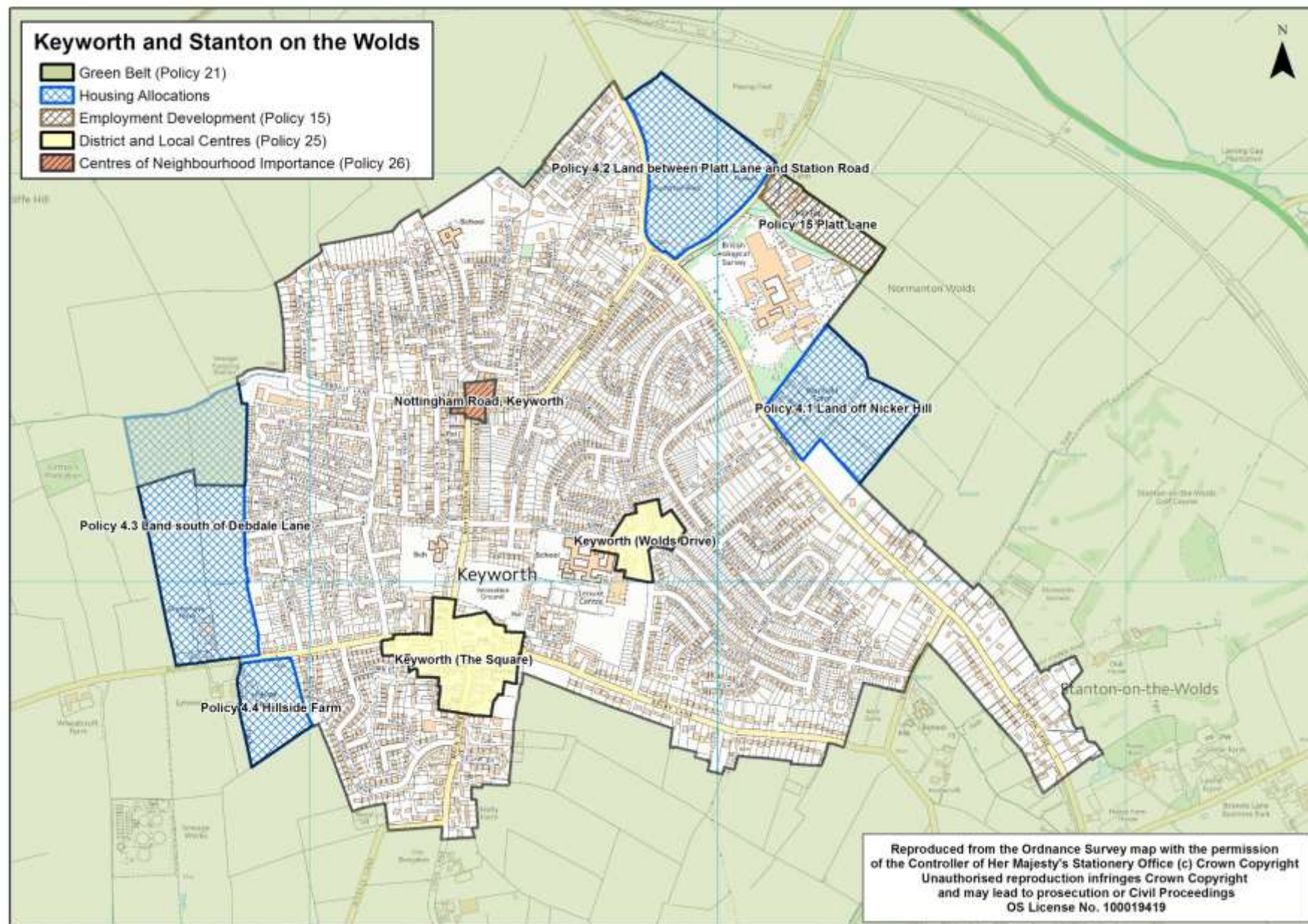




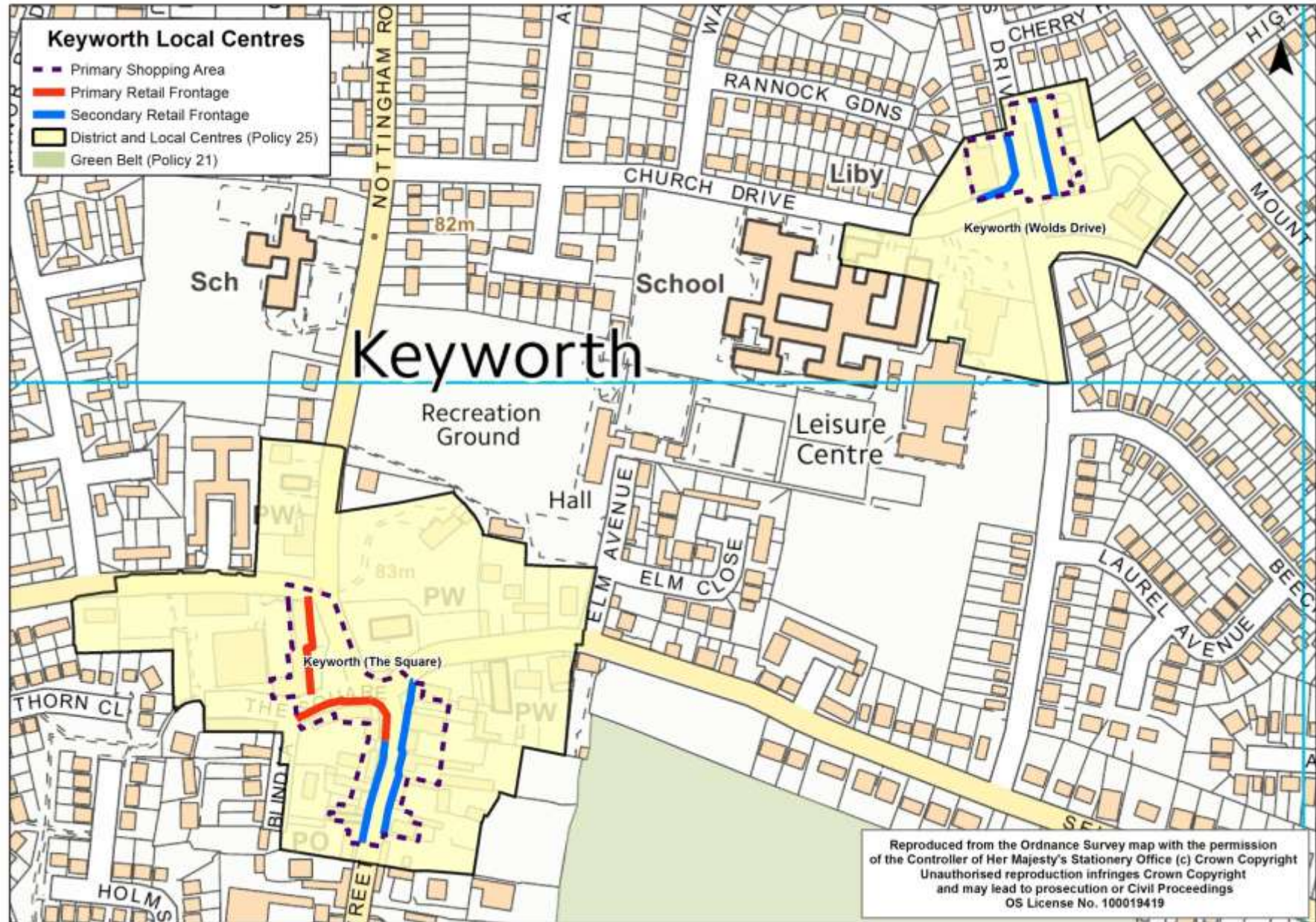




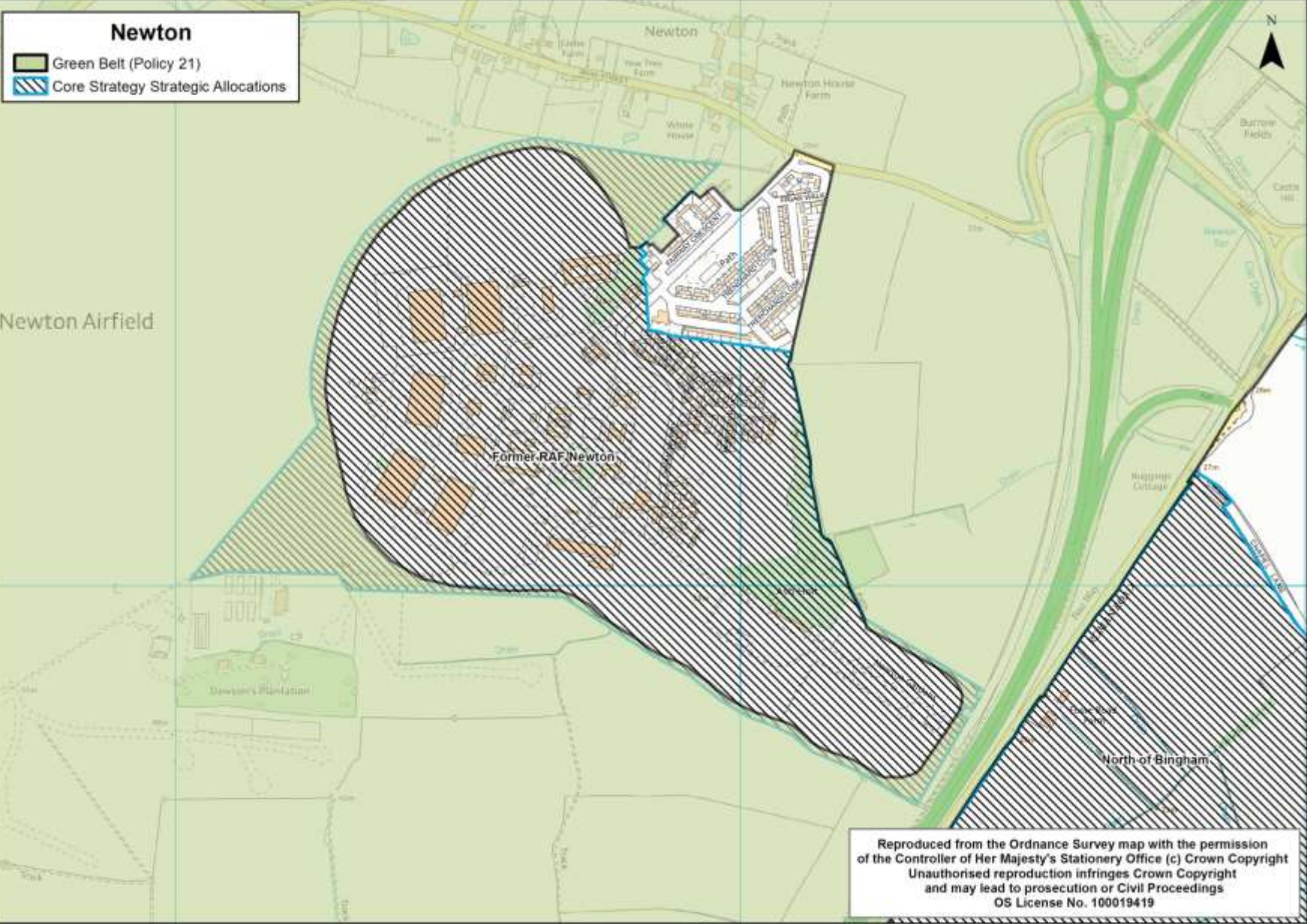




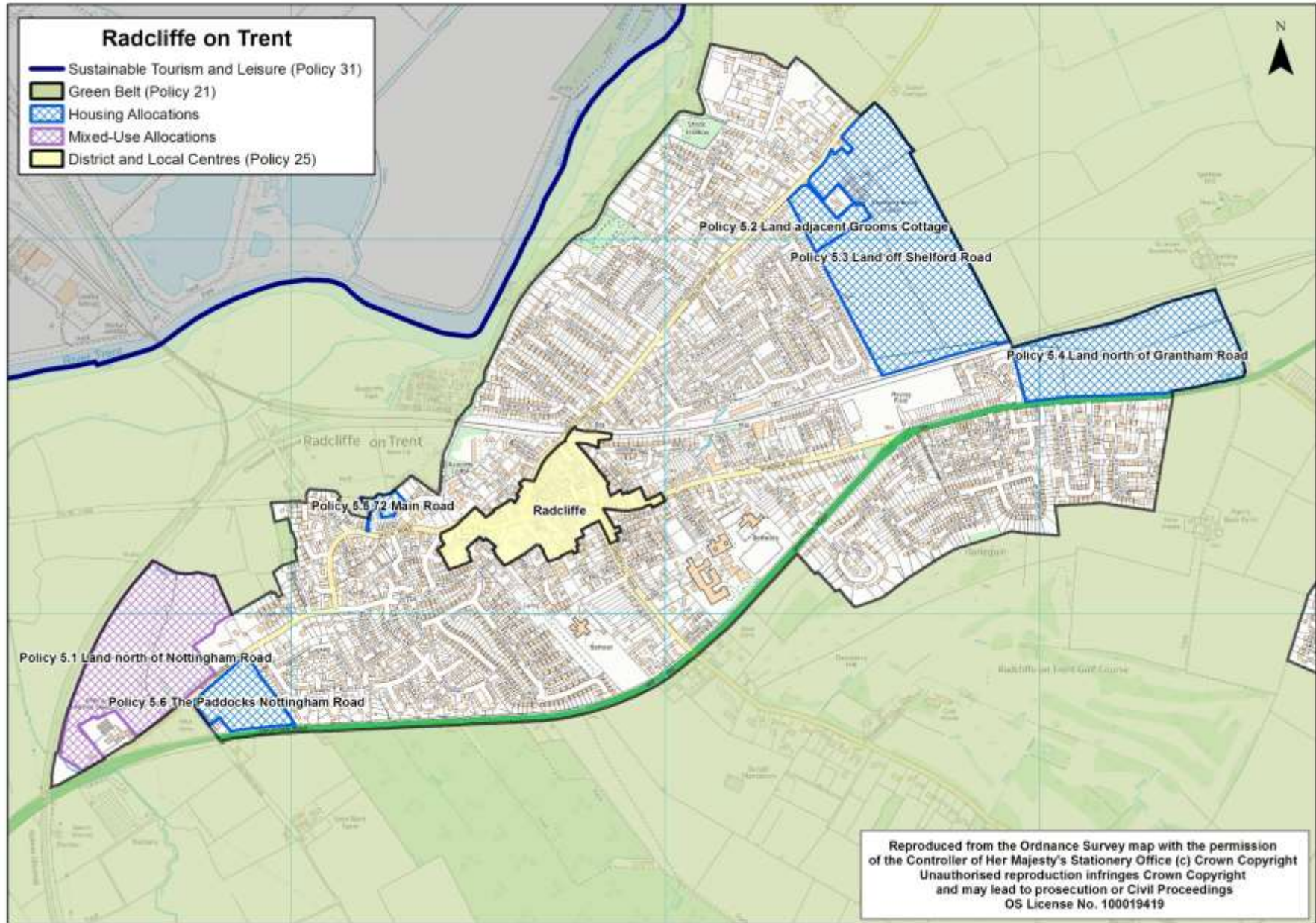








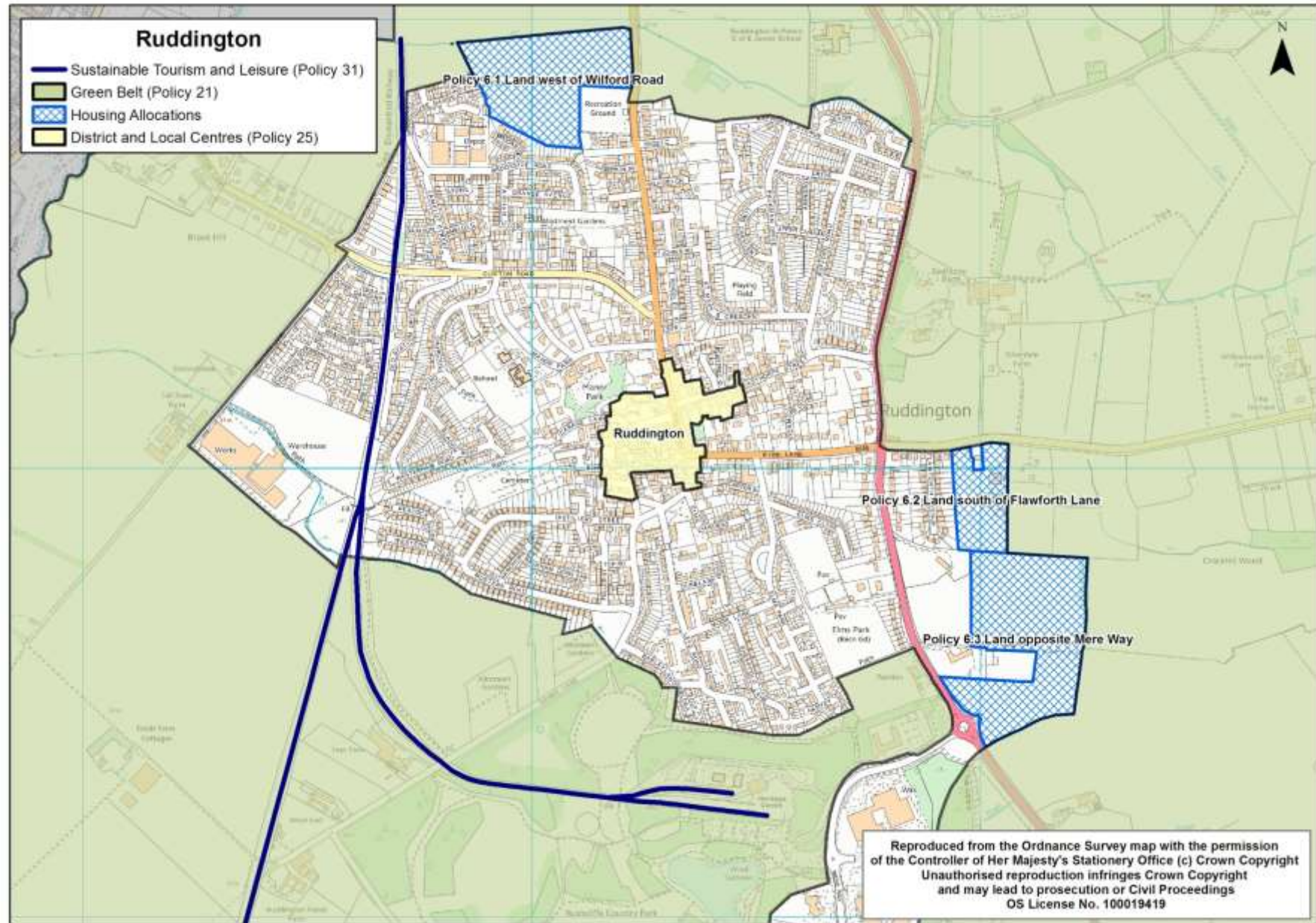




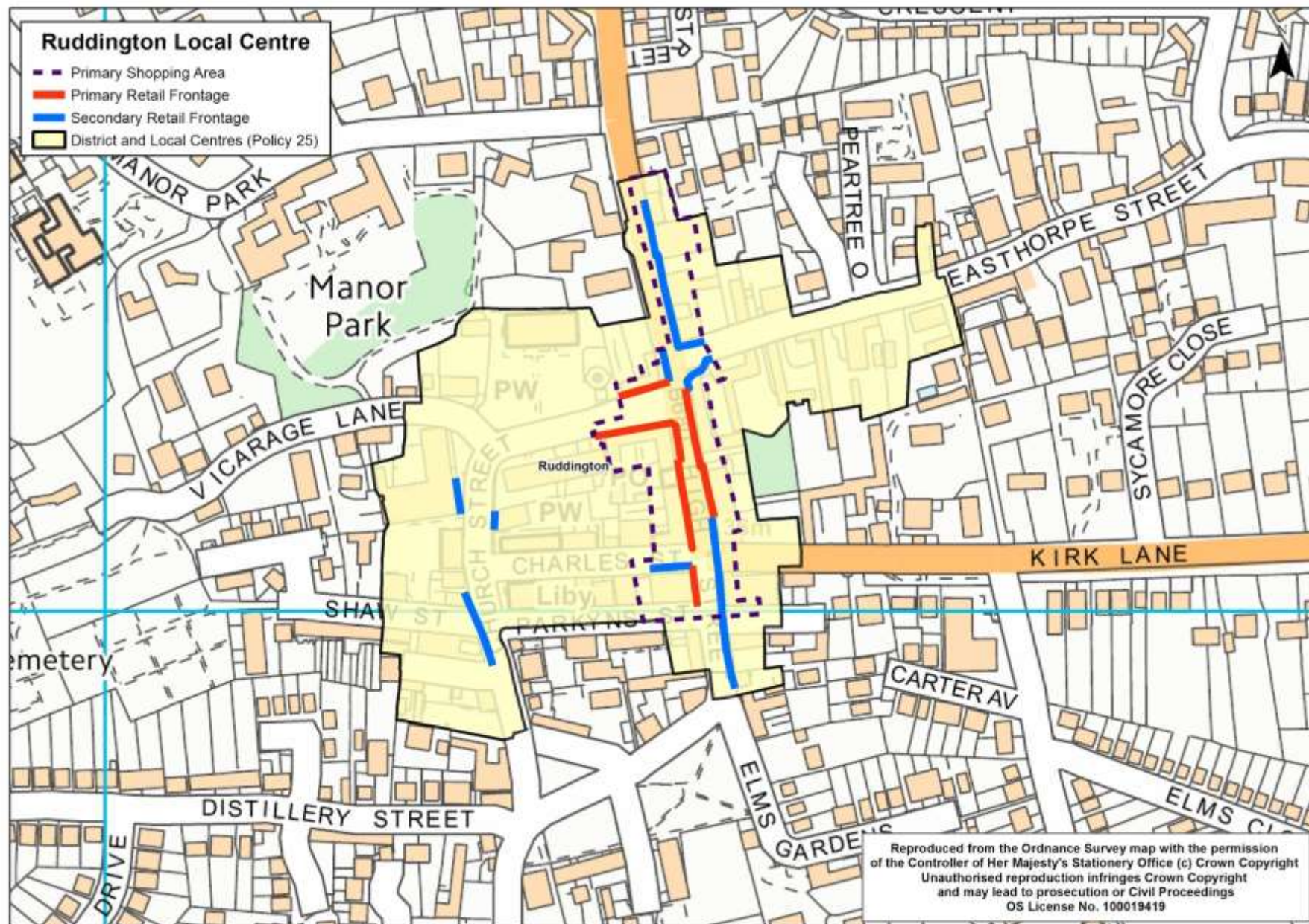


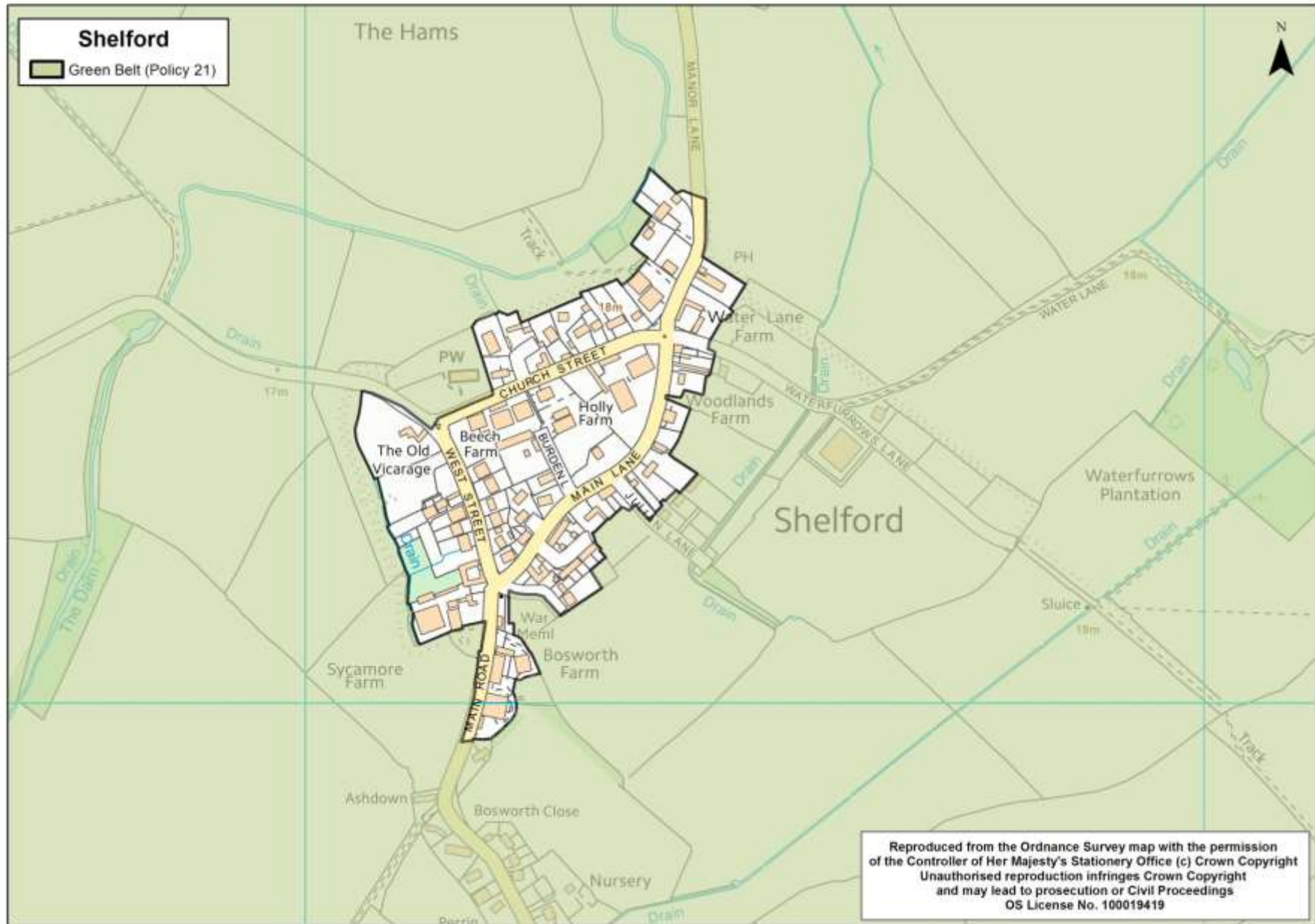




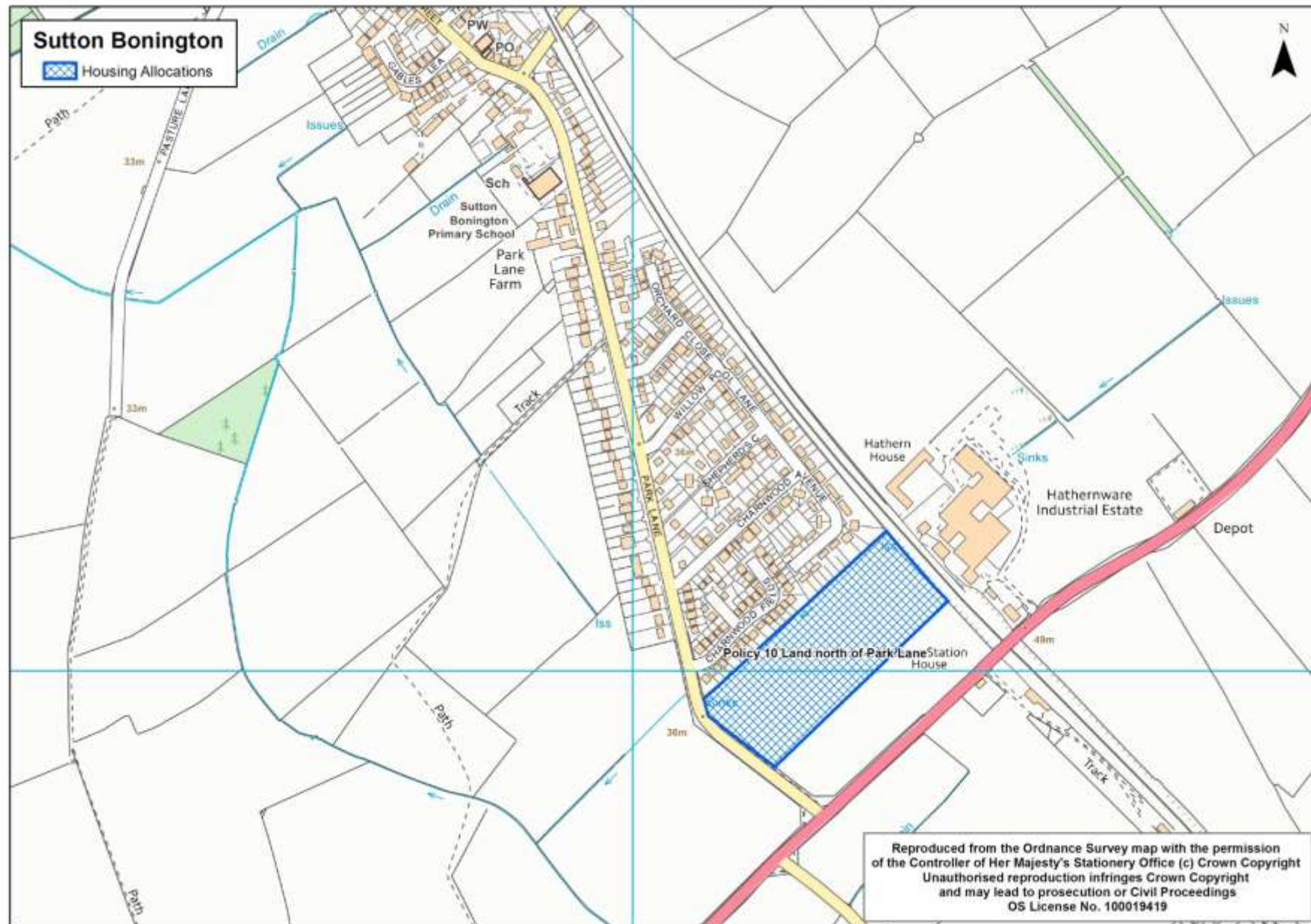




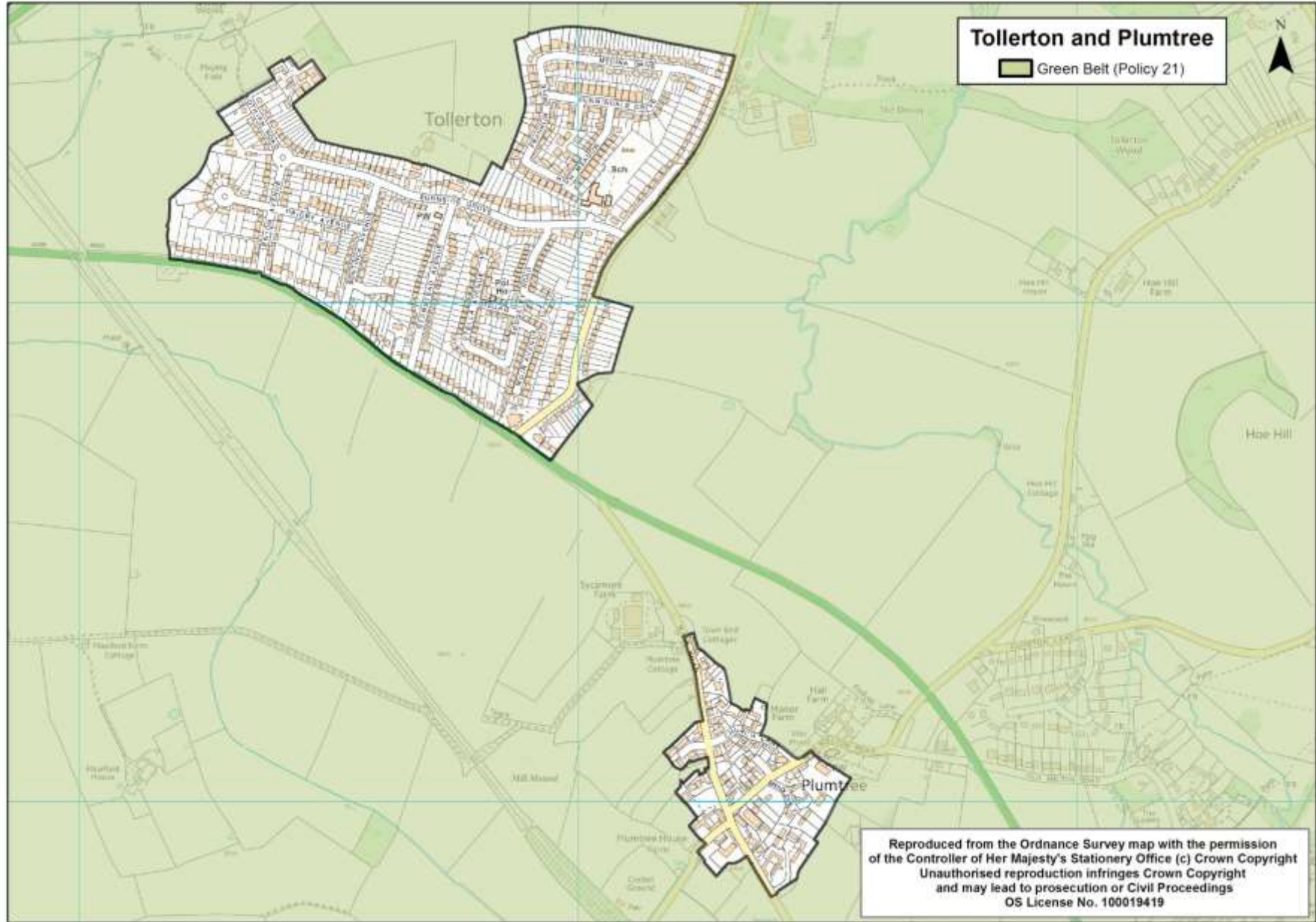


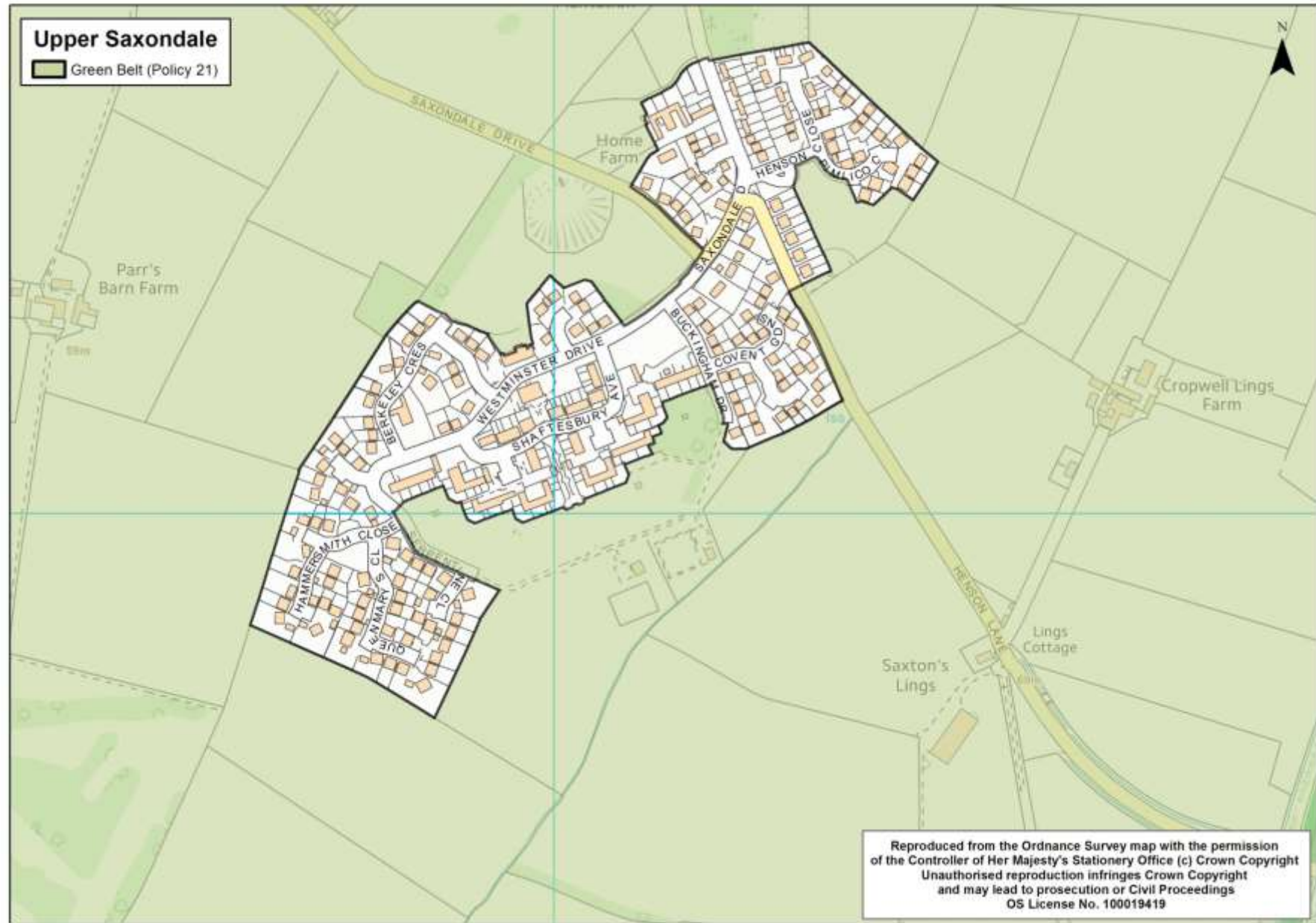




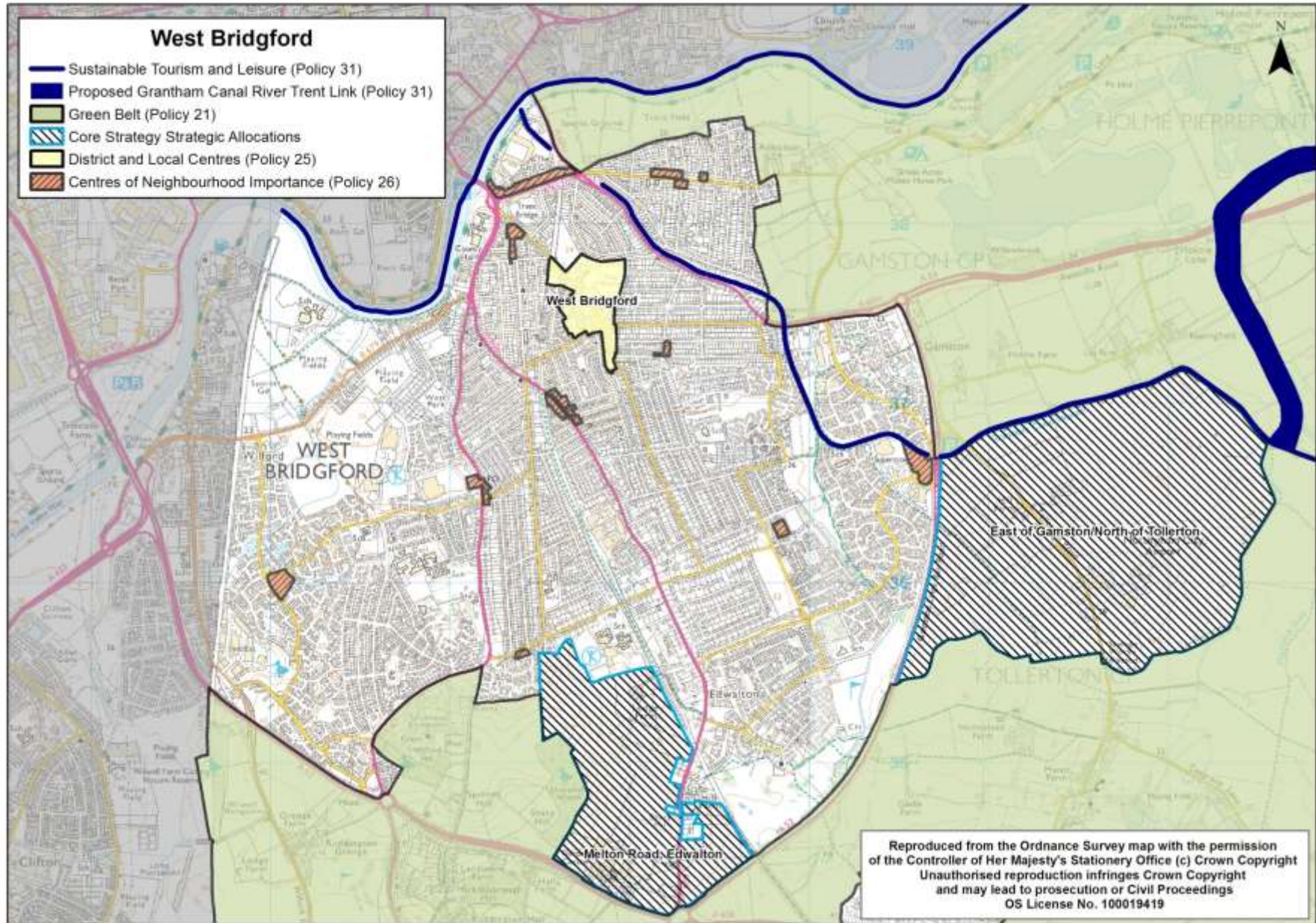








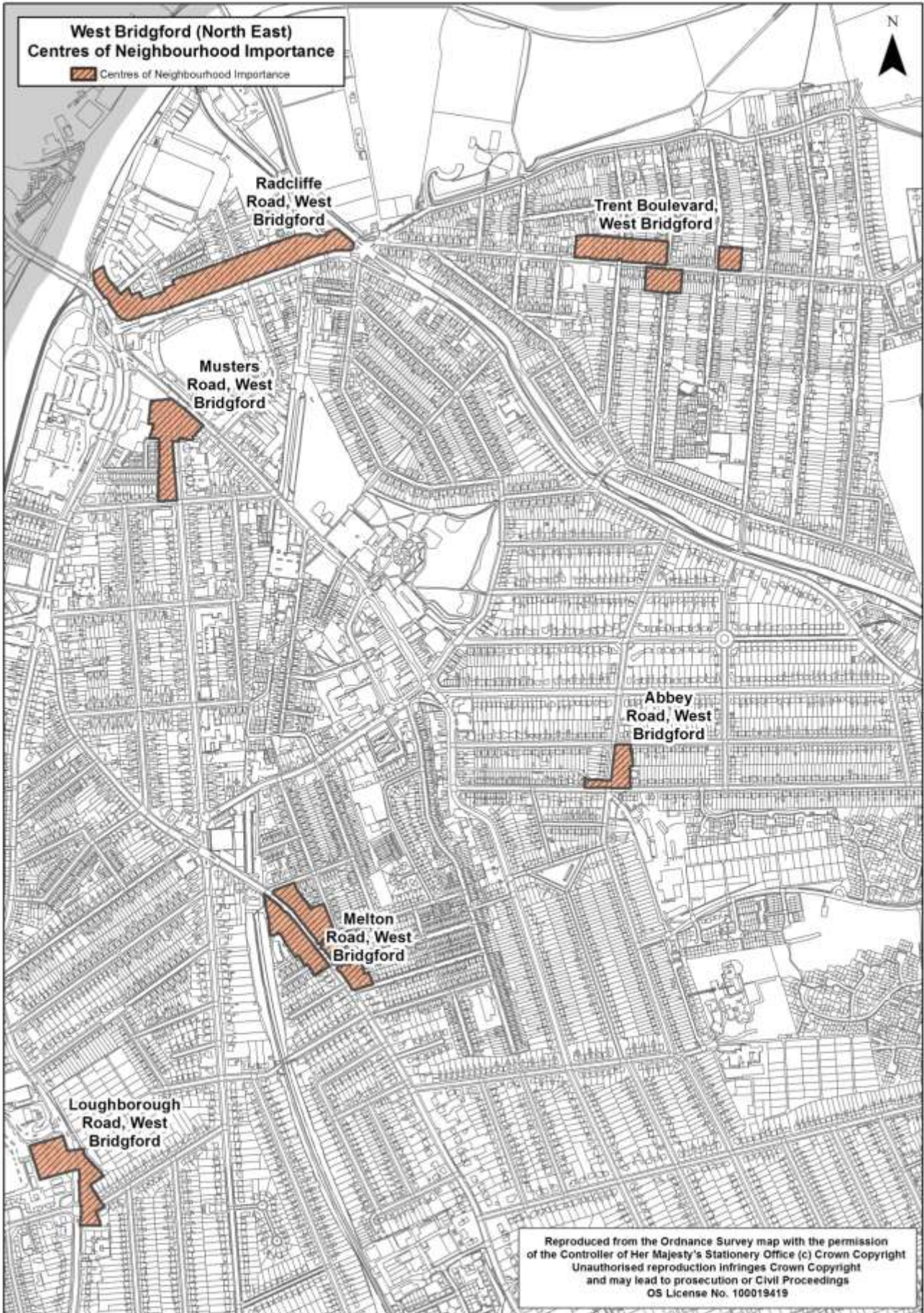




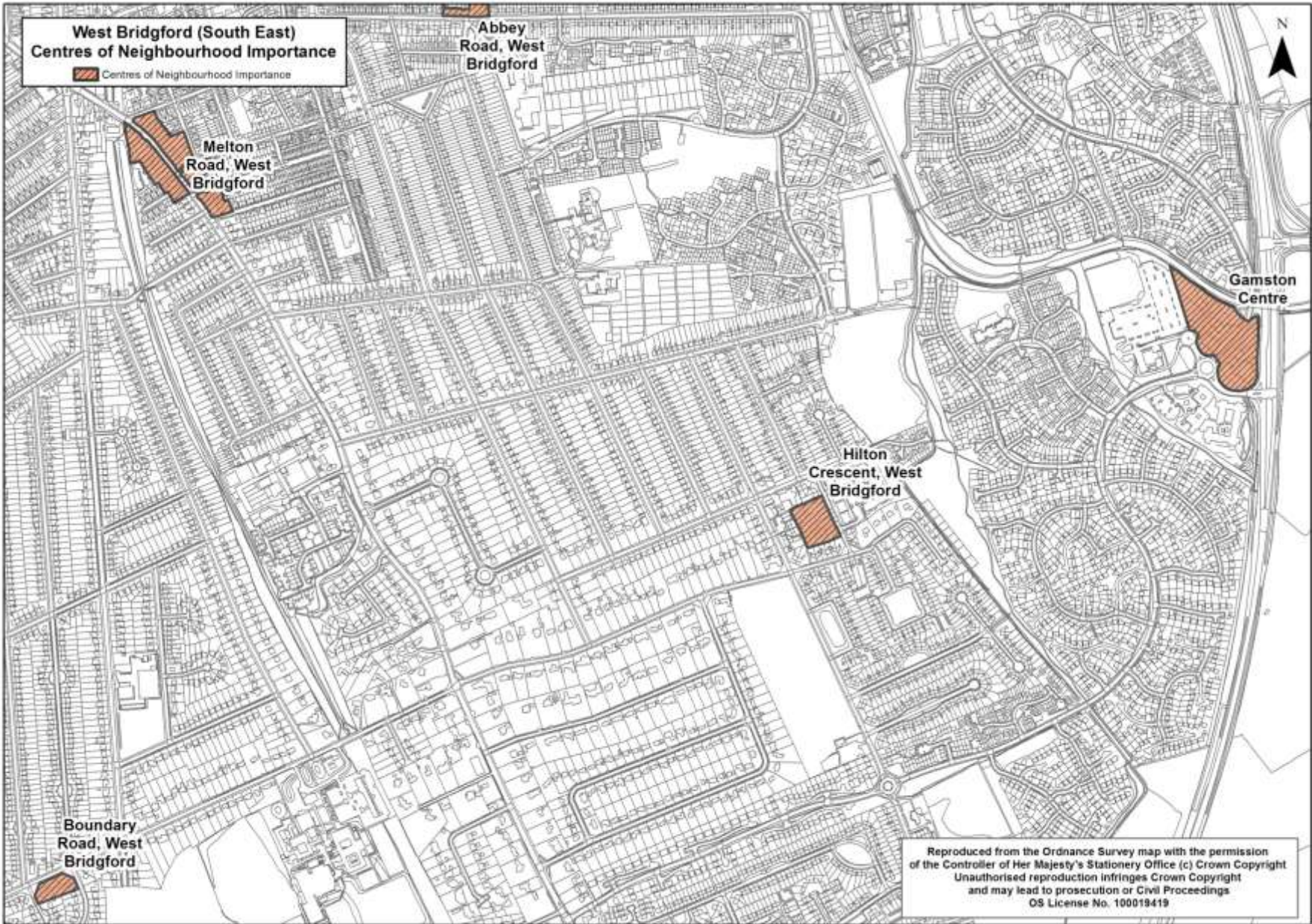




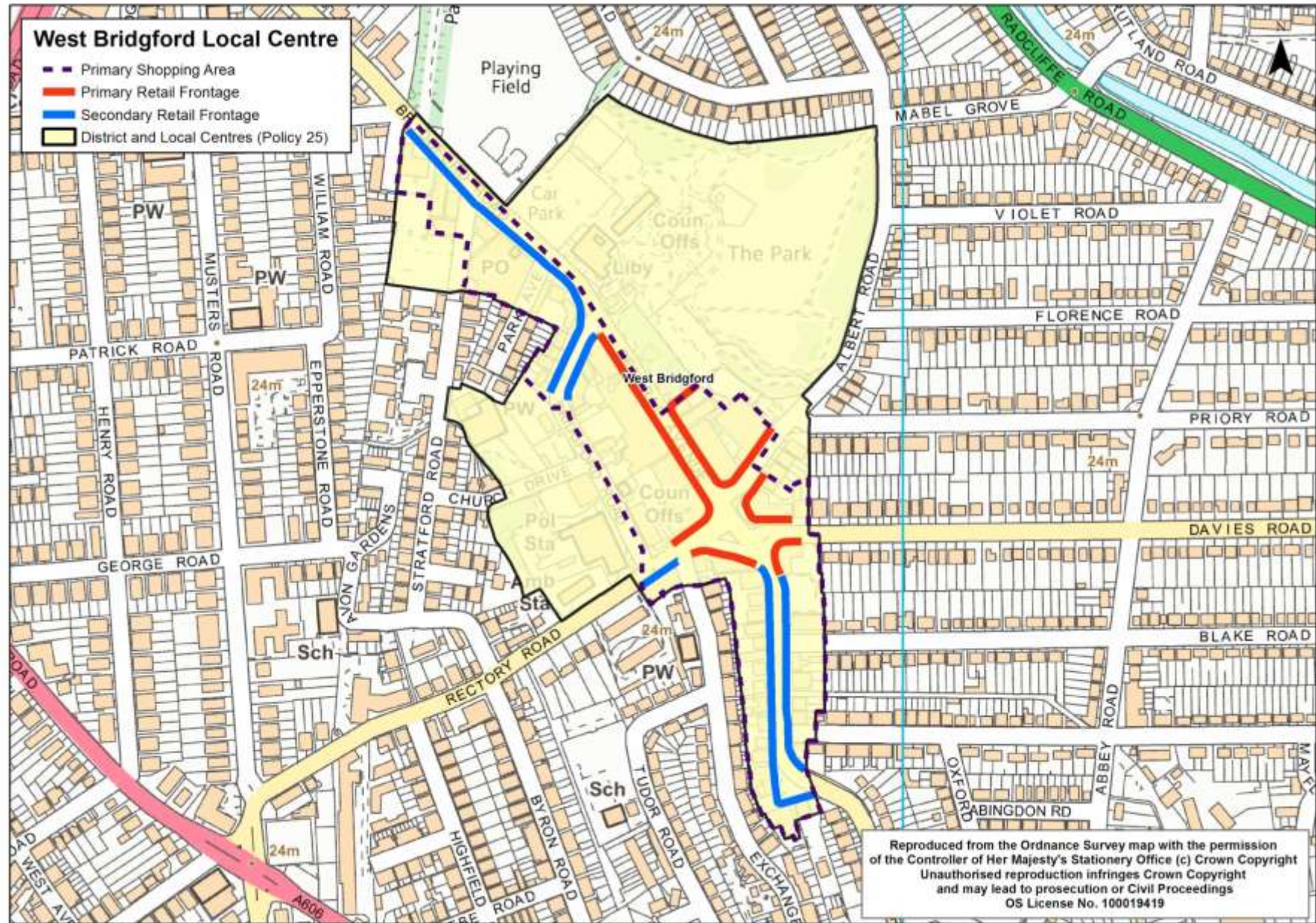
















This page is intentionally left blank

**Appendix 3: Local Plan Part 2 – Sustainability  
Appraisal Report Executive Summary  
and Summary of Draft Policies**

# **A. Sustainability Appraisal Report: Executive Summary**

## **Introduction**

- 1.1 This Non-Technical Summary relates to the Sustainability Appraisal of the Rushcliffe Local Plan Part 2: Land and Planning Policies. The Local Plan Part 2 is the second part of the Local Plan. This identifies non-strategic allocations and designations in the Borough and sets out more detailed policies (sitting below the Local Plan Part 1: Core Strategy's more strategic level policies) for use in the determination of planning applications.
- 1.2 Plans and strategies such as the Local Plan Part 2 are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic and environmental issues. This Non-Technical Summary relates to the full SA Report for the Rushcliffe Local Plan Part 2: Land and Planning Policies (LAPP) Publication Draft.
- 1.3 The Rushcliffe Local Plan Part 1: Core Strategy was adopted in October 2014. A separate Sustainability Appraisal was undertaken for that document.

## **Sustainability Appraisal**

- 1.4 The Borough Council is required by law to carry out Sustainability Appraisal and Strategic Environmental Assessment (SEA) of the Local Plan Part 2. The Government recommends that these two legal requirements are met through one integrated process, referred to as Sustainability Appraisal (or SA).
- 1.5 The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It should be viewed as an integral part of good plan making, involving ongoing iterations to identify and report on the likely social, economic and environmental effects of the plan and the extent to which sustainable development is expected to be achieved through its implementation.
- 1.6 This Non-Technical Summary relates to the full SA Report for the Rushcliffe Local Plan Part 2: Land and Planning Policies Publication Draft (April 2018). The SA is being undertaken in stages alongside the preparation of the Local Plan in order to provide sustainability guidance as the plan is developed.

**Stage A: Setting the context and objectives, establishing the baseline and deciding on scope**

- 1.7 The SA process began in January 2016 with the production of a Scoping Report for Local Plan Part 2, which was produced in-house by the Borough Council. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents (including international, national and local policies) and by examining data to help identify what the key sustainability issues are in Rushcliffe as well as likely future trends.
- 1.8 The SA Scoping Report was published in January 2016 for a six week consultation period with the three statutory consultation bodies for England (the Environment Agency, Heritage England and Natural England) and other interested parties. **Appendix A** of the full SA Report lists the comments that were received during the consultation and describes how these comments have been addressed.
- 1.9 A critical part of the SA Scoping Report is production of sustainability objectives and a SA Framework for assessing policies and site options. The original SA Framework consulted on as part of the Scoping Report was amended as a result of the comments received during this consultation and this revised Framework is included as **Table 1** of this Non-Technical Summary below. This Framework now includes 15 objectives and associated sub-questions.

**Table 1 Revised SA Framework**

SA objectives	Decision making criteria	Site specific questions
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of Rushcliffe</p>	<ul style="list-style-type: none"> <li>• Will it increase the range and affordability of housing for all social groups?</li> <li>• Will it reduce homelessness?</li> <li>• Will it reduce the number of unfit homes?</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site allocated for housing?</li> <li>• Is the site allocated for the type of housing needed in the area?</li> <li>• Will the site include provision for gypsy, traveller and travelling showpeople?</li> <li>• Does the site accord with Neighbourhood Plan policies (if applicable?)</li> </ul>
<p><b>2. Health</b> To improve health and reduce health inequalities</p>	<ul style="list-style-type: none"> <li>• Will it reduce health inequalities?</li> <li>• Will it improve access to health facilities?</li> <li>• Will it improve the</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site within 10 minutes public transport time or 30 minutes walking time of a health facility?</li> </ul>

SA objectives	Decision making criteria	Site specific questions
	<p>opportunities for recreational physical activity?</p>	<ul style="list-style-type: none"> <li>• Will the development result in a loss of accessible GI (parks, open spaces, playing fields, allotments, watercourses)?</li> <li>• Does the site accord with Neighbourhood Plan policies (if applicable)?</li> </ul>
<p><b>3. Heritage</b> To conserve the Borough's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<ul style="list-style-type: none"> <li>• Will it conserve and/ or enhance, designated heritage assets and/ or the historic environment?</li> <li>• Will it respect, maintain and strengthen local character and distinctiveness?</li> <li>• Will it improve access to historic sites and /or enhance understanding of the Borough's cultural assets?</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development harm the significance of an individual or multiple heritage assets (including their setting)?</li> <li>• Is there a cumulative effect on heritage assets?</li> <li>• Will the development enhance or better reveal the significance of the heritage asset?</li> <li>• Where the development will cause harm, are there any methods of mitigation that can avoid adverse effects or overcome the negative effects, or even achieve positive effects?</li> <li>• Does the site accord with Neighbourhood Plan policies (if applicable)?</li> <li>• Will it lead to the adaptive re-use of a heritage asset?</li> </ul>
<p><b>4. Crime</b> To improve community safety, reduce crime and the fear of crime in Rushcliffe</p>	<ul style="list-style-type: none"> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it contribute to a safe secure built environment?</li> </ul>	<p>n/a</p>
<p><b>5. Social</b> To promote and support the development and growth of social capital across Rushcliffe</p>	<ul style="list-style-type: none"> <li>• Will it protect and enhance existing cultural assets?</li> <li>• Will it improve access to and resident's</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development result in the loss of a community facility?</li> <li>• Does the site accord with Neighbourhood Plan</li> </ul>



SA objectives	Decision making criteria	Site specific questions
	<p>satisfaction with community facilities and services?</p> <ul style="list-style-type: none"> <li>• Will it increase the number of facilities, e.g. shops, community centres, etc</li> <li>• Will it encourage the vitality of the local centre/village centre/town centre?</li> </ul>	<p>policies (if applicable)?</p>
<p><b>6. Biodiversity and Green Infrastructure</b> To increase biodiversity levels and protect and enhance Green Infrastructure across Rushcliffe</p>	<ul style="list-style-type: none"> <li>• Will it protect and improve biodiversity and avoid harm to protected species?</li> <li>• Will it provide new green space?</li> <li>• Will it improve green infrastructure networks?</li> <li>• Will it maintain and enhance woodland cover and management?</li> <li>• Will it improve the quality of existing open space?</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development result in a loss of all or part of a designated site of nature conservation interest?</li> <li>• Is the site adjacent to a designated site of nature conservation interest?</li> <li>• Will the development involve the loss of existing habitats or trees/hedgerows/woodland?</li> <li>• Will the site include the provision on-site or off-site open space?</li> <li>• Will the development involve the loss of existing open space?</li> <li>• Will the development improve the underused or undervalued open space?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<p><b>7. Landscape</b> To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological/geological assets, and landscape character of Rushcliffe.</p>	<ul style="list-style-type: none"> <li>• Will it maintain and / or enhance the local distinctiveness of the townscape or settlement character?</li> <li>• Will it preserve an historic landscape?</li> <li>• Does it respect identified landscape</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development conserve the features and characteristics of the landscape in the present form?</li> <li>• Will the development enhance the features and characteristics of the landscape?</li> </ul>

