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**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 11 September 2019



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

To all Members of the Council

Dear Councillor

A Meeting of the Council will be held on Thursday, 19 September 2019 at 7.00 pm in the Council Chamber, Ruscliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Sull'.

Sanjit Sull  
Monitoring Officer

## **AGENDA**

Opening Prayer

1. Apologies for absence
2. Declarations of Interest
3. Minutes of the Meeting of the Council held on Thursday, 11 July 2019 (Pages 1 - 14)

To receive as a correct record the minutes of the Meeting of the Council held on Thursday, 11 July 2019.

4. Mayor's Announcements
5. Leader's Announcements
6. Chief Executive's Announcements
7. Citizens' Questions

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

8. Corporate Strategy 2019-2023 (Pages 15 - 40)

**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

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

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



The report of the Chief Executive is attached.

9. Community Infrastructure Levy (Pages 41 - 76)

The report of the Executive Manager – Communities is attached.

10. Gotham Neighbourhood Plan (Pages 77 - 174)

The report of the Executive Manager – Communities is attached.

11. Polling Places Review (Pages 175 - 192)

The report of the Chief Executive is attached.

12. Notices of Motion

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

A climate emergency has been declared by the Intergovernmental Panel on Climate Change. Action is required at all levels of government and at Rushcliffe Borough Council, we now aim to consider climate breakdown in all our activities, showing our commitment to the future quality of life of our residents and their children.

There has been a call nationally and locally for us to divest from fossil fuels. This is not a risky strategy since as decarbonisation efforts intensify, fossil fuel stocks are expected to reduce in value, meaning that the relative performance of standard investment portfolios will decline further. Fossil free investment portfolios already outperform standard investment portfolios<sup>1</sup> and this suggests that fossil fuel based investments are an increasing risk to the council.

We note that Nottingham County Council's Investment Strategy Statement states that "Diversification is a key technique available to institutional investors for improving risk-adjusted returns."

This Council agrees to:

- (1) Conduct an immediate audit of all its investments to ascertain the current level of fossil fuel equity investments.
- (2) Conduct an immediate audit of the carbon footprint of its operational assets through its Carbon Reduction Work Programme.
- (3) Divest from fossil fuel as a way of ensuring a better world for the people of Rushcliffe and as a way of ensuring a better return for RBC's investments.
- (4) Lobby Nottinghamshire Pension Fund to follow the same course of action.

<sup>1</sup> For example see:

<https://research.ftserussell.com/Analytics/FactSheets/temp/f498a8f2-d390-4779-919c-28bc07f033e1.pdf>

## **Councillor J Walker**

### 13. Questions from Councillors

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

#### Membership

Chairman: Councillor Mrs C Jeffreys

Vice-Chairman: Councillor S Mallender

Councillors: R Adair, S Bailey, B Bansal, K Beardsall, N Begum, B Buschman, R Butler, N Clarke, T Combellack, J Cottee, G Dickman, A Edyvean, M Gaunt, P Gowland, B Gray, L Healy, R Hetherington, L Howitt, R Inglis, A Brennan, R Jones, A Major, R Mallender, D Mason, G Moore, J Murray, A Phillips, F Purdue-Horan, S J Robinson, K Shaw, D Simms, J Stockwood, Mrs M Stockwood, C Thomas, R Upton, D Viridi, J Walker, R Walker, L Way, G Wheeler, J Wheeler and G Williams

#### **Meeting Room Guidance**

**Fire Alarm Evacuation:** in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

**Toilets:** are located to the rear of the building near the lift and stairs to the first floor.

**Mobile Phones:** For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

**Microphones:** When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

#### **Recording at Meetings**

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.

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

**THURSDAY, 11 JULY 2019**

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

### **PRESENT:**

Councillors Mrs C Jeffreys (Chairman), S Mallender (Vice-Chairman), R Adair, K Beardsall, N Begum, B Buschman, R Butler, N Clarke, T Combellack, J Cottee, G Dickman, A Edyvean, M Gaunt, B Gray, L Healy, R Hetherington, L Howitt, R Inglis, A Brennan, R Jones, A Major, R Mallender, D Mason, J Murray, A Phillips, S J Robinson, K Shaw, Mrs M Stockwood, C Thomas, R Upton, D Viridi, J Walker, R Walker, L Way, G Wheeler, J Wheeler and G Williams

### **OFFICERS IN ATTENDANCE:**

P Linfield	Executive Manager - Finance and Corporate Services
K Marriott	Chief Executive
D Mitchell	Executive Manager - Communities
S Sull	Monitoring Officer
H Tambini	Democratic Services Manager
L Webb	Democratic Services Officer

### **ALSO IN ATTENDANCE**

20 members of the public

### **APOLOGIES:**

Councillors S Bailey, B Bansal, P Gowland, G Moore, F Purdue-Horan, D Simms and J Stockwood

L Ashmore, Executive Manager - Transformation and D Banks, Executive Manager – Neighbourhoods

### **Opening Prayer**

The Meeting was led in prayer by the Mayor's Chaplain, Reverend Michael Lees.

