

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

**Our reference:**  
**Your reference:**  
**Date:** Monday, 4 November 2019

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 12 November 2019 at 7.00 pm in the Council Chamber Area B, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely



Sanjit Sull  
Monitoring Officer

## **AGENDA**

1. Apologies for Absence
2. Declarations of Interest
3. Minutes of the Meeting held on 10 September 2019 (Pages 1 - 6)
4. Opposition Group Leaders' Questions

To answer questions submitted by Opposition Group Leaders on items on the agenda.

5. Citizens' Questions

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

### **NON-KEY DECISION**

6. Upper Broughton Neighbourhood Plan (Pages 7 - 152)

The report of the Executive Manager – Communities is attached.

Exclusion of the Public

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

**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



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

#### KEY DECISION

7. Disposal of COT1 Land Allocation, Cotgrave (Pages 153 - 160)

The report of the Executive Manager – Transformation is attached.

8. Abbey Road Progress Report (Pages 161 - 230)

The report of the Executive Manager – Transformation is attached.

#### Membership

Chairman: Councillor S J Robinson

Vice-Chairman: Councillor D Mason

Councillors: A Edyvean, R Inglis, G Moore and R Upton

<b>Meeting Room Guidance</b>
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<b>Recording at Meetings</b>
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The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

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



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

**TUESDAY, 10 SEPTEMBER 2019**

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

### **PRESENT:**

Councillors S J Robinson (Chairman), A Edyvean, R Inglis, G Moore and  
R Upton

### **ALSO IN ATTENDANCE:**

Councillors B Gray, R Mallender

### **OFFICERS IN ATTENDANCE:**

D Banks	Executive Manager - Neighbourhoods
C Caven-Atack	Service Manager - Finance and Corporate Services
P Linfield	Executive Manager - Finance and Corporate Services
K Marriott	Chief Executive
S Sull	Monitoring Officer

### **APOLOGIES:**

Councillor D Mason

#### **16 Declarations of Interest**

There were no declarations of interest.

#### **17 Minutes of the Meeting held on Tuesday 9 July 2019**

The minutes of the meeting held on Tuesday, 9 July 2019 were declared a true record and were signed by the Chairman.

#### **18 Opposition Group Leaders' Questions**

Question from Councillor B Gray to Councillor S Robinson.

“Given that the contents of the reports presented tonight take weeks, and possibly months to prepare, it would be fantastic to be able to take the time to read them. Along with some of the background information available to ourselves as councillors and the general public, to better understand them, and to scrutinise them.

Does the Cabinet believe that it represents a good opportunity for healthy challenge that Opposition Leaders are typically given around two days to read,

digest and come up with pertinent questions on these reports? Especially since the Cabinet are given over six full days to read, digest and come up with pertinent answers to these short questions.”

Councillor Robinson responded by stating that he understood the concerns raised by Councillor Gray and proposed a 24hour extension to the deadline for both Opposition Leaders’ Questions and Citizens’ Questions to provide them with a greater length of time to consider reports after they had been published. He pointed out that on occasion it may be necessary to supply a written response to a question if it were very complex and took longer than the time available to prepare.

Councillor B Gray asked a supplementary question to Councillor S Robinson.

“Can the Cabinet consider whether there are any other ways in which participation and interest in Cabinet business can be improved?”

Councillor Robinson responded by advising that Cabinet and Council agendas, and their associated public speaking deadlines, are advertised on the Council’s social media sites, with further information on the website, and that this topic has been covered in Rushcliffe Reports in the past. However, given the importance of the subject, Councillor Robinson agreed to consult with the Chief Executive to see if there are any other ways of raising the profile of Cabinet and Council meetings.

## 19 **Citizens' Questions**

The following question was submitted by Ms Deirdre Scott:

“Why do single household occupants only get a 25% discount on their council tax as opposed to a 50% one?”

In the absence of Ms Scott, the question was asked by the Monitoring Officer.

Councillor Moore provided the following response.

“The calculation of the charge level for each property is mandated by the Local Government Finance Act 1992. Each billing authority has no discretion on the level of discount they may award and must administer the scheme in accordance with legislation which in this scenario is to award a 25% discount.”

## 20 **Use of Capital Funding for Affordable Homes**

The Portfolio Holder for Housing presented the report of the Executive Manager - Neighbourhoods providing information about the Council’s current use of the £1.6m affordable housing capital budget. This has been formed over the years from historical receipts from the sale of the Council’s housing stock and s106 contributions from developers in lieu of on-site provision. This funding has mainly been used in the past to support provision where no other funding sources exist and is currently used to fund the development of garage and amenity sites by social housing providers. However, there are now other

sources of funding to support this work and provision of this kind is becoming more self-sustaining. Councillor Upton informed the Cabinet that the report made some alternative recommendations for the use of this capital funding which would further support the development of affordable housing in the Borough.

The recommendations were seconded by Councillor Moore who believed that these proposals make the most of opportunities that arise to increase the number of new affordable homes in the Borough.

**It was RESOLVED that:**

a) the principle that the following new options, indicated below and set out in Appendix A, be considered for allocation of capital support from the Affordable Housing capital budget:

- i) Acquisition of open market property
- ii) Acquisition of empty property
- iii) Loans to property owners of empty properties for refurbishment and letting
- iv) Loans to third parties to support the provision of affordable housing
- v) Support to ensure council led schemes are policy compliant in respect of the provision of affordable housing

b) any chosen option be subject to the approval of both the Section 151 Officer and Finance Portfolio Holder;

c) a revised Disposal and Acquisition Policy for Land and Buildings be brought to Cabinet (and then Council), particularly to consider delegated authority for the acquisition of housing property.

**Reasons for Decision**

The opportunities for the allocation of the affordable housing budget through traditional avenues have reduced due to a range of external factors and, as such, the Council needs to review its strategy to allocate these funds for purposes for which they are held. These additional options provide the Council with the opportunity to react with greater flexibility in respect of meeting local housing needs and achieving the best return from its capital budget.

21 **Corporate Strategy**

The Portfolio Holder for Strategic and Borough Wide Leadership presented the report of the Chief Executive outlining a new Corporate Strategy for the Council covering the period 2019-2023. Although there is still a full year covered by the 2016-2020 strategy, it was felt that the majority of the identified projects had been delivered and that the local government landscape and, as a

consequence, the priorities of the Council had changed since 2016. In presenting the draft strategy, Councillor Robinson drew Cabinet's attention to the highlighted achievements since 2016, and the four new corporate priorities which he saw as a strong tool for moving the Council forward over the next four years. He advised the Cabinet that this would be a living strategy which would adapt and evolve over the next four years in line with the fluid environment the Council now operated in. Councillor Robinson stated that the draft document would be revised to include a time-bound statement within the introduction in relation to the number of homes built to date.

Councillor Edyvean seconded the recommendation and stated that he believed the document demonstrated the successful path so far and clearly outlined the Council's priorities for the next four years.

**It was RESOLVED that:**

The Corporate Strategy 2019-23 be endorsed and recommended to Council for approval.

**Reasons for Decision**

The current Corporate Strategy expires at the end of March 2020. Significant progress has been made towards the goals outlined in that Strategy and an updated, more forward-looking strategy is required to guide the future direction of the Council.

**22 Revenue and Capital Budget Monitoring 2019/20 - Financial Update**

The Portfolio Holder for Finance and Contracts presented the report of the Executive Manager – Finance and Corporate Services providing information to the Cabinet on the Council's financial position at the end of the first quarter of the current year. He stated that the report had been discussed at the last Corporate Overview Group and no concerns were raised. The report currently predicts a £285,000 efficiency saving at the year-end but, at this early point of the year, this was liable to change. He drew Cabinet's attention to the £22,000 adverse variance in relation to Edwalton Golf Courses and informed the group that this was in relation to the waiving of the management fee this year and that an update report would be brought to Cabinet in the future. He urged all Councillors to consider the £29m capital budget which demonstrated the scale of the Council's ambition.

Councillor Inglis seconded the recommendation and stated that despite the fact that there were undoubtedly uncertain times ahead he felt confident that the hard work of the financial services team had put the Council in a positive position to deal with any unforeseen events in the future.

**It was RESOLVED that:**

- a) the projected revenue position for the year with a minor -2.48% variation (£285k) in the revenue position (mostly due to the expected business

rates position and planning income); and

- b) the capital underspend of £15.326m as a result of sums no longer required and planned programme slippage be noted.

### **Reasons for Decision**

To demonstrate good governance in terms of scrutinising the Council's on-going financial position and compliance with Council Financial Regulations.

The meeting closed at 7.22 pm.

CHAIRMAN

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**Cabinet**

**Tuesday, 12 November 2019**

**Upper Broughton Neighbourhood Plan**

## **Report of the Executive Manager – Communities**

### **Cabinet Portfolio Holder for Housing Councillor Roger Upton**

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

- 1.1. To decide whether to accept the Upper Broughton Neighbourhood Plan Examiner's recommended modifications to the Plan and allow the Plan to proceed to a referendum of eligible voters in Upper Broughton Parish.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet

- a) Accepts all of the Examiner's recommended modifications to the Upper Broughton Neighbourhood Plan;
- b) Approves the Upper Broughton Neighbourhood Plan Decision Statement and its publication; and
- c) Approves the holding of a referendum for the Upper Borough Neighbourhood Plan, with the area for the referendum being the Parish of Upper Broughton.

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

- 3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2. The Upper Broughton Neighbourhood Plan has been produced by Upper Broughton Parish Council, in conjunction with the local community. It was submitted to the Borough Council in March 2019 and contains a number of policies which would form part of the statutory development plan and be applied the determination of planning applications. The Borough Council is required by the Localism Act to assess whether the Plan and its policies meet certain criteria (the 'Basic Conditions' and other legal requirements). In order to assist in this process, the Borough Council is required to invite representations on the Plan and appoint an independent Examiner to review whether the Plan meets the Basic Conditions and other legal requirements.

- 3.3. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 7 June 2019. The Plan has been assessed by an independent Examiner and, on 14 October 2019, he published his report which concluded that, subject to the modifications proposed in his report, the Plan should proceed to referendum (see Appendix 1).
- 3.4. The legislation sets out that the Borough Council must consider each of the recommendations made by the Examiner, including the reasons for them, and decide what action to take in response to each one. The Council must also consider whether other modifications not recommended by the Examiner are necessary in order for the Plan to meet the Basic Conditions and legal requirements. Appendix 2 contains the draft Borough Council's Decision Statement in respect of each of the Examiner's recommendations and also whether other modifications are considered necessary.
- 3.5. At Appendix 3 is the final version of the Upper Borough Neighbourhood Plan showing the proposed modifications, which it is considered meets the Basic Conditions and other legal requirements. The Plan is now in a position to be put to referendum in Upper Broughton Parish to determine if local people support it.

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

- 4.1. The draft Upper Broughton Neighbourhood Plan has been produced by Upper Broughton 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 March 2019.
- 4.2. The Borough Council is required by legislation to assess whether the submitted Plan meets certain prescribed 'Basic Conditions' and other statutory requirements and whether it should proceed to referendum. In order to meet the Basic Conditions, the Neighbourhood Plan must:
  - have regard to national policies and advice contained in guidance issued by the Secretary of State;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies of the development plan for the area;
  - be compatible with and not breach European Union obligations; and
  - meet prescribed conditions and comply with prescribed matters.
- 4.3. In order to assist in this process, the Borough Council is required to invite representations on the submitted draft Plan and appoint an independent Examiner to examine the Plan and consider all representations received through the consultation undertaken by the Borough Council. The submitted Plan was publicised and representations were invited from the public and

other stakeholders, with the period for representations closing on 7 June 2019. The independent Examiner appointed was Andrew Mead. He has now completed his examination of the Plan and his report was published on 14 October 2019 (see Appendix 1). The Examiner was required to recommend either that:

- (a) the Plan is submitted to a referendum without changes; or
- (b) modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
- (c) the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

- 4.4. The Examiner has concluded that, subject to a number of modifications set out in his report, the Plan meets the Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 4.5. The legislation sets out that the Borough Council must consider each of the Examiner's recommendations, including the reasons for them, and decide what action to take in response to each one. It is considered that each of the Examiner's recommendations is appropriate and necessary in order for the Plan to meet the Basic Conditions, other relevant legal requirements or to make factual corrections. It is also a legal requirement for the Borough Council to consider whether other modifications not recommended by the Examiner are necessary in order to meet the Basic Conditions and legal requirements. It is considered that it is not appropriate or necessary to make any other modifications beyond those recommended by the Examiner.
- 4.6. If the Borough Council were to make a decision which differs from that recommended by the Examiner, and the reason for the difference is as a result of new evidence or a new fact or a different view taken by the Borough Council as to a particular fact, then the Plan would not be able to proceed to referendum at this stage. Instead, the Borough Council would be required to consult on this course of action.
- 4.7. The Council is required to publish a 'decision statement' which sets out the decisions made in respect of the recommendations contained within the Examiners report and reasons for those decisions. A draft decision statement is provided at Appendix 2. It also includes consideration of whether other modifications not recommended by the Examiner are necessary in order to meet the Basic Conditions and legal requirements. An illustration of how the Examiner's recommended modifications would alter the Plan is provided at Appendix 3.
- 4.8. If the Council is satisfied that the Plan incorporating the Examiner's recommended modifications meets the Basic Conditions and other regulatory requirements, and that no other modifications to the Plan are necessary in order to meet the Basic Conditions and other regulatory requirements, then the decision must be taken to hold a referendum to determine whether local people support the Plan and whether it should become part of the statutory development plan.

- 4.9. The Council is also required to consider whether the area for the referendum should be extended beyond the designated neighbourhood area (the Parish of Upper Broughton). It is the Examiner's recommendation that the referendum area should not be extended, based on the conclusion that the Plan, incorporating the recommended modifications, would contain no policies or proposals which are significant enough to have an impact beyond the designated neighbourhood plan boundary. It is considered that this recommendation is reasonable and should be accepted.
- 4.10. The referendum would 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 Upper Broughton) would be given the opportunity to vote in the referendum. In accordance with regulatory requirements, the ballot paper would have the following question: *'Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Upper Broughton to help it decide planning applications in the neighbourhood area?'* Voters would be given the opportunity to vote 'yes' or 'no'.
- 4.11. If more than 50% of those voting in the referendum vote 'yes', then the Borough Council is required to 'make' (adopt) the Neighbourhood Plan part of the development plan for Rushcliffe. 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.
- 4.12. If the Neighbourhood Plan is made part of the development plan then planning applications within the parish would then have to be determined in accordance with both the Rushcliffe Local Plan and the Upper Broughton Neighbourhood Plan, unless material considerations indicate otherwise

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

- 5.1. If the Borough Council disagrees with the Examiner's Report and does not accept one or more of the recommended modifications, the Neighbourhood Plan would not then be able to go to referendum at this stage. The reasons for this decision would need to be set out in the Decision Statement and published. This would prompt a further consultation period and potential further examination. Any decision to diverge from the recommendations of the Examiner could potentially, if requested by the Parish Council, also result in the Secretary of State intervening.
- 5.2. It is considered that each of the Examiner's recommendations is appropriate and necessary in order for the Plan to meet the Basic Conditions, other relevant legal requirements or to make factual corrections. It is also considered that it is not appropriate or necessary to make any other modifications beyond those recommended by the Examiner. There is therefore no reason to not modify the Plan in accordance with the Examiner's recommendation and allow it to proceed to referendum.

## **6. Risks and Uncertainties**

- 6.1. Not following 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 (as amended).

## **7. Implications**

### **7.1. Financial Implications**

£20,000 can be claimed from the Ministry of Housing, Communities, and Local Government once the date for referendum has been set. This financial support ensures 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.

### **7.2. Legal Implications**

The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in law at Schedule 4B of the Town and Country Planning Act 1990 (as amended). This is the view taken by the Examiner, as set out in his report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements.

### **7.3. Equalities Implications**

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

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

There are no direct community safety implications arising from matters covered in this report.

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

- 8.1. The adoption of the Upper Broughton Neighbourhood Plan will help support the Borough Council's corporate priority for sustainable growth, including supporting others to deliver what our community needs to grow in a sustainable way.

## **9. Recommendations**

It is RECOMMENDED that Cabinet

- a) Accepts all of the Examiner's recommended modifications to the Upper Broughton Neighbourhood Plan;

- b) Approves the Upper Broughton Neighbourhood Plan Decision Statement and its publication; and
- c) Approves the holding of a referendum for the Upper Borough Neighbourhood Plan, with the area for the referendum being the Parish of Upper Broughton.

<b>For more information contact:</b>	Richard Mapletoft Planning Policy Manager Tel: 0115 9148457 <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 Upper Broughton Neighbourhood Plan and its examination can be found at: <a href="http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/">http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/</a>
<b>List of appendices:</b>	<p>Appendix 1: Examiner's 'Report on Upper Broughton Neighbourhood Plan 2011 – 2028'</p> <p>Appendix 2: Upper Broughton Neighbourhood Plan Decision Statement</p> <p>Appendix 3: Illustration of Proposed Modifications to the Upper Broughton Neighbourhood Plan 2011 – 2028</p>

**Appendix 1: Examiner's 'Report on Upper  
Broughton Neighbourhood Plan 2011  
– 2028'**



**Intelligent Plans**  
and examinations

# **Report on Upper Broughton Neighbourhood Plan 2011 - 2028**

**An Examination undertaken for Rushcliffe Borough Council with the support of the Upper Broughton Parish Council on the Regulation 15 submission version of the Plan.**

Independent Examiner: Andrew Mead BSc (Hons) MRTPI MIQ

Date of Report: 14 October 2019

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## **Main Findings** - Executive Summary

From my examination of the Upper Broughton Neighbourhood Plan (the Plan/UBNP) and its supporting documentation, including the representations made, I have concluded that, subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – the Upper Broughton Parish Council (UBPC);
- the Plan has been prepared for an area properly designated – the whole of the Parish of Upper Broughton as shown on page 3 of the submitted Plan;
- the Plan indicates the period in which it is to take effect: 2011–2028; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

## **1. Introduction and Background**

### *Upper Broughton Neighbourhood Plan 2011-2028*

- 1.1 Upper Broughton Parish, with a population of 327<sup>1</sup>, is a parish in south eastern Nottinghamshire adjoining the boundary with Leicestershire, about 9 km north west of Melton Mowbray, about 22 km south east of Nottingham and through which runs the A606. It is a small rural parish with an agricultural landscape of very gently undulating countryside into which there are long views from within the village.
- 1.2 The formal process to commence preparation of the UBNP began in November 2016 when Upper Broughton Parish was designated as a Neighbourhood Area by Rushcliffe Borough Council (RBC). In February 2017, the UBPC circulated a flier to residents in order to create a Steering Group to help prepare the UBNP. The Steering Group also consisted of some members of the Parish Council. Amongst the various activities within the preparation process, a questionnaire was distributed, drop-in

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<sup>1</sup> 2011 Census.

sessions were held and a working relationship was developed with RBC. The UBNP now represents over three years' work by those involved.

- 1.3 The vision for Upper Broughton is described in the Plan (page 8), the gist of which is to ensure that future development makes Upper Broughton a stronger and more vibrant community, with enhanced environmental impact, better provision for economic activities, whilst maintaining the "special feel" of a small semi-rural village.
- 1.4 The means to achieve the broader vision is then developed through subheadings which consider open spaces and views, traffic and parking, local services and facilities, heritage, the countryside, housing and business. These topics then form the logical basis of the Plan.

#### *The Independent Examiner*

- 1.5 As the Plan has now reached the examination stage, I have been appointed as the examiner of the UBNP by RBC, with the agreement of the UBPC.
- 1.6 I am a chartered town planner and former government Planning Inspector with previous experience of examining neighbourhood plans. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

#### *The Scope of the Examination*

- 1.7 As the independent examiner, I am required to produce this report and recommend either:
  - (a) that the neighbourhood plan is submitted to a referendum without changes; or
  - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
  - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.8 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
  - Whether the Plan meets the Basic Conditions;
  - Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:

- it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
  - it sets out policies in relation to the development and use of land;
  - it specifies the period during which it has effect;
  - it does not include provisions and policies for 'excluded development';
  - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
  - whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.9 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

#### *The Basic Conditions*

1.10 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the UBNP must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.11 Regulation 32 and Schedule 2 to the 2012 Regulations prescribe a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of

## **2. Approach to the Examination**

### *Planning Policy Context*

- 2.1 The Development Plan for RBC, not including documents relating to excluded minerals and waste development, is the Rushcliffe Local Plan (RLP) 2011 – 2028. The RLP Part 1: Core Strategy was adopted in December 2014. The RLP Part 2: Land and Planning Policies was adopted in October 2019, subsequent to the issue of the fact check version of this report (and during the period provided to UBPC and RBC for comment). I have therefore made a number of factual updates to reflect the adoption of the RLP Part 2, but none of my substantive recommendations have changed.
- 2.2 The UBNP must be in general conformity with the strategic policies of the Development Plan and which are included in the RLP Part 1: Core Strategy. Strategic policies are also included in RLP Part 2: Land and Planning Policies. In my conclusions in the report about whether the Basic Conditions are met, my references to strategic policies include both the Local Plan Part 1 and the Local Plan Part 2.
- 2.3 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF) and the PPG offers guidance on how this policy should be implemented. The NPPF of July 2018, and the February 2019 revision, replaces the first NPPF published in March 2012. The UBNP was submitted to RBC in March 2019, so it is clear from paragraph 214 that this Plan is to be tested against the revised NPPF.

### *Submitted Documents*

- 2.4 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted, which comprise:
- The Upper Broughton Neighbourhood Plan 2011–2028;
  - The map on page 3 of the Plan, which identifies the area to which the proposed Neighbourhood Plan relates;
  - the Consultation Statement, February 2019;
  - the undated Basic Conditions Statement;
  - all the representations that have been made in accordance with the Regulation 16 consultation;

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<sup>2</sup> This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

- the Strategic Environmental Assessment (SEA) Screening Statement, dated February 2019 and the Habitats Regulations Assessment (HRA) Screening Statement, dated April 2019; and
- the request for additional clarification sought in my letter of 23 August 2019 and the responses dated 13 September 2019 by the Parish Council and the Borough Council, which are available on the Borough Council's website<sup>3</sup>.

#### *Site Visit*

2.5 I made an unaccompanied site visit to the Neighbourhood Plan Area on 30 August 2019 to familiarise myself with it, and visit relevant sites and areas referenced in the Plan and Appendices.

#### *Written Representations with or without Public Hearing*

2.6 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. As noted in paragraph 2.4 above, UBPC and RBC helpfully answered in writing the questions which I put to them in my letter of 23 August 2019.

#### *Modifications*

2.7 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

### **3. Procedural Compliance and Human Rights**

#### *Qualifying Body and Neighbourhood Plan Area*

3.1 The UBNP has been prepared and submitted for examination by the UBPC which is a qualifying body. It extends over the whole of Upper Broughton, which constitutes the area of the Plan designated by RBC on 15 November 2016.

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<sup>3</sup> View at:

<https://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/#d.en.42681>

- 3.2 It is the only neighbourhood plan for Upper Broughton Parish and does not relate to land outside the designated Neighbourhood Plan Area.

#### *Plan Period*

- 3.3 Subject to my comment in paragraph 4.6 below, the Plan specifies clearly the period during which it takes effect, which is between 2011 and 2028. The date aligns with the end date of the RLP, which is also 2028.