SA objectives	Decision making criteria	Site specific questions
	character? <ul style="list-style-type: none"> <li>• Will it conserve or enhance the interrelationship between the landscape and the historic environment?</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development restore the features and characteristics of the landscape?</li> <li>• Will the development create a new landscape character? Are there any appropriate methods of landscape mitigation which can be incorporated into the development to overcome or reduce harm to landscape character?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<b>8. Natural resources</b> To prudently manage the natural resources of the area including water, air quality, soils and minerals	<ul style="list-style-type: none"> <li>• Will it improve water quality?</li> <li>• Will it improve air quality?</li> <li>• Will it lead to reduced consumption of raw materials?</li> <li>• Will it promote the use of sustainable design, materials and construction techniques?</li> <li>• Will it cause a deterioration of WFD status or potential of onsite watercourses or improve this?</li> <li>• Will it prevent the loss of high quality soils to development?</li> <li>• Will it help promote water efficiency?</li> </ul>	<ul style="list-style-type: none"> <li>• Will the site cause any harm to the water environment?</li> <li>• Will the site cause additional harm to an AQMA?</li> <li>• Is the site on high grade agricultural land?</li> <li>• Is the site a brownfield site?</li> <li>• Will the site help reduce water consumption?</li> <li>• Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?"</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<b>9. Flooding</b> To minimise the risk of flooding	<ul style="list-style-type: none"> <li>• Will it mitigate flood risk?</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site within EA flood zone 2 or 3?</li> <li>• Is the site adjacent to EA flood zone 2 or 3?</li> </ul>
<b>10. Waste</b>	<ul style="list-style-type: none"> <li>• Will it reduce household</li> </ul>	n/a

SA objectives	Decision making criteria	Site specific questions
<p>To minimise waste and increase the re-use and recycling of waste materials</p>	<p>and commercial waste per head?</p> <ul style="list-style-type: none"> <li>• Will it increase waste recovery and recycling per head?</li> <li>• Will it reduce hazardous waste?</li> <li>• Will it reduce waste in the construction industry?</li> </ul>	
<p><b>11. Energy</b> To minimise waste and increase the re-use and do develop the area's renewable energy resource, reducing dependency on non-renewable sources</p>	<ul style="list-style-type: none"> <li>• Will it improve energy efficiency of new buildings?</li> <li>• Will it support the generation and use of renewable energies?</li> <li>• Will it support the development of community energy systems?</li> <li>• Will it ensure that buildings are able to deal with future changes in climate?</li> </ul>	<ul style="list-style-type: none"> <li>• Will the development include provision of renewable technology?</li> <li>• Is the development for a specific renewable energy project?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<p><b>12. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</p>	<ul style="list-style-type: none"> <li>• Will it use and enhance existing transport infrastructure?</li> <li>• Will it help to develop a transport network that minimises the impact on the environment?</li> <li>• Will it reduce journeys undertaken by car by encouraging alternative modes of transport?</li> <li>• Will it increase accessibility to services and facilities?</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site accessible by public transport?</li> <li>• Is the site located within the main urban area?</li> <li>• Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<p><b>13. Employment</b> To create high quality employment opportunities</p>	<ul style="list-style-type: none"> <li>• Will it improve the diversity and quality of jobs?</li> <li>• Will it reduce unemployment?</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site allocated for mixed use employment/retail?</li> <li>• Will the development provide jobs for</li> </ul>

SA objectives	Decision making criteria	Site specific questions
	<ul style="list-style-type: none"> <li>• Will it increase average income levels?</li> <li>• Will it improve rural productivity in terms of employment opportunities?</li> </ul>	unemployed people? <ul style="list-style-type: none"> <li>• Will the development involve the loss of employment land?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<b>14. Innovation</b> To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> <li>• Will it increase levels of qualification?</li> <li>• Will it create jobs in high knowledge sectors?</li> <li>• Will it encourage graduates to live and work within the plan areas?</li> </ul>	<ul style="list-style-type: none"> <li>• Does the proposal involve new high quality employment opportunities? E.g. centres of excellence?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>
<b>15. Economic structure</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> <li>• Will it provide land and buildings of a type required by businesses?</li> <li>• Will it improve the diversity of jobs available?</li> <li>• Will it provide the required infrastructure?</li> <li>• Will it provide business/university clusters</li> </ul>	<ul style="list-style-type: none"> <li>• Is the site allocated for employment or mixed use?</li> <li>• Is the site allocated for mixed educational/employment?</li> <li>• Will the development conflict with Neighbourhood Plan policies (if applicable)?</li> </ul>

## Method and Sustainability Appraisal Framework

1.10 The review of relevant plans, policies and programmes and the collation of baseline data helped to identify key sustainability issues for Rushcliffe Borough, as described above. These key sustainability issues fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of the options and draft policies in the Local Plan. The SA framework is presented in **Table 1** of this Non Technical Summary.

## Use of the SA Framework

1.11 Within the assessment matrices showing the potential sustainability effects of the Local Plan policies, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain as follows:

Significant positive	++
Minor positive	+
Neutral/Not relevant	0
Minor negative	-
Significant negative	--
Uncertain/unknown	?

1.12 The potential effects of the plan need to be determined and their significance assessed, which requires a series of judgments to be made. Attempts have been made to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either ++ or -- has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of the policy in question on an SA objective is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that SA objective.

### Stage B: Developing and refining alternatives and their effects

1.13 Developing options for a plan is an iterative process which usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan. The reasonable alternative options that have been considered for the Rushcliffe Local Plan Part 2 have included alternative policy approaches as well as potential sites for new housing development, as described below. The following commentary is structured to look firstly at housing options, and then development management policy options.

### SA of the spatial strategy

1.14 Policy 3 of the Local Plan Part 1: Core Strategy (Spatial Strategy) sets out the spatial hierarchy for future development in the Borough. This set out strategic allocations and also minimum housing figures for several of the key settlements

(East Leake, Keyworth, Radcliffe on Trent and Ruddington). The Core Strategy did not include allocations at the key settlements but instead deferred this to Local Plan Part 2. The two other key settlements of Bingham and Cotgrave did not have minimum housing targets in the Core Strategy as both had strategic allocations adjacent to the settlement (former Cotgrave Colliery and Land north of Bingham).

- 1.15 Adhering to the spatial strategy established under Local Plan Part 1, the Issues and Options for Local Plan Part 2 proposed that allocations should be included at the edge of the 'key settlements' of East Leake, Keyworth, Radcliffe on Trent and Ruddington. The Issues and Options was consulted on between January and March 2016.
- 1.16 In addition to the four key settlements identified above, the Issues and Options also presented **4 additional site options** within the main urban area of West Bridgford.
- 1.17 In total, views were asked for **8 sites** at East Leake (all of which had planning permission), **3 sites** at Keyworth (the three sites included in the draft Keyworth Neighbourhood Plan), **10 sites** at Radcliffe on Trent (available options that had been put forward through the SHLAA), **10 sites** at Ruddington (again, available options that had been put forward through the SHLAA).