### **12 Declarations of Interest**

There were no declarations of interest.

### **13 Minutes of the Meeting held on 21 May 2019**

The minutes of the meeting held on Thursday, 21 May 2019 were approved as a correct record and signed by the Mayor.

### **14 Mayor's Announcements**

The Mayor reported that she had spent both a busy and enjoyable start to her Mayoral year, attending many varied engagements, including events for her two chosen charities, Headway and the Nottinghamshire and Lincolnshire Air Ambulance.

The Mayor also referred to the following engagements she had attended:

- Opening the Skate Park at Lady Bay;
- Soar Boating Club 66th Birthday Celebrations;
- ICC Cricket World Cup;
- Tollerton Village Fete;
- Bingham Summer Fayre;
- Queen's Birthday Service;
- Lord Lieutenants Summer Garden Party;
- Notts County Council Civic Service;
- Armed Forces Day Flag Raising;
- Memorial unveiling at Victoria Embankment;
- Proms in the Park;
- Gedling Civic Service;
- Lady Bay Open Gardens; and
- Annual Pilgrimage to Crich.

The Mayor referred to the very poignant memorial ceremony at Victoria Embankment and to the importance of remembering and honouring all of those who had given their lives in the First World War. The memorial would be a fitting reminder of their sacrifice.

The Mayor also announced that her cadet for 2019/20 was Sergeant Peter Wallace and presented him with a certificate to mark the start of his year as the Mayor's Cadet.

## 15 **Leader's Announcements**

The Leader welcomed the Chief Executive to her first Council meeting following her appointment and the Executive Manager – Transformation, who had recently been appointed.

The Leader confirmed that he and the Chief Executive had attended the Local Government Association (LGA) conference in Bournemouth. The conference had considered Government policy going forward and discussed and passed a motion to call upon the Government to explore supporting the domestic implementation of sustainable development goals through funded partnership roles within each local authority area. Following the Conference, the LGA had confirmed that there would be on going engagement with the Government regarding this motion, with a list of associated actions. The aim was to share best practice rather than be insular and it was encouraging to note that the environmental groups in attendance were interested in the Council's electric car charging points scheme and the free tree scheme, which had proved very successful, with over 1,000 applications for trees in four days. It was pleasing

to see the Council taking the lead in environmental issues.

The Leader referred to the recent success of a local primary school, St Edmund Campion in winning the Europa Cup, a football tournament, with the final held at the world famous Nou Camp stadium in Barcelona.

The Leader commented on the success of the recent 'Proms in the Park' event, with over 7,500 people attending and stated that such events optimised what Rushcliffe stood for and he hoped that the 'Taste of Rushcliffe' event this weekend would be equally well attended. That event included the YouNG's Summer Market that would feature youth-based enterprise and should be equally celebrated and supported.

The Leader confirmed that Rushcliffe Borough Council was a finalist for the Council of the Year award at the recent Municipal Journal (MJ) Awards in London. The Council was the top District/Borough Council in the country. That recognition, following on from other recent awards, including Entrepreneurial Council of the Year and Commercial Council of the Year was testament to the dedication of officers and Councillors.

#### **16 Chief Executive's Announcements**

There were no announcements.

#### **17 Citizens' Questions**

There were no questions.

#### **18 Approval of the Scrutiny Annual Reports 2018/19**

The Leader and Portfolio Holder for Strategic and Borough Wide Leadership, Councillor Robinson presented the report of the Executive Manager – Finance and Corporate Services that provided a review of the work undertaken by the Council's four Scrutiny Groups during 2018/19. The Portfolio Holder invited the Scrutiny Group Chairmen to deliver a brief summary of the work of each Group over the year.

The Chairman of the Community Development Group, Councillor Combella referred to the breadth of the work undertaken by the Group and highlighted key issues. Tree protection and promotion continued as a priority, with a proposal to plant ten trees per parish for the three years of the project and the ongoing success of the free tree scheme. Sporadic broadband coverage remained an issue, in particular for rural areas and ongoing scrutiny was both challenging and vital. The draft Empty Homes Strategy should result in serviceable accommodation being brought back into use to help alleviate housing shortages. The Armed Forces Community Covenant was an enduring record of the community's gratitude to military personnel and their families and the role they played locally. Following significant scrutiny of the Borough's art collection in previous years, it was pleasing to see the installation at the Arena of the engraved bench commemorating the history of Rushcliffe, the parishes and those who have given their lives during conflict. Councillor Combella thanked members of the Group and officers for their work and support over the past year.