#### *Neighbourhood Plan Preparation and Consultation*

- 3.4 The concise and comprehensive Consultation Statement dated February 2019 indicates that the Parish Council took the first steps in the preparation of the Plan in February 2016 with two drop-in sessions, with prior publicity by a leaflet distributed to each household, an article in the Parish Magazine and notices on Parish noticeboards and bus stops. An article in the April/May edition of the Magazine invited potential participants onto a Steering Group to assist in preparing the Plan. The Steering Group then addressed the issues, priorities and concerns raised at the drop-in session. The UBPC then applied to the RBC to have the Parish designated as a Neighbourhood Area in September 2016. The designation by RBC was dated 15 November 2016.
- 3.5 In October 2017, a questionnaire was circulated to households and businesses in the Parish, available to be viewed and submitted electronically or on paper. 100 responses were received, representing about 40% of those distributed. The results were publicised in the Parish Magazine in December 2017. The responses to the questionnaire were used in the preparation of the Pre-Submission Version of the Plan.
- 3.6 The formal consultation on the UBNP under Regulation 14 of the 2012 Regulations took place over a period of seven weeks between 11 June and 30 July 2018. A copy of the Plan and supporting information was available online. A printed copy was also available at the local church, the pub and the telephone box. In addition, a public drop-in session was held. Fifteen responses were received to the consultation. Two of those representations from RBC and Nottinghamshire County Council concerned references in the Plan to non-designated heritage assets. Consequently, a further consultation was held between 1 December 2018 and 4 January 2019 inviting comments on a list of 41 non-designated heritage assets. No comments were received.
- 3.7 The UBNP was then submitted to RBC in March 2019 and was subject to consultation under Regulation 16 between 26 April 2019 and 7 June 2019. Eight representations were received. Therefore, I am satisfied that a transparent, fair and inclusive consultation process has been followed for the UBNP that has had regard to advice in the PPG on plan preparation and is procedurally compliant in accordance with the legal requirements.

### *Development and Use of Land*

3.8 I consider that the Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

### *Excluded Development*

3.9 The Plan does not include provisions and policies for 'excluded development'.

### *Human Rights*

3.10 The Basic Conditions Statement (BCS) comments that the Plan has considered the impact of its policies on groups with protected characteristics: age, disability, gender reassignment, marriage and civil partnership, race, religion and belief, sex and sexual orientation. The BCS concluded that there are no negative impacts on any protected characteristic and that the duty of care prescribed in the Equalities Act 2010 is met. The UBNP has been prepared with extensive input from the community and stakeholders as set out in the Consultation Statement. The RBC has not raised any issues concerning a breach of, or incompatibility with Convention rights (within the meaning of the Human Rights Act 1998). I have considered the matter independently and I have found no reason to come to a different conclusion.

## **4. Compliance with the Basic Conditions**

### *EU Obligations*

4.1 The UBNP was screened for SEA by UBPC. The Screening Statement is available on the web site of RBC<sup>4</sup>. The Council found that it was unnecessary to undertake SEA. When consulted, neither Historic England (HE), Natural England (NE) nor the Environment Agency (EA) disagreed with that assessment. Having read the very thorough SEA Screening Statement, and considered the matter independently, I agree with that conclusion.

4.2 The UBNP was further screened by RBC for HRA, which concluded that HRA was not required. NE agreed with that conclusion and had no further comments in its Regulation 16 consultation response. Based on my independent consideration on the information provided, I support the above conclusions.

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<sup>4</sup> View at:

<https://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/#d.en.42681>

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## *Main Issues*

- 4.3 Following the consideration of whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the Basic Conditions; particularly the regard it pays to national policy and guidance, the contribution it makes to the achievement of sustainable development and whether it is in general conformity with strategic development plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance with all the Plan's policies.
- 4.4 As part of that assessment, I consider whether the policies in the UBNP are sufficiently clear and unambiguous, having regard to advice in the PPG. A policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence<sup>5</sup>.
- 4.5 Accordingly, having regard to the UBNP, the consultation responses, written evidence<sup>6</sup> and the site visit, I consider that the main issues for this examination are whether the Plan policies (i) have regard to national policy and guidance, (ii) are in general conformity with the adopted strategic planning policies and (iii) would contribute to the achievement of sustainable development? I shall assess these issues on the basis of broadly grouping the themes which have been identified in the UBNP into: (a) Housing, Employment and Community Facilities; (b) Green Areas, Views and Rural Character; and (c) Heritage and Design.
- 4.6 However, before considering the policies of the Plan, there are two matters which I shall deal with. The first is the identification of the period of the Plan. Although the period is stated as 2011 to 2028, it does not become apparent until page 2 of the document and, in order to be clear, I recommend that the period is included on the front cover. **(PM1)**
- 4.7 Secondly, paragraph 1.26 states that the Neighbourhood Plan will form the basis for planning decisions in Upper Broughton. This is incorrect. The Regulation 16 representation from RBC is accurate in describing how the Neighbourhood Plan will form part of the Development Plan together with the Local Plan. I recommend that paragraph 1.26 of the Plan is modified by the text suggested by RBC. **(PM2)**

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<sup>5</sup> PPG Reference ID: 41-041-20140306.

<sup>6</sup> The other evidence includes my letter of 23 August 2019 to the Upper Broughton Parish and Rushcliffe Borough Councils seeking clarification and the replies of 13 September 2019.

*Topic (a): Housing, Employment and Community Facilities (Policies UB10, UB11, UB12, UB13, UB14, UB15, UB16, UB17 and UB3)*

- 4.8 Policy 3 of the adopted Local Plan Part 1: Core Strategy indicates that a minimum of 13,150 houses will be provided in Rushcliffe Borough, just over half adjoining the built-up area of Nottingham and the remainder in settlements named in the policy. Upper Broughton is not a named settlement in the Local Plan and therefore, under Policy 3 2. b) viii), it is a village in which only local needs will be met. This is confirmed in the Local Plan Part 2: Land and Planning Policies.
- 4.9 Policy 11 of the Local Plan Part 2 indicates that planning permission will be granted for development on unallocated sites within the built-up area of a settlement, subject to certain environmental provisos. The policy then states that development outside the built-up area will be confined to that for which a countryside location is required, would meet an essential local need or would support rural diversification. Policy 22 of the Local Plan Part 2 defines the land beyond the physical edge of settlements as countryside which the policy seeks to protect.
- 4.10 The Local Plan: Part 2 does not identify the settlement boundaries within which Policy 11 and outside which Policy 22 will apply. The Local Plan states that 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.
- 4.11 Nevertheless, Policy UB10 of the Plan defines Limits to Development (LTD) for Upper Broughton and states that applications for housing development within the LTD of the village will be supported. The LTD boundary is shown on a plan on page 34 of the UBNP. Although the Local Plan Part 2 does not identify settlement boundaries, there is no evident reason why they should not be defined in the Neighbourhood Plan, so enabling the built-up area to be clearly understood for development management purposes in administering Local Plan Part 2 Policies 11 and 22.
- 4.12 The other elements of Policy UB10 restrict housing development outside the LTD to the re-use and adaption of rural buildings in accordance with Policy UB11 and replacement dwellings in accordance with Policy UB12. Policy UB11 and Policy UB12 generally conform with Local Plan Part 2 Policy 22 2. b) and Policy 22 3. and have regard to national guidance with one exception. Policy UB11 A. states that the rural building to be redeveloped should be of architectural and historical interest which is not

a criterion in either the NPPF or the Local Plan Part 2<sup>7</sup>. Therefore, I shall modify Policy UB11 by the deletion of criterion A. **(PM3)** Subject to the modification to Policy UB11, Policy UB10 would conform generally with the strategic policies of the development plan and have regard to national guidance for housing in rural areas.<sup>8</sup>

- 4.13 Policy UB13 seeks to implement an appropriate mix of housing for people living locally, which I consider is justified by the evidence in the Plan. The policy has regard to national guidance and generally conforms with the strategic policies for the area<sup>9</sup>.
- 4.14 Policy UB14 deals with the re-use of rural buildings for business use subject to seven criteria: A - G. Subject to one exception, I consider that the policy has regard to national guidance in paragraph 83 a) of the NPPF and generally conforms with strategic policies RLP Part 1: Policy 5 6. and RLP Part 2: Policy 22 2. e) and f). The exception is criterion F which is significantly more restrictive about traffic generation and requirements than national guidance in paragraph 109 of the NPPF in which development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Therefore, I shall modify Policy UB14 to incorporate that phraseology. **(PM4)**
- 4.15 Policies UB15 and UB16 consider the A46 Business Area which is shown on the map on page 41 of the Plan. Both policies generally conform with the strategic policies in the Local Plan and have regard to national guidance for building and strong competitive economy<sup>10</sup>.
- 4.16 Nottingham Heliport is based at Broughton Lodge Farm on the eastern side of the A46, north of the A46 Business Area. Policy UB17 seeks to reduce the impact of noise from the helicopters on the numbers of residents and the wider landscape, including local public rights of way. The Plan notes that planning permission was granted for the heliport in 2012 subject to conditions restricting the number of flights, the flight pattern and hours of operation. Although people who live near the Heliport and use the local footpaths and bridleways may be adversely affected by noise, there are no suggestions about how Policy UB17 could be implemented and I agree with the representations from RBC that it does not have regard to national guidance about necessary clarity for effective

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<sup>7</sup> NPPF: paragraph 79 b) refers to gaining the optimal viable use of a heritage asset, but this does not represent the only criterion for the development of an isolated dwelling in the countryside. c) refers to the re-use of redundant or disused buildings but does not require them to be of architectural and/or historic interest.

<sup>8</sup> NPPF: paragraphs 77 – 79.

<sup>9</sup> NPPF: “Section 5 Delivering a sufficient supply of homes” & RLP Part 1: Policy 8.

<sup>10</sup> RLP Part 1: Policy 5 & NPPF paragraphs 80 – 84.

development management<sup>11</sup>. Therefore, with regret, I shall recommend that the policy should be deleted. **(PM5)**

- 4.17 Policy UB3 aims to safeguard the community facilities in the village, is in general conformity with Policies 12 and 13 of the RLP Part 1 and has regard to national guidance<sup>12</sup>. RBC suggested that, because the cricket club was used at weekends by a team outside the village without its own pitch, it could be interpreted that there was not a requirement from the local community. However, the evidence indicates that it is used for weekday evening league games by the club and so I consider that it is a community facility which should be safeguarded by the policy.
- 4.18 Therefore, overall, on the evidence before me, with the recommended modifications PM1, PM2, PM3, PM4 and PM5, I consider that the policies for housing, employment and safeguarding community facilities in the UBNP are in general conformity with the strategic policies of the RLP Part 1 and the RLP Part 2, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

*Topic (b) Green Areas, Views and Rural Character (Policies UB1, UB2, UB6, UB7, UB8 and UB9)*

- 4.19 Policy UB1 designates seven Local Green Spaces (LGS). Paragraph 100 of the NPPF states that LGS designation should only be used where the green space is (a) reasonably close to the community it serves and holds a particular local significance; (b) demonstrably special to a local community and (c) is local in character and not an extensive tract of land. I agree that each LGS in the Plan is close to the community it would serve, is local in character and not an extensive tract of land. Appendix 2 of the Plan lists the criteria which have been used to justify why each LGS holds a particular local significance and, with the clarification of 13 September provided by UBPC, made in response to my question of 23 August 2019, I agree that the designations have regard to national guidance and do not conflict with Policy 33 of the RLP: Part 2. Therefore, the seven sites proposed should be designated as LGS.
- 4.20 Policy UB2 identifies eleven locally important views and vistas and seeks to safeguard them. Appendix 3 summarises the views and provides useful accompanying photographs. The vistas and some views cover large tracts of countryside and I consider that the aim to safeguard them implies a blanket restriction on development within their scope. This would be in conflict with the overall aim of national guidance to enable development which would otherwise be sustainable. Therefore, I shall modify the policy

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<sup>11</sup> PPG Reference ID: 41-041-20140306.

<sup>12</sup> NPPF: paragraph 92.

to create a more balanced approach and to introduce significance into any detrimental impact that might occur. The policy would then generally conform with the RLP Part 2 Policy 11 1. c) and e) and have regard to national advice<sup>13</sup>. **(PM6)** However, viewpoints 10 and 11 in Policy UB2 are outside the area of the Plan. Defining a policy on land outside the Plan area is not legally compliant in relation to the statutory scope of a neighbourhood plan<sup>14</sup>. Accordingly, I shall delete viewpoints 10 and 11 from the policy. **(PM7)**

- 4.21 Policy UB6 states that land outside the Upper Broughton LTD as shown on the Policies Map is classified as countryside for the purposes of implementing Policy 22 of the RLP Part 2. I consider the policy would generally conform with the spatial objectives of the RLP Part 1 and with Policies 11 and 22 of the RLP Part 2. The policy has regard to national guidance to recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it<sup>15</sup>.
- 4.22 Policy UB7 describes four criteria to be met in order to gain support for ground mounted solar photovoltaic farms, one of which is that they are on previously developed or non-agricultural land. This criterion does not have regard to national guidance in that there is no such restriction on the siting of renewable energy development<sup>16</sup>. For the same reason, the criterion is in conflict with RLP Part 2 Policy 16. Therefore, I shall delete Policy UB7 A. **(PM8)**
- 4.23 Policy UB7 also states that wind turbines will not be supported. Neither NPPF (paragraph 154) nor PPG (Reference ID: 5-014-20150618) preclude wind turbines. Indeed, PPG describes in detail how planning applications for wind turbines should be assessed. Moreover, RLP Part 1 Policy 2 5. and RLP Part 2 Policy 16 2. provide for the development of wind turbines in certain circumstances. Therefore, this part of Policy UB7 does not have regard to national guidance and is not in general conformity with a strategic local plan policy. Accordingly, I shall modify the policy by deleting the relevant sentence and substituting the criteria which have been described in the representations from RBC, together with the addition of the references to the landscape sensitivity assessment to the justification. **(PM9)**
- 4.24 Policy UB8 seeks to safeguard the network of local ecological features and habitats. The policy includes a reference to the eight Local Wildlife Sites in the Plan area. The RLP Part 2 Policy 36 refers to the balanced judgement which is required where the benefits of the proposed development are

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<sup>13</sup> NPPF: paragraph 170.

<sup>14</sup> See Town and Country Planning Act 1990 (as amended) Section 38A (2).

<sup>15</sup> NPPF: Core planning principles: paragraph 17 bullet point 5.

<sup>16</sup> NPPF: paragraphs 154, 170; PPG Reference ID: 5-013-20150327.

weighed against the nature conservation value of the site and the method of assessing the impact of the development on such sites. In order to enable Policy UB8 to generally conform with the RLP Part 2, I shall modify it by introducing the balanced judgment and, rather than repeating the whole of RLP Part 2 Policy 36, merely refer to it in the UBNP. **(PM10)** Policy UB8 would then also have regard to national guidance in the NPPF<sup>17</sup>.

- 4.25 RBC submitted representations that Policy UB8 should include references to further examples of where net biodiversity gains could be provided. However, the policy as modified would satisfy the Basic Conditions without those amendments and, in any event, the list merely provides examples and so would not exclude those features being considered.
- 4.26 Policy UB9 aims to protect ancient trees and hedgerows and trees of good arboricultural and amenity value and seeks replanting, where it would be appropriate. The policy would have regard to national guidance, subject to the inclusion of replanting with native species in Policy UB9.<sup>18</sup> **(PM11)** It would also then generally conform with Policy 37 3. of the RLP Part 2.
- 4.27 Therefore, overall, on the evidence before me, with the recommended modifications PM6, PM7, PM8, PM9, PM10 and PM11, I consider that the policies of the UBNP for green areas, views and rural character are in general conformity with the strategic policies of the adopted RLP Part 1 and the RLP Part 2, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

*Topic (c) Heritage and Design (Policies UB4 and UB5)*

- 4.28 Policy UB4 is entitled Local Heritage Assets. The text of the policy refers to "local heritage assets". A heritage asset may include, a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)<sup>19</sup>.
- 4.29 The policy is confusing because it could be read as being aimed at all heritage assets, both designated and non-designated, which are local i.e. within the Plan area. Alternatively, the policy may be aimed solely at locally defined non-designated heritage assets (NDHA). The confusion is exacerbated by the use of the phrase "public benefit" in the policy, which

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<sup>17</sup> NPPF: paragraph 175 (a).

<sup>18</sup> NPPF: Section 15 Conserving and enhancing the natural environment & PPG Reference ID: 8-034-20190721.

<sup>19</sup> NPPF: Glossary.

is used in the balancing exercise in relation to the impact of development on designated heritage assets<sup>20</sup>.

- 4.30 In their letter of 13 September, the UBPC helpfully clarified what the policy seeks to achieve. I agree that the designated heritage assets have their own specific protection through the RLP Part 1 Policy 11 and the RLP Part 2 Policy 28. Therefore, I shall modify Policy UB4 of the Plan so that it considers exclusively NDHA and which will then have regard to the national guidance in NPPF paragraph 197. **(PM12)** The policy will also generally conform with RLP Part 1 Policy 11.
- 4.31 The heritage assets in the Plan area are shown on three maps; the Policies Map: Village (page 98), the Policies Map: Parish (page 99) and Heritage Assets (page 19). Appendix 4 lists the Non-designated Heritage Features and describes the criteria which should be met in order to be defined as a NDHA. At first sight, the analysis in Appendix 4 appears thorough and the criteria used are those taken from the RLP Part 2. However, bearing in mind that PPG Reference ID: 18a-039-20190723 states that a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets.
- 4.32 Moreover, RBC has expressed some reservations about the accuracy of some descriptions and, though PPG Reference ID: 18a-040-20190723 makes it clear that neighbourhood plans can identify NDHA, it is equally clear that it is important that the decisions to identify them as NDHA are based on sound evidence.<sup>21</sup> This is especially so because, although the qualifying body, the UBPC, may identify NDHA, it is the local planning authority, RBC, who have the duty to administer the development management of them.
- 4.33 Accordingly, I recommend that UBPC and RBC work together to agree a list of NDHA which could be formally identified in a separate document or placed in the Local List (if the Borough Council decides to develop one of these in the future) which would identify the structures to which Policy UB4 would apply. Therefore, I recommend that the list of local heritage assets is deleted from the two Policies Maps and the map of Heritage Assets. **(PM13)**
- 4.34 Policy UB4 considers local design and amenity. The policy generally conforms with the RPL Part 1 Policy 10 and has regard to national guidance in NPPF<sup>22</sup>.

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<sup>20</sup> NPPF: paragraphs 195 & 196.

<sup>21</sup> Response dated 13 September 2019 to Q5.PPG Reference ID: 18a-040-20190723.

<sup>22</sup> NPPF: Section 12 Achieving well-designed places.

4.35 Accordingly, on the evidence before me, with the recommended modifications PM12 and PM13, I consider that the policies of the UBNP for heritage and design are in general conformity with the strategic policies of the RLP Part 1 and with the RLP Part 2, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

#### *Other Comments*

4.36 The Plan considers Traffic and Parking in Section 3. No planning policies for inclusion in the Plan are derived from the evidence. However, Appendix 1: (Non-planning issues) sets out several opportunities for further community action. As noted in paragraph 1.18 of the Plan, these do not form part of the statutory plan and are not the subject of this examination. Nevertheless, together, they demonstrate the positive consequences of the involvement of the community in the neighbourhood planning process and some wider aspects of life in Upper Broughton Parish.

4.37 The representations from RBC include some factual corrections which do not cause the Plan to fail a Basic Condition. Nevertheless, to improve accuracy, the Parish Council may wish to incorporate them when finalising the version of the Plan to be the subject of any future referendum. In addition, the adoption of the Local Plan Part 2 in October 2019 means that paragraphs 1.13 and 1.14 of the UBNP are now out of date and the Parish Council may wish to correct them.

## **5. Conclusions**

### *Summary*

5.1 The Upper Broughton Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.

5.2 I have made recommendations to modify a number of policies to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

### *The Referendum and its Area*

5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Upper

Broughton Neighbourhood Plan, as modified, has no policy which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the boundary of the Plan.

- 5.4 I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

#### *Overview*

- 5.5 In conducting the examination, I enjoyed reading the Plan and visiting Upper Broughton and the countryside around it. The Plan is concise, comprehensive and well-illustrated, with commendably thorough Appendices. The Consultation Statement and Basic Conditions Statement were extremely helpful. The Parish Council, the supporting Steering Group and other volunteers are to be congratulated for their efforts in producing the document which, incorporating the modifications I have recommended, will make a positive contribution to the Development Plan for Upper Broughton and will assist in creating sustainable development.

*Andrew Mead*

Examiner

## Appendix: Modifications

Proposed modification number (PM)	Plan reference	Modification
PM1	Front cover	Insert 2011 – 2028.
PM2	Paragraph 1.26	Delete the paragraph and substitute <sup>23</sup> : <b>“When the Plan is made it will form part of the Statutory Development Plan for Upper Broughton alongside the Borough Council’s Local Plan. Rushcliffe Borough Council will continue to be responsible for determining planning applications in the parish and will base decisions on policies contained within both the Local Plan and the Neighbourhood Plan. In accordance with planning legislation, planning decisions will be taken in accordance with the Development Plan unless material considerations indicate otherwise.”</b>
PM3	Policy UB11	Delete criterion A.
PM4	Policy UB14	Delete the text of criterion F and substitute: <b>“The proposed development would not have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”</b>
PM5	Policy UB17	Delete the policy.
PM6	Policy UB2	Rephrase the first section of the policy: <b>“Development proposals should respect the open views and vistas as shown on the Policies Map and set out in Appendix 3. Proposals which would have a significantly</b>

<sup>23</sup> Text suggested by RBC in their Regulation 16 consultation response.



PM10	Policy UB8	<p>Delete: "Development should not harm.... Policies Map)".</p> <p>Substitute: <b>"The following Local Wildlife Sites are defined on the Policies Map"</b></p> <p>Add the following sentence after the list of sites:</p> <p><b>"Development likely to have a significant adverse effect on the Local Wildlife Sites and other valuable local ecological features and habitats will be considered by the methodology expressed in Policy 36 of the Local Plan Part 2."</b></p>
PM11	Policy UB9	<p>Add a final sentence as follows:</p> <p><b>"Replanting should be with native species of local origin and provenance."</b></p>
PM12	Policy UB4	<p>Delete policy, replace with:</p> <p><b>"In considering planning applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."</b></p>
PM13	<p>Policies Maps and Heritage Asset Map</p> <p>Appendix 4.</p>	<p>Delete references to local heritage assets.</p> <p>Delete Appendix 4.</p>

**Appendix 2: Upper Broughton Neighbourhood  
Plan Decision Statement**



# **Upper Broughton Neighbourhood Plan Decision Statement**

**TBC October 2019**

# Upper Broughton Neighbourhood Plan Decision Statement

## 1. Summary

- 1.1 The draft Upper Broughton Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 14 October 2019. The Examiner has recommended a number of modifications to the Plan and that, subject to these modifications being accepted, it should proceed to referendum. Rushcliffe Borough Council has considered and decided to accept all the Examiner's recommended modifications and, therefore, agree to the Upper Broughton Neighbourhood Plan proceeding to a referendum within the Parish of Upper Broughton.