- 1.18 Following on from this Issues and Options consultation and after considering the responses received, it became clear that it would be necessary for Local Plan Part 2 to allocate more housing land than previously envisaged (due to an absence of a five year land supply and the envisaged delays over the plan period with the Core Strategy's Strategic Allocations).
- 1.19 It was consequently considered appropriate for plan preparation to be supported by an additional round of public consultation for the Local Plan Part 2 and for the Green Belt Review. This was to supplement the comments already received in response to the Issues and Options consultation and to also provide the opportunity for comments to be made in respect of the suitability of a number of newly identified options for housing development. The consultation was solely focussed on housing – no other issues were consulted on. The consultation expanded on the Issues and Options by asking for views on housing sites on the edge of Cotgrave, Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton and also on any additional sites that had been submitted in Keyworth, Radcliffe on Trent and Ruddington.
- 1.20 The 'Further Options' was published in February 2017 and consulted on for six weeks.
- 1.21 Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton are all settlements with a basic level of facilities and accessibility. They are referred



to in the SA report as the 'third tier' settlements. There are six 'third tier' settlements in total in the Borough (Aslockton, Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton). Aslockton was not consulted on as planning permission had already been granted for 75 homes at the site to the south of Abbey Lane.

- 1.22 In total, **107 sites** have been assessed as potential housing options. An interim SA Report ("Housing Options Interim Sustainability Appraisal Report" dated September 2017) was consulted on alongside the Preferred Housing Sites consultation which assessed these options. The appraisals are included in the full SA Report in **Appendix D**.
- 1.23 The Interim Housing Options SA also looked at overall scale of development at each settlement. The options for housing scale are summarised in **Table 2** with the full appraisals included in **Appendix C** of the full SA report.
- 1.24 **Section 8** of the full SA Report summarises the realistic option appraisals undertaken and the reasons for rejecting and selecting options.

**Table 2 Options appraised for the spatial strategy of Local Plan Part 2**

<b>Overall strategy</b>		Option 1: Increased growth at the key settlements in excess of the minimum targets identified in the Core Strategy, no additional development at the third tier settlements								
		Option 2: Increased growth at the third tier of settlements with the same level of growth at key settlements as proposed under Core Strategy								
		Option 3: Increased development distributed between the key settlements and third tier of settlements.								
		Option 4: The 'do nothing' approach. (i.e. growth at the scale proposed under the Core Strategy (1,100 homes) and concentrated purely on the key settlements)								
		No growth	Low growth (c. 50 dwellings)	Medium growth (c.100 dwellings)	High growth (c. 200 dwellings)	25% increase in Core Strategy minimum targets	50% increase in Core Strategy minimum targets	100% increase in Core Strategy minimum targets	125% increase in Core Strategy minimum targets	
<b>Settlements</b>	'Third tier' settlements	Aslockton	✓	✓	✓	✓	n/a	n/a	n/a	n/a
		Cropwell Bishop	✓	✓	✓	✓	n/a	n/a	n/a	n/a
		East Bridgford	✓	✓	✓	✓	n/a	n/a	n/a	n/a
		Gotham	✓	✓	✓	✓	n/a	n/a	n/a	n/a
		Sutton Bonington	✓	✓	✓	✓	n/a	n/a	n/a	n/a
		Tollerton	✓	✓	✓	✓	n/a	n/a	n/a	n/a
	Key Settlements	Cotgrave	✓	n/a	n/a	n/a	✓	✓	✓	✓
		Keyworth	✓	n/a	n/a	n/a	✓	✓	✓	✓
		Radcliffe on Trent	✓	n/a	n/a	n/a	✓	✓	✓	✓
		Ruddington	✓	n/a	n/a	n/a	✓	✓	✓	✓

### ***SA of the development management options***

1.25 A number of development management topics for Local Plan Part 2 to address were included in the Issues and Options consultation. The options assessed are included in **Appendix B** of the full SA Report and are summarised in **Section 9** of the SA report.

### ***Publication draft policies***

1.26 The Publication draft policies are summarised in **Section 10** and **Section 11** of the full SA Report. **Section 10** examines the allocation policies and **Section 11** summarises the development management policies. The full appraisals for all of the policies are contained within **Appendix E** of the full SA Report.

1.27 The Publication draft policies are summarised in **Table 3** of this Non-Technical Summary. The section below summaries how the policies perform against the 15 SA objectives.

**Objective 1: Housing** - To ensure that the housing stock meets the housing needs of Rushcliffe

1.28 The Local Plan Part 2 allocates sites for around 3,000 homes up to 2028. This will help meet the objectively assessed housing need for the Borough. A range of affordable housing levels will be sought on sites, from 10% up to 30%, in accordance with Core Strategy Policy 8. The development management policies on Housing Standards, Self and Custom Build and Specialist Residential Accommodation are also considered to contribute to ensuring the housing stock meets the needs of the local population.

1.29 The spatial strategy is focussed on larger rural settlements, and those settlements with a basic range of services, facilities and accessibility. This will help ensure rural settlements can develop and help sustain those facilities.

1.30 Overall, a cumulative **significant positive** effect is likely in relation to housing.

**Objective 2: Health** - To improve health and reduce health inequalities

1.31 The Local Plan Part 2 proposes improvements to the walking and cycling network through the site allocation policies which will help to improve levels of day-to-day activity, benefitting health. Increased walking and cycling may also be facilitated by the focus of development on the Key Settlements where journey times to access services and facilities are likely to be shorter. The majority of employment opportunities will be in larger centres such as Nottingham and Loughborough however, and the relative distance of the rural

settlements from these centres would not encourage walking and cycling as a commuting method.

- 1.32 Focusing new retail development on existing centres include West Bridgford and the larger key settlements is considered to encourage opportunities for walking and cycling.
- 1.33 The health benefits for the smaller rural settlement in terms of walking and cycling are not as great in terms of accessing services and facilities given the more limited provision in those settlements, however, access to the wider countryside through public rights of way would be more readily available. A negative impact on health for the regeneration sites at Flintham and Bunny Brickworks was also identified, given the relatively isolated location of the sites and the consequent dis-incentives for walking and cycling.
- 1.34 The provision of improved Green Infrastructure and Open Space through policies 32, 33, 34 and 35 in particular will also encourage people to engage in more active recreation.
- 1.35 While the population growth that will result from the residential development proposed through the Local Plan could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to infrastructure to support the new development. While healthcare infrastructure is not always referred to specifically, this is taken to be included within community facilities.
- 1.36 Other policies are designed to improve the general health of the population such as policy 41 (Air Quality).
- 1.37 Overall, a cumulative **mixed (minor positive and minor negative)** impact is likely in relation to health.

**Objective 3: Heritage** - To conserve the Borough's heritage and provide better opportunities for people to enjoy culture and heritage.

- 1.38 The appraisals have identified that several of the housing allocations could adversely affect heritage assets and their settings. However, most are considered to have a neutral impact.
- 1.39 In addition, Policy 28 (Conserving and Enhancing Heritage Assets) and Policy 29 (Development affecting Archaeological Sites) are designed to ensure new development makes a positive contribution to local character and respects existing heritage assets.
- 1.40 Overall, a cumulative **mixed (minor positive and minor negative)** impact is likely in relation to heritage.

**Objective 4: Crime** - To improve community safety; reduce crime and the fear of crime in Rushcliffe

1.41 Most of the policies in the Local Plan will not have a direct effect on this objective.

1.42 The only significant impact identified is in relation to the redevelopment of the Former Islamic Institute in Flintham which has recently attracted anti-social behaviour, trespassing and criminal damage and is considered to be in a dangerous state.

1.43 Overall, a cumulative **minor positive impact** is identified.

**Objective 5: Social** - To promote and support the development and growth of social capital across Rushcliffe

1.44 Appraisals for the site policies have considered that a level of new development will help to sustain existing social facilities in centres.