The Chairman of the Corporate Governance Group, Councillor Beardsall confirmed that the Group had scrutinised various issues highlighted in the report. The Group specifically scrutinised finance and risk matters and he thanked the members of the Group for their rigorous scrutiny and officers for their advice and support.

The Chairman of the Partnership Delivery Group, Councillor Cottee referred to the importance of fostering mutually beneficial partnerships through good working relationships, which in turn provided better outcomes for local residents and value for money. The work of the Group throughout the year had further enhanced those partnerships and benefits and the report highlighted the issues covered. Councillor Cottee thanked the Vice-Chairman, Councillor Bailey and members of the Group and officers for their advice and support.

The Chairman of the Performance Management Board, Councillor Clarke referred to the Community Grant Scheme and noted that last year some funding had not been used and reminded Councillors that the funding was available to support community groups and it was hoped that it would all be awarded this year. Councillor Clarke advised that the Group had reviewed car-parking regimes to support the vitality of local communities. A Planning Enforcement Workshop was also planned, with a date to be agreed. Representatives from Parkwood had been invited to a meeting, with the reduction in the use of the bowls club flagged as an issue that would require continued monitoring. In respect of Environmental Health, a number of successful fly-tipping prosecutions had taken place and with 818 food premises in the Borough, the Group had called for future mandatory food inspections. Councillor Clarke thanked the Vice-Chairman, former Councillor Thurman and members of the Group for their incisive questioning and scrutiny.

Councillor Robinson thanked all the Chairmen, members of the Groups and officers for their hard work throughout the year, reiterated the important role that scrutiny played and its achievements, and looked forward to going forward with the new scrutiny arrangements.

The report was moved by Councillor Robinson and seconded by Councillor Mason.

Councillor Gray confirmed that the Labour Group had read the report with interest and looked forward to taking an active role in scrutiny during the coming year and thanked all Councillors, past and present for their hard work.

Councillor Jones echoed the comments of Councillor Gray.

Councillor R Mallender thanked the Scrutiny Groups for their hard work and highlighted a number of key points. It was pleasing to note the work being undertaken to reduce the use of single-use plastics. The move towards the Council becoming a dementia friendly Borough was encouraging, particularly as it affected so many people. The work on the Empty Homes Strategy was very positive and would benefit all communities, as was the tree protection and promotion schemes. The partnership delivery work in relation to the scrutiny of the Grantham Canal Partnership should also be acknowledged.

Councillor Thomas thanked everyone who had been involved and stated that the scrutiny training would be helpful to Councillors in the future.

Councillor Butler stated that the report was very useful and highlighted the serious issues covered and how much involvement the Council had in serving local residents and through internal scrutiny of the Council's own services. It was pleasing to note that broadband provision continued to be scrutinised.

It was RESOLVED that the work undertaken by the four Scrutiny Groups during 2018/19 be endorsed.

## 19 **Review of Public Speaking at Cabinet and Council**

The Leader and Portfolio Holder for Strategic and Borough Wide Leadership, Councillor Robinson presented the report of the Executive Manager – Finance and Corporate Services outlining the use of the public speaking protocol over the past twelve months.

Councillor Robinson confirmed that the Council was keen to ensure that it was transparent in its operations and decision-making processes. In March 2018, Council had approved the introduction of Citizens' Questions at both Cabinet and Council, and Opposition Group Leaders' Questions at Cabinet, for a trial period of 12 months. The trial period had proved successful and it was hoped going forward it would continue to be used. Cabinet welcomed scrutiny and it was important that questions were asked and challenges made by both the public and the opposition. The Council was asked to adopt formally the public speaking protocol, Citizens' Questions and Opposition Group Leaders' Questions. Councillor Robinson advised that one amendment was proposed, in respect of the deadline relating to the submission of Citizens' Questions, to revise the deadline to mirror that of Opposition Leaders' Questions so that both deadlines came after the agenda had been published.

The motion was seconded by Councillor Edyvean.

Councillor Gray confirmed that the Labour Group had read the report with interest and were in agreement with the proposal to amend the deadline for the submission of Citizens' Questions.