## 2. Background

- 2.1 In 2016, Upper Broughton Parish Council, as the qualifying body, successfully applied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Parish of Upper Broughton was designated as a Neighbourhood Area on 15 November 2016.
- 2.2 The plan was submitted to Rushcliffe Borough Council in March 2019 and representations were invited from the public and other stakeholders, with the 6 week period for representations commencing on 26 April 2019 and ending on 7 June 2019.
- 2.3 The Borough Council appointed an independent Examiner; Andrew Mead, to examine the Plan and to consider whether it meets the 'Basic Conditions' and other legal requirements, and whether it should proceed to referendum.
- 2.4 The Examiner has now completed his examination of the Plan and his report was provided to Rushcliffe Borough Council on the 14 October 2019. He has concluded that, subject to the implementation of the policy modifications set out in his report, the Plan meets the prescribed Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 2.5 Having considered all of the Examiner's recommendations and the reasons for them, the Borough Council has decided to make the modifications to the draft Plan, as set out at Appendix A, in order to ensure that the Plan meets the Basic Conditions and other legal requirements.

### 3. Decisions and Reasons

3.1 The Examiner has concluded that, with the inclusion of the modifications that he recommends, the Plan would meet the Basic Conditions and other relevant legal requirements. The Borough Council concurs with this view and has made the modifications proposed by the Examiner in order to ensure that the Plan meets the Basic Conditions and for the purpose of correcting errors in the text, as set out at Appendix A. Deleted text is shown as ~~struck through~~ and additional text is shown as underlined text, unless otherwise indicated.

3.2 As the Plan, with those modifications set out at Appendix A, meets the Basic Conditions, in accordance with the requirements of the Localism Act 2011 a referendum will now be held which asks the question:

*“Do you want Rushcliffe Borough Council to use the Upper Broughton Neighbourhood Plan to help it decide planning applications in the neighbourhood area.”*

3.3 The Borough Council has considered whether to extend the area in which the referendum is to take place, but agrees with the Examiner that there is no reason to extend this area beyond the Neighbourhood Plan area (the Parish of Upper Broughton). The referendum will be held in the Parish of Upper Broughton on a date to be decided.

3.4 The Borough Council considers the Examiner’s Report to be comprehensive and one which addresses the relevant issues raised through the Examination process in relation to the Basic Conditions and legal compliance. It does not consider that it is appropriate to make any additional amendments further to those proposed, nor does it disagree with any of the amendments proposed by the Examiner. The Borough Council is satisfied that issues raised at Regulation 16 stage that have not resulted in a Proposed Modification are not required to be addressed by a modification in order for the relevant policy to meet the Basic Conditions. For example, the Borough Council suggested that Policy UB8 should include references to further examples of where net gains in biodiversity could be provided. The policy as originally drafted would satisfy the Basic Conditions without those amendments so the Borough Council is satisfied that no proposed change has been included in this regard.

**Date: TBC 2019**

## Appendix A: Proposed Modifications to the draft Upper Broughton Neighbourhood Plan

Please note that deleted text is shown as **~~struck through~~** and additional text is shown as **underlined** text, unless otherwise indicated.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM1	Front cover	Insert 2011 – 2028.	Accept	For clarity
PM2	Paragraph 1.26	<p>Amend policy as follows:</p> <p><b>When the Plan is <del>adopted</del> <u>made</u>, it will form part of the Statutory Development Plan for Upper Broughton <del>alongside the Rushcliffe Borough Council's Local Plan. Rushcliffe Borough Council</del> will continue to be responsible for determining <del>most</del> <u>most</u> planning applications <u>in the parish and will base decisions on policies contained within both the Local Plan and the Neighbourhood Plan.</u> <del>, but in Upper Broughton the policies in the Neighbourhood Plan will form the basis for those decisions.</del> In accordance with planning legislation, planning decisions will be taken in accordance with the Development Plan unless material considerations indicate otherwise.</b></p>	Accept	For clarity and to meet Basic Conditions.
PM3	Policy UB11	<p>Delete criterion A.</p> <p><b>Policy UB11: Residential Conversion of Rural Buildings</b></p>	Accept	To meet Basic Conditions (compliance with national policy and guidance)

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>The re-use and adaption of redundant or disused rural buildings for residential use will be supported where:</p> <p><del>A. The building is of architectural and historical interest,</del></p>		
PM4	Policy UB14	<p>Amend policy as follows:</p> <p><b>Policy UB14: The re-use of rural buildings for business use</b></p> <p>The re-use, adaptation or extension of rural buildings for business use will be supported where:</p> <p><b>A. The existing buildings are suitable for the proposed new use(s);</b></p> <p><b>B. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;</b></p> <p><b>C. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;</b></p> <p><b>D. The development respects local building styles and materials;</b></p> <p><b>E. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;</b></p>	Accept	<p>To meet Basic Conditions</p> <p>(compliance with both national policy and local policy)</p>

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><b>F. The proposed development would not <u>have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe</u> generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and</b></p> <p><b>G. The proposed development would not materially harm the character of the surrounding rural area.</b></p>		
PM5	Policy UB17	<p>Delete policy UB17.</p> <p><del><b>Policy UB17: Nottingham Heliport Development that gives rise to a material increase in heliport capacity or capability will only be supported if the proposal incorporates measures that will reduce the number of residents affected by noise as a result of the airport's operation, as well as reducing the impact of noise on the wider landscape and especially local Public Rights of Way.</b></del></p>	Accept	To meet Basic Conditions (compliance with both national policy and national guidance)
PM6, PM7	Policy UB2 Locally Important Views	<p>Amend policy as follows:</p> <p><b>Policy UB2: Locally Important Views</b></p> <p><del><b>Development proposals should safeguard and, where possible, enhance the following important respect the open views and vistas (as shown on the Policies Map and set out in Appendix 3). Proposals which would have a significantly</b></del></p>	PM6 – Accept PM 7- Accept	<p>PM6 (to meet Basic Conditions – compliance with Local Plan policy and national guidance)</p> <p>PM7 (contrary to S38A of the Planning and Compulsory Purchase Act)</p>

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><b><u>detrimental impact on these views and vistas will not be supported:</u></b></p> <ol style="list-style-type: none"> <li>1. From Colonel's Lane looking east</li> <li>2. From the north of Church Lane towards the north-east</li> <li>3. Views of the village from the A606</li> <li>4. Views of Top Green from the A606</li> <li>5. From Bottom Green, opposite the Old Saddlery, looking south</li> <li>6. From Bottom Green, either side of The Barn, looking south</li> <li>7. From Station Road, across the tennis courts, looking south</li> <li>8. From the western edge of the village looking south and west</li> <li>9. Other open space and gaps between properties to the south of Station Road</li> <li><del>10. Upper Broughton from the south west</del></li> <li><del>11. Upper Broughton from the south east</del></li> </ol> <p>Development should protect views of St Luke's Church.</p>		2004 as amended. The viewpoints are outside the designated plan area).
PM8 (Deletion on criterion A)	Policy UB7	<p>Amend policy as follows:</p> <p><b>Policy UB7: Renewable Energy</b></p>	PM8 – Accept PM9 (First part) - accept	PM8 – (To meet Basic Conditions - compliance

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
Second part of PM9 (delete last line of policy and substitute with new text)		<p>Ground-mounted solar photovoltaic farms will only be supported where:</p> <p><del>A They are on previously developed (brownfield) or non-agricultural land;</del></p> <p><del>B</del> A Their location is selected sensitively and well planned so that the proposals do not impact on any features of local heritage or wildlife interest;</p> <p><del>C</del> B The proposal's visual impact has been fully assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and</p> <p><del>D</del> C The installations are removed when no longer in use.</p> <p><del>Wind turbines will not be supported.</del></p> <p><u>Proposals for wind turbines over 25 metres in height would not be supported. Proposals for wind turbines of a height less than 25 metres may be considered suitable if:</u></p> <ul style="list-style-type: none"> <li>(i) <u>following consultation with the local community it can be demonstrated that any planning impacts have been fully addressed; and</u></li> <li>(ii) <u>the proposal has the backing of the local community.</u></li> </ul>		<p>with national guidance and local policy)</p> <p>PM9 – (To meet Basic Conditions – compliance with national guidance and policy and local policy)</p>

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
First part of PM9 (amendment to justification text)	Paragraph 6.12	<p>Amend paragraph as follows:</p> <p><b>One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). In June 2015, Rushcliffe Borough Council adopted a Wind Energy Supplementary Planning Document that assists the interpretation and application of those policies within the Core Strategy that concern wind turbine proposals. The Supplementary Planning Document refers to the Melton and Rushcliffe Landscape Sensitivity Study (MRLSS) as important in determining the acceptability of different types of wind turbine development within the Borough. The landscape sensitivity assessment <del>indicates</del> identifies that the Vale of Belvoir landscape <u>is of low – medium sensitivity to turbines below 25 metres in height (to tip), of medium sensitivity to turbines between 26 metres and 50, of medium – high sensitivity to turbines between 50 and 74 metres and highly sensitive to turbines over 75 metres</u>". <del>would be particularly sensitive to turbines over 50m to tip and highly sensitive to turbines over 75m in height.</del> It also notes that the landscape is likely to be highly sensitive to clusters of turbines over 3 in size. The Widmerpool Clay Wolds landscape is <u>of low-medium sensitivity to turbines below 25 metres in height (to tip), of medium sensitivity to turbines between 26 metres and 75 metres, of medium-high sensitivity to turbines between 76 and 110 metres and highly sensitive to turbines over 111 metres</u>". <del>likely to be particularly</del></b></p>	Accept	PM9 – (To meet Basic Conditions – compliance with national guidance and policy and local policy)

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>sensitive to turbines over 75m and highly sensitive to turbines over 110m. The Widmerpool Clay Wolds landscape is likely to be highly sensitive to clusters of more than two to three turbines.</p>		
PM10	Policy UB8	<p><b>Policy UB8: Ecology and Biodiversity</b></p> <p><del>Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):</del> <u>The following Local Wildlife Sites are defined on the Policies Map:</u></p> <ol style="list-style-type: none"> <li>1. Upper Broughton Meadow II</li> <li>2. Upper Broughton Meadow</li> <li>3. Upper Broughton Pasture</li> <li>4. Railway, Upper Broughton Standard Meadow</li> <li>5. Upper Broughton Meadows</li> <li>6. Upper Broughton Pond</li> <li>7. Broughton Wolds Grasslands</li> <li>8. Upper Broughton Pond</li> </ol> <p><u>Development likely to have a significant adverse effect on the Local Wildlife Sites and other valuable local ecological features and habitats will be considered by the methodology expressed in Policy 36 of the Local Plan Part 2.</u></p>	Accept	Basic Conditions – compliance with national and local policy.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>New development will be expected to provide net gains for biodiversity for example by:</p> <p><b>A</b> Enhancing existing ecological corridors and landscape features (such as watercourses, grassland, hedgerows and tree-lines) for biodiversity;</p> <p><b>B</b> Enhancement of existing and creation of new ponds;</p> <p><b>C</b> Incorporating built-in bat and bird boxes into buildings; and</p> <p><b>D</b> The inclusion of Sustainable Urban Drainage System components that make a significant contribution to biodiversity.</p>		
PM11	Policy UB9	<p>Amend policy as follows:</p> <p><b>Policy UB9: Trees and Hedges</b></p> <p>Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will not be supported. Proposals should be designed to retain ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Planning applications affecting trees or hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and indicates replanting where appropriate.</p>	Accept	Basic Conditions – compliance with national and local policy.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<b><u>Replanting should be with native species of local origin and provenance</u></b>		
PM12	Policy UB4	Amend policy as follows:  <b>Policy UB4: Local Heritage Assets</b>  <del>The determination of planning applications which would affect features of local heritage interest will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed. Non-designated heritage features are included in Appendix 4 and shown on the Policies Map.</del>  <b><u>In considering planning applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></b>	Accept	Basic Conditions – compliance with national policy.
PM13	Policies Maps and Heritage Asset Map  Appendix 4.	Delete reference to local heritage assets on Heritage Asset Plan and Policies Map  Delete Appendix 4.	Accept	Basic Conditions – compliance with national policy and guidance

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**Appendix 3: Illustration of Proposed  
Modifications to the Upper  
Broughton Neighbourhood Plan  
2011 – 2028**



~~Upper~~  
~~Broughton~~  
~~Neighbourhood~~  
~~Plan~~ Upper  
Broughton  
Neighbourhood  
Plan 2011-2028

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## 1. Introduction

### Neighbourhood Plans

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

### The Upper Broughton Neighbourhood Area

- 1.3 The Neighbourhood Area comprises the parish of Upper Broughton which is located within the Rushcliffe Borough Council area of Nottinghamshire. Upper Broughton is a rural parish (792.4 hectares) in



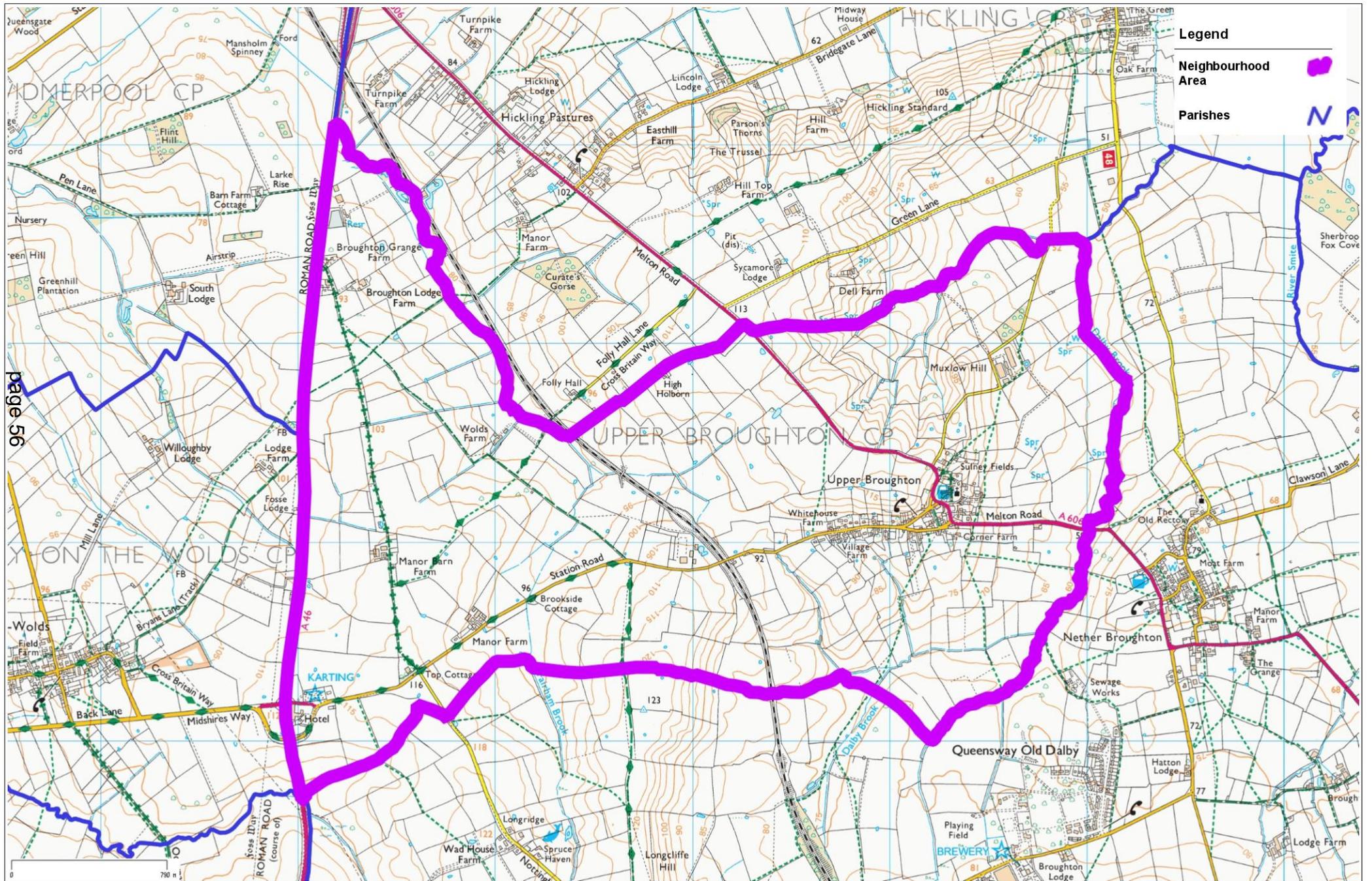
Figure 1: Village sign

the Vale of Belvoir with a population of 327 and 135 homes (2011 Census). It is located on the border with Leicestershire, approximately 9km (5.6 miles) northwest of Melton Mowbray.

- 1.4 The parish contains the settlement of Upper Broughton which is located on the southern slope of a broad hill facing the Belvoir escarpment. The neighbouring Leicestershire village of Nether Broughton lies around 0.8km (½ mile) to the south east. Once a farming stronghold, Upper Broughton is now mainly a commuter village, well situated for Leicester, Nottingham, Melton Mowbray, Loughborough and surrounding areas.
- 1.5 Upper Broughton was designated as a Neighbourhood Area on 5 November 2016. The Plan is being prepared by Upper Broughton Council, supported by the Upper Broughton Neighbourhood Plan Steering Group. The Plan covers the period 2011 to 2028.
- 1.6 The Upper Broughton [website](#) provides information and updates about Neighbourhood Plan preparation and its progress.

### Basic Conditions

- 1.7 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the [National Planning Policy Framework](#) (NPPF) and the Development Plan for the area.  
  
Rushcliffe Local Plan
- 1.8 The relevant Development Plan for the area is the Rushcliffe Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2011-2028 are:  
  
Local Plan Part 1: Core Strategy
- 1.9 The Core Strategy adopted on 22 December 2014, provides the vision and spatial strategy for Rushcliffe Borough. Most new development will be directed to the main built up area of Nottingham and the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.
- 1.10 Upper Broughton is not expected to accommodate development other than to meet local needs.



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## Local Plan Part 2: Land and Planning Policies

1.11 The Local Plan Part 2: Land and Planning Policies Document sets out the non-strategic development allocations and detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy. On 10 August 2018, the Rushcliffe Local Plan Part 2 was submitted to the Secretary of State to be examined by an independent planning inspector. The public hearings into the soundness of the Rushcliffe Local Plan: Part 2 commenced on 27 November 2018.

1.12 When adopted, the Local Plan Part 2 will, alongside the Core Strategy, constitute the statutory development plan for the whole of the Borough and will replace all former Local Plans. The Local Plan Part 2 will run to 2028 to align with the plan period of the Core Strategy.

### What has been done so far?

1.13 Initial consultation in the form of drop-in sessions were held on Saturday 20 and Tuesday 23 February 2016. Feedback from this consultation helped us to identify some of the key issues that our Neighbourhood Plan needs to address.

1.14 In the Autumn of 2017 we undertook a questionnaire survey to seek views on these issues, including how much housing to plan for. There were 100 responses to the questionnaire, a summary of the results is available on the Upper Broughton website.

1.15 Throughout the plan preparation process, local people have been informed of progress through the website, Parish Council Meetings, newsletters and the parish magazine.

1.16 The process of preparing the Upper Broughton Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like speeding traffic or inconsiderate car parking. These matters are set out in Appendix 1 and are being considered by the Parish Council. They do not form part of the statutory Plan, so are not subject to the independent examination nor referendum.

1.17 The feedback from consultation events, the questionnaire results and information about the area helped us to prepare a (Pre-Submission) Draft version of the Upper Broughton Neighbourhood Plan. Under Regulation 14 of the Neighbourhood

Planning (General) Regulations 2012, pre-submission consultation on the proposed Neighbourhood Plan for Upper Broughton ran from Monday 11 June to Monday 30 July 2018.

- 1.18 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises within the Parish. A copy of the Pre-Submission Draft of the Plan was be available to download on the Neighbourhood Plan Webpage of the village website. A hardcopy of the Plan was available for inspection at the Church, the Golden Fleece pub (as it was known at that time) and the telephone box. There was also a drop-in session at the Village Hall on Saturday 30 June.
- 1.19 All the representations and comments received have been considered by Upper Broughton Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Upper Broughton website.
- 1.20 The most significant amendment concerned the identification of heritage assets. To ensure residents were aware of this change an article about this

change was placed in the December 2018 edition of the Parish magazine.

### What happens next?

- 1.21 The Plan has now been submitted to Rushcliffe Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.22 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
  - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
  - the Plan is refused.
- 1.23 If the Examiner is satisfied, Rushcliffe Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- 1.24 When the Plan is ~~adopted~~ made, it will form part of the Statutory Development Plan for Upper Broughton ~~alongside the Rushcliffe~~ Borough Council's Local Plan. Rushcliffe Borough Council will

continue to be responsible for determining ~~most~~ planning applications in the parish and will base decisions on policies contained within both the Local Plan and the Neighbourhood Plan., ~~but in Upper Broughton the policies in the Neighbourhood Plan will form the basis for those decisions.~~ In accordance with planning legislation, planning decisions will be taken in accordance with the Development Plan unless material considerations indicate otherwise.

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

### Sustainable Development

1.25 The Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right

types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.26 This Plan shows what sustainable development in Upper Broughton means in practice.

## Key Issues

- 1.27 Feedback from community consultation has identified the key issues that the Upper Broughton Neighbourhood Plan needs to address (in order of importance with most important first):
- Protecting green areas in the village and local views
  - The impact of vehicular traffic on village life
  - Improving or retaining local services and facilities
  - Conserving local heritage and village identity
  - Protecting the character of the countryside and access to it
  - Meeting local housing needs
  - Noise and disturbance
  - Development growth near the A46

These are explored in greater detail in the following chapters.

## Vision

- 1.28 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the

Upper Broughton Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. After each of the Plan's policies we set out how the policy contributes to achieving this vision.



## Our Vision of Upper Broughton in 2028

- This Plan seeks to ensure that future development makes Upper Broughton a stronger more vibrant community, with enhanced environmental impact and better provision for economic activities, whilst maintaining the "special feel" of a characterful, small semi-rural village. This means:
- Important open spaces and views are protected
- Local services and facilities are retained
- Heritage is conserved
- The character and beauty of the countryside is safeguarded
- Housing development reflects local needs
- The parish is home to a range of small-scale businesses

## 2. Protecting Green Areas and Views

### Local Green Spaces

- 2.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. A full assessment of potential Local Green Spaces has been undertaken and their importance is summarised in Appendix 2.
- 2.2 Of particular importance are the two small village greens at either end of Top Green which provide key focal points in the village with Bottom Green containing the remains of a historic stone cross. The results of our 2017 Questionnaire, showed that around 97% wanted to see Top (Daffodil) and Bottom (Cross) Greens protected. Over 50% of respondents wanted to see all six green areas protected.
- 2.3 With the exception of St Luke's churchyard and the burial ground at the Baptists Chapel, which are consecrated land, these areas are already registered as common land and so various rights and restrictions already apply.

### Policy UB1: Local Green Spaces

The following sites have been designated as Local Green Spaces:

1. Top/Daffodil Green
2. Bottom/Cross Green
3. St Luke's churchyard
4. Land in front of Mill House
5. Land fronting the South side of Chapel Lane and also between the North side of the A606 and the boundary fence of The Paddock
6. Land in front of Hill Farm
7. Burial ground of the former Baptist Chapel

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

- ✓ Important open spaces and views are protected
- ✓ Heritage is conserved

- ✓ The character and beauty of the countryside is safeguarded

### Important Views

- 2.4 We want to protect the views of the surrounding countryside and we identified some of the key views in our 2017 questionnaire. A full assessment of important local views has been undertaken and this is summarised in Appendix 3.
- 2.5 Open space and gaps between properties to the south of Station Road provide a strong visual link with the surrounding agricultural land and beautiful views of the Belvoir escarpment, whilst the flanks of the hill to the north of the village provide a backdrop of grassy slopes and mature trees. Elsewhere the A606 Melton Road sweeps downhill through the eastern part of the village, its many turns providing a pleasing sequence of views.
- 2.6 St Luke's Church tower is a local landmark that contributes to the historic character and scenic quality of the area and it important that it remains the key landmark feature.