1.45 Improved social cohesion is also considered to result from the Green Infrastructure and Open Space policies, acknowledging that improved Green Infrastructure and public accessibility to such assets can result from the number of social clubs and sports facilities that utilise them.

1.46 Overall, a cumulative **minor positive** impact is identified.

**Objective 6: Biodiversity and Green Infrastructure** - To increase biodiversity levels and protect and enhance Green Infrastructure across Rushcliffe

1.47 The proposed allocations could affect biodiversity, particularly because a lot of the development is proposed on greenfield sites. Minor negative impacts are highlighted for the majority of sites. The loss of large areas of greenfield land could result in the loss of valuable habitats and disturbance to species particularly through the construction phase.

1.48 Mitigation of loss of habitats of value is provided through other policies, specifically Policy 36 (Designated Nature Conservation Sites), Policy 37 (Trees and Woodlands) and Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network). Other significant positive impacts are identified for the Green Infrastructure policies Policy 34 (Green Infrastructure and Open Space Assets) and Policy 35 (Green Infrastructure Network and Urban Fringe).

1.49 Overall a cumulative **minor negative impact** is identified, acknowledging the risk for habitat and species fragmentation due the relatively dispersed spread of development across a number of sites.

**Objective 7: Landscape** - To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological/geological assets, and landscape character of Rushcliffe

1.50 As with Objective 6, there is an identified negative cumulative impact on the landscape due to the required loss of greenfield sites across a relatively wide area.

1.51 The Landscape and Visual Sensitivity Study did not identify any of the sites as of high landscape value however.

1.52 Other measures in the plan, such as policies seeking to enhance green infrastructure, will help to improve the overall setting of new development within the landscape.

1.53 The policy restricting development on Site Within the Countryside (Policy 22) are designed to ensure that proposals with an adverse impact on landscape can be refused.

1.54 Overall a cumulative **minor negative** effect is identified in relation to the landscape.

**Objective 8: Natural resources** - To prudently manage the natural resources of the area including water, air quality, soils and minerals

1.55 Although there are several policies in the plan that will help to manage natural resources (e.g. Policy 12 Housing Standards in relation to water efficiency), the ultimate aim of allocating sites for housing and employment will inevitably have a negative impact on the objective through consumption of raw materials. Significant adverse impacts have also been identified for sites that would involve the loss of Best and Most Versatile agricultural land.

1.56 Those sites that involve the re-use of PDL are considered to have a more positive impact on this objective; however, the vast majority of sites identified are greenfield.

1.57 Overall a cumulative **significant negative** effect is likely in relation to the Natural Resources objective.



**Objective 9: Flooding** - To minimise the risk of flooding

1.58 The allocation of large areas of greenfield land could reduce the extent of permeable surfaces available for infiltration and therefore increase flood risk, particularly because some of the site allocations include areas of higher flood risk (although it is possible that built development could be avoided in those areas). However, the Local Plan encourages the use of SuDS and the development of buildings that are adaptable to the impacts of climate change including flooding, and some of the site allocations policies require flood mitigation measures to be incorporated into the developments. The Local Plan also directs most new development to areas of lower flood risk. Measures seeking to protect and enhance the green infrastructure network will also be of benefit to flood risk management.

1.59 Overall, a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to flooding.

**Objective 10: Waste** - To minimise waste and increase the re-use and recycling of waste materials

1.60 The significant level of development proposed in the plan is likely to produce a cumulative negative impact against this objective as there will be an inevitable increase in waste generation.

1.61 Overall, a cumulative **minor negative** effect is likely in relation to waste.

**Objective 11: Energy** - To minimise waste and increase the re-use and do develop the area's renewable energy resource, reducing dependency on non-renewable sources

1.62 The Local Plan Part 2 has a specific policy in relation to Renewable Energy (Policy 16). This policy encourages renewable developments on a criteria based policy. The identification of potential suitable areas for wind technology is also identified as a positive benefit.

1.63 In relation to sites, the construction and occupation will inevitably lead to an increased use of energy.

1.64 Overall, cumulative **minor negative** effect is likely in relation to energy.

**Objective 12: Transport** - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available

- 1.65 In relation to housing and employment sites, the majority are concentrated in Key Settlements which have good public transport opportunities with more frequent and reliable connections to the larger centres of Nottingham and Loughborough for employment. This will encourage greater public transport usage. There are however sites also identified which do not have as frequent and reliable public transport opportunities (e.g. Cropwell Bishop, East Bridgford, Sutton Bonington). These are identified as having a negative impact.
- 1.66 In addition, the regeneration sites at Flintham and Bunny are located some distance from key services and facilities so have also had an identified negative impact.
- 1.67 Overall, there is considered to be a cumulative **minor negative impact** on this objective.

**Objective 13: Employment** - To create high quality employment opportunities

- 1.68 The plan includes new employment allocations and proposes retention of older employment allocations through Policy 15. There are six sites in total that are proposed for an element of employment use (either mixed use or solely employment allocations). These therefore have a positive benefit on the employment objective it will improve employability options in the more rural part of the Borough where Local Plan Part 2 is providing new housing. This is considered to help sustainability of the housing allocations by potentially reducing commuting distances.
- 1.69 Overall, there is considered to be a cumulative **minor positive** impact on this objective. It was not considered significant due to the relatively low level of new employment development proposed.

**Objective 14: Innovation** - To develop a strong culture of enterprise and innovation

- 1.70 Most of the policies in the Local Plan will not have a direct effect on this objective. There is therefore considered to be a cumulative **neutral impact** on this objective.

**Objective 15: Economic Structure** - To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies

- 1.71 As with the employment objective, the proposed mixed use and employment allocations are considered beneficial in terms of providing employment land in the more rural parts of the Borough (adjacent to key settlements and at regeneration sites).

Overall, there is considered to be a cumulative **minor positive** impact on this objective. It was not considered significant due to the relatively low level of new employment development proposed.

**Table 3 Cumulative impact of the Publication Draft policies (April 2018)**

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and GI	7. Landscape	8. Natural resources	9. Flooding	10. Waste	11. Energy	12. Transport	13. Employment	14. Innovation	15. Economic structure
Site allocation policies															
Policy 2.1 Land rear of Mill Lane/The Old Park, Cotgrave	++	+	-	0	+	+	0	-	-	-	-	+	0	0	0
Policy 2.2 Land south of Hollygate Lane, Cotgrave	++	0	0	0	+	-	0	-	0	-	-	+	-	0	-
Policy 3.1 Land north of Rempstone Road, East Leake	++	0	0	0	+	-	-	!	0	-	-	-	0	0	0
Policy 4.1 Land off Nicker Hill, Keyworth	++	+	0	0	+	-	-	-	-	-	-	+	0	0	0
Policy 4.2 Land between Platt Lane and Station Road, Keyworth	++	+	-	0	+	0	0	!	-	-	-	+	0	0	0
Policy 4.3 Land south of Debdale Lane, Keyworth	++	+	0	0	+	-	0	!	-	-	-	+	0	0	0
Policy 4.4 Hillside Farm, Keyworth	+	0	0	0	+	-	-	!	-	-	-	+	0	0	0
Policy 5.1 Land north of Nottingham Road, Radcliffe on Trent	++	+	0	0	+	-	0	-	-	-	-	+	+	+	+
Policy 5.2 Land adjacent Grooms Cottage, Radcliffe on Trent	+	0	0	0	+	-	-	-	0	-	-	0	0	0	0
Policy 5.3 Land off Shelford Road, Radcliffe on Trent	++	+	-	0	+	-	0	!	-	-	-	0	0	0	0
Policy 5.4 Land north of Grantham Road, Radcliffe on Trent	++	-	0	0	+	-	0	!	-	-	-	+	0	0	0
Policy 5.5 72, Main Road, Radcliffe on Trent	0	0	0	0	0	-	0	-	-	-	-	+	0	0	0
Policy 5.6 The Paddocks, Radcliffe on Trent	+	0	0	0	+	-	0	-	-	-	-	+	0	0	0
Policy 6.1 Land west of Pasture Lane, Ruddington	++	+	0	0	+	-	0	-	!	-	-	+	0	0	0
Policy 6.2 Land south of Flawforth Lane, Ruddington	+	0	-	0	+	-	0	-	-	-	-	+	0	0	0
Policy 6.3 Land opposite Mere Way, Ruddington	++	+	-	0	+	-	0	-	-	-	-	+	0	0	0
Policy 7 Land east of Church Street, Cropwell Bishop	+	0	0	0	+	-	-	-	-	-	-	-	0	0	0

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and GI	7. Landscape	8. Natural resources	9. Flooding	10. Waste	11. Energy	12. Transport	13. Employment	14. Innovation	15. Economic structure
Policy 8.1 Land between Butt Lane and Closes Side Lane, East Bridgford	+	0	-	0	+	-	0	!	0	-	-	-	0	0	0
Policy 8.2 Land south of Butt Lane, East Bridgford	+	0	-	0	+	-	0	!	0	-	-	-	0	0	0
Policy 9 Land east of Gypsum Way/The Orchards, Gotham	+	0	0	0	+	-	0	-	-	-	-	0	0	0	0
Policy 10 Land north of Park Lane, Sutton Bonington	+	0	0	0	+	-	0	-	-	-	-	-	0	0	0
Development management policies															
Policy 1 Development Requirements	0	0	+	+	0	+	-	+	0	0	+	+	0	0	0
Policy 11 Housing Development on Unallocated Sites within Settlements	+	0	+	0	0	0	+	0	0	0	0	+	0	0	0
Policy 12 Housing Standards	+	++	0	0	0	0	0	++	0	0	0	0	0	0	0
Policy 13 Self Build and Custom Housing Provision	+	0	0/?	0	0	0/?	+/?	0/?	0	0	0/?	0/?	0	0	0
Policy 14 Specialist Residential Accommodation	+	+	0	0	0	0	0	0	0	0	0	+	0	0	0
Policy 15 Employment Development	0	0	0	0	0	-	0	-	-	0	-/?	-	++	0/?	+/?
Policy 16 Renewable Energy	0	0	+	0	0	0	+	+	0	0	++	0	0	0	0
Policy 17 Managing Flood Risk	0	0	0	0	0	++	+	0	+	0	0	0	0	0	0
Policy 18 Surface Water Management	0	+	0	0	0	+	0	+	+	0	0	0	0	0	0
Policy 19 Development affecting Watercourses	0	+	+	0	0	+	+	+	+	0	0	0	0	0	0
Policy 20 Managing Water Quality	0	+	0	0	0	+	0	+	0	0	0	0	0	0	0
Policy 21 Green Belt	+	-/?	0	0	0	-/?	-/?	-/?	0	0	0	0	0	0	0
Policy 22 Development within the Countryside	0	+	0	0	+	+	+	+	0	0	0	0	+	0	0
Policy 23 Redevelopment of Bunny Brickworks	+	-	0	0	-	0	0	+	0	-/?	0	-	+	0	0
Policy 24 Redevelopment of former Islamic Institute, Flintham	+	-	0	++	+	0	0	+	0	-	-	-	0	0	0
Policy 25 Development within District Centres and	0	++	0	0	+	0	0	0	0	0	0	+	+	0	+

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and GI	7. Landscape	8. Natural resources	9. Flooding	10. Waste	11. Energy	12. Transport	13. Employment	14. Innovation	15. Economic structure
Local Centres															
Policy 26 Development within Centres of Neighbourhood Importance	0	++	0	0	+	0	0	0	0	0	0	+	0	0	0
Policy 27 Main Town Centre Uses Outside District Centres of Local Centres	0	0	0	0	+	0	0	0	0	0	0	+	0	0	0
Policy 28 Conserving and Enhancing Heritage Assets	0/?	0/?	++	0	0/?	+/?	+/?	0	0	0	0	0	0	0	0
Policy 29 Development affecting Archaeological Sites	0	0	++	0	0	0/?	0/?	0	0	0	0	0	0	0	0
Policy 30 Protection of Community Facilities	0	+	+	+	+	0	0	0	0	0	0	+	0	0	0
Policy 31 Sustainable Tourism and Leisure	0	+	++	0	+/?	+	+	+	0	0	0	+	+	0	0
Policy 32 Recreational Open Space	0	+	0	0	+	+	+	+	0	0	0	0	0	0	0
Policy 33 Local Green Space	-	+	+	0	0	+	+	0	0	0	0	0	-	0	0
Policy 34 Green Infrastructure and Open Space Assets	0	++	+	0	++	++	0	0	+	0	0	0	0	0	0
Policy 35 Green Infrastructure Network and Urban Fringe	0	++	+	0	++	++	0	0	+	0	0	0	0	0	0
Policy 36 Designated Nature Conservation Sites	0	+	+	0	+	++	+	0	+	0	0	0	0	0	0
Policy 37 Trees and Woodlands	0	+	+	0	0	+	+	+	+	0	+	0	0	0	0
Policy 38 Non-Designated Biodiversity Assets and the Wider Ecological Network	0	+	+	0	0	++	+	+	+	0	0	0	0	0	0
Policy 39 Health Impacts of Development	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 40 Pollution and Land Contamination	0	+	0	0	+	+	0	+	0	0	+	0	0	0	0
Policy 41 Air Quality	0	++	0	0	0	0	0	++	0	0	+	0	0	0	0
Policy 42 Safeguarding Minerals	0/?	0	0	0	0	+	+	++	0	0	0	0	0/?	0	0
Policy 43 Planning Obligations Threshold	0	+	0	0	+	+	+	0	0	0	0	+	0	0	0



### **SA Stage C: Preparing the Sustainability Appraisal Report**

1.72 The full SA report and this Non-Technical Summary describe the process that has been undertaken to date in carrying out the SA of the Rushcliffe Local Plan Part 2. They set out the findings of the appraisal of options and policies, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). The reasons for selecting or rejecting options during the preparation of the Local Plan are also described.

### **SA Stage D: Consultation on the Rushcliffe Local Plan Part 2 and the SA Report**

1.73 Rushcliffe Borough Council will be inviting comments on the Publication Draft version of the Local Plan Part 2 and the full SA Report which this Non-Technical Summary relates to. Both documents will be published on the Council's website for consultation in due course.

### **SA Stage E: Monitoring the significant effects of implementing the Rushcliffe Local Plan Part 2**

1.74 Proposals for monitoring the sustainability effects of the Local Plan are set out in **Section 12** of the full SA report.

### **Baseline Information and Key Sustainability Issues**

1.75 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Rushcliffe Borough. Detailed baseline information for the Borough is presented in **Appendix A** of the full SA Report. As well as environmental issues, the baseline information includes a description of social and economic issues in the Borough.

1.76 **Section 4** of the full SA Report describes the social, economic and environmental characteristics of the Borough. **Table 3** below sets out the key sustainability issues for the Borough and, in line with the requirements of the SEA Regulations, consideration is also given to the likely evolution of the environment in the Borough if the Local Plan were not to be implemented.

**Table 4 – Key sustainability issues affecting the Borough and likely evolution without implementation of the plan**

Issue	Likely evolution without implementation of the plan
A high degree of new housing required in the Borough in line with housing target contained in Local Plan Part 1	Without Local Plan Part 2 including further allocations, there would be a higher risk of speculative planning applications being permitted in less sustainable locations. Planned allocations at the more sustainable locations would ensure a more sustainable pattern of development and that development occurs where there are services and facilities in place.
Some of the rural settlements within the Borough are very isolated and suffer from poor transport links.	As above, including in Local Plan Part 2 allocations in the more sustainable settlements will help ensure those more isolated areas to do not have large scale housing development in those more isolated areas.
Older than average age profile and an ageing population	The average age of the population at the end of the plan period will be an ageing population, and this will likely not be significantly altered by planning for new housing. Development of new housing and employment opportunities through Local Plan Part 2 will encourage younger people to remain in the Borough, or encourage young families to migrate into the Borough. The NPPF requires that local authorities plan for housing for a variety of different types of people including older people and those with young families. This is to be achieved through the Local Plan and the provision of facilities such as appropriate housing which will not only cater for older people but also families with younger children will help to encourage the development of a more balanced population in terms of age. Without the implementation of the new Local Plan this issue would therefore be less well addressed.
House prices are high within the Borough and there is a significant need for affordable housing provision.	The need for affordable housing would increase as house prices are expected to rise. Affordable housing and the right type of housing may not be delivered in the most appropriate locations where there is the most need. The NPPF requires that policy is set to meet affordable housing on site and as such the implementation of a new Local Plan would be required to achieve this aim. Without allocating further housing in Local Plan Part 2, the market will stifle and artificially inflate house prices further.
Localised areas of relatively high deprivation within Rushcliffe in Keyworth, Cotgrave and Bingham.	The provision of employment and housing with improved linkages to existing communities alongside improvements to facilities and the local environment can help to address deprivation. With no Local Plan Part 2, these improvements may not occur.
The proportion of Rushcliffe’s workforce employed in the service	Without Local Plan Part 2, no further employment allocations will be made, this will not encourage diversification of the employment sector and would not

<b>Issue</b>	<b>Likely evolution without implementation of the plan</b>
sector is large – proportionally higher than the regional and national averages	encourage development of other employment uses.
There are areas of flood risk in the Borough	The NPPF supports development which is not within areas of high flood risk and does not increase flood risk elsewhere. A sequential and exception test is to be applied when approaching the location of development through the Local Plan in relation to areas of flood risk. Development would be less controlled in relation to flood risk therefore if the Local Plan was not adopted and given that there are areas of high flood risk in the Borough this could potentially lead development being located within these areas, increasing flood risk in other areas.
There are a large number of sites which are important in terms of biodiversity which should be conserved and enhanced where possible.	No further policy to protect sites at risk or encourage improvements to biodiversity. Local Plan Part 2 will encourage further complementary policy on Green Infrastructure, identifying locally important networks which will also have a positive benefit for biodiversity.
Rushcliffe now has two air quality management areas all of which have been declared due to traffic pollution and in particular due to excessive levels of the annual Nitrogen Dioxide above the air quality objective (AQO) level in certain areas.	Further guidance provided in Local Plan Part 2 in relation to air quality. Although Local Plan Part 2 may not directly influence air pollution, further guidance on how new development should address this will be included in the plan.
There is a need to improve energy efficiency and reduce contributions to climate change.	Ensuring that allocations are made in accordance with a spatial hierarchy which establishes the more sustainable settlements and areas adjacent to the main urban area for development. i.e. those areas which will have less dependence on the car and greater opportunities for public transport. Without Local Plan Part 2, further development could be permitted in less sustainable locations. Local Plan Part 2 can also include further policy on appropriate renewable energy technologies. Without the implementation of the Local Plan development for renewable energy schemes is more likely to be proposed in a less coordinate manner and may potentially be in areas which are less suitable for this type of development in sustainability terms. This is particularly likely considering the NPPF’s requirement for all communities to contribute to energy generation from renewable or low carbon sources.

<b>Issue</b>	<b>Likely evolution without implementation of the plan</b>
There is a need to conserve and enhance Rushcliffe's distinctive character and contribute towards creating a sense of place within new developments	The NPPF requires that in determining planning applications, applicants are aware of heritage assets affected by development. However without allocating specific sites for housing, employment and other types of development in the Borough development is more likely to be proposed in areas which may affect the setting of heritage assets, which could influence sense of place.

## **B. Sustainability Appraisal: Summary of Draft Policies**

1. Each of the draft policies have been appraised against 15 criteria (as shown in **Table 1** above).
2. **Tables 5** and **Tables 6** show the key findings of the appraisal process on the draft policies, and where amendments to the draft policies have been suggested.

**Table 5: SA summary of draft policies and recommended amendments to policy (Development Management Policies)**

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Policy 1: Development Requirements	No significant impacts identified. Positive impact on the majority of the objectives. The criteria listed in the policy designed to consider environmental impacts of development so a positive impact on those objectives. No significant impact on economic objectives.	<u>Landscape objective:</u> Include impact on landscape character in the criteria of the policy	Yes
Policy 11: Housing Development on Unallocated Sites within Settlements	No significant impacts identified. Minor positive impacts highlighted for Heritage and Landscape as policy criteria includes consideration of impact of proposal on historic features, local character and impact on landscape.	None	N/A
Policy 12: Housing Standards	Significant positive impact on Health objective as provision of accessible housing of the standards proposed will help people with mobility issues and the elderly. Significant positive impact on the natural resources objective as policy requires more stringent water efficiency standards, thereby helping to conserve a natural resource.	None	N/A
Policy 13: Self Build and Custom Housing Provision	No significant impacts identified.	<u>Natural Resources objective:</u> Amend justification text to encourage eco-friendly design and construction as this type of development	Yes



Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
		offers greater opportunities for this.	
Policy 14: Specialist Residential Accommodation	No significant impacts identified. Minor positive impacts on Housing and Health as it will help promote a more diverse mix of housing which meets the needs of the local population. Policy wording considers impact on existing health facilities	None	N/A
Policy 15: Employment Development	Significant positive impacts on the economic objectives, including employment. Will encourage employment opportunities in the rural areas complementing planned housing growth. Minor negative impact on Biodiversity and GI as will result in a loss of greenfield sites at Keyworth and Radcliffe. Minor negative impacts also identified in relation to transport and natural resources as two of the sites are in more isolated locations (Bunny Brickworks and Hollygate Lane) which wouldn't encourage public transport use.	None	N/A
Policy 16: Renewable Energy	Significant positive impacts on environmental objectives of Natural Resources and energy as policy identifies potentially suitable areas for wind turbines which would offer more certainty to developers . Policy also encourages development of other renewable technologies (where they are compatible with other objectives)	<u>Natural Resources objective</u> : Include Agricultural Land Value as one of the factors to consider when assessing proposals for renewable schemes.	Yes

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Policy 17: Managing Flood Risk	Significant positive benefits identified for Biodiversity and GI as policy includes a sub section on biodiversity. Policy seeks to promote the creation of new areas for habitats and species and to reconnect sites to the flood plain. Positive impact on Flooding objective as primary purpose of policy is to manage the risk of flooding.	None	N/A
Policy 18: Surface Water Management	No significant impacts identified. Minor positive impacts on the environmental objectives and also health as well designed SuDS can form part of the GI network and encourage more active lifestyles through walking . Positive impact on water quality, biodiversity (improved wetland habitats)	None	N/A
Policy 19: Development affecting Watercourses	No significant impacts identified. Positive impacts on environmental objectives – key part of the policy is encouraging restoring natural features of watercourses. Therefore positive impact on Natural Resources, Biodiversity and GI and Flooding objectives.	None	N/A
Policy 20: Managing Water Quality	No significant impacts identified. Positive impacts on some of the environmental objectives as policy designed to protect water quality, which would require reduced pollutants. Improved water quality in rivers, streams and other water bodies would be of positive benefits to wider ecological network	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	through improved conditions for habitats.		
Policy 22: Development within the Countryside	No significant impacts identified. Minor positive impacts on the environmental objectives as the policy is designed to protect sites outside of settlements (i.e. greenfield sites) from development. Policy wording refers to the need to protect sites with ecological value. Overall thrust of policy designed to prevent isolated development in the countryside which would potentially have a negative impact on landscape character.	None	N/A
Policy 23: Redevelopment of Bunny Brickworks	No significant impacts identified. Due to the relatively isolated location of the site, minor negative impacts highlighted for the Transport objective as there would be greater use of the motor car instead of walking, cycling, public transport due to the distance to key facilities and relatively infrequent bus service. There are positives identified for the re-use of previously developed land on the Natural Resources objective however.	None	N/A
Policy 24: Redevelopment of former Islamic Institute, Flintham	Significant positive impact identified on the Natural Resources objective as development would involve the reuse of PDL, which represents an efficient use of land. Minor negative on the Transport objective as the village does not benefit from a wide range of services and does not have a frequent bus	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	service and is some distance from a major centre so public transport use and walking cycling would not be incentivised.		
Policy 25: Development within District and Local Centres	Significant positive impact on the Health objective identified as the policy seeks to limit the % of hot food takeaways which will help encourage healthier lifestyles (obesity). Minor positive impacts identified for the Social objective as policy designed to encourage vibrant centres with a range of uses, both retail and non retail, which could therefore include proposals for community uses.	None	N/A
Policy 26: Development within the Centres of Neighbourhood Importance	Similar impacts identified as for Development within District and Local Centres.	None	N/A
Policy 27: Main Town Centre Uses Outside District Centres or Local Centres	No significant impacts identified. Positive impact on Transport objective as policy designed to concentrate main town centre uses in areas that have better public transport accessibility and located in more sustainable locations.	None	N/A
Policy 28: Conserving and Enhancing Heritage Assets	Significant positive impact on Heritage objective as policy designed to conserve and enhance the historic environment.	None	N/A
Policy 29: Development affecting Archaeological Sites	Significant positive impact on Heritage objective as the purpose of the policy is to protect sites of known or potential archaeological interest.	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Policy 30: Protection of Community Facilities	No significant impacts identified. Positive impact on the social objectives as policy designed to protect community facilities. Protecting these helps retain social cohesiveness.	None	N/A
Policy 31: Sustainable Tourism and Leisure	Significant positive impact on Heritage objective as policy supports restoration of Grantham Canal and includes policy wording to protect Transport Heritage Centre and Great Central Railway. Minor positive impacts on the environmental objectives as the policy also designed to protect identified GI features that form part of recreational routes.	None	N/A
Policy 32: Recreational Open Space	No significant impacts identified. Minor positive impacts identified on the environmental objectives and the Health objective as provision or improvement of recreational facilities will encourage healthier lifestyles by improving opportunities for recreational physical activity.	None	N/A
Policy 33: Local Green Space	No significant impacts identified. Minor negative impacts on housing and employment as designation will prevent development on these sites. Minor positive impacts identified on Health and Heritage objectives (as some are designated for their historic features) and other environmental objectives as the policy will preserve sites as greenfields.	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Policy 34: Green Infrastructure and Open Space Assets	Significant positive impacts on the Health, Social, Biodiversity & GI objectives as the policy designed to protect GI from development. Social and community benefits from protecting type of facilities named in the policy as these are used by for example, community allotment groups, sports and recreation groups. Policy designed to protect and promote enhancement of GI – this will protect features with ecological value.	None	N/A
Policy 35: Green Infrastructure Network and Urban Fringe	Policy requires new developments within the urban fringe to incorporate accessible infrastructure that provides recreational opportunities, wildlife benefits and enables pedestrian and cycle access to the countryside – thereby having a positive impact on the Health objective and Biodiversity objective.	None	N/A
Policy 36: Designated Nature Conservation Sites	Significant positive impact on the Biodiversity and GI objectives as policy designed to protect these features by giving further policy on how proposals should address ecological issues and incorporate protection of designated sites.	None	N/A
Policy 37: Trees and Woodlands	No significant impacts identified. Minor positive impact on Heritage (reference included in policy to protection of ageing and veteran trees) and Biodiversity, Green Infrastructure and Landscape objectives.	None	N/A
Policy 38:	Significant positive benefits on the Biodiversity	None	N/A



Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Non-Designated Biodiversity Assets and The Wider Ecological Network	and Green Infrastructure objective as policy gives further requirements for proposals to include measures to improve important habitats that aren't designated but still of ecological value. Policy requires developments to achieve a net gain in biodiversity and also incorporate elements of biodiversity in the schemes. Policy refers to the Rushcliffe Biodiversity Opportunity Mapping Report which gives further clarity on what are the priority habitats and focal areas.		
Policy 39: Health Impacts of Development	No significant impacts identified. Minor positive impact on the Health objective – not considered significant as policy in itself will not improve the health of the Borough.	None	N/A
Policy 40: Pollution and Land Contamination	Significant positive impacts identified on the Natural Resources objective as policy seeks to ensure proposed development doesn't lead to an unacceptable level of pollution or be jeopardize health though building on contaminated sites. Noise pollution, air pollution and light pollution all cited in the policy which should ensure impact on these is considered through appropriate schemes of mitigation. Minor positive impact on Health objective	None	N/A
Policy 41: Air Quality	Policy has a significant positive benefit on the Health objective and Natural Resources objective.		