Councillor Thomas stated that before becoming a Councillor she had spoken using the Citizens' Questions procedure and stressed the importance of having that opportunity. The Independent Group welcomed the adoption of the procedure and she thanked officers for the support and guidance she had received when she had submitted questions and stressed the importance of maintaining that support in the future.

It is RESOLVED that:

- a) Council adopts formally the public speaking protocol, Citizens' Questions and Opposition Group Leaders' Questions, and instructs the Monitoring Officer to amend the Constitution accordingly.

The deadlines relating to the submission of Citizens' Questions be revised to mirror those of Opposition Leaders' Questions and be reflective of those in

place for Planning Committee.

## 20 **Review of the Council's Constitution**

The Leader and Portfolio Holder for Strategic and Borough Wide Leadership, Councillor Robinson presented the report of the Monitoring Officer outlining the revisions to the Constitution following the Scrutiny Review and seeking approval for those proposed revisions and the adoption of a revised Scrutiny structure.

Councillor Robinson referred to the three recommendations in the report, including proposed revisions to the Constitution in relation to new Scrutiny arrangements, following the Scrutiny Review between September and December 2018. This independent review by the Centre for Public Scrutiny had looked at ways the Council could adopt best practice and challenge working practices. The format of the new Scrutiny Groups had been based on the recommendations from that review and was proposed for adoption. The second recommendation was covered by a report that was issued by the Committee on Standards in Public Life (CSPL) regarding ethics in Local Government. The Standards Committee had considered the report and had suggested that the recommendations be adopted. The third recommendation was to grant the Monitoring Officer delegated authority to make any further minor amendments to the Constitution.

The motion was seconded by Councillor Mason.

Councillor Gray confirmed that the Labour Group had read the report with interest and welcomed the changes to the Scrutiny Groups as it brought proportionality to the leadership of those groups.

Councillor Jones supported the report and recognised the improvements made to the document and acknowledged the time taken to amend it and he welcomed the improvements to the clarity of responsibilities and clarification on the use of reserve members on specific committees. Councillor Jones raised a concern regarding the definition of 'Key Decisions' which included reference to decisions which were likely to be significant in terms of its effect on communities as well as financial matters and he considered that such decisions should not be made by the Leader or Cabinet alone, as it was a mechanism by which Scrutiny and the Call-In process could be avoided by the subjective views of the Cabinet on its own decisions, as to what was significant to the community. Councillor Jones requested amendments to the wording of the document.

Councillor Robinson raised a point of order and stated that the report was not recommending updates to the Constitution on a detailed basis; the recommendations were clearly set out in the report.

Councillor Jones stated that he could no longer support the report, as there were a number of amendments required.

The Monitoring Officer advised that any requests to propose amendments to the Constitution should be made through the Chairman of the Governance Scrutiny Group and any proposed amendments would be considered by the

Group.

Councillor Robinson reiterated that the recommendations related specifically to the revisions to Scrutiny, best practice/code of conduct and the delegation to the Monitoring Officer regarding minor updates with any detailed examination of the Constitution by the Governance Scrutiny Group.

It is RESOLVED that Council:

- a) Consider and approve the revisions to the Constitution in relation to Scrutiny to adopt the recommendations of the March 2019 Council report.
- b) Adopt the Best Practice Principles and recommendations of the Committee on Standards in Public Life (CSPL).

Consider and approve the revisions to the Constitution made by the Monitoring Officer under delegated authority.

## 21 **Notices of Motion**

- a) The following motion was moved by Councillor Edyvean and seconded by Councillor J Wheeler

“Rushcliffe Borough Council is proud of its record in delivering high quality services to its residents in conjunction with prudent financial management to deliver those services with value for money and efficient use of all of its resources.

As a responsible Council it is important to regularly review all of our assets in order to ensure that they:

- Deliver value for money
- Meet the ever changing requirements of our Communities
- Optimise the best use of the Asset

This Council agrees that regular review of its property portfolio is necessary and responsible for the benefit of Rushcliffe residents.

This Council also agrees that all Members should support these review processes and do their utmost to uphold the reputation of the Council for delivering good service to its residents.”

Councillor Edyvean, in moving the motion confirmed that the proposal was self-explanatory and required no further clarification.

In seconding the motion, Councillor J Wheeler stated that the Council should not hesitate to let residents know that it understood its responsibility to manage public finances and the expectations of the public to deliver services. By regularly reviewing and scrutinising the Council’s property portfolio, the Council could ensure that assets were delivering the priorities referred to in the motion and reassure the public that the Council did not take its responsibilities lightly.

Councillor Gray proposed the following amendment.

“Rushcliffe Borough Council is proud of its record in delivering high quality services to its residents in conjunction with prudent financial management to deliver those services with value for money and efficient use of all of its resources.