#### Policy UB2: Locally Important Views

Development proposals should ~~safeguard and, where possible, enhance the following important~~

respect the open views and vistas ~~(as shown on the Policies Map and set out in Appendix 3)~~. Proposals which would have a significantly detrimental impact on these views and vistas will not be supported:

1. From Colonel's Lane looking east
2. From the north of Church Lane towards the north-east
3. Views of the village from the A606
4. Views of Top Green from the A606
5. From Bottom Green, opposite the Old Saddlery, looking south
6. From Bottom Green, either side of The Barn, looking south
7. From Station Road, across the tennis courts, looking south
8. From the western edge of the village looking south and west
9. Other open space and gaps between properties to the south of Station Road
- ~~10. Upper Broughton from the south west~~
- ~~11. Upper Broughton from the south east~~

Development should protect views of St Luke's Church.

- ✓ Important open spaces and views are protected
- ✓ Heritage is conserved
- ✓ The character and beauty of the countryside is safeguarded

### 3. Traffic and Parking

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3.1 Traffic (particularly HGVs), road safety, speeding and inconsiderate parking were all concerns for local people. Many of these issues are outside the scope of the Neighbourhood Plan and are set out at Appendix 1.

#### Traffic

##### A606 Melton Road

3.2 There are particular concerns about traffic speeds through the village on the busy A606 Melton Road. On a scale of 0 to 10, (where 0 is not a problem) on average respondents to our 2017 survey scored speeding traffic on the A606 through the village as 8. There have been ten recorded accidents along this stretch of road over the period 2013-2017, including five serious accidents- two of which were within the village.

3.3 The Highway Authority- Nottinghamshire County Council- has looked at different traffic

management options in the past, but none have progressed.

##### Station Road

3.4 Around 70% of respondents to our 2017 Questionnaire identified other areas where speeding traffic was a concern. All of them identified a problem on Station Road. Residents have also expressed concern over Station Road being used as a rat-run between the A606 and A46.

#### Parking

3.5 Just over a half (52%) of the respondents to our 2017 Questionnaire said that they had not experienced problems associated with inconsiderate parking. Those that did, identified car parking problems associated with Top and Bottom Greens, the church, village hall and tennis club. There were also concerns about cars obstructing the pavement throughout the village.

## 4. Services, Facilities and Infrastructure

- 4.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. However, the provision of such services and facilities in Upper Broughton is limited. There is a church, the Tap & Run Public House, village hall, a cricket club and a tennis club.
- 4.2 Upper Broughton is served by the Centrebus Number 19 bus service between Nottingham and Melton Mowbray. This is a two-hourly, daytime service with no evening nor Sunday service.
- 4.3 Our 2017 Questionnaire showed that most (78%) local people would like to see a general store and 67% wanted to see better bus services.
- 4.4 The loss of even the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population,

access to locally based services will become increasingly important due to lower mobility levels. Almost all the respondents (97%) to our 2017 Questionnaire supported the retention of services and facilities.

### Policy UB3: Community Services and Facilities

Development that would result in the loss of the Tap & Run PH, Cricket Club, Tennis Club or Village Hall will not be supported, unless it can be demonstrated that:

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

✓ Local services and facilities are retained

### The Tap & Run PH

- 4.5 The site of today's pub is shown as being occupied on the map of the village dated 1818, and it is believed that it was trading as a pub at that time. The site was redeveloped at some point later in the 19th century to largely the built form seen today.
- 4.6 It traded for many years under the name 'The Golden Fleece'. It closed in 2017 for major refurbishment works, which were completed in



Figure 2: Tap & Run PH

September 2018 when it reopened under the current name of the Tap & Run.

- 4.7 The Tap & Run is the only retail outlet left trading in the village and following the high-quality refurbishment of the pub it is hoped that it will again become a focal meeting point for the villagers of Upper Broughton.

### Upper Broughton Cricket Club

- 4.8 The cricket club owns its own ground, on the A606 a hundred metres south of the village. The ground is very well maintained by the chairman and long-time resident of Upper Broughton, Alan Bailey, who has been a mainstay of the club for over fifty years. He is helped in this task by four or five other players. Between 1950 and 1995 Upper Broughton were a successful team playing in local village leagues, both at the weekends and latterly as an evening league side. However, since 1996 insufficient numbers have been available to field a full eleven on Saturdays and the team has had to withdraw from the Notts Amateur Cricket League, though the evening league team is still playing. At the weekend the ground is still well used, being let out as a facility to a club that is currently without a

home pitch and staging around 50 games a year. With the facility in good order, it is still hoped and planned that more players can be attracted to the club, and thus maintain the well-established contribution of this local community asset.

### Upper Broughton Tennis Club

- 4.9 Upper Broughton tennis club, formally Upper Broughton Youth and Social Club, was established in 1952. It was built by members of the village on land donated by a neighbour. The club membership in 2017 was its highest ever, at 80 adults and 60 juniors. Junior tennis is a particular interest, and organised coaching continues to be provided for them throughout the year. The facilities are two courts, in a rural setting. The beautiful view from south east to south west is an especial joy, enjoyed by all, and is a key feature of the offering. New all-weather carpet courts were installed in 2013, followed by low cost but effective floodlights in 2017. The club thus provides a facility that is enjoyed by a wide range of local players throughout the year.

### Upper Broughton Village Hall

- 4.10 Upper Broughton Village Hall was built in 1899. Over the years it has been maintained and modernised to a high standard and includes a fully equipped kitchen. Adjoining the Village Hall there is a cottage used by the Parish Council for meetings and other lettings like the Art Class and Tapestry Group. The main hall is used for weekly Yoga Classes and a Mothers and Babies Group. It is also used by the History Group and for Business Meetings, Coffee Mornings, Social Events and Children's Parties. It hosts the Village's Harvest Lunch, Upper Broughton Youth & Social Club Dinner, the Senior's Lunch, and the Annual Art Show which is now in its 36th year.

### Infrastructure

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

sites and scale of development identified in our Plan.

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

## 5. Heritage and Design

### Historical development

- 5.1 Upper Broughton was Broughton Sulney for official purposes until the end of the 19<sup>th</sup> century and remains so ecclesiastically. The name Over Broughton has been used as far back as 1400 to distinguish the village from Nether Broughton.
- 5.2 Historically, Upper Broughton has been a farming community, and the ridge and furrow of the communal fields of the middle ages has been evident until recently. The manor was sold by the Clifton family in 1623, though there seems to have been some land in other hands before that time. After 1623 the diversification of land ownership seems to have increased, though Parliamentary Enclosure of the entire parish did not take place until 1760. Most of the present fields and hedges were laid out at this time, and over the next 50 years outlying farmhouses were built. The original village may date from the late 9<sup>th</sup> century and was sited around the stockwell, which is opposite the Golden Fleece. The village seems to have been extended westwards at the beginning of the 13<sup>th</sup> century, possibly as a result of an attempt to start a

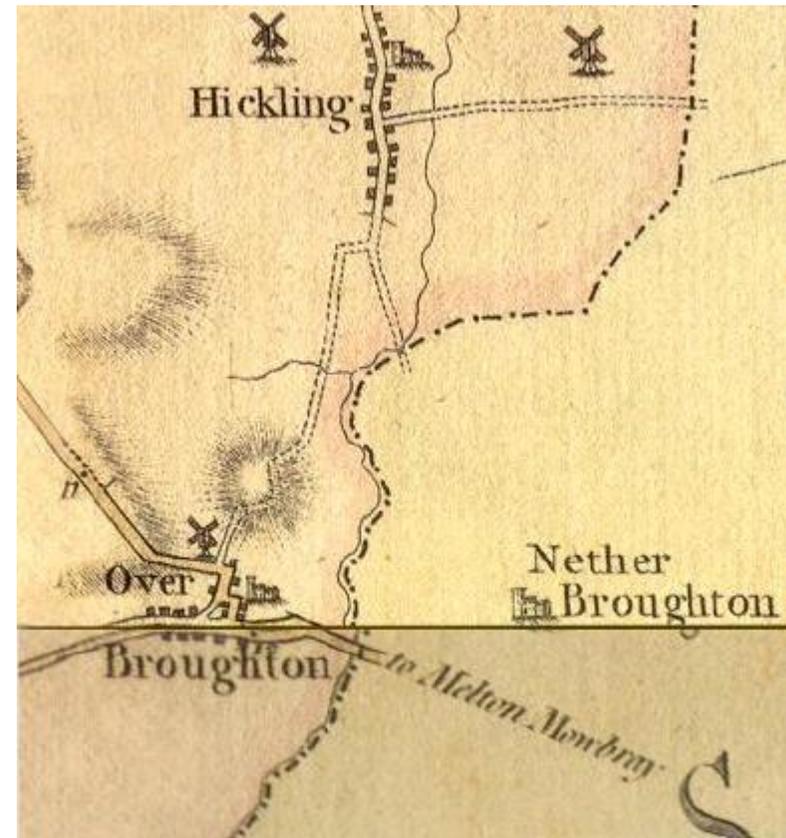


Figure 3: Chapman's map of 1774

market at Cross Green. The former 'main' road through the village ran along Bottom Green and Station Road, and much of the present A606 was not constructed until the end of the 17<sup>th</sup> century. The location of the village is dictated by water

sources, from the base of the glacial till at the top of the village, and from a sandy layer in the Lias lower down.

- 5.3 Many houses appear to date from the early 18<sup>th</sup> century, but there is widespread evidence of earlier buildings which have been rebuilt or more commonly re-faced in brick later. Several buildings have timber frames or traces of frames. Many buildings show evidence of their former thatched roofs being raised once tiles became available. Some slate roofs may date from the arrival of the Grantham Canal at the end of the 18<sup>th</sup> century. Post-enclosure, three farmhouses were rebuilt or extended according to 'pattern book' designs (as statements of wealth and fashion), though the majority of buildings follow the vernacular design of the East Midlands. There was some redevelopment and gentrification of houses to accommodate wealthy commuters from Nottingham when the railway came in 1880. There was very little further development until the second half of the 20<sup>th</sup> century, when mains drainage and water became available.
- 5.4 To the west of the village is the former Midland Railway route which linked Nottingham and

Kettering. The line was opened for goods traffic in November 1879 and for passengers in February 1880. It was closed in 1968 and today it is used as a rail test track. The line would have supplied the Welsh slate which is commonly used for roofing in the village.

### Listed Buildings

- 5.5 A listed building is a building which has been designated because of its special architectural or historic interest. The older a building is, the more likely it is to be Listed. All buildings built before 1700 which survive in anything like their original condition are Listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
  - Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*

- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.



Figure 4: St Luke's Church

- 5.6 There are 16 Listed buildings in Upper Broughton. The Church of St Luke is the only Grade I Listed Building, all the rest are Grade II. The Church is mostly 13th Century, with 14th Century work in the tower. Remains of the south arcade from 1200 can also be seen. It is constructed from a buff coloured sandstone which has weathered substantially in

certain areas. Of interest in the porch is a carving, which shows St Oswald, king and martyr. This appears to pre-date the present building. It seems to have been a Calvary from the chancel arch which was evicted in a fit of Protestantism in 1733.

### Scheduled Monuments

- 5.7 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. There is one Scheduled Monuments in Upper Broughton although there is also a Scheduled Saxon cemetery south-west of Broughton Lodge on the western boundary of the parish.

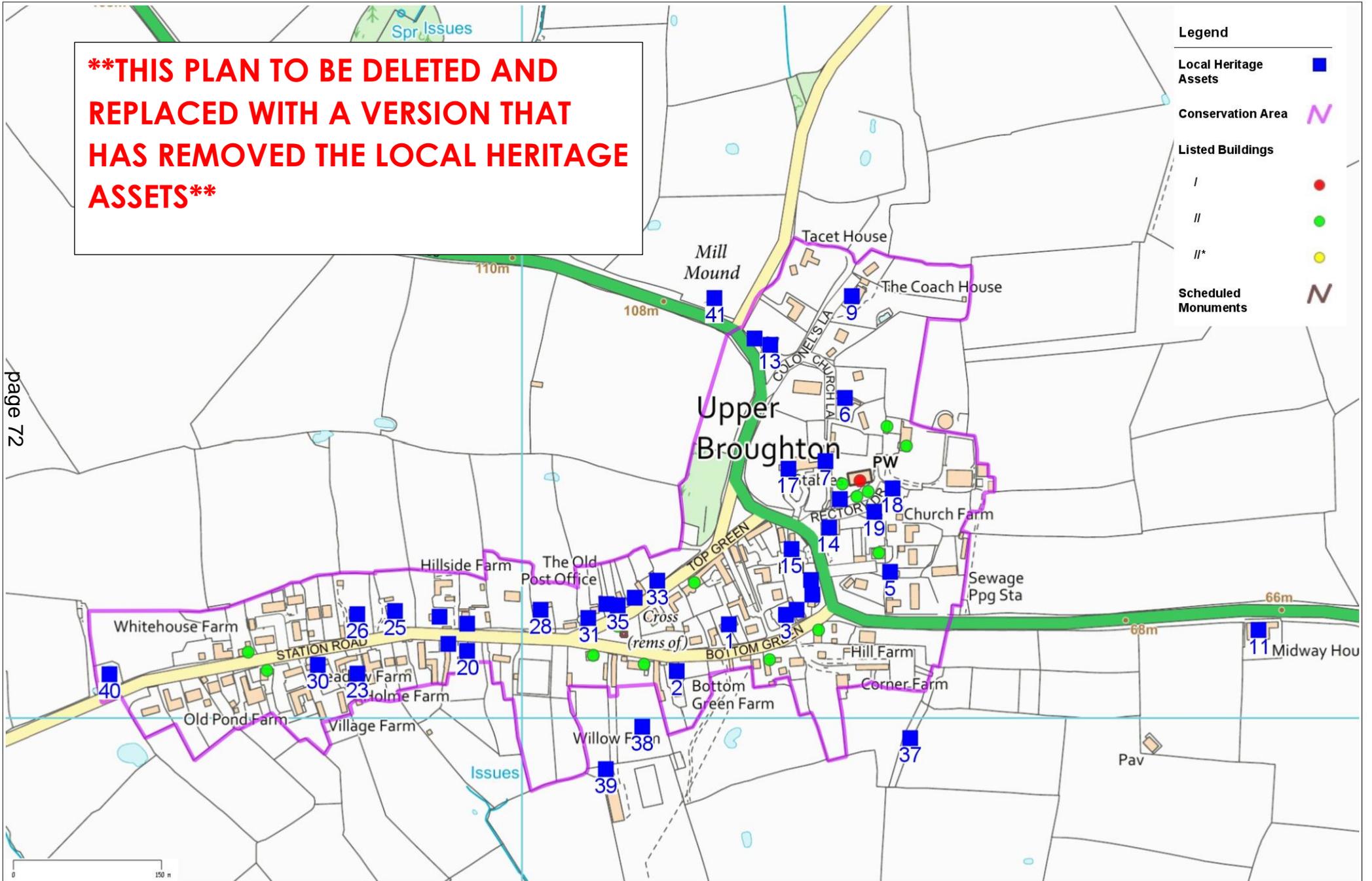
### The Village Cross

- 5.8 The cross on Cross Green is likely to have been a market cross of circa 1240. The remains comprise a base of two steps beneath a moulded pedestal and square socket stone surmounted by the lower portion of a square sectioned shaft. Originally the shaft would have been at least twice its present height and would have been surmounted by a carved cross head, but these items are now missing. The cross is also Listed Grade II.

**\*\*THIS PLAN TO BE DELETED AND REPLACED WITH A VERSION THAT HAS REMOVED THE LOCAL HERITAGE ASSETS\*\***

**Legend**

- Local Heritage Assets 
- Conservation Area 
- Listed Buildings
  - I 
  - II 
  - III\* 
- Scheduled Monuments 



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### Upper Broughton Conservation Area

5.9 A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Upper Broughton Conservation Area was designated in 1973 and includes nearly all the built-up area of the village and many of the immediately adjoining open spaces.

5.10 Buildings within the village are loosely grouped but harmoniously linked by walls, fences, mature hedges and trees. Typical of South Nottinghamshire, the predominant building materials are red brick walls and slate or clay pantile roofs.

### Local Heritage Assets

5.11 There are buildings and sites in the parish that make a positive contribution to local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan.

~~5.12 Appendix 4 includes information about local, non-designated heritage features to guide decisions.~~

### Policy UB4: Local Heritage Assets

~~The determination of planning applications which would affect features of local heritage interest will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed. Non-designated heritage features are included in Appendix 4 and shown on the Policies Map.~~

In considering planning applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

✓ Heritage is conserved

### Design

~~5.13~~ 5.12 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the unique character of Upper Broughton and create places that work well for both occupants and users and are built to last.

~~5.14~~ 5.13 The results of our 2017 Questionnaire show that 83% of respondents wanted to see design

guidance included in our Neighbourhood Plan. Based on the Upper Broughton Conservation Area Appraisal and Management Plan, we have prepared design guidance (Appendix 45) which describes the distinctive character of Upper Broughton and highlights the qualities valued by its residents. From these qualities, design principles, based on the distinctive local character of the village, have been drawn up to guide development.

**Policy UB5: Local Design and Amenity**

All new developments should reflect the distinctive character of Upper Broughton or be of exceptional quality or innovative design. Development should reflect the guidance set out in the Design Statement (Appendix 45). Development must also:

- A Be in keeping with the scale, form and character of its surroundings unless smaller scale development is required to conform to Policy UB13;
- B Protect important features such as traditional walls, hedgerows and trees;

- C Not result in the loss of residential garden space to the detriment of the character of the village;
- D Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
- E Not significantly increase the volume of traffic through the village; and
- F Have safe and suitable access.

- ✓ Heritage is conserved
- ✓ Important open spaces and views are protected

## 6. Rural Character

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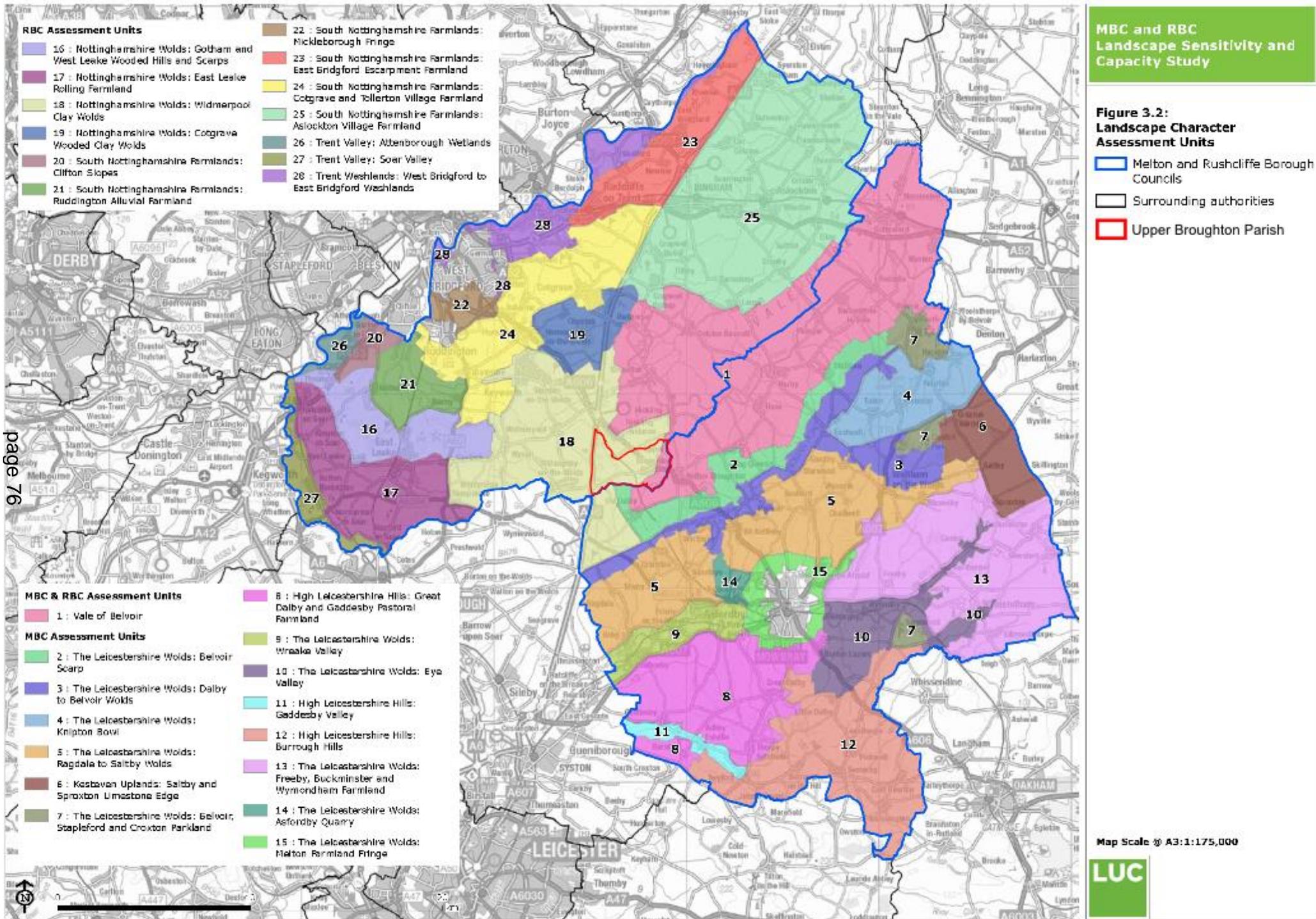
- 6.1 Upper Broughton is a rural parish consisting of largely undeveloped open, pastoral farmland.
- 6.2 Local people value the intrinsic character and beauty of the countryside. Maintaining the character of the landscape, wildlife habitats, trees and hedgerows, and village boundaries are extremely important to local people as they help to preserve the rural characteristics of the area.

### Landscape Character

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

### Vale of Belvoir

- 6.4 The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Nottinghamshire and Lincolnshire in England. The name derives from the Norman-French for 'beautiful view'. The Vale has a predominantly flat, low-lying landform with very gentle undulations, enclosed by rolling hills such as the Belvoir Ridge in Leicestershire to the south. The Grantham Canal is a local feature and an ongoing restoration project.
- 6.5 Upper Broughton village is located on the southern slope of a broad hill facing the Belvoir escarpment.
- 6.6 The Vale of Belvoir has a mostly remote, tranquil and undeveloped character, with occasional views to scattered villages and individual farms. The main land use is a mix of arable and pasture. There is a tradition of dairy farming in the area and the Vale is the historic centre for Stilton cheese production.



- 6.7 Nottinghamshire Wolds: Widmerpool Clay Wolds  
The Widmerpool Clay Wolds has a rolling landscape which forms part of a wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds. Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays. The area has a remote rural character.
- 6.8 There are several small nucleated villages which have a remote and rural character with concentrations of distinctive vernacular buildings. Farm buildings are frequent within the landscape, often containing a large red brick and pantile roofed farmstead with modern timber or metal outbuildings.

### The Countryside

- 6.9 The countryside that we enjoy is managed by farmers and other land managers. They look after the environment through activities such as woodland and hedgerow management, conserving and restoring wildlife habitats, preserving features of importance to the local landscape and maintaining drainage systems. The rural setting is highly valued by local people so,

within the countryside, development will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location in accordance with Rushcliffe Local Plan Part 2 Policy 22.