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
Policy 42: Safeguarding Minerals	Significant policy benefit on Natural Resources as policy is designed to protect areas that are rich in minerals. Minor negative on housing and employment as this may prevent certain sites coming forward for housing or employment uses.		
Policy 43: Planning Obligations Threshold	No significant impacts identified. Minor positive impacts on those objectives related to the type of infrastructure required by the policy.	<u>Biodiversity and GI objective</u>  Include in policy text more description on what is meant by 'biodiversity improvements'	Yes

**Table 6: SA summary of draft policies and recommended amendments to policy (Allocated Sites)**

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
<b>Cotgrave</b>			
Policy 2.1 Land rear of Mill Lane/The Old Park, Cotgrave	Development of this site will provide a major positive for the Housing objective as around 170 houses will be built, 10% of which will be affordable. The site has good linkages to the adjacent Cotgrave Country Park and Grantham Canal which provide opportunities to address the Health objective. The site provides good opportunities to access local shops, facilities and public transport, therefore reducing private car use. Negative impacts on environmental objectives due to inevitable increases in the production of waste, energy consumption, and use of natural resources. Minor negative on the Biodiversity and GI objective due to the potential loss of priority habitats.	None	N/A
Policy 2.2 Land south of Hollygate Lane, Cotgrave	Development of this site will provide a major positive for the Housing objective as around 180 houses will be built, 10% of which will be affordable. The subsequent increase in population would help sustain the settlement's services and facilities. The allocation of this site therefore supports SA housing and social objectives. Negative impacts on environmental objectives due to inevitable increases in the production of	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	waste, energy consumption, and use of natural resources. Minor negative on the Biodiversity and GI objective due to the potential loss of priority habitats.		
<b>East Leake</b>			
Policy 3.1 Land north of Rempstone Road, East Leake	Development will have a major positive for the Housing objective by providing around 120 dwellings with 20% of the dwellings (up to 24) for affordable housing. Significant negative impact on the Natural Resources objective due to loss of Best and Most Versatile agricultural land. Minor negative on the Biodiversity and GI objective due to the potential loss of priority habitats. Minor negative identified on the Transport objective due to the site being some distance from the village centre (1.25km).		
<b>Keyworth</b>			
Policy 4.1 Land off Nicker Hill, Keyworth	Development will have a major positive for the Housing objective by providing around 150 dwellings with 20% of the dwellings (up to 30) for affordable housing. Minor negative identified for the Landscape objective as site is of higher landscape quality. The development of the site for housing and will inevitably conflict with Waste, Energy and Natural Resources objectives. Minor negative on the Biodiversity and GI objective due to the	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	potential loss of priority habitats.		
Policy 4.2 Land between Platt Lane and Station Road, Keyworth	Development will have a major positive for the Housing objective by providing around 190 dwellings with 20% (up to 38) for affordable housing. Significant negative on the Natural Resources objective as the site is Grade 2 agricultural land value (Best and Most Versatile). Part of the site identified as being at high risk of flooding from surface water but mitigation could reduce this through SuDS. The development of the site for housing and will inevitably conflict with Waste and Energy objectives. Minor negative on the Biodiversity and GI objective due to the potential loss of priority habitats.	None	N/A
Policy 4.3 Land south of Debdale Lane, Keyworth	Development will have a major positive for the Housing objective by providing around 190 dwellings with 20% (up to 38) for affordable housing. Significant negative on the Natural Resources objective as part of the site is Grade 2 agricultural land value (Best and Most Versatile). Part of the site identified as being at high risk of flooding from surface water but mitigation could reduce this through SuDS. The development of the site for housing and will inevitably conflict with Waste and Energy objectives. Minor negative on the Biodiversity and GI objective due to the potential loss of	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	priority habitats.		
Policy 4.4 Hillside Farm, Keyworth	Minor positive to the Housing objective as contributing around 50 dwellings with 20% (up to 10) as affordable. Significant negative on the Natural Resources objective as part of the site is Grade 2 agricultural land value (Best and Most Versatile). Part of the site identified as being at high risk of flooding from surface water but mitigation could reduce this through SuDS. The development of the site for housing and will inevitably conflict with Waste and Energy objectives. Minor negative on the Biodiversity and GI objective due to the potential loss of priority habitats.	None	N/A
<b>Radcliffe on Trent</b>			
Policy 5.1 Land north of Nottingham Road, Radcliffe on Trent	Significant positive to the Housing objective as contributing around 150 dwellings with 30% (up to 45) as affordable. Minor negative identified for the Flooding objective as the site is within Flood Zone 2 and a significant area of the site is at a high risk, medium and low risk of surface water flooding. Most recent SFRA work indicates that only the northern part of the site is at risk of flooding in a 1 in 1000 flood risk event however. Minor positive impact also identified on the Employment and Economic Structure objectives as policy requires part of the site to be developed for employment uses. Minor negative on the Biodiversity and GI	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	objective due to the potential loss of priority habitats.		
Policy 5.2 Land adjacent Grooms Cottage, Radcliffe on Trent	Minor positive to the Housing objective as contributing around 50 dwellings with 30% (up to 15) as affordable. Minor negative impacts on environmental SA objectives due to the potential adverse effects on priority habitats; however this could potentially be mitigated. In terms of landscape, there is considered to be a minor negative effect as the site is of medium landscape value.. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. In terms of social objectives, there would be a positive impact in that the site would provide for additional housing to meet local and market area demand..	None	N/A
Policy 5.3 Land off Shelford Road, Radcliffe on Trent	Significant positive to the Housing objective as contributing around 400 dwellings with 30% (up to 120) as affordable. Minor positive impact on the Health objective as policy requires provision of a new health centre on the site. Minor negative on Heritage objective due to an identified area of potential archaeology. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Significant negative on the Natural	None	N/A



Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	Resources objective due to the loss of Best and Most Versatile agricultural land.		
Policy 5.4 Land north of Grantham Road, Radcliffe on Trent	Significant positive to the Housing objective as contributing around 240 dwellings with 30% (up to 72) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Significant negative on the Natural Resources objective due to the loss of Best and Most Versatile agricultural land. Minor negative on the Biodiversity and GI objective as a LWS lies adjacent to the site. Minor negatives identified on the Flooding objective as there are areas identified at high risk of surface water flooding but this could be mitigated through SuDS.	None	N/A
Policy 5.5 72 Main Road, Radcliffe on Trent	Due to minor level of housing proposed not considered to have a major impact on the Housing objective. Positive impact on the Transport objective due to proximity to village centre and accessibility of village services and public transport which should reduce reliance on the motor car.	None	N/A
Policy 5.6 The Paddocks, Radcliffe on Trent	Minor positive to the Housing objective as contributing around 75 dwellings with 30% (up to 22) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Minor negatives	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	identified on the Flooding objective as there are areas identified at high risk of surface water flooding but this could be mitigated through SuDS.		
<b>Ruddington</b>			
Policy 6.1 Land west of Wilford Road, Ruddington	Significant positive to the Housing objective as contributing around 130 dwellings with 30% (up to 39) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Significant negative identified against the Flooding objective as there are areas within the site in Flood Zone 2 and Flood Zone 3. There is also a negative impact identified against the Biodiversity and GI objective as the site is bounded by Packman Dyke which feeds into the Fairham Brook (a priority habitat).	None	N/A
Policy 6.2 Land south of Flawforth Lane, Ruddington	Minor positive to the Housing objective as contributing around 50 dwellings with 30% (up to 15) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Minor negatives identified on the Flooding objective as there are areas identified at high risk of surface water flooding but this could be mitigated through SuDS. Minor negative highlighted for the Heritage objective due to the impact on the	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	setting of the nearby Conservation Area and Grade II listed Easthorpe House. Minor positive impact on Transport objective due to close proximity to both a frequent bus service and the centre of the village which should incentivise walking and public transport use.		
Policy 6.3 Land opposite Mere Way, Ruddington	Significant positive to the Housing objective as contributing around 170 dwellings with 30% (up to 51) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Minor negatives identified on the Flooding objective as there are areas identified at low risk of surface water flooding but this could be mitigated through SuDS. Minor negative highlighted for the Heritage objective due to the potential for harm to panoramic views from Loughborough Road out of the Conservation Area. Minor positive for the Health objective due to opportunities for physical recreation provided at the nearby Country Park.	None	N/A
<b>Cropwell Bishop</b>			
Policy 7 Land east of Church St, Cropwell Bishop	Minor positive to the Housing objective as contributing around 70 dwellings with 30% (up to 21) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Minor negatives	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	identified on the Flooding objective as there are areas identified at high risk of surface water flooding but this could be mitigated through SuDS. Negative impact highlighted for the Transport objective as although there is a bus stop within a 5 minute walk, this is not served by a frequent service.		
<b>East Bridgford</b>			
Policy 8.1 Land between Butt Lane and Closes Side Lane, East Bridgford	Minor positive to the Housing objective as contributing around 80 dwellings with 30% (up to 24) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Significant negative impact on the Natural Resources objective due to the loss of Best and Most Versatile Land. Negative impact highlighted for the Transport objective as although there is a bus stop within a 5 minute walk, this is not served by a frequent service.	None	N/A
Policy 8.2 Land south of Butt Lane, East Bridgford	Minor positive to the Housing objective as contributing around 45 dwellings with 30% (up to 13) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives. Significant negative impact on the Natural Resources objective due to the loss of Best and Most Versatile Land. Negative impact highlighted for the Transport	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	objective as although there is a bus stop within a 5 minute walk, this is not served by a frequent service. Minor negative also identified for the Heritage objective as the East Bridgford Conservation Area borders the site.		
<b>Gotham</b>			
Policy 9 Land east of Gypsum Way/ The Orchards, Gotham	Minor positive to the Housing objective as contributing around 70 dwellings with 30% (up to 21) as affordable. Minor negative impact on Biodiversity and GI objective as an LWS borders the site and the site is also included within the Gotham Hills Ecological Network. Minor negatives identified on the Flooding objective as there are areas identified at high, medium and low risk of surface water flooding but this could be mitigated through SuDS. Neutral impact on Transport as although not in close proximity to Nottingham, the village is well served by public transport.	None	N/A
<b>Sutton Bonington</b>			
Land north of Park Lane, Sutton Bonington	Minor positive to the Housing objective as contributing around 80 dwellings with 30% (up to 24) as affordable. The development of the site for housing and their occupation will inevitably conflict with waste, energy and climate change objectives Minor negatives identified on the Flooding objective as there are areas identified at high, of surface water flooding but this could be mitigated through	None	N/A

Draft Policy	Key Sustainability Appraisal findings	Recommended changes to policy	Change incorporated in the draft plan
	SuDS.Minor negative on the Transport objective as although there is a bus stop within 5 mins walking distance, this is not served by a frequent service.		

This page is intentionally left blank



**Appendix 4: Local Plan Part 2 – Summary of Main  
Issues raised by Consultees and  
Proposed Responses**

## **Local Plan Part 2 – Summary of Main Issues raised by Consultees and Proposed Responses**

In preparing the Rushcliffe Local Plan Part 2, the Issues and Options consultation was undertaken during February and March 2016, Further Options consultation during February and March 2017 and the Preferred Housing Sites consultation during October 2017 and November 2017.

The 'Local Plan Part 2: Summary of Consultation, April 2018', which provides a summary of the representations received during these consultations can be viewed at: [www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/](http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/)

This appendix, as set out in the following table, highlights the main issues raised by consultees to these three consultations and proposes a response by the Borough Council to each issue.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Housing Distribution and Allocations</b>		
<p><b>Housing Development adjacent to the Main Urban Area</b></p>	<p>It is important to maintain the separation between the Main Urban Area and outlying settlements.</p>	<p>No additional allocations are identified within Local Plan 2 on the edge of the Main Urban Area as this would comprise extensions to existing strategic allocations which have not delivered housing as expected in the Core Strategy (and resulted in the need to allocate additional sites). Expanding strategic allocations would not lead to more homes being built over the next few years than is already due to be delivered. Any extra homes would be built further into the future at the very end of the development of these sites, thereby having no impact at all on the immediate housing shortfall situation. There are further limitations on the edge of Nottingham due to flood zones, accessibility, and merging (which is contrary to Green Belt policy).</p>
	<p>Development should be focused within and on the edge of the Main Urban Area as these are most sustainable locations and comply with Core Strategy policy 3. This was supported by landowners (promoting their sites on the edge of the MUA) and residents of outlying settlements where development is proposed.</p>	<p>See response above.</p>
	<p>No further land should be allocated at Sharphill.</p>	<p>Local Plan 2 does not allocate any additional land at Sharphill.</p>
<p><b>Land north of Nottingham Knight Roundabout.</b></p>	<p>Land should be allocated as a housing site in Local Plan 2</p>	<p>Site cannot be accessed off the A60 or A52. The land is not allocated for housing in Local Plan 2.</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Land west of Edwalton Strategic Urban Extension</b>	Land should be allocated as a housing site in Local Plan 2 as it would provide retirement accommodation and meet this housing need.	This would comprise an extension to an existing strategic allocation, which although now delivering homes has been delayed. The allocation of this land and its development would reduce the distance between Nottingham with Ruddington and increase the perception of merging. The removal of this area of land from the Green Belt for the purposes of development was previously considered during preparation of the Core Strategy and rejected at that stage. The land is not allocated for housing in Local Plan 2.
<b>Land south of Gamston/Tollerton Strategic Urban Extension</b>	Land should be allocated for 500 homes in Local Plan 2.	This would comprise an extension to an existing strategic allocation which has not delivered housing as expected in the Core Strategy (and resulted in the need to allocate additional sites). Enlarging this allocation would not contribute to meeting the housing needs within the plan period. It would also further reduce the distance between the urban edge of Nottingham (formed by the strategic allocation) and Tollerton. The removal of this areas of land from the Green Belt for the purposes of development was previously considered during preparation of the Core Strategy and rejected at that stage. The land is not allocated for housing in Local Plan 2.
<b>Land north of Gamston/Tollerton Strategic Urban Extension</b>	Land should be allocated for 2,000 to 2,500 homes in Local Plan 2.	This would comprise an extension to an existing strategic allocation which has not delivered housing as expected in the Core Strategy (and resulted in the need to allocate additional sites). Enlarging this allocation would not contribute to meeting the housing needs within the plan period. It would also merge Nottingham with Bassingfield. The removal of this areas of land from the Green Belt for the purposes of development was

Local Plan Matter	Main Issue	Summary of Borough Council Response
		previously considered during preparation of the Core Strategy and rejected at that stage. The land is not allocated for housing in Local Plan 2.
<b>Willowbrook Farm, A52</b>	Site warrants a positive planning approach to avoid further dereliction. Provides opportunity for 7-8 dwellings.	Site is isolated within the Green Belt, where removal of individual parcels of land would not comply with Green Belt purposes. The site is also within Flood Zone 2 and 3.
<b>Housing Sites within the Main Urban Area</b>	Sites at Abbey Road, former Central College, Wilford Lane, and Lady Bay Bridge should be allocated.	<p>As three of these sites have planning permission and are located within the Main Urban Area they do not require allocating for development.</p> <p>The site at Abbey Lane is not allocated as its development would comply with existing planning policies and no further policy guidance is required. Site allocation would need to be supported by a site specific flood risk assessment which is not available at present.</p>
	Abbey Road site is within flood zones 2 and 3 and therefore requires a sequential test.	See above. A flood risk sequential test must inform any subsequent planning application decision.
	More brownfield sites should be allocated.	Brownfield sites within the Main Urban Area are policy compliant in principle and do not require allocating. Deliverable brownfield sites are identified within the brownfield register and where included as part of the Borough's housing delivery when determining the amount of greenfield land that would also need to be allocated.
<b>Housing Development at Bingham</b>		
<b>Bingham</b>	No further greenfield sites should be allocated on	Bingham is constrained by the A52 and A46 to the west and

Local Plan Matter	Main Issue	Summary of Borough Council Response
	<p>the edge of Bingham.</p> <p>School capacity is an issue due to delays in the delivery of the new school within the strategic allocation.</p> <p>However good transport links and less flooding issues were highlighted as positives which could enable more housing.</p>	<p>south, whilst land to the north is already allocated for housing development within the Core Strategy. Expanding the site would not lead to any more homes being built on it over the next few years than are already due to be delivered. Any extra homes would be built further into the future at the very end of the site's development, thereby having no impact at all on the more immediate housing supply shortfall. Consequently, Local Plan 2 does not identify additional allocations on the edge of Bingham.</p>
<b>Housing Development at Cotgrave</b>		
<p><b>Cotgrave</b></p> <p>Page 284</p>	<p>No further greenfield sites should be allocated on the edge of Cotgrave as infrastructure, services and facilities are at capacity (especially the schools and medical centre).</p> <p>The regeneration of the town centre has been scaled back and is not sufficient to meet the needs of existing and additional residents.</p>	<p>Cotgrave is a Key Settlement within the Core Strategy with a range of services and facilities. It is considered that Cotgrave's educational and medical facilities, and local highway network could, with financial contributions towards their improvements, accommodate around 370 homes.</p>
	<p>Loss of Green Belt countryside.</p>	<p>Green Belt Review has informed site selection and the allocations within Local Plan 2 are all considered low or low/medium Green Belt importance. The need to deliver the Core Strategy's housing target and the absence of more sustainable alternatives (either brownfield or greenfield beyond the Green Belt) are exceptional circumstances for the release of Green Belt on the edge of Cotgrave.</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>COT01 (Land rear of Mill Lane/The Old Park)</b>	<p>Sustainably located, close to the centre of the village. However possible archaeological remains, surface water run-off, overlooking of neighbours, rotation slip of colliery waste, and proximity to the Canal (flood zone 3, heritage, recreational and ecological asset) and Country Park (recreational and ecological asset) are issues.</p> <p>Site could deliver more than 170 homes.</p>	<p>COT01 is allocated within Policy 2.1 of Local Plan 2 for 180 new homes. Constraints have been recognised and mitigated within site specific policy criteria.</p> <p>Due to likely archaeological remains sufficient open spaces free of development are likely to be required.</p>
<b>COT02 (Land at Main Road)</b>	<p>Within walking distance of the town centre, however site extends ribbon development into open countryside on Main Road.</p>	<p>Selected allocations are more sustainable. COT02 has not been allocated within Local Plan 2.</p>
<b>COT03 (Land rear west of Main Road)</b>	<p>Sustainably located close to the centre of the village. However development would affect the setting of the historic core of the village which contains listed and local interest buildings.</p>	<p>Selected allocations are more sustainable. COT03 has not been allocated within Local Plan 2</p>
<b>COT04 (Land of Woodgate Lane)</b>	<p>Site is only accessible by an unadopted private road, and therefore its delivery is uncertain. It extends into the open countryside.</p>	<p>Selected allocations are more sustainable. COT04 has not been allocated within Local Plan 2</p>
<b>COT05 (Bakers Hollow)</b>	<p>Site is well contained by development.</p>	<p>COT05 has not been allocated as it is not as well located as those either side of Hollygate Lane.</p>
<b>COT06 (The Brickyard)</b>	<p>Site is further from the centre of the village than other potential allocations. Brick Kilns and shooting range are locally important heritage assets.</p>	<p>Selected allocations are more sustainable. COT06 has not been allocated within Local Plan 2</p>
<b>COT07 (Land</b>	<p>Site extends into the Green Belt countryside.</p>	<p>COT07 is not as well contained as allocations off Hollygate</p>



Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>behind Firdale(2))</b>	However the landowner suggests that it could provide land for a new school.	Lane and development would extend along Colston Gate into open countryside. Landscape and visual impacts increased due to sloping topography. Consequently it has not been allocated within Local Plan 2
<b>COT08 (Land behind Firdale)</b>	Site extends into the Green Belt countryside.	COT08 is not as well contained as allocations off Hollygate Lane and has not been allocated within Local Plan 2
<b>COT09 (Land South of Hollygate Lane (1))</b>	<p>Although the site is well contained by development and close to the village centre, the junctions of Hollygate Lane and Colston Gate, and Hollygate Park and Stragglethorpe Road are congested. Accidents have also been recorded at the Stragglethorpe Road junction.</p> <p>Archaeological remains may be present.</p>	COT09 has been allocated within Policy 2.2 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria. Allocation with neighbouring sites offers opportunity to improve the local highway network and increase safety through the creation of a link road between Hollygate Lane and Colston Gate.
<b>COT10 (Land South of Hollygate Lane (2))</b>	<p>Although the site is well contained by development and close to the village centre, the junctions of Hollygate Lane and Colston Gate, and Hollygate Park and Stragglethorpe Road are congested. Accidents have also been recorded at latter junction.</p> <p>Archaeological remains may be present.</p>	COT10 has been allocated within Policy 2.2 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria. The allocation of this land with COT09 and CO911a offers opportunity to improve the local highway network and increase safety through the creation of a link road between Hollygate Lane and Colston Gate.
<b>COT11a (Land South of Hollygate Lane (3))</b>	Similar to COT09 and COT10 however surface water flooding, proximity to the Canal and the site's extensions further into the Green Belt Countryside are the main issues.	COT11a has been allocated within Policy 2.2 of the Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria. Land adjacent to the Canal has not been allocated as it extends into the Green Belt Countryside and it would impact on the setting of the Canal which provides