### Policy UB6: Countryside

For the purposes of Rushcliffe Local Plan Part 2 Policy 22, the Countryside is land outside the Upper Broughton Limits to Development as defined on the Policies Map.

- ✓ Important open spaces and views are protected
- ✓ The character and beauty of the countryside is safeguarded

### Renewable Energy

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

### Solar Farms

- 6.11 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid or local distribution system. Solar farms can cover anything between 1 acre and 100 acres or more. In our 2017 Questionnaire, 41% of respondents supported solar farms.

### Wind Energy

- 6.12 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). In June 2015, Rushcliffe Borough Council adopted a [Wind Energy Supplementary Planning Document](#) that assists the interpretation and application of those policies within the Core Strategy that concern wind turbine proposals. The Supplementary Planning Document refers to the [Melton and Rushcliffe Landscape Sensitivity Study](#) (MRLSS) as important in determining the acceptability of different types of wind turbine development within the Borough. The landscape sensitivity assessment

~~indicates~~ identifies that the Vale of Belvoir landscape is of low-medium sensitivity to turbines below 25 metres in height (to tip), of medium sensitivity to turbines between 26 metres and 50, of medium –high sensitivity to turbines between 50 and 74 metres and highly sensitive to turbines over 75 metres. ~~would be particularly sensitive to turbines over 50m to tip and highly sensitive to turbines over 75m in height.~~ It also notes that the landscape is likely to be highly sensitive to clusters of turbines over 3 in size. The Widmerpool Clay Wolds landscape is of low-medium sensitivity to turbines below 25 metres in height (to tip), of medium sensitivity to turbines between 26 metres and 75 metres, of medium-high sensitivity to turbines between 76 and 110 metres and highly sensitive to turbines over 111 metres ~~likely to be particularly sensitive to turbines over 75m and highly sensitive to turbines over 110m.~~ The Widmerpool Clay Wolds landscape is likely to be highly sensitive to clusters of more than two to three turbines.

- 6.13 National planning policy now allows local people to have the final say on wind farm applications. When determining planning applications for wind energy development involving one or more wind turbines,

local planning authorities should only grant planning permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. In our 2017 Questionnaire, only 24% of respondents supported wind turbines.

Biomass

6.14 The term "biomass" refers to organic matter that has stored energy through the process of photosynthesis. It exists in one form as plants and may be transferred through the food chain to animals' bodies and their wastes, all of which can be converted for everyday human use through processes such as combustion, which releases the carbon dioxide stored in the plant material. Many of the biomass fuels used today come in the form of wood products, dried vegetation, crop residues, and aquatic plants.

6.15 The John Brooke Sawmills site on the A46 contains a seven-megawatt wood-fuelled biomass plant. Further details are on page 42.

Microgeneration Technologies

6.16 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air

source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Most of the respondents to our 2017 Questionnaire (81%) supported small-scale renewable energy technologies.

**Policy UB7: Renewable Energy**

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

~~A~~ — They are on previously developed (brownfield) or non-agricultural land;

BA Their location is selected sensitively and well planned so that the proposals do not impact on any features of local heritage or wildlife interest;

~~B~~B The proposal's visual impact has been fully assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and

~~C~~C The installations are removed when no longer in use.

~~Wind turbines will not be supported.~~

Proposals for wind turbines over 25 metres in height would not be supported. Proposals for wind turbines of a height less than 25 metres may be considered suitable if:

(i) Following consultation with the local community it can be demonstrated that any planning impacts have been fully addressed; and

(ii) The proposal has the backing of the local community.

- ✓ The character and beauty of the countryside is safeguarded

### Ecology and Biodiversity

- 6.17 Although there are no nationally designated ecology sites, there are several wildlife sites in Upper Broughton.
- 6.18 The Neighbourhood Plan provides an opportunity to protect other broad habitat types, such as other wetlands, grasslands and woodland. 92% of respondents to our 2017 Questionnaire thought that our Neighbourhood Plan should identify, protect and where possible enhance local biodiversity

### Local Wildlife Sites

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

**Upper Broughton Meadow II:** A fine neutral grassland

**Upper Broughton Meadow:** A well-established and locally characteristic grassland community

**Upper Broughton Pasture:** A sequence of species-rich unimproved grasslands

**Railway, Upper Broughton:** A valuable railway containing calcicolous species

**Upper Broughton Meadows:** Traditionally managed species-rich unimproved grasslands

**Upper Broughton Pond**

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

**Upper Broughton Pond**

- 6.20 Additionally, Upper Broughton lies within the South Rushcliffe Pondscape focal area identified within the Rushcliffe Biodiversity Opportunity Mapping Report. The Parish is therefore important for ponds, a habitat of particularly important for great crested newts (great crested newts are a protected species and have been recorded within the parish and in neighbouring Nether Broughton).
- 6.21 Opportunities within the parish to maintain and enhance existing ponds and create new ponds to improve connectivity across the landscape should be considered. Other wetland and grassland linkages should also be retained and developed along with farmland habitats (field margins, arable flowers etc.).

**Policy UB8: Ecology and Biodiversity**

~~Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):~~ The following Local Wildlife Sites are defined on the Policies Map:

- ~~2.1.~~ Upper Broughton Meadow II
- ~~3.2.~~ Upper Broughton Meadow
- ~~4.3.~~ Upper Broughton Pasture
- ~~5.4.~~ Railway, Upper Broughton Standard Meadow

~~6.5.~~ Upper Broughton Meadows  
~~7.6.~~ Upper Broughton Pond  
~~8.7.~~ Broughton Wolds Grasslands  
~~9.8.~~ Upper Broughton Pond

Development likely to have a significant adverse effect on the Local Wildlife Sites and other valuable local ecological features and habitats will be considered by the methodology expressed in Policy 36 of the Local Plan Part 2.

New development will be expected to provide net gains for biodiversity for example by:

- A Enhancing existing ecological corridors and landscape features (such as watercourses, grassland, hedgerows and tree-lines) for biodiversity;
- B Enhancement of existing and creation of new ponds;
- C Incorporating built-in bat and bird boxes into buildings; and
- D The inclusion of Sustainable Urban Drainage System components that make a significant contribution to biodiversity.

- ✓ Important open spaces and views are protected
- ✓ The character and beauty of the countryside is safeguarded

### Trees and Hedges

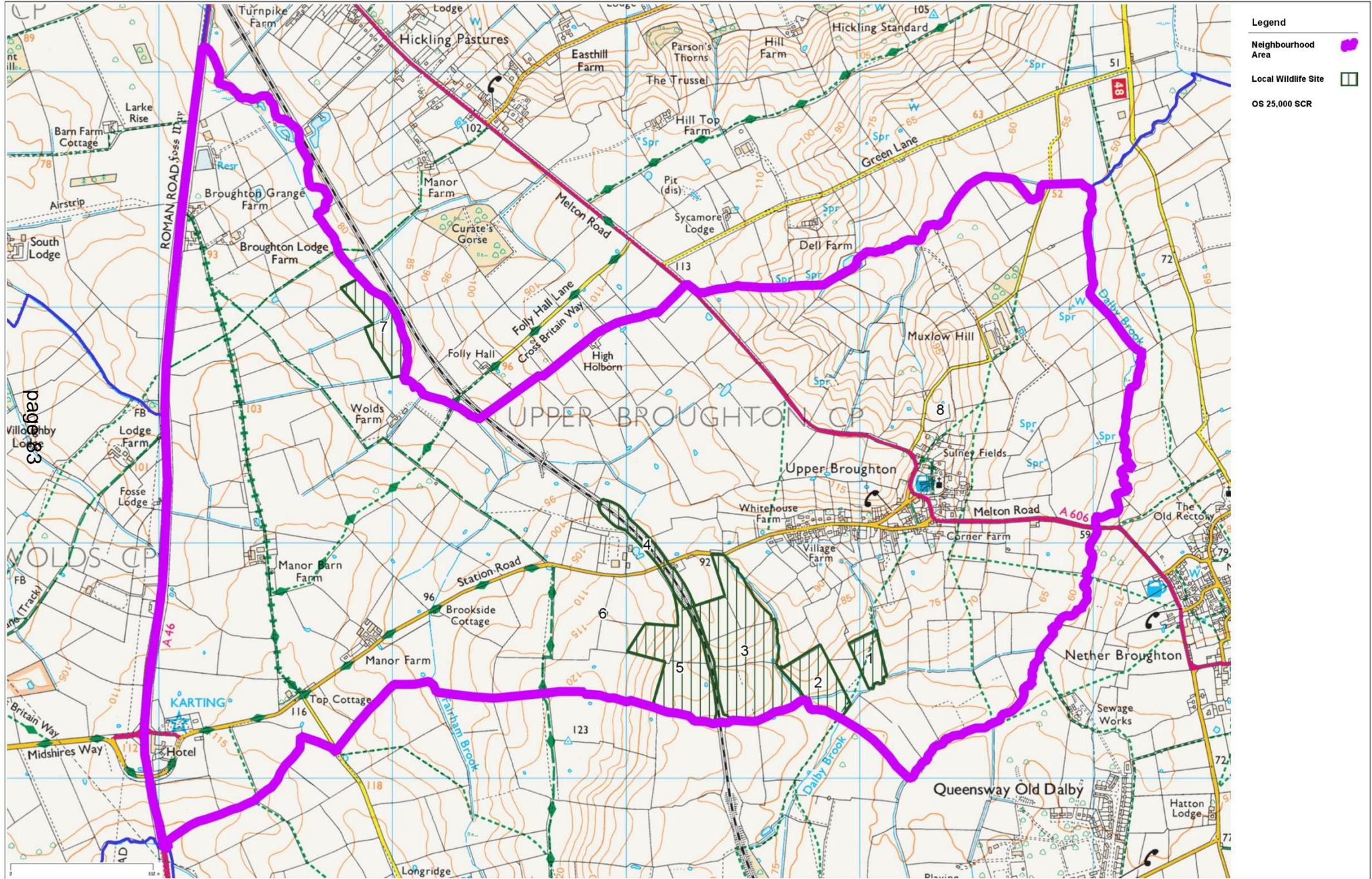
- 6.22 Mature trees and hedgerows play an important part in the character of Upper Broughton. Along Melton Road they greatly enhance the rural approaches to the village centre. Throughout the village, many properties are hidden behind established hedgerows and banks of trees.
- 6.23 Most of Upper Broughton village lies within a Conservation area and consequently, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, wilful damage or destruction of such trees is allowed without giving prior notification to Rushcliffe Borough Council.
- 6.24 Most (98%) of the respondents to our 2017 Questionnaire wanted to see important trees in Upper Broughton protected.

ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Planning applications affecting trees or hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and indicates replanting where appropriate. [Replanting should be with native species of local origin and provenance.](#)

- ✓ Important open spaces and views are protected
- ✓ The character and beauty of the countryside is safeguarded

### Policy UB9: Trees and Hedges

Development that damages or results in the loss of ancient trees, or hedgerows or trees of good arboricultural and amenity value, will not be supported. Proposals should be designed to retain



## 7. Housing

### Local Plan Part 1: Core Strategy

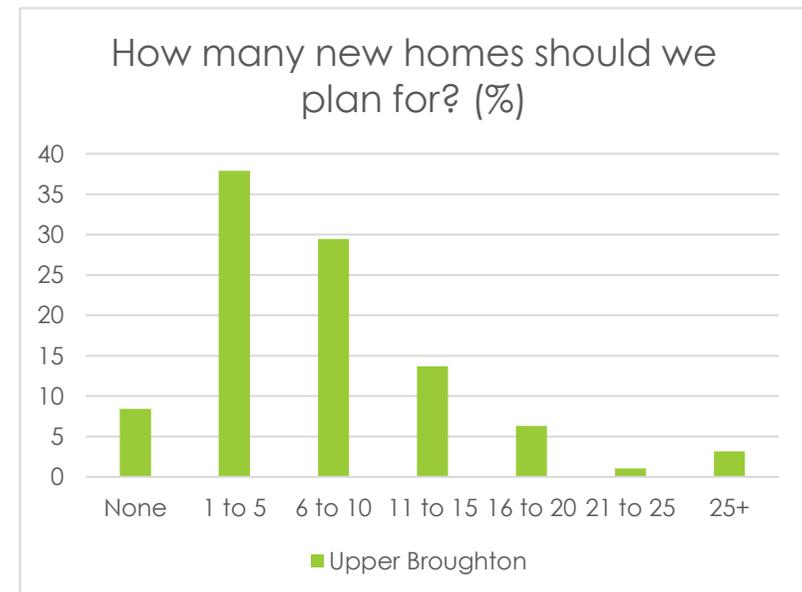
- 7.1 The Upper Broughton Neighbourhood Plan must be in general conformity with the strategic policies of the Rushcliffe Core Strategy, and it should not promote less development or undermine its strategic policies.
- 7.2 The Core Strategy plans for 13,150 new homes over the period 2011 to 2028. Most of this new development is directed to the edge of the built-up area of West Bridgford and the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.
- 7.3 The [Local Plan Part 2: Land and Planning Policies Document](#) will set out the non-strategic development allocations and detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy. Rushcliffe Borough Council have now identified where more homes should be built and consulted on these proposals in Autumn 2017. The sites, which in total would deliver over 2,500 new homes, are at the following locations: Bunny, Cotgrave, Cropwell

Bishop, East Bridgford, Gotham, Keyworth, Radcliffe on Trent, Ruddington and West Bridgford.

- 7.4 Upper Broughton is not expected to accommodate development other than to meet local needs.

### Meeting Local Housing Needs

- 7.5 Since 2011, five houses have been built (net of demolitions) in the Parish (to 31st March 2017) and a further three homes had planning permission. Of these eight new homes, six had four bedrooms or more.



- 7.6 In our 2017 Questionnaire, we invited local people to set out how many new homes we should plan for. The results are shown above.
- 7.7 We also asked existing households to identify any housing needs that they expected to have over the coming ten years. In Upper Broughton, 13 households said that someone in their household would need to move. 77% wanted a two or three bed house. Five wanted to move because their existing house was too large, four were from young people looking to live independently. In most cases these needs could be met by market housing or self-build housing. Only two were interested in Local Authority or Housing Association housing.
- 7.8 Not all this housing need must be met in Upper Broughton. Some younger people will move away for work or to study, while housing for older people could free-up existing homes for new households. Nonetheless, up to ten new homes are needed and our 2017 Questionnaire shows that many local people support small-scale development.
- 7.9 We also asked local people how we should plan for housing growth. There was good support for the

conversion of rural buildings, brownfield and infill development.

- 7.10 To meet the need for new homes, our Plan allows for the conversion of existing rural buildings and infill housing development. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Limits to Development for Upper Broughton village which takes account of the character the village. In the remainder of the



Parish new residential development will normally be limited to the conversion of existing buildings.

**Policy UB10: Housing Provision**

Applications for housing development within the Upper Broughton Limits to Development, as defined on the Policies Map, will be supported subject to meeting the other policies of the Neighbourhood Plan.

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

- A. The re-use and adaptation of redundant rural buildings in accordance with Policy UB11; and
- B. Replacement dwellings in accordance with Policy UB12.

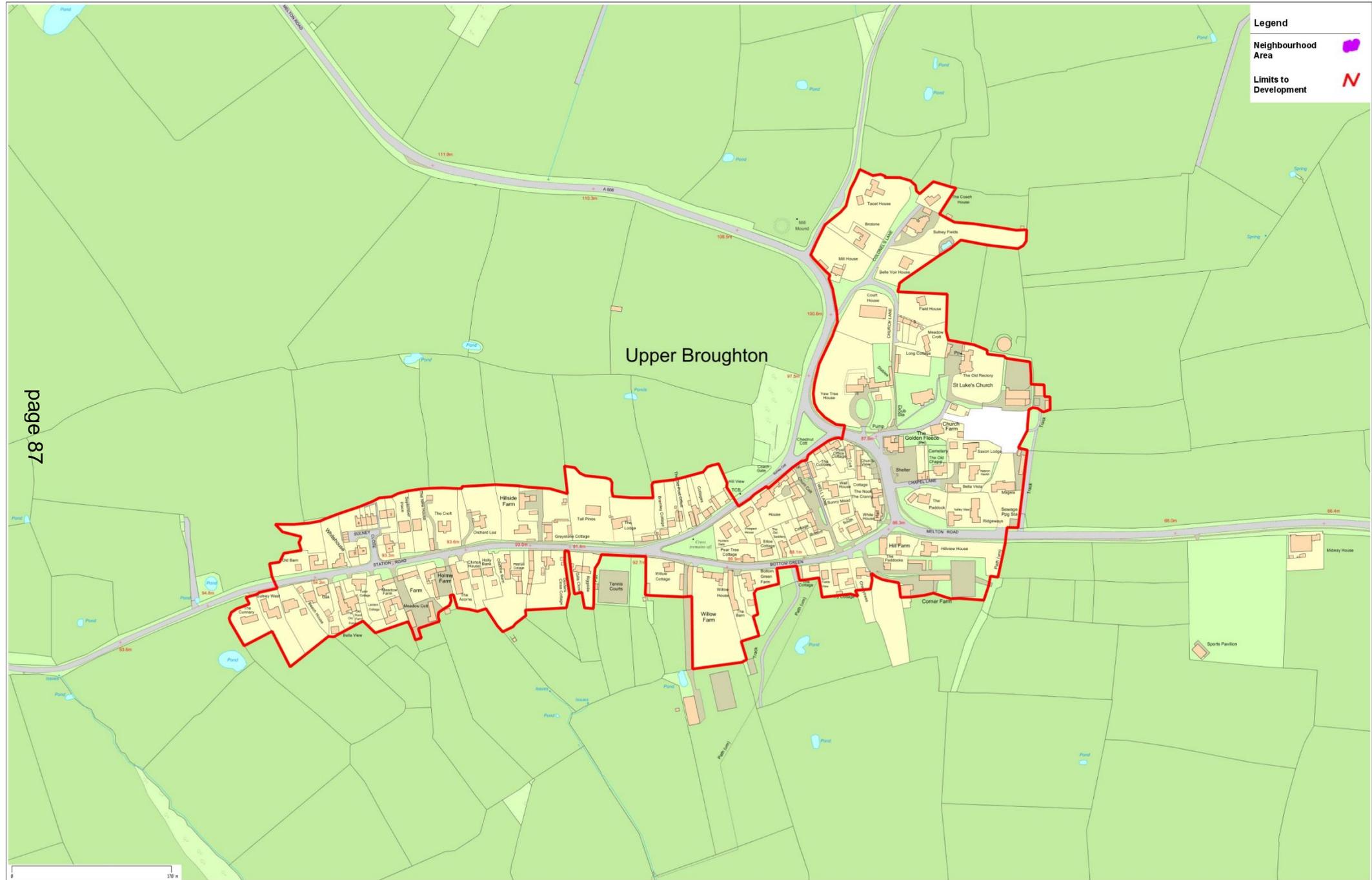
✓ Housing development reflects local needs

**Residential Conversion of Rural Buildings**

7.11 On 6 April 2014, new permitted development rights were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to submit an

application to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, in accordance with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.

- 7.12 Many buildings in the countryside are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 7.13 Not all buildings in the countryside are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Demolition should be avoided to retain the character of traditional buildings.



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7.14 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted.

**Policy UB11: Residential Conversion of Rural Buildings**

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

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

footprint of the original building and situated within the original curtilage.

- ✓ Heritage is conserved
- ✓ The character and beauty of the countryside is safeguarded

**Replacement Dwellings**

- 7.15 It is recognised that the replacement of a dwelling in the rural area can result in significant benefits to the local area. It can lead to improved architectural appeal and modern design and construction standards leading to better energy efficiency. It can also overcome poor construction techniques employed with the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life.
- 7.16 Due to these significant potential benefits, where development would result in an enhancement to the area, replacement dwellings in the rural area will often be acceptable. However, where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable but we are keen to ensure that the limited stock of small and

single-storey housing is not reduced. It is also important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. To manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.

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

**Policy UB12: Replacement Dwellings**

Outside Limits to Development proposals for the demolition and rebuild of an existing dwelling will be supported where:

A. It leads to an enhancement of the immediate setting and general character of the area;

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

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

### Housing Mix

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

- There is already a high proportion of detached dwellings  
68% of dwellings in the Parish are detached compared with 46% in Rushcliffe Borough and 22% in England (2011 Census).
- Significant levels of under-occupancy currently exist

63% of dwellings in the parish have an occupancy rating of 2+ compared with 50% in Rushcliffe Borough and 34% in England (2011 Census).

- House prices are high  
The average property value in Upper Broughton is £510,187 compared with £380,049 in Nether Broughton, £306,979 in Old Dalby and £393,547 in Hickling (Zoopla December 2017)
- The people in need want smaller houses  
38.5% of households needing to move within the Parish within the next ten years' say they need a 2bed property and 38.5% want a 3bed home.
- Local people would like to see a mix of housing types and sizes  
Responses to our 2017 Questionnaire showed that the top three priorities for new housing were:
  - 3bed houses (e.g. for families with children)
  - 2bed houses (e.g. for couples, smaller families, single parents, singles with child access and frequent visitors)
  - 2/3bed bungalows for downsizing older people

<sup>1</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is

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

7.20 In 2015, the Government published nationally described space standards. Using these standards, we would expect the Gross Internal (floor) Area of a new, three-bed house to be 84-102m<sup>2</sup>. Larger homes should only be allowed in exceptional circumstances.

**Policy UB13: Housing Mix**

Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, affordable homes for sale or

subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

rent. The development of housing with four bedrooms or more will only be supported if:

- A. It is demonstrated that the development would otherwise be undeliverable; or
- B. It is necessary to make best use of a redundant or disused rural buildings in accordance with Policy UB11.

✓ Housing development reflects local needs

### Affordable Housing

- 7.21 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 7.22 Our 2017 Questionnaire identifies a need for local housing, but this need can largely be met by market housing. The need for Local Authority or Housing Association property to rent or for shared-ownership was just two homes. The limited need for additional affordable homes means that there is no immediate requirement to allow planning

permission to be granted for affordable housing on a 'Rural Exception Site', i.e. a site that would not normally be released for private market housing. In our 2017 Questionnaire, 54% of respondents said that they would not support a Rural Exception Site for affordable housing.

## 8. Employment

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### Economic Activity

- 8.1 The 2011 Census shows that of the 234 parish residents aged 16 to 74, 172 were economically active. Of those economically active, 53% were in full-time employment, 23% were in part-time jobs and 24% were self-employed. In March 2017, the Job Seekers Allowance claimant count in Nevile ward (which includes Kinoulton, Owthorpe and Hickling) was 1.2%.
- 8.2 The 2011 Census shows that a particularly high proportion of working residents were managers, directors or senior officials– 38 people or 22.5% compared with 14% in Rushcliffe Borough.
- 8.3 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, in 2011 (Census) only 3% of the Parish's workers were employed in agriculture, forestry or fishing.
- 8.4 Five local businesses responded to our 2017 Questionnaire. All these businesses were micro-businesses employing less than ten people. For all

these businesses, their premises were also their home.

- 8.5 Although there is limited demand for new business space, nor many residents intending to set-up new businesses, we want to support small-scale economic growth in Upper Broughton to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise.

### Home Working

- 8.6 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. Rushcliffe Borough Council is responsible for deciding whether planning permission is required and will determine this based on individual facts. Issues which they may consider include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any major structural changes or major renovations. Our 2017 Questionnaire showed that 90% of respondents supported home working.

### Business Conversion of Rural Buildings

8.7 We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. Our 2017 Questionnaire demonstrates that local people support (71% of respondents) the conversion of existing rural buildings to business use. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside. To allow farming to accommodate change and support the rural economy our Plan gives more flexibility over the reuse of rural buildings for business rather than residential purposes.

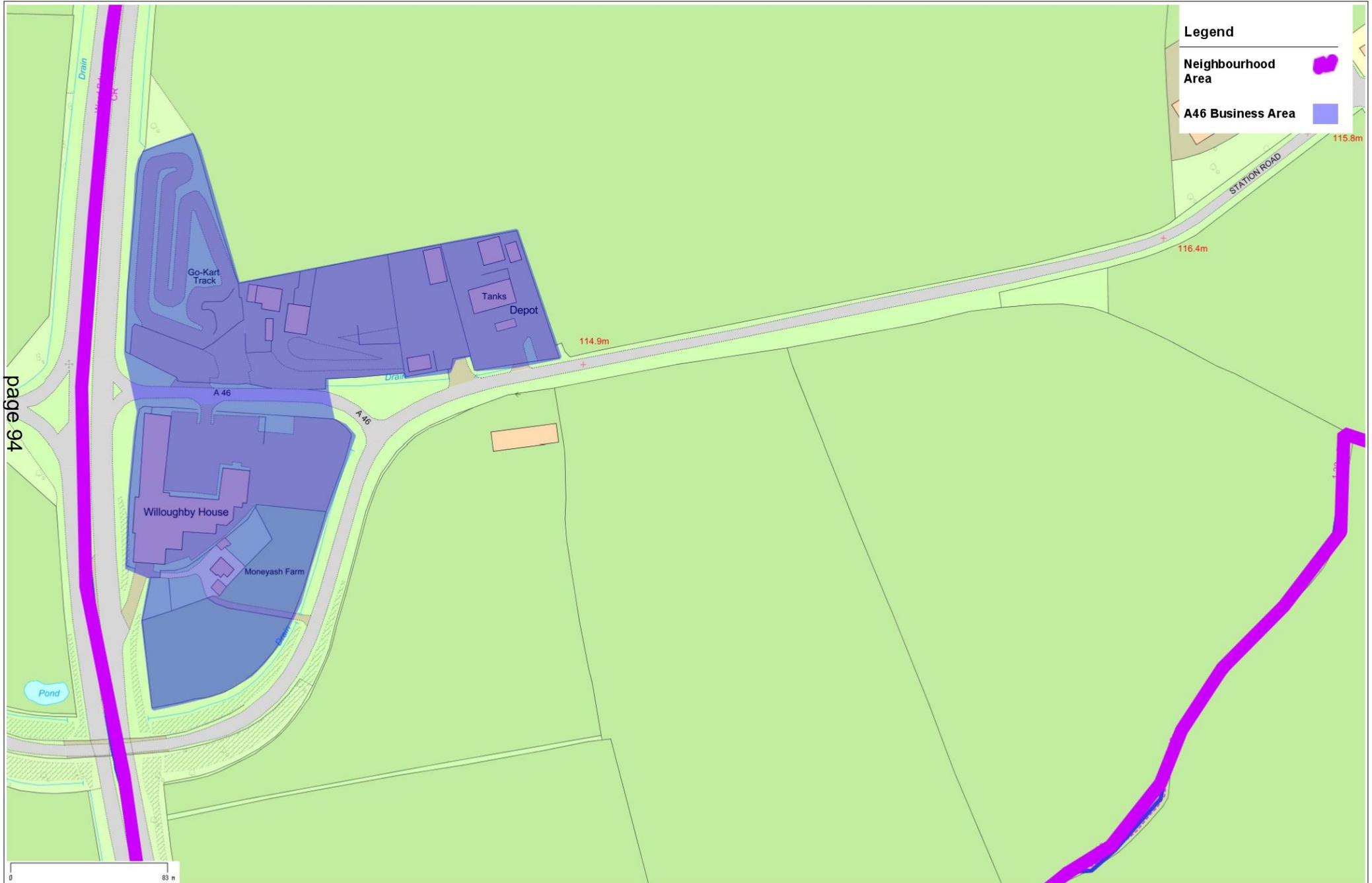
#### **Policy UB14: The re-use of rural buildings for business use**

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

- A. The existing buildings are suitable for the proposed new use(s);
- B. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;

- C. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- D. The development respects local building styles and materials;
- E. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;
- F. The proposed development would not have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe; ~~generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally;~~ and
- G. The proposed development would not materially harm the character of the surrounding rural area.

- ✓ Heritage is conserved
- ✓ The character and beauty of the countryside is safeguarded
- ✓ The parish is home to a range of small-scale businesses



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### A46 Businesses

8.8 There are a range of businesses and other activities located alongside the A46 on the western edge of the parish. Most are located on the A46/Station Road junction and include:

**Prince Petroleum:** fuel and oil supplies for domestic, commercial, industrial or agricultural use;

**Vale Scaffold Services:** scaffolding hire, erection and dismantling;

**Nottingham Raceway Karting:** one of the oldest established public karting tracks in the country;

**Teen Challenge UK:** a registered charity that helps individuals who have developed life controlling problems, especially drug and alcohol addictions.

As part of our strategy for generating new and better jobs for local people we want to support the retention and growth of these businesses.

**Policy UB15: A46 Business Area**  
The A46 Business Area, as defined on the Polices Map, will be safeguarded for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale warehousing and distribution

(B8)). The expansion of existing businesses and the existing residential institution, together with new employment development within the A46 Business Area will be supported.

✓ The parish is home to a range of small-scale businesses

### Live/Work Units

8.9 Many people have historically had business premises and residential accommodation which are connected or attached in some way, such as homes with workshops attached and farmhouses. During more recent decades, due to changing employment and living trends, this has altered, and new developments are normally exclusively for either residential or employment purposes with people typically commuting from their home to their place of work.

8.10 However, changing patterns of employment in recent years together with improvements in information technology means that often people can work or operate a business without the need to travel to premises some distance away.

8.11 A live/work unit is a property that is designed primarily for employment purposes, but which also includes ancillary residential space connected to

the employment premises. Live/work units allow more people to work from home, but we are keen to ensure that there are controls to prevent proposals becoming a wholly residential use.

**Policy UB16: Live/Work Units**

Within or adjoining the A46 Business Area, as defined on the Policies Map, Live/Work units will be supported where the ratio between living space and work space does not exceed 50:50. In addition conditions preventing sub-division and restricting residential occupation to those employed in the linked workspace will be imposed.

✓ The parish is home to a range of small-scale businesses

Nottingham Heliport

8.12 Further north along the A46 at Broughton Lodge Farm is the base for Central Helicopters. After starting out life predominantly as a flying school, Central Helicopters still trains students, but also provides pleasure flights, trial lessons and a broad selection of charter services. Despite local concerns about noise, planning permission was granted for the helicopter base (Ref: 12/01396/FUL) in 2012, subject to a variety of conditions including

restrictions on the number of flights, flight pattern and hours of operation.

8.13 Noise remains an ongoing issue for residents. Our 2017 Questionnaire showed that about half of respondents had concerns relating to helicopter noise and disturbance. It is the largest source of noise problems in the parish, despite the proximity of East Midlands Airport, the A46 and the rail test track.

~~Policy UB17: Nottingham Heliport~~

~~Development that gives rise to a material increase in heliport capacity or capability will only be supported if the proposal incorporates measures that will reduce the number of residents affected by noise as a result of the airport's operation, as well as reducing the impact of noise on the wider landscape and especially local Public Rights of Way.~~

~~✓ The character and beauty of the countryside is safeguarded~~

John Brooke Sawmills

8.14 John Brooke Sawmills is located directly east of the A46 and north of Nottingham Heliport. The site contains a seven-megawatt wood-fuelled biomass

plant along with wood chipping, shredding, wood recycling and composting operations.

8.15 The combustion of waste wood generates heat which raises steam to turn turbines to produce electricity. The biomass plant operates 24 hours a day, subject to the availability of a constant fuel supply. However, all other operations associated with the biomass plant, such as the receipt of wood fuel, would place between 7am and 7pm Monday to Saturday and between 8am and 4pm on Sundays.

8.16 Waste development is explicitly excluded from the issues within the jurisdiction of a Neighbourhood Plan.

## Appendix 1: Non-planning issues

### Introduction

- 1.1 The process of preparing the Upper Broughton Neighbourhood Plan has highlighted non-planning, local traffic and transport issues. Most of these matters were raised in response to the 2017 Questionnaire and are being considered by Upper Broughton Parish Council. They do not form part of the statutory Neighbourhood Plan, so are not subject to the independent examination nor referendum.
- 1.2 The clear opinion of local residents is that speeding traffic on the key roads through the village is detrimental to its peaceful character, rural setting and Conservation Area designation. Our contention is that the issues of speeding traffic along key roads in the village are material considerations that should not be overlooked when new development within the Parish, and in neighbouring areas, are considered through the planning process. As such we have sought to explore in greater detail and evidence (using survey response analysis and secondary data) the key transport issues and opportunities that might be

pursued to improve the current situation and/or prevent it from worsening.

### Survey insights and other evidence

- 2.1 The impact of vehicular traffic on village life was identified as one of the three most important issues for the Neighbourhood Plan by over 60% of the 99 respondents to the survey. It was the second most-frequently cited 'key issue' for the Neighbourhood Plan by people who live in the Parish, after protecting green areas in the village and local views.



Figure 5: The A606 running through Upper Broughton

### The A606 through Upper Broughton

- 2.2 A total of 93 Neighbourhood Plan respondents identified speeding traffic on the A606 as a problem – rating it an average of '8 out of 10' as an issue

(where 0 = 'no problem'). As shown in Figure 4, the A606 is a strategic local road that provides a link between Nottingham, Melton Mowbray and Oakham. Beyond Oakham, to the south, it also provides a secondary route between Nottingham and the A1.

- 2.3 The A606 has a speed limit of 30 mph through the village, which is reasonably clearly signed on approaches from the north (from Nottingham) and south (from Melton Mowbray). There are modest entry treatments into the village, with a speed activated '30mph – slow down' sign on the northern approach to the village. Anecdotal evidence suggests a significant amount of traffic is still decelerating as it enters the village, in preparation for negotiating the series of bends that characterise the road's presence through the village. These bends do, themselves, help to slow down approaching traffic as it enters the village from both north/south directions.



Figure 6: Signage on approach into Upper Broughton-approach from the south



Figure 7: Signage on approach into Upper Broughton-approach from the north

2.4 The A606 bisects well-established linear development to the west of the village (along Top Green / Bottom Green, which becomes Station Road as it heads out of the village towards the A46 and Willoughby) and concentrated development focused on Upper Broughton's Church and the Golden Fleece public house. The A606 is crossed by four public footpaths (see Figure 7) that are popular with both villagers and ramblers visiting the area. They provide access to surrounding countryside, as well as traffic-free paths to neighbouring villages of Nether Broughton, Old Dalby and Hickling.



Figure 8: Public footpaths intersecting Upper Broughton and the A606

2.5 In the centre of the village the A606 feels like quite a wide road, which may be a legacy of the swept path required for Heavy Goods Vehicles (HGVs),

buses and other larger vehicles (e.g. agricultural machinery) to pass through the village at higher speeds. Approaching the Golden Fleece pub from the south, the carriageway is approximately 9.6 metres wide, which is substantially wider than might typically be required in a 30-mph speed limit area (The Design Manual for Roads and Bridges specifies a standard width of 7.3 metres).



Figure 9: The A606 in the centre of the village (looking north to the pub)

2.6 While the width of the carriageway at this point respects the presence of the village's two bus stops, which are slightly offset (and visible in Figure 8), it also does little to discourage higher traffic speeds through the village and provides a wide crossing point for people to negotiate. The sight lines for pedestrians and drivers are also not ideal in this

location, being a function of the A606's alignment as it climbs towards the northern extent of the village - sweeping left, right and then left again to lessen the gradient.

#### Traffic flows

- 2.7 Automated traffic counts from 2016 estimate that the A606 carries a daily average of just over 5,000 vehicles, around 6.5% of which (320 vehicles per day) are HGVs. Although not inconsiderable, this is significantly less traffic than the A606 carries elsewhere along its length (~15,000 vehicles per day pass through Stanton-on-the-Wolds, to the north of the A46) and consistent with other rural A-roads elsewhere in South Nottinghamshire (7,300 vehicles per day pass through Rempstone close to the A6006 junction).
- 2.8 The five-day (weekday) average vehicle flow through Upper Broughton on the A606 is calculated at between 7am and 8am is 232 vehicles southeast-bound, and 245 vehicles travelling northwest-bound. Taken together, the total of 477 vehicles per hour passing through the village on the A606 during this AM peak hour substantially exceeds the 250 vehicles per hour flow that is one of the requirements for traffic calming, based on criteria

defined by Nottinghamshire County Council. However, the County Council's Highway Network Management Plan states that "traffic calming will be introduced in urban areas in appropriate circumstance as a measure to reduce road accident casualties [and] assist accident reduction. In exceptional circumstances it may also be used to address community concerns arising from inappropriate speed or through traffic". Unfortunately, there is little possibility of monies being spent on calming unless it offers a measurable benefit in terms of casualty reduction.

- 2.9 The Management Plan also suggests that calming should not be installed on primary routes. As the road connecting Nottingham and Melton, the A606 fall into this category.

#### Traffic speeds

- 2.10 The latest available traffic speed dataset for the A606 in Upper Broughton is less recent (dating from April 2008), and warrants updating. The available data, collected at Rectory Rd, suggest that over a 24-hour period:
- Around 10% of motorists are exceeding the 30mph speed limit on the A606 in Upper

Broughton by an amount that would result in enforcement action according to the Association of Chief Police Officer's (ACPO) guidance.

- Nottinghamshire County Council's guidance on traffic calming suggests this figure needs to be over 50% of vehicle flow before traffic calming will be considered.
- Around 40% of motorists using the A606 through Upper Broughton exceed the speed limit by up to 10% (3 mph over the 30mph limit) which is typically below the threshold for a Fixed Penalty enforcement notice being issued.

Reported road traffic incidents and other safety concerns

2.11 Notwithstanding resident's concerns over speeding traffic, there have been relatively few road traffic incidents in the last five years. In this time approximately 8-9 million vehicle trips will have been completed through Upper Broughton on the A606, which have yielded a total of seven accidents. While regrettable, in statistical terms this is understood to be broadly consistent with other A-roads of a similar nature in South Nottinghamshire.

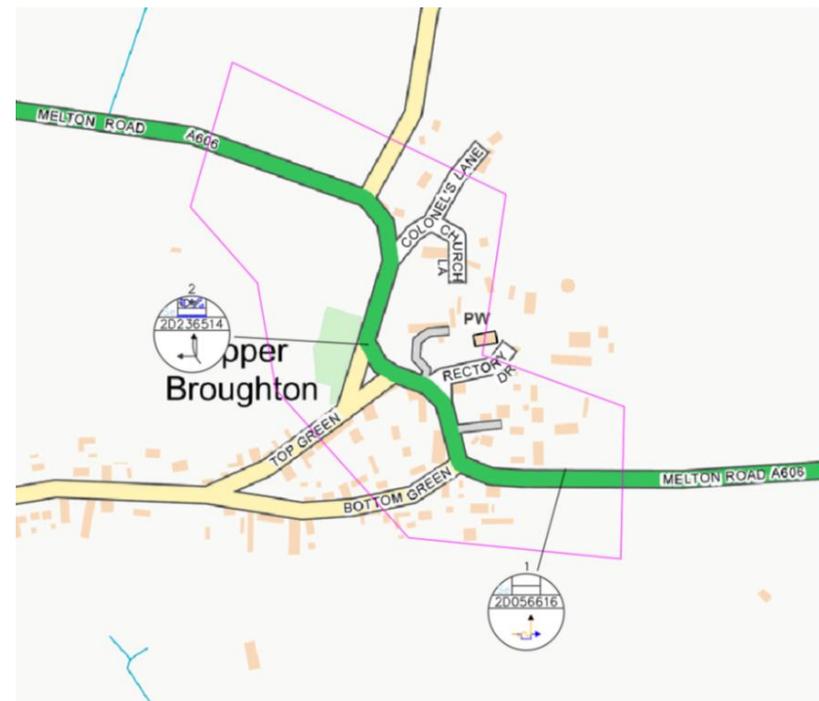


Figure 10: Locations of road traffic collisions in Upper Broughton (2012-17)

- 2.12 Of the seven reported incidents, two were within the 30mph section of the village and both were classified as 'serious' (see Figure 9).
- 2.13 One of these incidents (2D056616) involved a horse and cart, and resulted from the horse being spooked by a passing vehicle at the southern end

of the village. The other (2D236514) resulted from a vehicle turning from the A606 (south-bound) into Top Green across the path of a vehicle coming around the bend. While the curves and limited sight lines into the village may have been a factor in the second incident, these are not on their own likely to provide sufficient evidence to justify traffic calming measures. Perhaps critically, neither of the reported incidents involved pedestrians.

Station Road, Bottom Green and Top Green  
 2.14 Over 70% of respondents to the Neighbourhood Plan indicated that speeding road traffic is also perceived as a problem elsewhere in the village. A total of 65 responses indicated the locations where this is perceived to be a problem, and they almost universally identified some combination of Station Road, Bottom Green and Top Green.



Figure 11: Station Road, Bottom Green and Top Green

2.15 Further context was provided in some responses, which highlighted perceived higher speeds of farm contractors driving larger agricultural/plant machinery and vehicles passing through the village to use Station Road as a point of access to the A46. A total of 93 people rated the issue of Station Road being used as a rat run between the A46 and A606 as an average of '7 out of 10' (where 0 = 'no problem'). This suggests local residents consider the issue of speeding traffic along Station Road/Bottom Green/Top Green as marginally less significant than the issue of speeding traffic along the A606 through the village.

Traffic speeds and flows on Station Road  
 2.16 Data on traffic flows and speeds along Station Road were recorded at the western edge of the village, near its junction with Sulney Close, in December 2014. The counts found that the road is lightly trafficked, carrying an average of 1,000 vehicles per day, with the busiest times of day being 8am-9am (~90 vehicles in each direction) and between 4pm-6pm (~100 vehicles in each direction, per hour) on a weekday.

2.17 In speed terms, the surveys found that around a quarter of all vehicles travelling along Station Road

at Sulney Close are doing so above the ACPO threshold for issuing a fixed penalty notice (~35mph). National guidance suggests that speed limits should not be lowered in an attempt to reduce speeds, as this approach general doesn't work. If people are speeding when the limit is 30 mph, lowering the limit to 20 mph will likely result in more people speeding. Nonetheless, the County Council are obliged to consider all speed limit reduction requests if the Parish Council and the community want the speed limit lowering.

Reported road traffic incidents and other concerns

2.18 No road traffic incidents have been reported on Station Road, but just over half (52%) of respondents to the Neighbourhood Plan survey identified that inconsiderate or insufficient parking is a problem in Upper Broughton. Figure 11 shows that Top Green and the Village Hall were the sites where greatest parking pressure appears to exist, but that on-street and pavement parking were general concerns for

village residents.

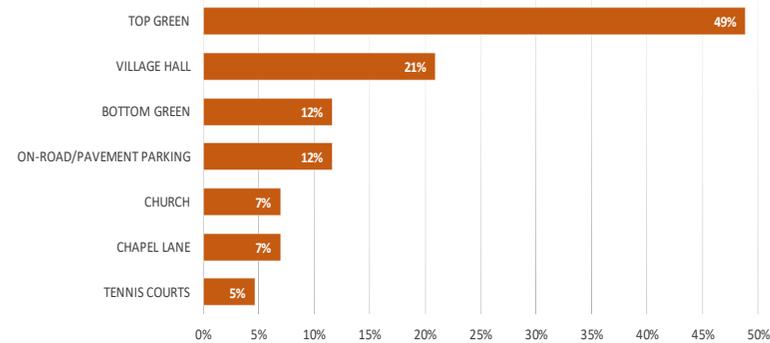


Figure 12: Locations in the village identified as having parking issues



Figure 13: Example of on-street parking along Top Green

2.19 Limited availability of off-street parking at homes along Top Green, a relatively narrow lane adjacent to the village green, is a key factor behind these responses.

### Public transport links

- 2.20 Upper Broughton is currently served by the number 19 bus, operated by Centrebus. It runs Monday-Saturday between Nottingham (43-minute journey time) and Melton Mowbray (20 minute journey time) with five services in each direction per-day. Holders of English National Concessionary Travel Scheme passes, which are available for older and disabled people, can travel for free on the bus service after 9:30am.
- 2.21 While a total of 67% of respondents would like there to be a better bus service to the village, the current service is understood to operate on a commercial basis- without subsidy from the County Council. In the current context of local government budget cuts and cost-saving activities, we recognise that improvements to existing service frequencies or services to new destinations (e.g. Loughborough /Leicester) are unlikely given the relatively small scale of the village.
- ### Summary
- 2.22 There appears to be relatively limited scope for the Neighbourhood Plan to improve the identified parking issues on Top Green, aside perhaps from ensuring adequate off-street parking is provided for

any new developments in this area of the village. However, the available evidence (although partially outdated at the time of writing) suggests that residents' concerns over excess speeding on the A606 and, particularly, Station Road, appear to be reasonably well-founded. In particular, the issue of traffic calming and speed reduction measures may warrant further consideration.

- 2.23 The table below compares the County Council's traffic calming thresholds with key metrics discussed earlier in this section for the A606 and Station Road. It shows that while neither location in the village exceeds all of the risk factors that might automatically trigger the implementation of traffic calming measures, resident's perceptions (as identified through the Neighbourhood Plan survey) are that the problem is greater than the quantitative evidence might suggest.

Notts CC traffic calming thresholds	A606	Station Road
Accident record within the village	✗ 2 collisions in five years	✗ 0 collisions in five years
Road category (calming on major roads only considered in response to accidents)	✗ Major road, but with 30mph section through village centre by pub	✓ Minor road
Vehicle flow over 250 vehicles during peak hour	✓ 477 in the AM peak	✗ 100 in PM peak
Speed limit exceeded by 20% or more, by majority of peak vehicle flow	✗ ~10% of vehicles travelling over 36 mph	✗ ~25% of vehicles travelling over 36 mph
Houses front more than half of affected road	✓ Houses and pub front road in village centre	✓ Houses front full extent of the road
Substantial public support for traffic calming measures	✓ Problem rated at 8/10 by all Neighbourhood Plan survey respondents	✓ Problem rated at 7/10 by survey respondents ✓ 70% identified Station Rd/ Bottom Green/ Top Green as places where speeding is an issue

2.24 In analysing these findings, it is important to note:

- The averaging of traffic speeds by the hour will mask some much higher actual speeds, by a small proportion of vehicles, which are anticipated to be the source of village resident's concerns.
- Around half (50%) of all motorists passing through the village are doing so within the 30mph speed limit along the A606.
- The community facilities (pub, church, village hall, bus stops) and residential properties located along the alignment of the A606 through the centre of the village mean that perceptions of speeding and traffic flow are heightened in this location.
- The configuration of the A606, with sharp bends on entry to the village from both the south east and north west directions, also means that mean average speeds recorded for traffic flows in the village (30mph - 31mph) can also feel a lot quicker. However, the road configuration probably also serves to slow vehicle speeds through the village centre.