Local Plan Matter	Main Issue	Summary of Borough Council Response
		recreational, biodiversity and heritage benefits.
<b>COT11b (Land South of Hollygate Lane (3a))</b>	Site extends into the Green Belt countryside and would affect the rural setting of the canal a heritage and nature conservation asset.	Selected allocations are more sustainable. COT11b has not been allocated in Local Plan 2.
<b>COT12 (Land South of Plumtree Lane)</b>	Distance from the village, congestion on Plumtree Road and the open aspect of the land are highlighted as issues.	Selected allocations are more sustainable. COT12 has not been allocated in Local Plan 2.
<b>COT13 (Land South of Gozen Lodge)</b>	No consultation responses (site submitted at Further Issues and Options and not selected as preferred option)	Selected allocations are more sustainable. COT13 has not been allocated in Local Plan 2
<b>COT14 (Land East of Hollygate Lane)</b>	No consultation responses (site submitted at Further Issues and Options and not selected as preferred option)	Selected allocations are more sustainable. COT14 has not been allocated in Local Plan 2

### Housing Development at East Leake

<b>East Leake</b>	No further greenfield sites should be allocated on the edge of East Leake due to infrastructure constraints (schools, medical centre, roads, drainage and sewage) and its unsustainable location compared to settlements closer to Nottingham (whose need is being met with Local Plan 2).	East Leake has nine sites with planning permission and these total more than 1000 homes. This is 600 dwellings more than the Local Plan minimum target. Therefore Local Plan 2 does not identify additional allocations on the edge of East Leake apart from one site (allocated within Policy 3 of Local Plan 2) which has outline planning permission for 235 homes.
	Conversely, East Leake's designation as a Key Settlement with a minimum target which is unconstrained by Green Belt should facilitate more development.	Whilst the target is a minimum, the exceedance of the target by more than 100% and the unsustainable distribution of development resulting from development jumping the Green Belt mean no further allocations (beyond those with planning permission outside the settlement) are allocated. Further

Local Plan Matter	Main Issue	Summary of Borough Council Response
		<p>allocations would put at risk the Local Plan's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the affect that any further development would have on the character of the village.</p>
<b>Housing Development at Keyworth</b>		
<b>Keyworth</b>	<p>As identified within the Core Strategy, allocations should deliver no more than 450 homes. Village is constrained by inadequate road infrastructure and the capacity of local services and facilities.</p>	<p>Core Strategy sets a minimum target of 450. In order to address the slower than expected delivery of the strategic allocations and meet the Boroughs housing target for the plan period, Local Plan 2 has identified sites that will deliver around 600 homes.</p>
	<p>As Keyworth is a Key Settlement with a range of services and facilities (school capacity should not be a constraint as pupils could attend schools elsewhere) and bus services. Therefore Local Plan 2 should allocate sites for more than 450 homes. It should have similar growth to Bingham and East Leake which have/will increase by 30%.</p>	<p>Keyworth is a Key Settlement within the Core Strategy with a range of services and facilities. It is expected that Local Plan 2 will allocate a reasonable level of new housing development at this Key Settlement. It is considered that Keyworth's educational and medical facilities, and local highway network could, with financial contributions towards their improvements where necessary, accommodate around 600 homes. NHS England advises that the medical centre could accommodate this number of new residents.</p> <p>It is also judged that, given the existing size of the town which has around 3,000 dwellings, 600 new homes should be able to be assimilated as part of Keyworth without unduly affecting the town's character or local amenity.</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
	The preferred Neighbourhood Plan housing sites should be allocated within Local Plan 2.	The housing allocations promoted within the Neighbourhood Plan (plus an addition site adjacent to Hillside Farm off Bunny Lane (KEY13)) have been allocated within Local Plan 2.
<b>KEY01 (Land East of Willow Brook)</b>	Increased merging of Stanton on the Wolds and Keyworth, congestion during school drop off and pick up and surface water flooding were identified as the main issues.	Selected allocations are more sustainable. KEY01 has not been allocated in Local Plan 2.
<b>KEY02 (Land off Selby Land and Willow Brook)</b>	Increased merging of Stanton on the Wolds and Keyworth was the main issue highlighted.	Selected allocations are more sustainable. KEY02 has not been allocated in Local Plan 2.
<b>KEY03 (Land south of Selby Lane)</b>	Increased merging of Stanton on the Wolds and Keyworth was highlighted as the main concern.	Selected allocations are more sustainable. KEY02 has not been allocated in Local Plan 2 due to landscape and Green Belt concerns.
<b>KEY04a (Land off Nicker Hill (1))</b>	<p>Main issues regarding this site comprised the site's distance from the village centre, loss of Green Belt countryside, poor public transport services, and impacts on the landscape and neighbouring local wildlife site.</p> <p>Nearby residential occupation should not restrict the activities of the British Geological Survey.</p>	<p>KEY04a has been allocated within Policy 4.1 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria. Site is within walking distance of Wold's Drive shopping area and the village centre.</p> <p>Mitigation includes a landscape buffer to reduce disturbance of residents by the British Geological Site's activities.</p>
<b>KEY04b (Land of Nicker Hill (2))</b>	Main issues regarding this site comprised the site's distance from the village centre and loss of Green Belt countryside.	Selected allocations are more sustainable. KEY04b has not been allocated in Local Plan 2 due to landscape and Green Belt concerns.
<b>KEY05 (Hill Top)</b>	Main issues regarding this site comprised the site's	Site is allocated for employment within Local Plan 2. It is

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Farm (1))</b>	<p>distance from the village centre, visual intrusion and suitability of Platt Lane for additional traffic.</p> <p>Site is identified as a possible employment allocation within the draft neighbourhood plan.</p>	agreed that its location makes it less suitable for housing development than sites selected for housing allocation.
<b>KEY06 (Hill Top Farm (2))</b>	Main issues regarding this site comprised the site's distance from the village centre, visual intrusion and suitability of Platt Lane for additional traffic.	Selected allocations are more sustainable. KEY06 has not been allocated in Local Plan 2 due to landscape and Green Belt concerns.
<b>KEY07 (Shelton Farm)</b>	Main issues regarding this site comprised the site's distance from the village centre, visual intrusion and suitability of Platt Lane for additional traffic.	Selected allocations are more sustainable. KEY07 has not been allocated in Local Plan 2 due to landscape and Green Belt concerns.
<b>KEY08 (Platt Lane and Station Road)</b>	Main issues regarding this site comprised the proximity of the site to neighbouring sports pitches and prevention of this facilities expansion, its distance from the centre of the village, increased congestion and access onto Station Road and Platt Lane, loss of Green Belt countryside/agricultural land and landscape and visual impacts.	KEY08 has been allocated within Policy 4.2 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria.
<b>KEY09 (North Of Debdale Lane)</b>	Access along Debdale Lane is too narrow.	Selected allocations are more sustainable and there is no requirement to allocate KEY09. KEY09 has not been allocated in Local Plan 2.
<b>KEY10 (South of Debdale Lane)</b>	Loss of Green Belt, the elevation of the site and impacts on landscape, increased congestion on	KEY10 has been allocated within Policy 4.3 of Local Plan 2. Constraints have been recognised and mitigated within site

Local Plan Matter	Main Issue	Summary of Borough Council Response
	<p>Bunny Lane and unsafe access were highlighted as the main issues.</p> <p>Hedgerows and trees should be maintained and connectivity enhanced.</p>	<p>specific policy criteria.</p>
<b>KEY11 (Land south of Debdale Lane (2))</b>	<p>Loss of Green Belt, the elevation of the site and impacts on landscape and unsafe access onto Bunny Lane were highlighted as the main issues.</p>	<p>Selected allocations are more sustainable and there is no requirement to allocate KEY11. KEY11 intrudes unduly into the Green Belt countryside and has not been allocated in Local Plan 2.</p>
<b>KEY12 (North of Debdale Lane (2))</b>	<p>Access along Debdale Lane is too narrow and the site is too far from the centre of the village.</p>	<p>Selected allocations are more sustainable. KEY12 intrudes into the Green Belt countryside and has not been allocated in Local Plan 2.</p>
<b>KEY13 (Hillside Farm)</b>	<p>Increased congestion, loss of Green belt countryside, unsafe access onto Bunny Lane, odour from the farm and sewage treatment works, and landscape issues were highlighted as a main issue. Site is not identified as a possible housing site in the emerging Neighbourhood Plan.</p>	<p>Although this site is not identified within the emerging Neighbourhood Plan as a preferred allocation, KEY13 has been allocated within policy 4.4 of Local Plan 2. Main issues of constraint have been ruled out of recognised and mitigated within site specific policy criteria.</p>
<b>KEY14 (Land South of Bunny Lane)</b>	<p>Containing land adjacent to Wysall Lane, this larger site may impact on the setting of the Conservation Area. Land on the opposite side is adjacent to a Sewage Treatment Works.</p>	<p>Selected allocations are more sustainable and there is no requirement to allocate KEY14. KEY14 intrudes significantly into the Green Belt countryside and has not been allocated in Local Plan 2.</p>
<b>Housing Development at Radcliffe on Trent</b>		
<b>Housing target for Radcliffe on Trent</b>	<p>As identified within the Core Strategy, allocations should deliver no more than 400 homes. This figure</p>	<p>Core Strategy sets a minimum target of 400. In order to address the slower than expected delivery of the strategic</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
	<p>was determined according to the levels of existing infrastructure. Additional housing will require a new primary school and medical centre, improved leisure facilities, waste water treatment, roads and public transport.</p>	<p>allocations and meet the Borough's housing target for the plan period, Local Plan 2 has identified sites on the edge of Radcliffe on Trent that will deliver 920 homes. To generate the pupil numbers required to sustain a new primary school and to also generate sufficient developer contributions to cover the costs of a new school will require the delivery of upwards of 1,000 new homes. The allocation of land south of Shelford Road will provide land for a new primary school and medical centre.</p>
	<p>Radcliffe on Trent is a Key Settlement with a range of services and facilities, including bus and rail services. Therefore Local Plan 2 should allocate sites for more than 450 homes.</p>	<p>See above</p>
<p><b>RAD01 (Land north of Nottingham Road)</b></p>	<p>RAD01 is within flood zone 2 and a limited area is within flood zone 3. National grid pylons also cross the site.</p> <p>Location provides opportunity for a mixed use development.</p> <p>Site is adjacent to and therefore may adversely affect the disused railway line nature corridor and Cotgrave Forest Focus Area (part of the Borough's ecological network).</p>	<p>RAD01 is allocated within Policy 5.1 for mix use development (residential and employment). Constraints have been recognised and mitigated within site specific policy criteria. Sequential Test establishes that no reasonable site exists for this mixed use development allocation. Flood risk and flood risk mitigation will be addressed within the flood risk assessment that will support any forthcoming application. Site is the most sustainable location at Radcliffe on Trent.</p>
<p><b>RAD02 (Land adjacent to</b></p>	<p>Development of RAD02 will increase congestion on Shelford Road and overlook neighbouring</p>	<p>RAD02 is allocated for development within Policy 5.2 of Local Plan 2. Constraints have been recognised and mitigated within</p>



Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Grooms Cottage)</b>	properties.	site specific policy criteria.
<b>RAD03 (Land off Shelford Road)</b>	The main concerns highlighted during consultation focused on loss of Green Belt countryside, unsafe access, and congestion and safety on Shelford Road (requires direct access onto A52).	<p>Advice from the Highways Authority and evidence within the submitted planning application for the site indicates that access can be achieved. Congestion issues are not considered significant enough to prevent the allocation of this site. RAD03 is therefore allocated for development within Policy 5.3 of Local Plan 2. Constraints, including highways issues, have been recognised and mitigated within site specific policy criteria.</p> <p>Land for a new primary school, medical centre and potential crossing over the railway line is safeguarded within RAD03.</p>
<b>RAD04 (Land of Grantham Road (North of railway line))</b>	The main concerns highlighted during consultation focused on: access, congestion and safety on Shelford Road (alternative direct access onto A52 was considered a priority); its scale and the significant loss of Green Belt countryside; landscape and visual impacts and impact on services and facilities.	Selected allocations are more sustainable and there is no housing requirement to allocate such a large area of land. RAD04 has not been allocated in Local Plan 2.
<b>RAD05a (Land north of Grantham Road (south of railway line) (1a))</b>	Whilst the site has the potential to access the A52 directly, the loss of Green Belt and agricultural land, and impact on the landscape and visual amenity were highlighted as main issues.	<p>RAD05a (and RAD05b) is allocated for housing within Policy 5.4 of Local Plan 2 (renamed RAD05). These areas were previously combined within RAD05, but were separated and RAD05a was preferred on its own as it did not extend beyond the Harlequin area of the village on the A52.</p> <p>Constraints have been recognised and mitigated within site specific policy criteria. Access would be achieved more</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
		acceptably via the existing entrance to the St James Business Park.
<b>RAD05b (Land north of Grantham Road (south of railway line) (1b))</b>	Whilst the site has the potential to access the A52 directly loss of Green Belt, agricultural land and impact on the landscape and visual amenity were highlighted as main issues.	<p>RAD05b is allocated for development with RAD05a (renamed RAD05) within policy 5.4 of Local Plan 2. These areas were previously combined within RAD05, but were separated and RAD05a was selected as a preferred site as it did not extend beyond the village's existing edge on the A52 (unlike RAD05b which extends further along the A52).</p> <p>Due to the reduction in housing being delivered on RAD01 (as result of the site being reallocated as a mixed use site (employment and housing)) RAD05b has been allocated for housing in Local Plan 2. Constraints, including landscape impacts and access, have been recognised and mitigated within site specific policy criteria. Access would be achieved more acceptably via the existing entrance to the St James Business Park.</p>
<b>RAD06 (72 Main Road)</b>	Apart from access onto Main Road, no significant issues were highlighted or identified.	Although small, RAD06 has been allocated within policy 5.5 of Local Plan 2. Access can be achieved for seven units. Constraints have been recognised and mitigated within site specific policy criteria.
<b>RAD07 (Land north of Grantham Road (South of railway)(2))</b>	The main issues highlighted during consultation focused on: the loss of Green Belt and intrusion into open countryside landscape; increased congestion on the A52; the distance from the centre of the village and experience of pedestrians.	Selected allocations are more sustainable and there is no housing requirement to allocate RAD07. RAD07 has not been allocated in Local Plan 2.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>RAD08 (Land south Grantham Road)</b>	Loss of allotments, proximity to Dewberry Hill Local Wildlife Site and access onto A52 were highlighted as the main issues that would constrain the site.	Constraints recognised. Selected allocations are more sustainable and there is no housing requirement to allocate RAD08. RAD08 has not been allocated in Local Plan 2.
<b>RAD09 (Land at Radcliffe on Trent Golf Club (west))</b>	Access and the limited number of new homes were highlighted by consultees as the main concerns.	Selected allocations are more sustainable (having less impact on landscape and biodiversity) and removal of site from the Green Belt in isolation would not comply with Green Belt policy. It is not appropriate or necessary to allocate this site.
<b>RAD10 (Land at Radcliffe on Trent Golf Club (east))</b>	Loss of Green belt and limited benefits in terms of housing numbers were highlighted as main concerns.	Selected allocations are more sustainable (having less impact on landscape) and removal of site from the Green Belt in isolation would not comply with Green Belt purposes. It is not appropriate or necessary to allocate this site.
<b>RAD11 (North of Holme Lane)</b>	The main issues highlighted during consultation focused on loss of Green Belt, flood risk, impact on local recreational assets and conflict with the neighbourhood plan (which identifies the site within a leisure arc), and proximity to railway line.	Selected allocations are more sustainable and there is no housing requirement to allocate RAD11. RAD11 has not been allocated in Local Plan 2.
<b>RAD12 (Land North of Shelford Road)</b>	The main issues highlighted during consultation focused on increased congestion on Shelford Road, loss of Green Belt, impact on landscape and visual amenity, adverse effects on local wildlife site and possible presence of archaeological remains around Gallows Hill.	Selected allocations are more sustainable and there is no housing requirement to allocate RAD12. RAD12 has not been allocated in Local Plan 2.
<b>RAD13 (The Paddock, Nottingham Road)</b>	Surface water drainage and noise were identified as the main issues that could constrain RAD13.	RAD13 is allocated for development within Policy 5.6 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Housing Development at Ruddington</b>		
<p><b>Housing target at Ruddington</b></p>	<p>As identified within the Core Strategy, allocations should deliver no more than 250 homes on the edge of Ruddington. This figure was determined according to the levels of existing services and infrastructure. Additional housing would increase congestion, exceed capacity of local schools and medicals services, sewage treatment works and result in significant loss of Green Belt countryside. Ruddington has provided enough housing already, further development would change the village's identity.</p>	<p>Core Strategy sets a minimum target of 250 new homes. In order to address the slower than expected delivery of the strategic allocations and meet the Borough's housing target for the plan period, Local Plan 2 has identified sites that will deliver 350 homes within allocated sites on the edge of the village. Advice from statutory consultees has indicated that, subject to improvements, the additional residents could be accommodated within the local schools and by the medical services. Sites selected would have the least impact on congestion within the centre of the village as they are located adjacent or close to the A60 or on the northern edge of the village, closer to Nottingham. An additional increase in homes by 350 units would not unacceptably change the character of the settlement, which would remain a large village.</p>
	<p>Local Plan 2 should set the target as a minimum as Ruddington is a sustainable settlement which could accommodate more growth.</p>	<p>See above</p>
<p><b>RUD01 (Land west of Wilford Road)</b></p>	<p>The main issues highlighted during consultation focused on flood risk, loss of Green Belt and merging with the main urban area, loss of Sellers Field, increased congestion on Wilford Road, impacts on the rural setting of Ruddington and loss of wildlife.</p>	<p>RUD01 is allocated for development within policy 6.1 of Local Plan 2. Constraints have been recognised and mitigated within site specific policy criteria. Sellers Field has been removed from the allocation and will be protected within Open Space/GI policies. Sequential test establishes that no reasonable or more sustainable alternative allocation is available. The site's location within a green corridor requires onsite Green Infrastructure to address flood risk and biodiversity issues.</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>RUD02 (Land West of Wilford Road (north))</b>	The main issues highlighted during consultation focused on loss of Green Belt and merging with the main urban area, increased congestion on Wilford Road, impacts on the rural setting of Ruddington and impacts on local wildlife site and SSSI.	Selected allocations are more sustainable and there is no housing requirement to allocate this large area for development. RUD02 has not been allocated in Local Plan 2.
<b>RUD03 (Land adjacent to St Peter's Junior School)</b>	The main issues highlighted during consultation focused on the access of the site directly from the A60, its isolated location and presence of ecologically valuable grassland habitat.	Selected allocations are more sustainable and there is no housing requirement to allocate this site for development. RUD02 has not been allocated in Local Plan 2.
<b>RUD04 (Easthorpe House)</b>	Easthorpe House is a listed building and the development of its grounds would significantly affect its setting.	Selected allocations are less constrained by heritage issues, more sustainable and there is no housing requirement to allocate this site for development. RUD04 has not been allocated in Local Plan 2.
<b>RUD05 (Land south of Flawforth Lane)</b>	Flooding issues and congestion on Flawforth Lane were highlighted as the main issues of concern.	Site is within Flood Zone 1 and only a small area of the site adjacent to Flawforth Lane is identified as being at medium/low risk of surface water flooding. The site's location east of the A60 would reduce its contribution to congestion within the settlement and no concerns regarding congestion have been raised by the highways authority. RUD05 is allocated for housing within Policy 6.2 of Local Plan 2.
<b>RUD06 (Land at Loughborough Road)</b>	Direct access onto the Loughborough Road and location within Ruddington's Conservation Area were highlighted as the main constraints.	The fundamental change in the character of the site and its location within the Conservation Area where it is identified as a positive open space in the Townscape Appraisal is a significant issue. Selected allocations are less constrained and are more sustainable. There is no need to allocate additional sites. Whilst RUD06 has not been allocated for development, it will

Local Plan Matter	Main Issue	Summary of Borough Council Response
		be removed from the Green Belt as RUD13 surrounds the site and it cannot remain an isolated area of Green Belt.
<b>RUD07 (Land north west of Asher Lane)</b>	This site is constrained by access issues and its Green Belt status.	Although the site is not considered important in Green Belt terms, the site is fundamentally constrained by access issues which cannot be resolved. RUD07 has not been allocated in Local Plan 2.
<b>RUD08 (Land West of Pasture Lane)</b>	The merging of Ruddington with Clifton (within the main urban area) and congestion on Clifton Road were highlighted as the main constraint.	Site is fundamentally constrained due to potential to merge Ruddington and Clifton. This site has not been selected as an allocation within Local Plan 2.
<b>RUD09 (Land South of Landmere Lane)</b>	The main issues highlighted regarding RUD09 were the site's isolated and unsustainable location and the limited contribution it would make to the housing target.	Selected allocations are less important in Green Belt terms and are more sustainably located. RUD09 has not been allocated in Local Plan 2.
<b>RUD10 (Land adjacent to Landmere Farm)</b>	The main issues highlighted regarding RUD10 were the site's isolated and unsustainable location and the limited contribution it would make to the housing target.	Selected allocations are less important in Green Belt terms and are more sustainably located. RUD10 has not been allocated in Local Plan 2.
<b>RUD11 (Old Loughborough Road)</b>	The loss of prominent Green Belt land which separates Ruddington and Nottingham, landscape and visual intrusion, its isolated location, impact on local historic assets (Old North Road and Brick Kiln) and loss of wildlife were highlighted as constraints on the site.	Selected allocations are less important in Green Belt terms (RUD11 is isolated within the Green Belt and fundamentally constrained) and are more sustainably located. RUD11 has not been allocated in Local Plan 2. Self and custom build housing provision should be adequately provided for by Policy 13 (Self-build and Custom Housing Provision) of Local Plan 2.
<b>RUD12 (Land to the east side of</b>	The main issue which constrains this site and which was highlighted during consultation is the adverse	Selected allocations are less constrained heritage or other issues. RUD12 has not been allocated in Local Plan 2.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Loughborough Road)</b>	impact development would have on the setting of Easthorpe House which is visible across the site from Flawforth Lane. The site is also adjacent to Ruddington's Conservation Area.	
<b>RUD13 (Land opposite Mere Way)</b>	The size of the site prompted concerns regarding urban sprawl, loss of Green Belt countryside and impacts on landscape and visual amenity. Congestion on Loughborough Road was also highlighted as a concern.	RUD13 is allocated for development within Policy 6.3 of Local Plan 2. Landscape and visual amenity issues have been recognised and mitigated within site specific policy criteria.
<b>RUD14 (Croft House)</b>	Direct access onto the Loughborough Road and location within Ruddington's Conservation Area were highlighted as the main constraints.	The fundamental change in the character of the site and its location within the Conservation Area where the front of the site is identified as a positive open space in the Townscape Appraisal is a constraint. Selected allocations are less constrained by these and other issues. Whilst RUD14 has not been allocated for development, it will be removed from the Green Belt as RUD05 and RUD13 surround the site and it cannot remain an isolated area of Green Belt.
<b>RUD15 (Land off North Road)</b>	Site proposed for allocation.	Site is fundamentally constrained due to potential to merge Ruddington and Clifton. This site has not been selected as an allocation within Local Plan 2.
<b>RUD16 (Land west of Wayte Court)</b>	Site proposed for allocation.	Selected allocations are less important in Green Belt terms and are more sustainably located. RUD16 has not been allocated in Local Plan 2.
<b>Housing Development at Aslockton</b>		
<b>Housing</b>	Aslockton has already undergone considerable	Local Plan 2 does not identify any allocations at Aslockton.



Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>development at Aslockton</b>	expansion for a small village which has limited services and public transport.	<p>Planning permission has been granted for 75 units on land south of Abbey Lane, within the plan period, and this constitutes the village's contribution to the Borough's housing target. Additional allocations would be unsustainable in this location. Recent appeal dismissals have supported this position.</p> <p>However, in accordance with the Core Strategy, small scale infill development is permitted and a Neighbourhood Plan could allocate small sites on the edge of the village to meet local need.</p>
page 300	Housing allocations on the edge of Aslockton should be identified within Local Plan 2. The village contains a range of facilities and is served by good public transport services, including buses and trains.	See above
<b>Housing Development at Cropwell Bishop</b>		
<b>Housing total for Cropwell Bishop</b>	Main concerns regarding the allocation of land for 160 units relate to infrastructure especially the capacity of the primary school, lack of adequate public transport (especially in regards to lack of service after 6pm), insufficient capacity at the sewage works and local traffic congestion. Losses of Green Belt and agricultural land, and impacts on wildlife and village character were also highlighted.	Cropwell Bishop has capability to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services (as advised by the relevant statutory consultees) and the size of those sites deemed suitable for housing development. There is presently no requirement to allocate more than 70 homes in Cropwell Bishop.
	Cropwell Bishop could accommodate more than 160 homes.	See above.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>CBI01a (Land south of Nottingham Road)</b>	During consultation periods the following issues regarding this allocation were highlighted: Impact on the setting of the village and locally important buildings, loss of ridge and furrow	Selected allocations are less constrained by heritage or landscape issues. CBI01 has not been allocated in Local Plan 2.
<b>CBI01b (Land south of Nottingham Road (1))</b>	Not consulted upon - Site was submitted during further issues and options, but was not selected within the subsequent preferred housing site documents.	See above.
<b>CBI02 (Land north of Memorial Hall (1))</b>	The main issues of concern regarding this site are the loss of Green Belt countryside, inadequate access of Hoe View Road via Mercia Avenue and impacts on the Canal and neighbouring wildlife site.	Selected allocations are less important in Green Belt terms and less constrained by access concerns, or biodiversity and heritage issues (due to proximity to Canal). There is no requirement to allocate more than 70 homes in Cropwell Bishop and CBI02 has not been allocated within Local Plan 2.
<b>CBI03 (Land north of Memorial Hall (2))</b>	The main issues of concern regarding this site are the loss of Green Belt and intrusion into open countryside, inadequate access of Hoe View Road via Mercia Avenue and impacts on the Canal and direct loss of a local wildlife site.	Selected allocations are less important in Green Belt terms and less constrained by biodiversity and landscape issues. There is no requirement to allocate more than 70 homes in Cropwell Bishop and CBI03 has not been allocated in Local Plan 2.
<b>CBI04 (Land north of Fern Road (2))</b>	The main issues of concern regarding this site are the loss of priority habitats (hedgerows and trees), impact on historic core of the village, access and loss of ridge and furrow.	Selected allocations are less constrained by heritage and landscape issues. CBI04 has not been allocated in Local Plan 2.
<b>CBI05 (Land east of Church Street)</b>	Access to the site of Church Street, intrusion into the countryside, effects on rights of way, proximity to the sewage treatment works, overlooking of properties,	CBI05 is allocated by Policy 7 of Local Plan 2 for around 70. The constraints have been recognised and mitigation measures are identified within the policy criteria for the

Local Plan Matter	Main Issue	Summary of Borough Council Response
	potential archaeological remains, and surface water flooding are highlighted as issues.	development of the allocation.
<b>CBI06 (Land north of Fern Road (3))</b>	The site's distance from the village is considered unsustainable. Intrusion into the open countryside and loss of agricultural land are also main issues.	Selected allocations are in more sustainable locations where development would have less impact on the landscape and not intrude significantly into the Green Belt. CBI06 is not allocated as housing site in Local Plan 2.
<b>CBI07 (Land north of Fern Road (1))</b>	Although not consulted upon as a single allocation, it previously comprised the eastern half of the CBI05 prior to CBI05's reduction in size and selection as a preferred housing allocation. The main issues of concerns regarding the larger site are the significant intrusion into the open countryside and landscape impacts as a result of the rising topography.	Selected allocations are less constrained by landscape issues. There is no requirement to allocate such a large area for housing. CBI06 has not been allocated in Local Plan 2.
<b>Housing Development at East Bridgford</b>		
<b>Housing total for East Bridgford</b>	Opposition to the identification of East Bridgford as a location for limited housing development highlighted the loss of Green Belt, inadequate services and infrastructure (notably school capacity, medical services, public transport and roads), changes in the character and community of the village, and the unsustainability of locating housing on the edge of the village.	East Bridgford has scope to sustain around 125 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed suitable for housing development.
	East Bridgford could accommodate more than 125 homes.	See above
<b>EBR01 (Land</b>	The main issues of concerns regarding this site are	Selected allocations are less constrained by heritage issues.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>behind Kirk Hill (east))</b>	the loss of land used by the local community for scouting, adverse impacts on the historic core of the village, impact on the setting and entrance to the village, and loss of Green Belt.	There is no requirement to allocate this site for housing. EBR01 has not been allocated in Local Plan 2.
<b>EBR02 (Land behind Kirk Hill (west))</b>	The main issues of concerns regarding this site are the impact on the historic setting and entrance to the village, loss of Green Belt and intrusion into open countryside, proximity to the A6097 and loss of new woodland.	Selected allocations are less constrained by heritage and setting issues. There is no requirement to allocate this site for housing. EBR02 has not been allocated in Local Plan 2.
<b>EBR03 (Land north of Kneeton Road (1))</b>	The main issues of concerns regarding this site are: the adverse effects on the setting of East Bridgford Manor, Manor Lodge, and Conservation Area; landscape impacts on the Trent Valley; loss of Green Belt agricultural land; distance from the village centre; congestion on Kneeton Road; and impact on rights of way.	Selected allocations are less important in Green Belt terms and less constrained by heritage and landscape issues. There is no requirement to allocate this site for housing. EBR03 has not been allocated in Local Plan 2.
<b>EBR04 (Land north of Kneeton Road (2))</b>	The distance of this site from the centre of the village, the significant loss of Green Belt countryside, landscape concerns and congestion on Kneeton Road were highlighted as main issues.	Selected allocations are less important in Green Belt terms and less constrained by landscape issues. There is no requirement to allocate this site for housing. EBR04 has not been allocated in Local Plan 2.
<b>EBR05 (Land at Lammas Lane)</b>	Access via a single track road and loss of Green Belt countryside are highlighted as the main issues.	Selected allocations are not constrained by access issues. EBR05 has not been allocated in Local Plan 2.
<b>EBR06 (Closes Side Lane (west))</b>	The main issues of concerns regarding this site are: the narrowness of the roads; overlooking of neighbouring properties; impact on Conservation	EBR06 is more constrained by access issues than the selected sites which can be accessed of Butt Lane and offer an additional connection between Butt Lane and Closes Side

Local Plan Matter	Main Issue	Summary of Borough Council Response
	Area; loss of countryside and loss of rural views.	Lane. EBR06 has not been allocated in Local Plan 2.
<b>EBR07 (Closes Side Lane (east))</b>	The main issues of concerns regarding this site are: the narrowness of the roads; loss of countryside and loss of rural views.	EBR07 is more constrained by access issues than the selected sites which can be accessed of Butt Lane and offer an additional connection between Butt Lane and Closes Side Lane. EBR07 has not been allocated in Local Plan 2.
<b>EBR08 (Land to the North of Butt Lane)</b>	Main issues raised regarding EBR08 are the site's protrusion into the Green belt and open countryside, effects on the rural approach/setting of the village, and loss of agricultural land.	EBR08 is allocated (with EBR11 and EBR12) as a housing site within policy 8.1 of Local Plan 2. Site specific criteria based policy requires a comprehensive development with sites to the north. They also address constraints and identify mitigation. The allocation sites EBR08, EBR11 and EBR12 together has the advantage of enabling a new access to be created between Closes Side Lane and Butt Lane.
<b>EBR09 (Land South of Springfield Lane)</b>	Main issues raised regarding EBR09 are the site's extension into the open countryside, landscape impacts, its access via an unadopted road and presence of ridge and furrow.	Selected allocations are not constrained by similar access, landscape or heritage issues. EBR09 has not been allocated in Local Plan 2.
<b>EBR10 (Land south of Butt Lane)</b>	During consultation the main issues raised were: the site's visibility, especially over longer distances to the south and east; proximity to and impact upon a local wildlife site (Springfield Lane Woodland); impact on the setting of the village and right of way.	EBR08 is allocated as a housing site within policy 8.2 of Local Plan 2. Site specific criteria based policy addresses constraints and identify mitigation.
<b>EBR11 (South of Closes Side Lane)</b>	Site submitted during preferred options consultation and therefore no representations have been received on this site.	EBR11 is allocated as a housing site within Policy 8.1 of Local Plan 2. Site specific criteria based policy requires a comprehensive development with sites to the south. They also address constraints and identify mitigation. The allocation sites

Local Plan Matter	Main Issue	Summary of Borough Council Response
		EBR08, EBR11 and EBR12 together has the advantage of enabling a new access to be created between Closes Side Lane and Butt Lane.
<b>EBR12 (North of Butt Lane (2))</b>	Site submitted during preferred options consultation and therefore no representations have been received on this site.	EBR12 is allocated as a housing site within Policy 8.1 of Local Plan 2. Site specific criteria based policy requires a comprehensive development with sites to the north and south. They also address constraints and identify mitigation. The allocation sites EBR08, EBR11 and EBR12 together has the advantage of enabling a new access to be created between Closes Side Lane and Butt Lane.
<b>EBR13 (Land off Brickyard Lane)</b>	Land proposed for housing development.	Selected allocations are not constrained by access issues. EBR13 has not been allocated in Local Plan 2.
<b>Housing Development at Gotham</b>		
<b>Housing total for Gotham</b>	Opposition to the identification of Gotham as a location for limited housing development (100 homes) focused on the loss of greenfield/Green Belt, flood risks, adverse impacts on views from Gotham Hills, inadequate services and infrastructure (notably school capacity, medical services, public transport and roads), and limited local shops.	Gotham has scope to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed suitable for housing development.
<b>GOT01 (Land to the rear of former British Legion)</b>	Support for the allocation of this site highlighted the development of the former British Legion as a positive and that it could be incorporated into the village.	Whilst the site was supported by more residents than other sites, concerns regarding the loss of locally important priority habitats and the local green corridor prevent its allocation.
	GOT01 supports good quality grassland scrub	See above

Local Plan Matter	Main Issue	Summary of Borough Council Response
	habitat and is part of a well-defined green corridor, linking to Gotham Sandbanks SSSI.	
<b>GOT02 (Land north of Kegworth Road/Home Farm (west))</b>	During consultation the main issues raised were: loss of green space that contributes to the character of the village, loss of ridge and furrow; and impact on wildlife corridor.	The selected allocation is more sustainable and there is no requirement to allocate GOT02. GOT02 has not been allocated in Local Plan 2.
<b>GOT03 (Land north of Kegworth Road/Home Farm (east))</b>	Increased congestion, especially during school drop off and pick up times, increased surface water flooding, inadequate access from Brick Lane, ridge and furrow and visual impacts were highlighted as main issues that constrain the site.	The selected allocation is more sustainable and there is no requirement to allocate GOT03. GOT03 has not been allocated in Local Plan 2.
<b>GOT04 (Land South of Pygall Avenue)</b>	The main issues highlighted during consultation are the inadequate access of Hall Drive (which is not wide enough), presence of ridge and furrow (since ploughed over), and loss of Green Belt countryside.	The selected allocation is more sustainable and there is no requirement to allocate GOT04. GOT04 has not been allocated in Local Plan 2.
<b>GOT05a (Land east of Gypsum Way/The Orchards)</b>	The main issues highlighted during consultation are impacts on the character of the village, intrusion into open countryside, the effects on the listed barn (within the bus depot), risks of surface water flooding and impact on local priority habitats (grassland, shrub and hedgerow) and local wildlife site.	Due to concerns relocating the bus depot it has been removed from the allocation. A reduced GOT05a is proposed as a housing allocation within Policy 9 of Local Plan 2. Site specific criteria based policy addresses constraints and identify mitigation.
<b>GOT05b (Land East of Gypsum Way/The Orchards)</b>	Previously consulted upon within the Further Issues and Options consultation. This was a combined GOT05a and GOT05b site (GOT05). Surface water	The selected allocation is more sustainable and there is no requirement to allocate GOT05b. GOT05b has not been allocated in Local Plan 2.



Local Plan Matter	Main Issue	Summary of Borough Council Response
(2))	flooding and impact on the character of Gotham were highlighted and are pertinent concerns.	
<b>GOT06 (East Leake Road)</b>	The main issues highlighted during consultation are the site's intrusion into the wider landscape, its scale and effects on the visual approach to the village.	The selected allocation is more sustainable and there is no requirement to allocate GOT06. GOT06 has not been allocated in Local Plan 2.
<b>GOT07 (Land east of Hill Road)</b>	Flooding concerns and the presence of pylons were highlighted as main issues.	The selected allocation is more sustainable (nearer to the centre of the village and less landscape impacts) and there is no requirement to allocate GOT07. GOT07 has not been allocated in Local Plan 2.
<b>GOT08 (Land south of Moor Lane)</b>	Access off a tight bend, traffic on Moor Lane and existence of a covenant preventing the development of the site are highlighted as constraints.	The selected allocation is more sustainable and there is no requirement to allocate GOT08. GOT08 has not been allocated in Local Plan 2.
<b>Housing Development at Sutton Bonington</b>		
<b>Housing total for Sutton Bonington</b>	Opposition to the identification of Sutton Bonington as a location for limited housing development (100 homes) highlighted the village's unsustainable location, loss of countryside, impact on the character of the village, flood risks, inadequate services and infrastructure (notably school capacity, medical services, public transport and roads), and limited local shops.	Sutton Bonington has scope to sustain around 80 dwellings on the site north of Park Lane, based on the capacity of the site, existing size and status of the settlement, and the capacity of local services. During consultation on Further Options, the local education authority advised that the school could not accommodate further housing. There is not, however, currently evidence to support this position and therefore it is considered appropriate and sustainable for the village to accommodate a limited level of new housing development.
	Sutton Bonington has sufficient services and facilities to accommodate 100+ homes, is in a sustainable location close to Kegworth and	See above

Local Plan Matter	Main Issue	Summary of Borough Council Response
	Loughborough. The village is not in the Green Belt.	
<b>SUT01 (Land north of Park Lane)</b>	The main issues highlighted as constraints are the site's location in a mineral safeguarding area, Sutton Bonington's unsustainable location, merging with Normanton on Soar, flood risks, impacts on neighbouring properties, detrimental impacts on the setting of the village, and infrastructure.	See above regarding Sutton Bonington's sustainability. The site's proximity adjacent to residential properties means minerals are unlikely to be extracted from this location. The perception of merging, surface water flooding and impacts on neighbouring properties can be reduced and mitigated through the design and layout of the development and incorporation of green infrastructure. SUT01 is identified as an allocation in Policy 10 of Local Plan 2.
<b>SUT02 (Land south of Pasture Lane)</b>	No consultation responses (site submitted at Further Options). Sutton Bonington was not identified as a settlement for growth in the subsequent preferred options due to concerns regarding primary school capacity. This position has since changed following further examination of future pupil numbers.	Site is within flood zone 3, unlike the selected allocation. There is no requirement to allocate SUT02 within Local Plan 2.
<b>SUT03 (Land south of Landcroft Lane)</b>	No consultation response as site was submitted during the Preferred Options consultation.	Selected allocation is not constrained by accessibility issues (unlike this site which has poor pedestrian access over the railway bridge) and is less sensitive in landscape terms. There is no requirement to allocate SUT03 in addition to SUT01. SUT03 has not been allocated in Local Plan 2.
<b>Housing Development at Tollerton</b>		
<b>Housing total for Tollerton</b>	Opposition to the identification of Tollerton as a location for limited housing development highlighted the contribution Tollerton will make within the Gamston strategic allocation, the loss of	The parish of Tollerton contains the Tollerton/Gamston strategic allocation (up to 4,000 new homes). Whilst delivery is delayed, the parish will provide a critical number of homes during the plan period and beyond. Sites to the north are

Local Plan Matter	Main Issue	Summary of Borough Council Response
	greenfield/Green Belt, inadequate services and infrastructure (notably school capacity, absence of medical services, public transport and highways capacity), and limited local shops.	constrained by sensitive areas of Green Belt (which prevent the merging of the village with the strategic allocation) or have access constraints. No sites are proposed on the edge of Tollerton.
	Tollerton is sustainably located close to the edge of Nottingham and is well served by public transport.	See above
<b>TOL01 (Land at Burnside Grove)</b>	Potential Civil War archaeological remains, loss of open countryside, impact on village character, loss of Green Belt, increases in traffic through the village, excessive scale of development and overlooking of existing residents are the main issues highlighted during consultation.	See above
<b>TOL02 (West of Tollerton Lane and North of Medina Drive)</b>	The scale of development and subsequent loss of Green Belt, merging with the Gamston strategic allocation, and landscape impacts are a significant issue. Impacts on Jubilee Wood and rights of way are also a concern.	See above
<b>TOL03 (Land east of Tollerton Lane)</b>	Loss of open countryside and loss of long distance views from within the village, impact on Tollerton Lane (which is congested and dangerous), impact on the right of way, absence of defensible boundaries, and local character are identified as issues.	See above
<b>TOL4 (Jubilee Wood)</b>	This land was submitted during consultation on Further Issues and Options. Tollerton was not	See above

Local Plan Matter	Main Issue	Summary of Borough Council Response
	identified as a growth settlement in the Preferred Options. Consequently no representations on this site have been sought.	
<b>Housing Development at Other Villages</b>		
<b>Extension of Former RAF Newton Strategic Urban Extension</b>	An additional 150 units should be delivered within the allocation. This would require parts of the green infrastructure (planned allotments and public open space) to be accommodated beyond the allocation within the Green Belt.	Phase 2 within the Former RAF Newton SUE has not yet commenced and increasing the number of new homes within this allocation (and effectively enlarging it through the relocating of Green Infrastructure beyond its boundary) would not contribute to meeting the housing needs within the plan period. An addition of 150 new units is not therefore necessary or appropriate at present.
page 310 <b>Costock</b>	In order to provide a greater mix of housing sites and address the shortfall in housing delivery, a wider distribution of housing sites across the borough should be proposed in Local Plan 2, including allocations at Costock.	Although Costock has a primary school and public house, it does not contain sufficient services and facilities to meet the basic needs of existing residents. Whilst located close to East Leake, concerns regarding services within this Key Settlement have prevented further allocations within this settlement and would prevent the allocation of sites at Costock.
<b>Bunny</b>	Land east of Loughborough Road is more sustainably located than the proposed mixed use regeneration site on the former Bunny Brickworks within Policy 23 of Local Plan 2.	This greenfield Green Belt site does not provide opportunities to deliver the regeneration of brownfield site for mixed use development.
<b>Green Belt</b>		
<b>Existing Green Belt Boundaries</b>	British Geological Survey (BGS) should not be removed from the Green Belt.	The complex of buildings does not contribute to the openness of the Green Belt and the creation of a new boundary around the BGS would create a more robust defensible Green Belt

Local Plan Matter	Main Issue	Summary of Borough Council Response
		boundary. Removal has been assessed and proposed within the Green Belt Review Part 2b.
<b>New inset boundaries</b>	Inset boundaries are too tightly drawn, reducing flexibility.	<p>The Green Belt boundaries were drawn in accordance with the NPPF which requires robust and defensible boundaries that preserve land which is free from development (open).</p> <p>The additional housing and its distribution within allocations across outlying settlements provides flexibility. There is no requirement to draw looser boundaries and facilitate more development.</p>
<b>Safeguarded Land</b>	Safeguarded land should be identified within Local Plan 2 in order to provide flexibility and ensure long term delivery.	<p>In order to increase five-year supply of housing land, land has been identified within the adopted Core Strategy (Local Plan 1) and the emerging Local Plan 2 which exceeds the Borough's housing target up until 2028. The Strategic Allocations will continue to deliver homes within the next plan period. Consequently there are no exceptional circumstances for removing land from the Green Belt for safeguarding.</p>
<b>Employment</b>		
<b>Employment Allocations</b>	Local Plan 2 should allocate employment sites, especially the site identified within the Keyworth Neighbourhood Plan (KEYD) which is off Platt Lane.	<p>The employment allocation identified off Platt Lane within the Neighbourhood Plan has merit and is allocated for employment within the publication draft Local Plan 2.</p> <p>Land for employment is also identified within a mixed use allocations at Radcliffe on Trent (RAD01) and at Bunny (BUN01). These meet local demand (within the adopted Radcliffe on Trent Neighbourhood Plan) and, in the case of</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
		<p>Bunny, regeneration purposes.</p> <p>As sufficient employment land will be delivered within the Strategic Allocations, and the Employment Land Forecasting Study identifies no need for additional employment sites, only these three sites will be allocated for employment development within Local Plan 2.</p>
<p><b>Existing Employment Allocations</b></p>	<p>Bunny Brickworks, British Gypsum, Langar Airfield, and Hathern Works (Sutton Bonington) should be retained as employment allocations.</p>	<p>Only Bunny Brickworks remains an allocation (for mixed use development).</p> <p>Existing employment sites will be protected and their future development managed through criterion based policies on employment development, Green Belt and development within the countryside.</p>
<p><b>Centres of Excellence</b></p>	<p>Local Plan 2 should include further policies on Centres of Excellence.</p>	<p>Core Strategy Policy 4 is sufficient to manage development within Centre's of Excellence.</p>
<p><b>Rural Diversification</b></p>	<p>Although supported, policies should ensure development does not adversely affect the landscape or environmental assets.</p>	<p>Local Plan 2 policy Development in the Countryside provides further guidance on diversification of rural enterprises and criteria which will manage its environmental impacts. Core Strategy policy 16 adequately covers landscape issues (requiring compliance with Nottinghamshire Landscape Character Assessment).</p>
<b>Regeneration</b>		
<p><b>Regeneration Sites</b></p>	<p>Although the allocation of Bunny Brickworks and the Former Islamic Institute as regeneration sites is</p>	<p>Although the Former Islamic Institute is covered by an extant planning permission for 95 homes it is also allocated for</p>

Local Plan Matter	Main Issue	Summary of Borough Council Response
	supported within the majority of representations, the protection of local character and biodiversity assets is a main issue.	<p>development as it is a brownfield site on the edge of Flintham. This policy will ensure reserved matters applications and/or future changes to the permitted development respects the site's location.</p> <p>Site specific policies will manage the ecological effects of developing Bunny Brickworks. The loss of any priority habitats should be avoided, mitigated, or, as a last resort, off-set.</p>
<b>Local and District Centres and Centres of Neighbourhood Importance</b>		
<b>Local and District Centres</b>	The proposed Local Centre for Radcliffe on Trent should be enlarged to include the railway station.	District Centre has been extended to include the railway station. This reflects the centre boundary as defined in the Radcliffe Neighbourhood Plan.
page 313	Secondary frontage on Shelford Road, Radcliffe on Trent, should extend to New Road	The frontage on Shelford Road from the proposed secondary frontage includes a significant number of non-retail uses. It does not comprise a frontage of retail uses (A1 to A5) and warrant designation as a secondary frontage.
	A regeneration zone should be designated south of Main Road, within Radcliffe on Trent's local centre.	Local Plan 2 does not identify any regeneration zones. Instead, the adopted Neighbourhood Plan forms part of the development plan for Rushcliffe and this identifies the Main Road Regeneration Area within which policy 3 applies.
	The primary shopping area within East Leake's Local Centre should be extended from the Three Horse Shoes to the bottom of Castle Hill.	The Local Centre boundary (rather than primary retail area) has been extended to reflect the village centre boundary within the adopted Neighbourhood Plan.
	28 Main St, 40 Main St, 42 Main St, Main St and small parade leading to Health Centre/Library	The parade of shops leading to the health centre has been designated as primary frontage. 28 Main Street is an isolated



Local Plan Matter	Main Issue	Summary of Borough Council Response
	should be identified as primary frontages; and the row of units behind odd numbers on Gotham Road as a secondary frontage.	<p>retail unit and 40 and 42 Main Street are residential units. They are not part of a primary frontage.</p> <p>The units behind the odd numbers on Gotham Road are in business use and do not justify the designation as a secondary frontage.</p>
	The frontages within courtyard off Long Acre should be identified as secondary frontages.	The frontages have been designated secondary frontages.
	Frontages on Wolds Drive, Keyworth should be primary frontages.	The frontages on Wolds Drive do not contain a sufficient percentage of shops to qualify as primary frontages. Its location beyond the Local Centre requires a greater flexibility of uses to serve the local community.
page 314	District and Local Centres have inadequate parking provision.	<p>Local Plan 2 policies require appropriate parking provision as part of all developments within District and Local Centres and Centres of Neighbourhood Importance.</p> <p>“6Cs” parking and/or Highways Authority requirements will continue to be applied.</p>
	Whilst restrictions on non-A1 (shops) should be applied within the primary shopping area, they should not be too restrictive. A3 and A4 uses (cafes and public houses) encourage visitors and provide vitality.	The Retail Study and surveys indicate that Local and District Centres are performing well, with low un-occupancy rates. The emerging policies seek to maintain the current mix of uses, allowing for only 20% of the primary frontage to be non-retail (non-A1 to A5). 60% must be A1 (shops) and this reflects the current mix of units. Depending on the amount of non-retail this allows for up to 40% A2 to A5 uses.