### Key issues and opportunities

3.1 Drawing together the evidence discussed in this note, the table below sets out key transport issues and opportunities that could be explored through further work by Upper Broughton Parish Council in partnership with Nottinghamshire County Council:

Issues	Opportunities
Outdated speed survey for A606/ no post-implementation survey for Station Road	Collect and re-analyse fresh survey data to update the evidence base documented in this note
Insufficient level of accidents / speeding on the A606 and Station Road to warrant significant traffic calming measures	More regular enforcement activity could reinforce speed limit compliance Modest traffic calming measures could have significant impact Highway infrastructure may be out of character in the village's rural setting
Perceptions of inconsiderate speeding on the A606 / Station Road and impact of HGV traffic passing through the village.	Subject to fresh speed survey data and speed limit enforcement activity:  Enhance A606 village entry treatments (rumble strips /markings/verge gates) Provide a refuge on A606 to facilitate safer pedestrian crossing to village hall/pub, possibly with a surface treatment to highlight a safer crossing area Reinforce weight/length limit along Top Green to deter HGV/agricultural machinery, while promoting Bottom Green as an alternative route

Issues	Opportunities
	Reconfiguring the 9.6m carriageway on A606 to facilitate easier pedestrian crossing – possibly when resurfacing/other maintenance work is planned.

## Appendix 2: Local Green Spaces: Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Top/Daffodil Green	✓			✓	✓	
2	Bottom/Cross Green	✓	✓	✓	✓		
3	St Luke's churchyard	✓	✓		✓		
4	Land in front of Mill House	✓					
5	Land fronting the South side of Chapel Lane and also between the North side of the A606 and the boundary fence of The Paddock						✓
6	Land in front of Hill Farm	✓					✓
7	Burial ground of the former Baptist Chapel	✓	✓		✓		✓

## Appendix 3: Important Views Summary

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The views described in this Neighbourhood Plan have been identified as important in defining the character of the Parish. Open space and gaps between properties to the south of Station Road provide a strong visual link with the surrounding agricultural land and beautiful views of the Belvoir escarpment, whilst the flanks of the hill to the north of the village provide a backdrop of grassy slopes and mature trees. Along Station Road the gaps in the properties which allow views out are as important as the properties themselves. Elsewhere the A606 Melton Road sweeps downhill through the eastern part of the village, its many turns providing a pleasing sequence of views. The views highlight the open countryside and extensive vistas enjoyed across the Parish.

View	Description	Photograph
1	<p>From Colonel's Lane looking east. The view is located off Colonel's Lane and looks east across the Vale of Belvoir, over Nether Broughton, to the ridge. The view takes in the surrounding fields and woodland. The view is important as it links the village to the Vale of Belvoir of which it forms the eastern boundary.</p>	

View	Description	Photograph
2	<p>From the north of Church Lane towards the north-east. This view can be seen from Church Lane, an unadopted road to the northwest of the village. This panoramic view affords extensive and uninterrupted views south and east from Nether Broughton to the south, as far as Belvoir Castle at the tip of the eastern ridge of the Vale of Belvoir. The view covers the route of the old Drovers Way across the south western part of the Vale of Belvoir. It is important because the panoramic view is a life enhancing part of the street-scene of the village, thoroughly demonstrating the context of a village named “Upper” that sits above valley below.</p>	

View	Description	Photograph
3	<p>Views of the village from the A606 from the south.</p> <p>This view can be seen from the A606 to the south of the village as it enters into the built-up area. It shows the green rural streetscape which confines the conservation village. The view is important as it shows the extent of ribbon development down the A606 and indicates how the conservation village is defined by the rural setting.</p>	

View	Description	Photograph
4	<p>Views of Top Green from the A606. This view can be seen from the A606 as it leaves the north of the village. It shows the view looking south towards Top/Daffodil Green the start of the built-up area in Top green heading west. The view is important as it shows the rural context of the village to the west of the A606, setting off the beauty of the Green as a key feature of the village.</p>	

View	Description	Photograph
5	<p>From Bottom Green, opposite the Old Saddlery, looking south. These views can be seen from Station Road. The view south from Bottom Green across to Old Dalby and Dalby Woods is a panorama from south east to south west of arable land.</p> <p>It shows the ridge above Old Dalby, and the valley between the two villages.</p> <p>The view is important as it shows the view of the end of the Vale of Belvoir and the relationship between the village and the surrounding countryside. This view is one of several named, and unnamed, in this Plan which are seen from the roads through the village and show the spaces between the buildings which individually and in aggregate deliver the substantial visual asset of linking the built-up area to the surrounding countryside</p> <p>These views are important because they differentiate the rural</p>	

View	Description	Photograph
	<p>streetscape from an urban environment. Only by maintaining these visual links to beyond the village can the essential rural feel of the architecture be conserved. They demonstrate how the countryside and village sit side by side and reveal the agricultural heritage of the area.</p>	
<p>6</p>	<p>From Bottom Green, either side of The Barn, looking south. These views can be seen from Station Road. The view south from Bottom Green across to Old Dalby and Dalby Woods is a panorama from south east to south west of arable land. It shows the ridge above Old Dalby, and the valley between the two villages. The view is important as it shows the view of the end of the Vale of Belvoir and the relationship between the village and the surrounding countryside. This view is one of several named, and unnamed, in this Plan which are</p>	

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View	Description	Photograph
	<p>seen from the roads through the village and show the spaces between the buildings which individually and in aggregate deliver the substantial visual asset of linking the built-up area to the surrounding countryside. These views are important because they differentiate the rural streetscape from an urban environment. Only by maintaining these visual links to beyond the village can the essential rural feel of the architecture be conserved. They demonstrate how the countryside and village sit side by side and reveal the agricultural heritage of the area.</p>	

View	Description	Photograph
7	<p>From Station Road, across the tennis courts, looking south. These views are taken from Station Road. They show the vista south from the tennis club giving a wide panorama stretching from the south east to the south west of the village sets this important recreational facility and community asset in a context linking the village within the surrounding countryside. The view is important as it shows the view of the end of the Vale of Belvoir and the relationship between the village and the surrounding countryside. This view is one of several named, and unnamed, in this Plan which are seen from the roads through the village and show the spaces between the buildings which individually and in aggregate deliver the substantial visual asset of linking the built-up area to the surrounding countryside.</p>	

View	Description	Photograph
	<p>These views are important because they differentiate the rural streetscape from an urban environment. Only by maintaining these visual links to beyond the village can the essential rural feel of the architecture be conserved. They demonstrate how the countryside and village sit side by side and reveal the agricultural heritage of the area.</p>	
8	<p>From western edge of the village looking south and north. This view is taken from Station Road at the western edge of the built-up area. It shows the view south towards Old Dalby and west towards Six Hills. This view is seen from Station Road at the western edge of the built-up area of the village.</p> <p>The view is important as it shows how the countryside and village sit side by side and reveal the agricultural heritage of the area.</p>	

View	Description	Photograph
9	<p>From Station Road looking south. These views can be seen from Station Road. The view south from Bottom Green across to Old Dalby and Dalby Woods is a panorama from south east to south west of arable land. It shows the ridge above Old Dalby, and the valley between the two villages.</p> <p>The view is important as it shows the view of the end of the Vale of Belvoir and the relationship between the village and the surrounding countryside. This view is one of several named, and unnamed, in this Plan which are seen from the roads through the village and show the spaces between the buildings which individually and in aggregate deliver the substantial visual asset of linking the built up area to the surrounding countryside.</p> <p>These views are important because they differentiate the rural</p>	

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	<p>streetscape from an urban environment. Only by maintaining these visual links to beyond the village can the essential rural feel of the architecture be conserved. They demonstrate how the countryside and village sit side by side and reveal the agricultural heritage of the area.</p>	
<p>10</p>	<p>Upper Broughton from the south west. The view is taken from the public footpath along Longcliffe Hill and shows how Upper Broughton nestles snugly into the rural and wooded hillside above and below the buildings. The view east into the Belvoir valley is maintained, linking the village into the surrounding countryside. The view is important as it shows the open and rolling countryside; the agricultural heritage with pasture land, ancient hedgerows and trees that are typically across the Parish.</p>	

View	Description	Photograph
11	<p>Upper Broughton from the south east showing St Luke's church. This view is taken on A606 at Nether Broughton, looking from the south east towards Upper Broughton. The view shows how the village sits snugly beneath the Upper Broughton hill, framed above and below by arable land and woodland.</p> <p>The view is important as it illustrates the open and diverse countryside, and the beautiful vistas enjoyed across the parish. It is particularly important as a view of St Luke's church, defined in the Neighbourhood Plan as a local landmark that contributes to the historic character and scenic quality of the area and a key landmark feature.</p>	

## Appendix 4: Non-designated Heritage Features

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The approach taken by the Upper Broughton Neighbourhood Plan Steering Group to define non-designated heritage assets, UB4, has been:

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

~~Step 2: Determine whether candidate assets should be identified as a non-designated asset for the purpose of the Neighbourhood Plan~~

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

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

- ~~▪ Nottinghamshire Historic Environment Record~~
- ~~▪ Upper Broughton Conservation Area Appraisal and Management Plan 2009~~
- ~~▪ Responses to the Upper Broughton Neighbourhood Plan questionnaire 2017~~
- ~~▪ Map of Upper Broughton 1814~~

- ~~▪ Map of Upper Broughton 1897~~
- ~~▪ Aerial photograph of Upper Broughton 1947~~

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

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

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

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

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

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

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

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

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

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

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

No.	Address	Description	C1 Is the asset largely intact or retrievable example of its architectural style, innovation and craftsmanship or period or build	C2 Is the asset prominent or visible by virtue of its position within the townscape or landscape	C3 The Building is the work of a particular architect or regional or local note	C4 It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.	C5 It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting	C6 Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth	C7 It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature	C8 The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings
1	1 and 2, Bottom Green	These cottages have a date plaque on them—1753—though the wall in which this is incorporated is clearly not part of the oldest section of the building. A study of the brickwork shows that the original building was probably single storey with a steeply pitched thatched roof, providing sleeping space in the loft. A later extension provided a more substantial upper floor, which may have been timber framed originally, but is now made of bricks to which the date plaque relates. The ground floor of these cottages was built using ‘field bricks’, which were made by itinerant brickmakers before the opening of the village brickyard. That would suggest a date of construction in the late 17th century. This would make this the oldest brick building in the village.	✓	✓			✓	✓		

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2	Bailey's Farmhouse, also known as Bottom Green Farm	Bottom Green Farm and associated buildings are a good example of the post-enclosure farmhouse. Note the decorative gable end and corbelling on the buildings. This is a vernacular 18th century farmhouse of three stories (the top floor was often used to house itinerant seasonal farm workers). The T-shaped plan is very common. The farm buildings have been converted into a house, but Michael Copley has photographs of them as they were originally.	✓	✓		✓		✓		
3	South View, Bottom Green	Southview is probably 16th or 17th Century in origin. The recladding of the front matches that of Mill House and The Post Office House – probably circa 1880. The roof was clearly thatched, and the roof at the rear is a ‘catslide’, enclosing a lean-to kitchen. The attic windows are in the gable ends as they should be. Dormer windows are extremely rare if not non-existent as original features of the local style (planners please note). The interior timberwork is probably dateable.	✓	✓		✓	✓	✓		

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4	The White House, Bottom Green	White House has a large extension parallel with the road, but the older section of the house is end-on to the road. This was re-clad at the same time as the extension was built, as it has saw-tooth pattern corbelling as opposed to the older and more traditional denticulate pattern. On the 1818 and 1884 maps this is shown as perhaps a three-bay building end-on to the road. Much of this still remains and is of a conventional design for the area. The roadside part appears to have been added circa 1900.	✓	✓		✓	✓	✓		
5	Bella Vista	Bella Vista might be an example of a post-enclosure building, though the garden would seem to be enclosed by what is probably a Saxon rounded boundary, evident in the 1884 map part of which can be seen in the boundary between Bella Vista and The Paddock. It was at one time three dwellings. In plan it is L-shaped and one room deep. It appears on the 1818 map. It was divided into three small residences, the northern one of which has been demolished recently.	✓	✓			✓	✓		

No.	Address	Description	C1 Is the asset largely intact or retrievable-examples of architectural style, innovation and craftsmanship or period or build	C2 Is the asset prominent or visible by virtue of its position within the townscape or landscape	C3 The Building is the work of a particular architect or regional or local note	C4 It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.	C5 It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting	C6 Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth	C7 It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature	C8 The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings
6	Church Cottages	The cottages in Church Lane are mid to late 19th Century. Originally there was a row of small cottages along the lane, of an earlier date, which were demolished. The existing three cottages were originally six.	✓	✓		✓	✓	✓		
7	Peachtree Stables, Rectory Drive	This was converted from part of the stables of Yew Tree House circa 1990	✓	✓				✓	✓	✓
8	Upper Broughton War Memorial		✓	✓			✓		✓	✓

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9	Sulney Fields	This was originally a farmhouse, known as Overbank. It has been extended and gentrified many times, but there is some evidence of an early structure in the north-west corner of the house. The core of the house appears on the 1818 map, and records provided by Hillary Collinson show that it underwent major upgrading in 1889, but in a style, which is more like that of the Regency period. The house seems to have been occupied at some time by 'Brett on the hill'. The various branches of the Brett family, who were a major force in the village (first recorded in 1324) and have memorials in the church. They tended to have the same names, so were known, even in church records, as 'Brett on the hill'.... at the Stockwell (Yew Tree House), ... at the Corner (Corner House Farm), ... at the Cross (Willow Cottage or Willow Farm).	✓	✓				✓	✓	✓
10	Rose Cottage	This two-roomed cottage is the surviving end of a row of small cottages, most of which were demolished to make way for the village hall. It has now been incorporated into the village hall.	✓	✓		✓		✓		

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11	Former School, Melton Road	Dating from 1870, this school served both Upper and Nether Broughton. More recently it has been used as a factory. It is a good example of Gothic Revival design	✓	✓				✓	✓	
12	Barn, Mill House, Main Road		✓	✓		✓	✓	✓		
13	Mill House	Though now a double-piled house, in 1818 it was only half as deep. It has been re-roofed as a single unit, and the roadside frontage is one of three houses in the village which have been re-fronted with late Victorian lintels over the windows.	✓	✓		✓	✓	✓		

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14	Pub (Golden Fleece / Tap and Run)	During the recent alterations the chance was taken to record the interior structure. The inner walls were found to be older than the outer walls on the evidence of brick thickness. The outer wall rests on a platform of early brick or in places stone, about 2' high, suggesting that the original outer wall was timber framed. The present outer wall is reputed to date from 1838, which is about right for the style of corbelling used. The earliest record of the building seen briefly by RCJ about 35 years ago dated from 1681 (from memory – this document is now missing, but RCJ has copies of subsequent indentures). The original plaster floors have been removed to comply with fire regulations, but also to straighten out the NW corner of the building, which was hit by a lorry in 1922. It stands on a narrow scrap of land between two 'Saxon' enclosures, and is likely to have existed as an institution for a long time	✓	✓			✓	✓		✓

15	Sunny Cottage (also now including Church View)	<p>Sunny Cottage and Church View are good examples of a vernacular design of house, though they have been altered and extended of late. The windows are almost all on the east side, and the west side of the house was originally on the property boundary. There used to be outbuildings and possibly other dwellings in front of it. During the recent remodelling of the property, RCJ was able to examine it and photograph it in detail. Once the rendering had been removed it was obvious that the central part of the building was of a great age. Ignoring the extensions at each end, it is a box-framed half-timbered building with a central fireplace, and probably an outside door against the chimney breast. This is typical of a medieval halled house, post-dating the cruck frame period, so probably late 15th or early 16th century. At some later date the walls were extended upwards from the timber frame and a tiled roof constructed, however, inside there is the outline of a steeply pitched thatched roof, lining up with the timber framed, and fragments of a 'mud and stud' partition (a construction style more common in Lincolnshire), which may have been part of a smoke wall before the chimney was built. At the north end of the house there is a cob wall which had been at the back of outbuildings (probably stables) which are shown on the 1818 map.</p>	✓	✓		✓		✓		
16	The Village Hall, Main Road	Built in 1899	✓	✓			✓	✓		

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17	Yew Tree House	<p>Yew Tree House presents a Georgian face towards the village, but the inner parts of the house are likely to be much older, and some, reputedly are very old indeed. It is mentioned in a document of 1623 and the evidence points to it having been a mediaeval hall house and part of it being contemporary with the church, i.e. 1190. The dressed ironstone in the lower part of the house walls is similar to that used in the Church.</p> <p>Peach Tree Stables is converted from a range of late 18th or early 19th century farm buildings, dating from the time when the Brett who owned it was known as 'Brett at the Stockwell' as opposed to his relative, who was 'Brett at the corner'. The whole effect is of someone, in their prosperity trying to move away from Vernacular building styles towards something more sophisticated and likely to impress. It should be noted that the stone base of the walling against Church Lane is of Blue Lias, which seems only to be used for agricultural buildings.</p>	✓	✓		✓	✓		✓	

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18	Church Farm Cottage, Rectory Drive	Church Farm Cottage is a basic cottage which once housed the Rector's coachman and would appear to be mid or late 19th Cent., as the structure is deeper than single pile. An early photograph exists of an adjacent house, which was larger, and appears to be 16th or 17th-century in date and may pre-date Church Farm.	✓	✓		✓	✓			
19	Church Farm, Rectory Drive	Church Farm is a good example of the traditional farmhouse of an L-shaped plan, single pile and 2½ storeys. This building has been altered recently, partially because of structural problems. The west side probably dates from the mid-18th century. It is likely that it is not the first building on the site. Between Church Farm garden and the Golden Fleece there is a brick wall that is chequer-board patterned. This is the only example of extensive patterned brickwork in the village.	✓	✓			✓	✓	✓	

20	Dexter's Cottage, Station Road	<p>The front part of the structure dates from circa 1740 and is little altered. Inside the house there is some cob-walling which would seem to have originated as animal pens. The original plan was T-shaped, with the back wall being of cob construction. This has been removed. When RCJ took on the house in 1985 the roof of the rear wing was collapsing, as were parts of the floor. The building has been stabilised and modernised at the cost of some of its antiquity (i.e. no outside toilet). During the work, the foundations of an earlier house were found beneath the floor. The iron railings along the roadside, of the 19th century, are most attractive. In the field behind is a platform of about a quarter of an acre, surrounded by a drop of about 3'. When snow melted, the outline of a building could be seen, and a dressed block of ironstone was found just below the surface in that area. Dressed ironstone was only used in the middle ages for high status buildings and is otherwise only found in the church and Yew Tree House. This feature is seen clearly in the 1947 RAF aerial photograph, and a ditch or sunken way extended from it for some distance. The end of this is now covered by the tennis courts. The remains of an ironstone wall were recently removed from the garden of Riggside, which may have been related to this mediaeval feature.</p>	✓	✓	✓		✓		✓ (Mediaeval site)
21	Greystone Cottage, Station Road	<p>Greystone Cottage has a long and complex history. The front part, end-on to the road was an agricultural building according to the 1818 map. It was converted into four cottages ca 1840, then two, then one, and now two again since the recent northward extension. The use of Blue Lias stone on the road end is, as at Peach Tree Stables, typical of outbuildings as opposed to houses.</p>	✓	✓	✓		✓		

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22	Hillside Farm	Hillside Farm was not a double pile building until recently. The rear extension is in keeping. Before repointing it was evident that the eaves level had been raised on removal of a thatched roof. The footprint of the roadside portion of the house seems to correspond with that shown on the 1818 map.	✓	✓		✓		✓		

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23	Holme Farm, Station Road	During the recent renovation of this property a photographic record was taken of the interior structure. Most of the interior walls are built of 2 1/4" bricks, but the outer walls are of 2 5/8" bricks (cf. The Golden Fleece). There is no outer platform suggesting that the house was originally of half-timbered construction, so it must be assumed that the present outer walls replaced original cob walling. There is an outline of a steeply pitched roof. The eaves height was raised, and the roof replaced with tile or slate (can't remember which it has) when the outer walls were rebuilt. This development history is probably typical of a number of houses in the village, but many of them have now been renovated without records of the structural history revealed being kept. The interior walls pre-date 1730 and may not have been original. The remaining farm buildings are somewhat later and are of great interest for being unchanged.	✓	✓		✓		✓		

No.	Address	Description	C1 The asset is largely intact or retrievable, retains its architectural elements and craftsmanship or period build	C2 Is the asset prominent or visible by virtue of its position within the townscape or landscape	C3 The Building is the work of a particular architect or regional or local note	C4 It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.	C5 It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting	C6 Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth	C7 It has significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature	C8 The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings
24	Manor Farmhouse	Manor Farm. This farmhouse was constructed by Mr Dickenson Hall, then the Lord of the Manor, in an ornate style in the early 19th century. Further houses of the same style are to be found in Watton in the vale, which was owned by the same family. It is the only example of this style of buildings in the village, then fashionable with the landed gentry.	✓	✓	✓			✓	✓	
25	Orchard Lea, Station Road	This attractive house may be the only gentleman's residence which was built from scratch following the arrival of the railway in about 1880.	✓	✓		✓		✓		
26	The Croft, Station Road	The Croft was originally a pair of cottages of the vernacular style. During the recent re-rendering of the west wall, the outline of a gable end was revealed, constructed of 21/4" bricks	✓	✓		✓		✓		
27	The former Butcher's shop and outbuildings, Station Road	The cottage behind the butcher's shop is a cob building which has been clad in brick and appears on the 1818 map. The rear view shows how it has grown over the generations. It is a splendid example of the local vernacular style. Note the windows all on the west side — the property stands on the eastern boundary. The single storey part at the roadside is a later addition.	✓	✓		✓		✓		

No.	Address	Description	C1 Is the asset largely intact or retrievable example of its architectural style, innovation and craftsmanship or period or build	C2 Is the asset prominent or visible by virtue of its position within the townscape or landscape	C3 The Building is the work of a particular architect of regional or local note	C4 It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement.	C5 It relates by age, materials, or in any other significant way to adjacent listed buildings and contributes positively to their setting	C6 Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth	C7 It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature	C8 The building has a landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings
28	The Lodge, Station Road	The eastern end of this building is a modest 18th-century house. The large addition to the west end, of circa 1880, may be an example of the gentrification of the village after the arrival of the railway.	✓	✓		✓	✓	✓		
29	Upper Broughton Station Booking Hall	Built in 1879. It has an elaborate eaves treatment and is a much more attractive building than the contemporary Station Master's House behind it.	✓	✓				✓	✓	
30	Village Farmhouse	Village Farm and buildings (now Lantern Cottage, Meadow Cottage, Meadow Farm); Village Farm is a good example of an 18th Century farmhouse of 2½ storeys. The assemblage of buildings represent one of the more prosperous farms in the village. The farmhouse dates from the first half of the 18th century and follows the usual vernacular plan and style. The now converted buildings may not all be so old, as they are likely to have been adapted as agriculture has evolved.	✓	✓		✓		✓		

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31	Southfields, Bramley Cottage	Double-fronted cottages of probably of late 18th cent. date, but probably on sites of the 13th century.	✓	✓			✓ (The Cross)	✓		
32	Greenhill Cottage and Holly Cottage	Greenhill Cottage and Holly Cottage are late 19th Cent, and have the same ornamentation of their gable ends, suggesting contemporaneous construction. It should be noted that the same ornamentation is found at Top Cottage (this may not be visible due to a recent extension) and Manor Barn Farm—all 19th cent estate cottages. Normally the gable ends of buildings in the vernacular style are plain. Greenhill Cottage is two rooms deep and is in the style of modest suburban villas of the 1880—1890s, whereas Holly Cottage is still of the vernacular plan (now much extended). Holly Cottage and Greenhill Cottage were built below the site of a row of cottages which appear on the 1818 map.	✓	✓		✓	✓	✓		