Local Plan Matter	Main Issue	Summary of Borough Council Response
	Further allocations for retail should be identified.	The Retail Study concludes that further allocations for retail uses are not required, given existing permissions. However there may be a need to review this position as the strategic allocations are delivered through the plan period.
<b>Centres of Neighbourhood Performance</b>	The junction of Debdale Lane and Nottingham Road at Keyworth should be a Centre of Neighbourhood Importance.	There is merit in this and the area is now identified as a Centre of Neighbourhood Importance within Local Plan 2.
	A5 uses should be restricted to maintain vibrancy.	Emerging policy within Local Plan 2 does not permit A5 uses to exceed 30% of units within the Centres of Neighbourhood Importance.
<b>Retail Impact Assessments</b>	Support was expressed for a 500 metre square floorspace threshold for undertaking Retail Impact Assessments when located outside of a centre.	Welcomed, the 500 metre square threshold is included within the emerging plan.
Page 315	Threshold should be based on vitality, viability and effects of development on any town centre strategy. Not just average floor space.	This would result in inconsistent requirements to undertake retail impact assessments. The need to consider other issues is not suggested within the Retail Study.
<b>Design and Landscaping Character</b>		
<b>Design</b>	Local Plan 2 should contain more detailed policies on design to ensure development is sympathetic to the natural and built environment.	Core Strategy policy 10 contains a comprehensive list of design criteria and principles. No further policy is required. Design SPD may be reviewed following adoption of Local Plan 2. This will provide greater detail regarding local characteristics, local landscapes and approaches to design.
<b>Landscape Character</b>	Mature/Local Landscapes should be re-instated. Locally valued landscapes have been identified in	The emerging Local Plan 2 will not contain any further policy guidance on landscape. As with design, this issue is

Local Plan Matter	Main Issue	Summary of Borough Council Response
	the Vale of Belvoir, Gotham/Barton ridgelines and River Trent Valley.	adequately addressed within Core Strategy policy 10. National policy no longer encourages the establishment of locally designated protected landscapes. The Nottinghamshire Landscape Character Assessment and Rushcliffe Nature Conservation Strategy provide borough wide landscape guidance; this will continue to inform planning applications.
<b>Historic Environment</b>		
<b>Local Heritage Assets</b>	The Trent Valley and confluence with the Soar and Derwent are particularly sensitive areas.	Limited development is proposed in these locations and all allocations have been assessed within a Heritage Assessment. Where archaeological remains are suspected, mitigation measures have been included within site specific policies.
page 316	Buildings of local importance, ancient woodland, hedgerows, ridge and furrow fields and historic parks and gardens should be protected.	Local Plan 2 protects local heritage assets (including buildings and parks and gardens) and ancient woodland. Local Plan 2 has sought to avoid allocating sites with preserved and easily identifiable ridge and furrow. Ancient (important) hedgerows are protected through other legislation.
	Local historic assets should be listed within Local Plan 2.	A list of locally important assets will not be included within Local Plan 2 as these are likely to change during the plan period. Local Plan 2 contains criteria which determine whether any non-designated asset is locally important and therefore a material consideration when determining planning applications.
<b>Designated Heritage Assets</b>	Policy should require assessments of significance and recognition of setting.	Criteria within Local Plan 2's heritage assets policy requires the establishment of the asset's significance and protects its setting.
	An archaeology policy should supplement the Core	An archaeology policy is included within Local Plan 2.

Local Plan Matter	Main Issue	Summary of Borough Council Response
	Strategy	
<b>Climate Change, Flood Risk and Water Use</b>		
<b>Renewable and Low Carbon Energy Generation</b>	Local Plan 2 should contain a policy on renewable energy to avoid environmentally sensitive sites and land of high grade agricultural land.	<p>Renewable energy policy is included within the Local Plan 2. This contains comprehensive criteria which should direct development to less environmentally sensitive locations. Policy does not prevent use of high grade agricultural land. In accordance with NPPF, loss of agricultural land is a material consideration that forms part of the 'planning balance' when determining planning applications.</p> <p>Local Plan 2's Development within the Countryside policy provides further guidance where renewable energy developments are located beyond settlement limits.</p>
<b>Reducing Carbon Emissions</b>	Local Plan 2 should contain further guidance on the reduction of CO2 during the construction and occupation of development	Government policy has removed the ability of LAs to include local plan policies that address CO2 emissions. This issue is addressed through building regulations.
<b>Water Efficiency Standards</b>	Local Plan 2 should contain lower standard water use of 110 litres per day than the national 125 litres.	Lower water use standards have been justified within the Outline Water Cycle Study and they would not create viability issues for development. Local Plan 2 therefore requires 110 litres per day.
<b>Managing Flood Risk</b>	Sites within flood zones 2 and 3 must be subject to sequential test.	A sequential test of sites has been completed and supports Local Plan 2.
<b>Sustainable Drainage</b>	Local Plan 2 should contain a sustainable drainage policy.	Surface Water Management policy is included within the emerging plan.

Local Plan Matter	Main Issue	Summary of Borough Council Response
	Drainage issues should be addressed through policies that deliver natural flood management measures and biodiversity enhancement within multifunctional GI.	Surface water management policy, managing flood risk policy and development affecting watercourses policy addresses these issues within Local Plan 2.
page 318	No further developments should take place within the River Trent Flood Plain.	Development will continue to occur in the main urban area of Nottingham which is within the River Trent floodplain as this contains some of the most sustainable locations in the Borough (the Core Strategy focuses development towards the main urban area). One site is also allocated at Radcliffe which is within flood zone 2 (and limited area in flood zone 3) as this is also one of the most sustainable locations on the edge of a Key Settlement. No other residential or employment development is allocated in the River Trent floodplain.
	Land uses/development within the flood plain should provide flood storage.	Local Plan 2 contains Green Infrastructure policies that promote flood storage measures within areas where this is a primary function of the area.
<b>Green Infrastructure and Biodiversity</b>		
<b>Green Infrastructure</b>	Green Infrastructure policies should identify the variety of types of spaces and their functions.	These are identified within the GI and Open Spaces policy and supporting text.
	The GI network should be mapped within Local Plan 2	The GI network is identified within Local Plan 2, but is not included within the policies map as it would over complicate the map.
	Local Plan 2 should recognise that one function of GI may be more important than another.	Local Plan 2 highlights the functions of each corridor and seeks to ensure these functions are improved where development


Local Plan Matter	Main Issue	Summary of Borough Council Response
		takes place within them.
	RBC should create a GI Strategy to assist delivery/review of LP policy.	GI Strategy may follow adoption, subject to priorities at the time.
<b>Local Green Space</b>	Land at Warner's Paddock, Forest Road and Cogley Lane in Bingham were identified as potential Local Green Spaces.	These have been identified within the Local Green Space policy and policies map.
	Inholms Gardens and Coney Grey Sports Ground in Flintham are possible Local Green Spaces	Inholms Gardens is identified as a Local Green Space.
	Local Plan 2 should recognise all green spaces not just Local Green Space.	Although they are not individually identified within the policies map, Local Plan 2 identifies a list of open space types that are protected.
	Sharphill Wood should be a Local Green Space	Sharphill Wood is not identified as a Local Green Space.
<b>Parks and Open Spaces</b>	Local Plan 2 should not focus on formal parks and open spaces. It should highlight biodiversity benefits/functions of more informal open spaces.	Local Plan 2 identifies a list of open space types that are protected, including individual wildlife sites, priority habitats, flood alleviation areas, woodlands and amenity/semi natural green spaces. Ecological networks of sites and habitats are also identified.
	Open space requirements should not be based solely on the size of development. It should allow for off-site provision and financial contributions.	Local Plan 2 policy does set a threshold above which a contribution will be required for open spaces. The contribution will depend on existing open spaces (quality and quantity) and the increased need for more as a result of the development. A financial contribution for off-site improvements is permitted where this would provide the most effective means of creating usable open space.

Local Plan Matter	Main Issue	Summary of Borough Council Response
<b>Biodiversity</b>		
<b>Biodiversity Network</b>	Local Plan 2 should consider biodiversity on a landscape scale and identify the ecological networks within Rushcliffe which connect habitats and nature conservation sites.	These are identified within the plan as Biodiversity Opportunity Areas and policies within the plan seek to preserve and enhance them.
	Local Plan 2 should deliver the Nature Conservation Strategy.	Nature Conservation Strategy and Biodiversity Opportunity Mapping Project have informed the identification of ecological networks and emerging policies.
page 320	Local Plan 2 should contain a criteria based policy which protects sites according to their place in the hierarchy. This should include non-designated sites and priority habitats.	Local Plan 2 contains a criteria based policy which protects sites and habitats according to their position in the hierarchy.
<b>Trees</b>	Protection of aged and veteran trees and ancient woodlands should be included within the wider criteria based policy that protects assets.	Local Plan 2 contains a separate policy on trees, reflecting the importance within the Borough of maintaining and increasing tree cover.
<b>Off-setting</b>	Off-setting should only occur in accordance with the NPPF mitigation hierarchy (avoid, mitigate or as a last resort compensate). Policy should not be overly prescriptive.	Local Plan 2 reinforces the mitigation hierarchy within the designated and non-designated sites policy.
<b>Culture, Tourism and Sports Facilities</b>		
<b>Allocations</b>	Allocations for culture, tourism and sport should be included in the plan if they are required to support	A need for specific culture, tourism and sporting facilities has not been identified within the supporting evidence base.



Local Plan Matter	Main Issue	Summary of Borough Council Response
	new development.	
<b>Safeguarding Facilities</b>	River Trent, River Soar, Grantham Canal and Great Central Railway should be safeguarded from development for their ecological, recreational, tourism and commercial benefits.	These facilities are safeguarded within Local Plan 2 Tourism and Leisure Policy.
	Grantham Canal/River Trent Canal link along the Polser Brook should be safeguarded.	This route is safeguarded within the Local Plan 2 Tourism and Leisure Policy and identified within policies map.
	West Bridgford Hockey Club seeks the allocation of land to the south of West Bridgford, immediately north of Ruddington to be allocated as a sports facility in Local Plan Part 2.	This proposal should be more appropriate advanced as a planning application. Green Belt policy allows for appropriate facilities for outdoor sport as long as the openness of the Green Belt is preserved.
<b>Contamination and Pollution</b>		
<b>Noise Pollution</b>	Noise pollution from aircraft flying into and from East Midlands Airport was highlighted as an issue, especially within East Leake.	Local Plan 2 cannot directly influence activity of the airport (which is not within the Borough) or the flight path of aircraft (which is often influenced by weather conditions).
<b>Light Pollution</b>	Local Plan 2 should contain a specific policy on light pollution, which is a particular issue within rural areas. This policy should prevent the illumination of habitats that are important for light sensitive species (e.g. feeding corridors for bats).	Local Plan 2 pollution policy addresses light pollution and impacts on wildlife, including bats.
<b>Air Pollution</b>	Local Plan 2 should contain a policy on air pollution.	Air pollution is included within the Local Plan 2 pollution policy.
<b>Transport</b>		
<b>Transport Policy</b>	Further policies on local transport are required to address inadequate rural bus service, rail services	Core Strategy policies 14 and 15 address travel demand and transport infrastructure. These complement the development

Local Plan Matter	Main Issue	Summary of Borough Council Response
	(between Nottingham and Grantham) and rat running.	targets, their distribution (which is delivered partly through Local Plan 2 allocations) and strategic allocations within the Core Strategy. Site specific policies in the Local Plan 2 outline highways improvements which are required to deliver non-strategic allocations. Wider transport issues, including public transport, are addressed within the Nottinghamshire County Council's Transport Plan.
<b>Trent Lane/The Hook River Trent Crossing</b>	An additional River Trent Crossing between Trent Lane and The Hook was highlighted as a main issue.	Any additional River Trent crossing would be progressed through the Local Transport Plan. Local Plan 2 does not propose any development that would prevent the creation of additional crossing within the Lady Bay area.
<b>Parking</b>	6Cs Highway Design Guide should continue to be used.	Local Plan 2 policy requires compliance with Highway Authority standards.
<b>Telecommunications Infrastructure</b>		
<b>Broadband</b>	Local Plan 2 should promote broadband within new developments	There are agreements at a national level to ensure that most new development is provided with necessary broadband infrastructure.
<b>Minerals</b>		
<b>Minerals Safeguarding</b>	Local Plan 2 should contain a policy that safeguards minerals resources.	Minerals safeguarding policy is included within Local Plan 2 and these areas are identified within the policies map.

 <p>Rushcliffe Borough Council</p>	<p><b>Council</b></p> <p><b>26 April 2018</b></p> <p><b>Keyworth Neighbourhood Plan</b></p>	<p><b>9</b></p>
---	---	-----------------

## Report of the Executive Manager – Communities

### 1. Summary

- 1.1. The draft Keyworth Neighbourhood Development Plan (Neighbourhood Plan) was submitted to the Borough Council in July 2017 and following a statutory six week publicity and consultation period, which ended on Tuesday 17 October 2017, it proceeded to independent examination. The appointed Examiner recommended that, subject to a number of proposed modifications, the Plan should proceed to referendum. It was decided at Cabinet on 13 March 2018 to accept the Examiner's recommendations and that a referendum for the Neighbourhood Plan should be held. The referendum will take place on 30 May 2018 within the parish of Keyworth.
- 1.2. The decision to be made is whether, subject to a majority vote from the referendum in favour of using the Neighbourhood Plan to help decide planning applications, the Borough Council should 'make' (adopt) the Neighbourhood Plan.

### 2. Recommendation

It is **RECOMMENDED** that, subject to a majority vote from the referendum in favour of using the Keyworth Neighbourhood Plan to help decide planning applications:

- a) the Council 'makes' (adopts) the Neighbourhood Plan; and
- b) authority be delegated to the Executive Manager – Communities to issue a statement setting out this decision as soon as possible following the referendum.

### 3. Reasons for Recommendation

- 3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2. It was decided at Cabinet on 13 March 2018 that, in accordance with relevant regulations, a referendum should be held for the Keyworth Neighbourhood Plan. The purpose of the referendum will be to ask voters whether the Neighbourhood Plan should be used to help decide planning applications in Keyworth Parish. If there is a majority vote in favour of this proposal then the Borough Council would be required, subject to certain prescribed criteria, to make the Neighbourhood Plan part of the statutory development plan.

#### 4. Supporting Evidence

- 4.1. The draft Keyworth Neighbourhood Plan has been produced by Keyworth Parish Council in conjunction with the local community. The Plan contains a number of policies which are intended to form part of the statutory development plan for the Borough and, therefore, to assist the Borough Council in the determination of relevant planning applications. The draft Neighbourhood Plan was submitted to the Borough Council in July 2017.
- 4.2. The Borough Council was required by legislation to assess whether the submitted Plan met certain prescribed 'Basic Conditions' and other statutory requirements and whether it should proceed to referendum.
- 4.3. In order to assist in this process, the Borough Council was required to invite representations on the submitted draft Plan and appoint an independent Examiner to examine the Plan and consider all representations received through the consultation undertaken by the Borough Council. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing in October 2017. The appointed independent Examiner published his report in February 2018. He concluded that, subject to a number of modifications set out in his report, the Plan meets the prescribed legal 'Basic Conditions' and other statutory requirements and he recommended that it should proceed to referendum.
- 4.4. The Examiner's report was considered by Cabinet on 13 March 2018. The Cabinet decided that the Plan, incorporating the Examiner's recommended modifications, meets the 'Basic Conditions' and other regulatory requirements and therefore that a referendum should be held to determine whether residents of Keyworth parish support the Plan and whether it should become part of the statutory development plan.
- 4.5. The referendum is scheduled to be held on 30 May 2018. It will follow a similar format to an election. All electors registered to vote and eligible to vote in local government elections within the neighbourhood area (the parish of Keyworth) will be given the opportunity to vote in the referendum. In accordance with regulatory requirements, the ballot paper will have the following question: *'Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Keyworth to help it decide planning applications in the neighbourhood area?'* Voters will be given the opportunity to vote 'yes' or 'no'.
- 4.6. If more than 50% of those voting in the referendum vote 'yes', then the Borough Council is required to make the Neighbourhood Plan part of the statutory development plan for Rushcliffe, subject to certain prescribed criteria. A statement setting out this decision would need to be published by the Council following the referendum. If the result of the referendum is "no", then nothing further happens. The Parish Council would then have to decide what it wishes to do.
- 4.7. If the Neighbourhood Plan is made part of the development plan then planning applications would then have to be determined in accordance with both the Rushcliffe Local Plan and the Keyworth Neighbourhood Plan, unless material considerations indicate otherwise.

## 5. Risk and Uncertainties

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

## 6. Implications

### 6.1. Finance

6.1.1. The Borough Council has already received a total of £5,000 direct financial support from central Government following the Keyworth Neighbourhood Area designation. A further £20,000 can be claimed now that a date for referendum has been set.

6.1.2. This direct support is to ensure that local planning authorities receive sufficient funding to enable them to meet their legislative duties in respect of neighbourhood planning. These duties include provision of advice and assistance, holding the examination and making arrangements for the referendum.

### 6.2. Legal

6.2.1. The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in law following the Localism Act (see Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990). This has been confirmed in the Examiner's report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements.

### 6.3. Corporate Priorities


6.3.1. The policies contained within the Neighbourhood Plan will assist in delivering the Borough Council's corporate priorities in supporting economic growth to ensure a sustainable, prosperous and thriving local economy, and maintaining and enhancing residents' quality of life.

### 6.4. Other Implications

6.4.1. None.

<b>For more information contact:</b>	Richard Mapletoft Planning Policy Manager 0115 914 8457 email <a href="mailto:rmapletoft@rushcliffe.gov.uk">rmapletoft@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	Electronic copies of the documents relating to the submitted draft Keyworth Neighbourhood Plan and its examination can be found at: <a href="http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/">http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/</a>  Examiner's Report for the Keyworth Neighbourhood Development

	<p>Plan  <a href="http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/Keyworth%20NP%20final%20examiner%20report%2019%202%2018.pdf">http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/Keyworth%20NP%20final%20examiner%20report%2019%202%2018.pdf</a></p> <p>Keyworth Neighbourhood Plan Decision Statement, 16 March 2018  <a href="http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/KNP%20Decision%20statement_final.pdf">http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/KNP%20Decision%20statement_final.pdf</a></p> <p>Background Paper to the Keyworth Neighbourhood Plan Cabinet Report, 13 March 2018: Illustration of Keyworth Neighbourhood Development Plan including proposed modifications  <a href="http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/Cabinet%20Keyworth%20NP_background%20paper.pdf">http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/keyworth/Cabinet%20Keyworth%20NP_background%20paper.pdf</a></p>
<b>List of appendices:</b>	None.

 <p>Rushcliffe Borough Council</p>	<p><b>Council</b></p> <p><b>26 April 2018</b></p> <p><b>Review of the Mayoral Allowance</b></p>	<h1>10</h1>
---	---	-------------

## Report of the Chief Executive

### 1. Summary

- 1.1. The report of the Independent Remuneration Panel (IRP) considered at Council on 5 March 2015 made recommendations about the increase of Members' special responsibility allowances and basic allowance. The panel, in addition, recommended a separate review of the allowances paid to the Mayor and Deputy Mayor because this fell outside its remit.
- 1.2. In accordance with the Independent Remuneration Panel's recommendations, the substantive allowances for the Mayor and Deputy Mayor have continued to rise in line with the officers' pay increases only, over the last three years. The allowance for 2017/18 is £6,573.52 for the Mayor and £2,089.00 for the Deputy Mayor.
- 1.3. This report asks Council to consider increasing the allowance paid to the Mayor (and Deputy Mayor) for the 2018/19 civic year and beyond.

### 2. Recommendation

It is **RECOMMENDED** that

- a) The allowance paid to the Mayor to be raised to £8,778.98 for the civic year 2018/19
- b) The allowance paid to the Deputy Mayor to be raised to £2,790.00 for the civic year 2018/19

### 3. Reasons for Recommendation

- 3.1. The Mayor has precedence in the Borough, but not so as to affect Her Majesty's Royal Prerogative – effectively and historically, this means the Mayor is the "first citizen" of the Borough.
- 3.2. This civic role of office is perhaps the more important element of the Mayor's duties during the term of office in representing the Borough in its widest sense, both within Rushcliffe and outside when attending functions in other areas.



- 3.3. The Mayor also presides over meetings of the Council. If the Mayor is not present, then the Deputy Mayor will preside at the meeting. The 1972 Act states that the person presiding at a meeting of the Council, i.e. the Mayor, will have a second or casting vote in the event of an equality of votes on any question coming before the meeting.
- 3.4. The Mayor is a respected office and it is a long held belief that this office should be seen to be "above politics", as far as possible. It is the Mayor's duty to ensure that Council meetings are conducted in a proper manner and in accordance with the requirements of the Local Government Act 1972 and the Council's Standing Orders.
- 3.5. The Mayor's and Deputy Mayor's allowances have not been reviewed since the 2015 recommendation. Due to the considerable personal expense and time dedicated to undertaking the civic duties of the role, it is recommended that an increase in the allowance should be made to ensure that it remains attainable and accessible for those who aspire to be the Civic Leader of the Council. An increase in the allowance is recommended at this stage to address this oversight.

#### **4. Supporting Evidence**

- 4.1. In March 2015, the Council considered the recommendations of the Independent Remuneration Panel chaired by Professor Steve Leach of De Montfort University. The terms of reference for the Panel included a review of the "Borough Council's Members' Allowance scheme taking into account the roles and responsibilities of Members and having particular regard to the review of ward boundaries and potential changes to decision-making and scrutiny structure, and external representative roles". The recommendations made by the Panel can be summarised as follows:
  - An increase in the basic allowance to £5,188
  - Modifications to the special responsibility allowances (SRA)
  - Discontinuation of the SRA for the Chairman of the Council, but the allowances paid to the Mayor and Deputy Mayor reviewed to ensure that all legitimate expenses of these roles are met
  - The notional allocation of £600 in the basic allowance for use for IT and communication purposes should be discontinued, but not subtracted from the basic allowance
  - Allowances to be increased each year in line with the percentage pay award made to officers.
- 4.2. As a result of these recommendations being endorsed at Council in March 2015, the SRAs were amended and all Councillors have received annual increases reflective of the percentage pay award made to officers. This brought the basic allowance to £5,292.24 in 2017/18.
- 4.3. The allowances paid to the Mayor and Deputy Mayor have only increased in line with the percentage pay award made to officers bringing the allowances

paid to the Mayor to £6,573.52 and £2,089.00 for the Deputy Mayor for the civic year 2017/18.

4.4. The Mayor and Deputy Mayor receive allowances under Sections 3 and 5 of the Local Government Act 1972 which enables them to meet the expenses of their office. These are detailed as follows in the guide provided to the incoming Mayor each year:

- Clothing for civic events
- Church service collections
- Raffle tickets at events
- Refreshments for players at Charity Events
- Personal bouquets of flowers
- Private catering / working lunches
- Tickets for other local authority Chairman's Charity Events
- Raffle Prizes for Charitable Fundraising.

4.5. It has been commented upon by a number of past Mayors that the level of allowances does not match the actual expenditure incurred and therefore should be increased. In recent years mayors and deputies have attended 190 events in a year.

4.6. The purpose of this report is to recommend that the Mayor of Rushcliffe is paid an allowance commensurate with undertaking the civic duties of the role in Rushcliffe to ensure that any members undertaking that role are properly recompensed.

4.7. To bring the allowance paid to the Mayor in line with Rushcliffe's other SRAs, to address the recommendation of the 2015 Panel recommendation (ie reviewing the allowance), and to accurately reflect the expenses incurred during their year of office, it is recommended that the allowance paid to the Mayor is increased to £8,778.98. It is also recommended that the allowance of the Deputy Mayor is increased to £2,790.00.

## **5. Risk and Uncertainties**

5.1. Failure to properly consider the Panel's report and thereby review the allowances of the Mayor and Deputy Mayor could restrict the Council's ability to ensure the Mayor and Deputy Mayor both receive an allowance which enables them to meet the expenses of their office, is reflective of their community leadership role and represents the level of responsibilities required of the role.

## **6. Implications**

### **6.1. Finance**

6.1.1. The proposed allowances amount to £11,568.98 which is £2,906.46 more than the current allowances which will be met from 2018/19

budget. The allowances will also be subject to a further pay inflation increase, dependent upon the employee pay award for 2018/19.

## 6.2. Legal

6.2.1. The allowances payable to the Mayor and Deputy Mayor are matters for local determination under Local Government Act 1972. A council may pay such allowance as they think reasonable to meet the expenses of such offices.

6.2.2. Whilst a council has a duty under The Local Authority (Members Allowances) (England) Regulations 2003 to have regard to the recommendations made to it by the IRP before it makes or amends the scheme of allowances, it is not bound to follow those recommendations.

## 6.3. Corporate Priorities

6.3.1. Consideration of an increase in the allowance paid to the Mayor and Deputy Mayor supports delivery of the Council's priority of 'Maintaining and enhancing our residents' quality of life' by ensuring allowance payments are reflective of the role and responsibility of the Mayor, as first citizen of the Borough, and both Mayor and Deputy Mayor as community leaders within Rushcliffe.

## 6.4. Other Implications

6.4.1. None

<b>For more information contact:</b>	Allen Graham Chief Executive  0115 914 8349 <a href="mailto:agraham@rushcliffe.gov.uk">agraham@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	Report of the Independent Remuneration Panel – March 2015
<b>List of appendices (if any):</b>	