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33	Hill View	The western part was the village smithy, and the eastern part was a residence. The link between the two sections was constructed recently. The style of the buildings suggests that they date from the first half of the 18th century, but they may be on the site of earlier houses. During renovations evidence of earlier more steeply pitched thatched roofs along with evidence of individual single one up one down buildings being formed into current building. Findings of connection to building at right angles shown on 1818 map now demolished after fire.	✓	✓		✓	✓	✓		
34	Post Office Cottage, and out buildings	The Old Post Office. It had been the former Post Office and County Stores. The house at the east end has a roadside frontage of a late Victorian date similar to that of Mill House and Southview, but likewise is probably much older inside. A former owner is reported to have been visited by an academic who thought that some of the details of the woodwork suggested an Elizabethan age. The lower buildings to the west, now dwellings, appear on the 1818 map as outhouses or barns.	✓	✓		✓	✓	✓		

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35	Stone Cross Cottage, Top Green	Stone Cross Cottage, formerly Barrack Yard was a row of four one-up-one-down cottages, probably 17th Cent in origin. Despite modern alterations it still displays much of the character of the archetypal vernacular cottage of the area. The roof is steeply pitched, indicating that it was once thatched. The original roof line has been kept.	✓	✓		✓	✓	✓		
<p>The following items have been taken from the Village Earthworks Survey II (Trent &amp; Peak Archaeology, 1995)                      Some of these features may be seen better from the RAF vertical aerial photograph of 17/1/1947, ref: RAF/CPE/UK/1932 scene 2348</p>										
36	Woundheat Spring	Large well enclosed by a circular red brick wall with blue brick coping. Has a Slate plaque which reads 'Oundle or Woundheat Spring. This ancient spring long noted for its healing properties. Repaired in the year 1900'. (1) Best viewed on the 1947 aerial photo.  Named on 2nd Ed 1:2500 O.S Series (2)	✓	✓					✓	✓
37	Lynchet and trackway, Upper Broughton	Lynchet marking an old field boundary. 5m wide sunken trackway towards Dalby Brook. (1) Grid Reference centred. (South of the village on the A606 towards Nether Broughton). Best viewed on the 1947 aerial photo	✓	✓					✓	✓

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38	Earthworks on south side of Upper Broughton, behind Willow Farm.	Central pond with a waterlogged track or silted up stream, running downhill to a second pond in the next field to the south. Poorly preserved east/west ridge and furrow to the south. Large, rectangular platform, about 30x15m and up to 1m high, in the NE quadrant, meeting the pond at its SW corner. Large lynchet-like bank (NE-SW) against the north field boundary. Split level terrace in the small plot on the south side of Bottom Green. (1). Best viewed on the 1947 aerial photo	✓	✓					✓	✓
39	Pond, headland and ridge and furrow, behind Willow Farm.	Pond at the south end of the ridge and furrow against the headland. Hollow just south of the headland. Pond in the next field to the west. (1). Best viewed on the 1947 aerial photo	✓	✓					✓	✓
40	Hollow and pond	Deep hollow in the NE corner. Pond in the centre. (1) West of the Cunnery, on the north side of Saffron Road, before the bend/dip). Best viewed on the 1947 aerial photo	✓	✓					✓	✓

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41	Earthworks N of Melton Road	Track along the brow of the hill and signs of other earthworks in the NW corner of the field opposite Mill House. Building platforms in the SE corner of the field bounded by Melton Road and Hicking Lane. Ridge and furrow survives in both fields. Very steep, 3m high, east-west bank marking a change in the ground level. This is cut by Hickling Lane. Three ponds and two terrace platforms in the field to the north of the bank, on the east side of Hickling Lane. (1). Best viewed on the 1947 aerial photo	✓	✓					✓	✓

## Appendix 45: Design Statement

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### Plan form and layout

1. Upper Broughton's plan form is roughly T shaped. In the west of the village a large variety of property types are found informally arranged on both sides of Station Road. In the centre of the village Station Road splits in two where it meets a village green. The two lanes, Bottom Green and Top Green, then head east to Melton Road (A606) which heads south downhill to Nether Broughton. The area bordered by these three roads forms the central core of the village, which has a relatively high building density and includes the grounds and outbuildings of Broughton House, a substantial Georgian property. On the east side of Melton Road, the pattern of development is more dispersed with substantial buildings such as Yew Tree House and The Old Rectory standing in private grounds. The Church of St Luke, the former Baptist Chapel (now a private house), and the Golden Fleece Public House are also found on the eastern side of the village. Chapman's map (p.15) shows a street layout that has existed since long before 1774

and since 1900 the village has not expanded to any great extent. Apart from Sulney Close most of the infill development consists of scattered individual properties rather than small estates or streets. This has allowed Upper Broughton to retain its informal layout of loosely grouped buildings.

### Gentrification

2. A new rectory was built by a wealthy Rector in 1855, designed by the same architect who updated Sandringham for Queen Victoria. Yew Tree House was extended several times in the 19th century around an early mediaeval structure which is believed to have been the village Manor House. On the arrival of the railway new residents with money from the city moved in and extended and enhanced several houses. The old farmhouse part of The Lodge is on the right side, dwarfed by the grand accommodation added on the left. Sulney Fields (extended 1880 in an urban Georgian style) has or had an old farmhouse within it, as does Broughton House. The only 'new' house of that period appears to be Orchard Lea. A second wave of gentrification has taken place over the last 40 years, when redundant farm buildings have been converted to residences and detached infill

housing has been built. Most of these houses have at least four bedrooms. Small houses of the 19th or earlier centuries have been reduced in number, either by being joined together as at Stone Cross Cottage (formerly Barrack Yard) or by demolition. Five went to make way for the village hall and one for the bus shelter. Others went when the main road was widened in 1932. They were not replaced. After years of controversy, four council houses and six old people's bungalows were built in 1974. These were intended to be for farm workers retiring from tied accommodation, some of which are now privately owned following the introduction of 'right to buy' in the 1980s.

### Recent development

3. Development in recent years has almost exclusively been large detached houses, comparatively over-developing their plot, of various pastiche designs. They have had little reference to the vernacular of the village but are typical of "up market" development seen across the country, thus bringing the danger of a sense of anonymity to the village.

### Public realm

4. The village is defined by the presence of two village greens, and four other green spaces which the plan protects. This, together with a high proportion of houses set in large gardens, provides a sense of spaciousness. The intimacy of smaller properties and the spaciousness of the public spaces and larger houses combine to deliver a key component of the special character defining the village. The village contains a wide variety of different boundary treatments including walls, timber fencing, metal railings and hedges. Most of these contribute to the informal rural character of the village and often combine with grass verges to complement the properties behind. Boundary walls tend to be low brick structures with a stone or brick coping and hedges generally consist of a native mix of plants, predominantly Hawthorn (the use of Leylandii hedging in places detracts from the character of the village). By contrast, some properties simply have open front gardens while others are positioned with their walls right up against the pavement or highway edge. Grass verges and mature hedgerows are a particularly strong feature on the approaches to the village where they line the road. In the village centre features such as the

water pump on Rectory Drive and the stone cross on the village green add historic interest to the public realm.

### Building types

5. The older buildings in Upper Broughton mainly consist of a mixture of farmhouses, cottages, Victorian and Georgian houses and outbuildings. There is a considerable variety in size, layout and design based on a common palette of materials. Equally important to the village's special character are the random layout and the spaces between these properties.

### Building materials and local details

6. There are buildings of stone, timber, cob and brick in the village, reflecting the prosperity of the village and the builder at various times. There is a lot of history contained in buildings which have not been listed. Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. The traditional building materials and details within the village are as follows:

7. **Walls:** 18th and 19th century buildings are almost always of red brick in a variety of bond patterns including random, Flemish and English garden wall. Brick walls on 18th century buildings usually have dentil corbelling at eaves level and often include embellishments such as ashlar windowsills and lintels and dentil corbelling at eaves level. Some examples of earlier stone walls and 17th century timber framing (with brick or roughcast infill panels) exist. Several houses are finished in painted stucco or roughcast render.
8. **Stone:** Dressed ironstone blocks, probably quarried locally at Wartnaby, are only found in the manorial buildings and the church, probably dating from 1190 onwards. Ironstone rubble together with quartzite boulders washed out of the boulder clay were used as footings for timber-framed and cob buildings. Several cases are known where the stone was left in place when the timber or cob was replaced with brick. A grey micritic limestone, originating as a thin layer in the village brick pits, was used for outbuildings and barns, but not houses, as it is not very frost-resistant, but was a cheap by-product. Where it is seen in houses, such

as Greystone Cottage, the buildings can be shown to have originated as farm buildings.

9. **Timber:** No cruck-framed buildings which pre-date 1450 survive intact, but traces of frames, now replaced, can be found. Box-framed buildings of a later date have survived, notably Willow Cottage and Tudor Cottage (formerly Pond Farm). Sunny Cottage and Yew Tree House are known to contain ancient timber frames, and there are likely to be more to be discovered. Both are likely to have originated as halled houses on the evidence of the position of their main chimneys and blocked entrances. Surviving partially cob buildings are in the rear part of the butcher's shop and a rear wall in Church View, but other examples have been removed in recent years.
10. **Brick:** The brick yards in Hickling Lane seem to have started circa 1700 and finished about 1904, probably due to competition from industrially-made bricks brought on the railway (typically 27/8" thick). Some timber or cob houses had their walls replaced with brick in a piecemeal fashion, e.g. The Golden Fleece where there are interior walls are of the earliest bricks (21/4" thick) but the outer walls are 19th century (25/8" thick). Some houses retain

beamed ceilings supporting rush and plaster floors above which may be older than the walls now supporting them. Several farmhouses were built or rebuilt of brick in the 18th century. It is hard to find modern bricks which match the village bricks, but those used in building Vale View are a good approximation.

11. **Roofs:** Dominated by a mixture of Welsh slate and locally made orange/red clay pantiles. Eaves projecting perhaps one foot beyond the wall are often supported by corbelling – usually dentil but saw-tooth in the mid-19th century. This gives emphasis to the roof line. Some later eaves are narrower, and do not improve the look of the building. Gable ends are most commonly plain close verge where the tiles run to the edge of the brick gables, but a few examples of parapet gables exist, where thatch has been replaced. Brick chimneys are found on most properties in the either as ridge stacks or gable stacks with clay chimney pots.
12. **Windows:** Most Georgian and Victorian properties have timber horizontal sliding sashes, with many creating a symmetrical façade and having glazing bars. Cottages and historic agricultural buildings in

the vernacular style typically have timber casement windows or horizontal sliding sashes.

13. **Doors:** Georgian and Victorian properties have paneled doors often combined with decorative fanlights, canopies or doorcases. Lower status buildings typically have timber plank and batten doors.

## Design Guidance

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### Location and setting

14. The visual impact of Upper Broughton is more than the sum of its parts. It is a pleasing combination of many factors that delivers the context against which all development should be assessed. Some factors which define the environment are: the siting of the village snuggling below the top of the hill provides a pleasing aspect when viewed from distance; the range of styles, designs, sizes and situations of the houses that gives interest and variety to the built environment; the visual links into the surrounding countryside provided by gaps between the buildings seats the village into the semi-rural setting.

15. Development which reduces visual links between the built-up part of the village and the surrounding countryside should be resisted. Developments which by virtue of scale or design disrespect the architectural relationship between buildings should be resisted.
16. The vernacular of 1700 –1850 is simple but elegant and is a good basis for the design principles of future developments. It is the most abundant style of pre-modern house in the village. It should be noted that all dwellings of this period, except basic cottages, tended to have main rooms which are about 14' square, which is a very practical size for a room. Several houses were built end on to the road, which is another very practical East Midlands feature. These houses are very plain, but with well-proportioned doors and windows and corbelling. Together with the delightful tone of the red bricks they give rise to a streetscape which is very pleasing.
17. Understanding context is vitally important for all good design solutions. Recognising the roofscape, streetscape and landscape setting and reflecting the built form, proportions, features and materials of the original or surrounding buildings is important. This

does not limit design proposals to mimicking existing buildings, and pastiche is to be discouraged. It is possible for modern designs and the use of modern materials to complement and enhance the existing environment. This will continue the spirit of evolution created by the different styles of houses that have been built over the years.

18. With every application the quality of design will be assessed with the rigour applied by Rushcliffe Borough Council's conservation officer in a recent application. The following are examples of his comments : "The proposed squat mock Georgian replacement dwellings are generic in form and appearance and not rooted in a scholarly understanding of the rules of proportion which underpin this style of architecture....the proportions of window openings (too short for their width as drawn) all eschew the rules of proportion which apply to them....the design of the attached garage element with a prominent and steep roofslope is then completely contrary to the parapet approach on the main part of the building. Given the harm arising from the complete loss of a non-designated heritage asset, compounded by the weaknesses in the proposed designs of the replacements I cannot

support this application." This approach emphasises the importance of the design and setting for every application to ensure the environment of the village is not compromised.

19. As part of recognising the local distinctive characters, any new infill development should respect the existing pattern and density of surrounding development. In particular, garden areas are recognised as making an important contribution to the character and appearance of an area, providing visual amenity benefits for local residents, contributing to both the spatial character and to the green infrastructure of the neighbourhood. Any proposal to develop on garden areas will be resisted and assessed against the impact the development will have on these characteristics and the impact on both the site itself and the wider locality.

#### Buildings and design

20. Development should reflect the scale, dominant building/house type and spaces between buildings in the adjoining streetscape. This will include encouraging submissions for smaller dwellings that

will echo the scale of many of the dwellings existing in the village.

21. Extensions, including garages, should not dominate the original building and should be set back from the original frontage. Closure of the spaces between houses will not generally be acceptable, and all extensions should be designed to minimise the risk of overshadowing, visual dominance and overlooking of neighbouring areas.
22. Privacy is another issue to consider in order to prevent overlooking of adjoining houses.
23. Building design that minimises the environmental impact through the construction and on-going use of the house will be supported.

### Building materials

24. Generally, materials should be chosen from the palette of materials described above. Again, the imaginative and sensitive use of modern materials will be encouraged when used together with high quality building design.

### Roofs

25. There should be no dormers on main/ principle frontages i.e. facing streets or public spaces.

### Doors, Windows & Porches

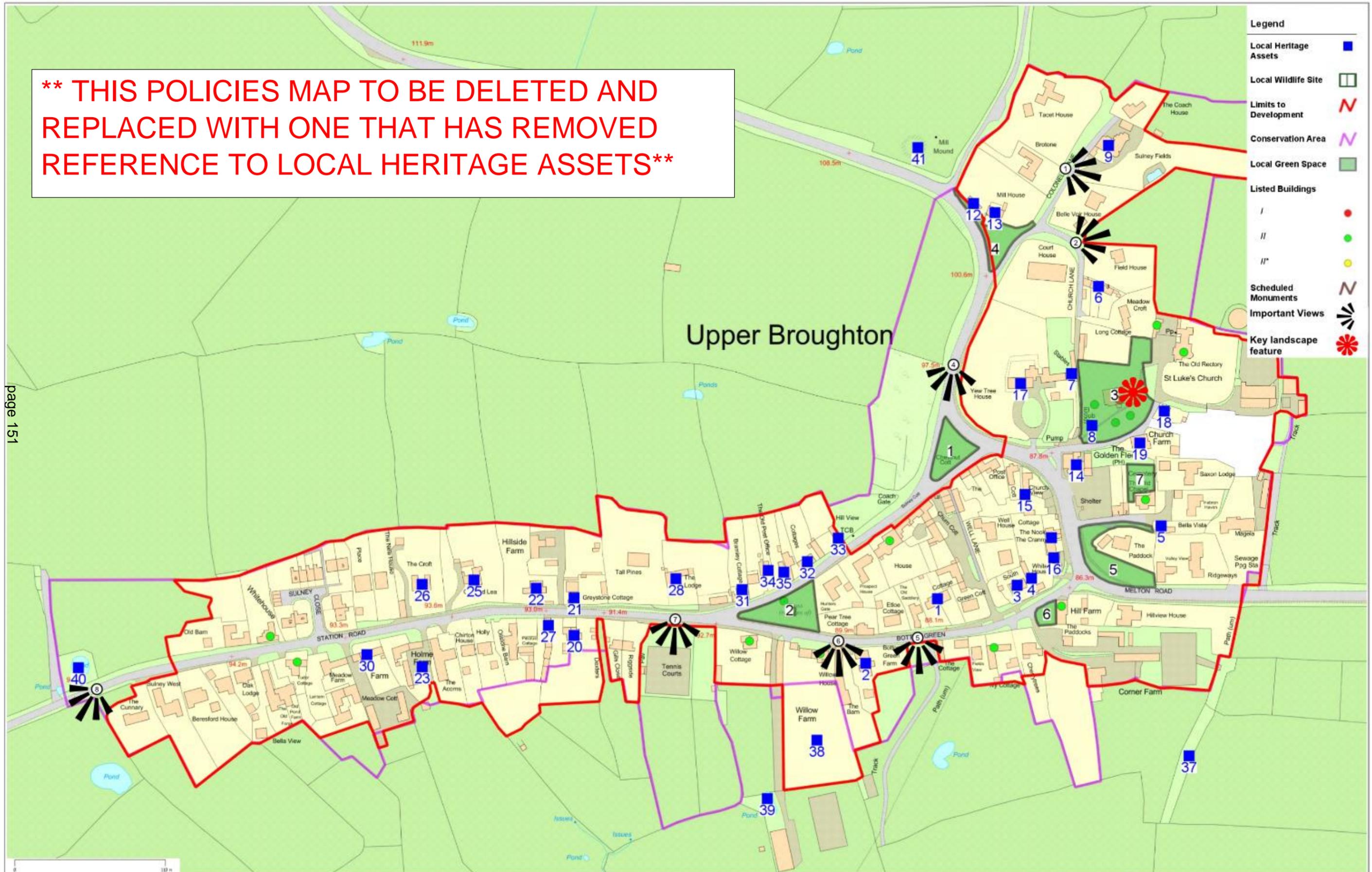
26. The proportions and patterns of doors and windows are critical features. Any alteration or extension should strive to reflect the style of the original building or its neighbours in this respect e.g. door architraves, window styles (casement, sash, mullioned etc.) and frames (sills and lintels). Those of new build proposals should either reflect neighbouring properties or be justified as part of the overall design proposal.

### Other Features

27. Infill development should incorporate traditional local treatments of boundaries such as walls, fences, grass verges, hedges, and other planting, as appropriate to the size and type of building being built. In some cases, this may reflect an existing 'open plan' layout. Existing boundary should be retained.
28. All new developments should provide for off street parking. Extension proposals that lose off street parking will be resisted.
29. Front gardens should be retained wherever possible and hard standing should be made of permeable materials, to prevent excessive water run-off.

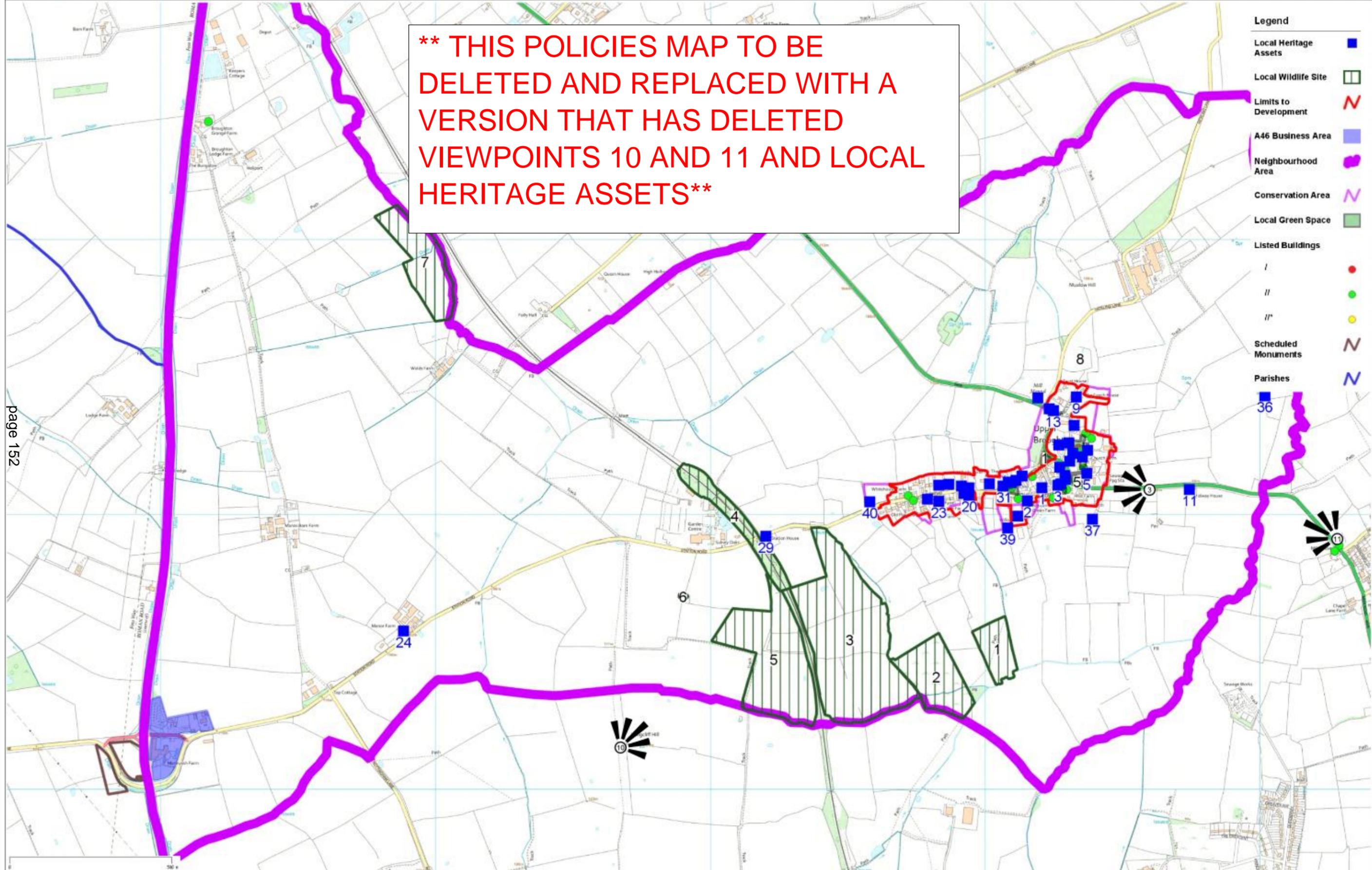
**\*\* THIS POLICIES MAP TO BE DELETED AND REPLACED WITH ONE THAT HAS REMOVED REFERENCE TO LOCAL HERITAGE ASSETS\*\***

page 151



**\*\* THIS POLICIES MAP TO BE DELETED AND REPLACED WITH A VERSION THAT HAS DELETED VIEWPOINTS 10 AND 11 AND LOCAL HERITAGE ASSETS\*\***

- Legend**
- Local Heritage Assets 
  - Local Wildlife Site 
  - Limits to Development 
  - A46 Business Area 
  - Neighbourhood Area 
  - Conservation Area 
  - Local Green Space 
  - Listed Buildings
    - I 
    - II 
    - III\* 
  - Scheduled Monuments 
  - Parishes 



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# Agenda Item 7

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# Agenda Item 8

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