As a responsible Council it is important to regularly review all of our assets in order to ensure that they:

- Deliver value for money and benefits to the community
- Meet the ever changing requirements of our Communities
- Optimise the best use of the Asset
- Retain sufficient land in public ownership to provide future services and facilities

This Council agrees that regular review of its property portfolio is necessary and responsible and that such reviews should be transparent and involve consultation with the community for the benefit of Rushcliffe residents.

This Council also agrees that all Members should support these review processes and do their utmost to uphold the reputation of the Council for delivering good service to its residents.”

Councillor Gray, in moving the amendment to the motion stated that he hoped the additional wording would improve the original motion and underline the Council's priorities as a modern, progressive, open and transparent organisation. In referring to the first point of the amendment, Councillor Gray referred to the irreplaceable assets the Council had responsibility for and their importance to the community. Any loss would be profound and it was essential that assets were not only judged on financial return or market price at a given time but on the social and cultural benefits to the community. On the second point of the amendment, the importance of ensuring that the Council planned appropriately, whilst retaining sufficient land in public ownership to provide services and facilities as communities grew was vital. The final point of the amendment was perhaps the most important as it related to the first line of the Constitution, which referred to the Council being 'committed to openness in how it operates.' With that in mind, the Council had to be as open and transparent as possible and ensure that during any evaluation of an asset used by the community, that community should be the first to be consulted. Councillors should be the enablers of the community and in turn, the community could help to scrutinise and utilise assets. If the amended motion was passed, it would take into account the nature of the wider benefits of the Council's assets, the scope of planning and the Council's commitment to the highest standards of openness and transparency.

The motion was seconded by Councillor Thomas who reserved the right to speak.

Councillor Thomas requested a recorded vote on the amendment.

Councillor Edyvean confirmed that the Conservative Group did not accept the



amendment as proposed, as it did not consider that the proposed amendment improved the original motion.

Councillor Jones stated that the original motion sought to tie Councillors to represent the financial decisions of the Council whilst the amended motion appeared more balanced. Many residents in West Bridgford were concerned that the Council had sold off too many assets and gained considerable capital from those sales. Residents remained very protective of the remaining assets in the area, including the two community halls with nearby parks and playing fields.

Councillor Robinson confirmed that he could not support the amendment, as he did not consider that it improved the original motion. Optimising the best use of an asset was one factor for consideration as were finance and meeting the changing requirements of communities. There were numerous examples throughout the Borough of where the Council had consulted and listened to local communities and invested in its assets and made improvements for the benefit of those communities, including Bridgford Hall. In Cotgrave over £10m of public money had been spent on providing first class community assets. The Council had a very proud record in delivering value for money and where assets had been sold, the revenue had been put into frontline services. The Rushcliffe Arena itself was the most incredible community asset and well used by numerous local residents. The Council ensured financial prudence to deliver those community assets.

Councillor Clarke endorsed the comments of Councillor Robinson and stated that the amendment lacked clarity and did not relate to specific quantities or values. The Council continued to review its assets and make the best use of them.

In seconding the amendment, Councillor Thomas confirmed that the suggested amendment did not relate specifically to money. Value for money was important; however, other issues were as important and the amendment added balance. Publically owned open spaces at the heart of any community were rare and if sold, it was unlikely that land could be replaced for the same affordable market price for public facilities. As a new Councillor, there had already been two proposals for projects involving the disposal of such assets. Was it the Council's policy to sell off all of its assets for short-term gain or was consideration given to keeping land in public ownership? A balance had to be struck between the future use of an asset and any financial gain from a sale and the amendment covered that issue.

Councillor Combellack advised that the original motion covered the points raised by the earlier speakers regarding meeting the changing requirements of local communities.

Councillor Butler commented that the Council had a significant history of investment and the wording in the amendment was unnecessary. The Council was well respected and had recently won several awards.

Councillor Gaunt stated that the community would be most alarmed if the amendment was rejected, as it would appear that certain Councillors were refusing to accept the need for transparency and consultation with the

community.

Councillor Begum stated that since becoming a Councillor, she had been made aware by many local residents of the importance of consultation and the amendment emphasised that.

In response to comments made regarding the amendment to the motion, Councillor Gray thanked all Councillors who had taken part in the debate and reiterated the view that reviews should be transparent and involve consultation with the community. Moving the original motion would emphasise the financial value rather than the societal value of the process.

Councillor Edyvean stated that the Council had an excellent record of purchasing land and was investing in its assets rather than selling them. Some of the Council's assets were commercial making public consultation on them impractical. The Council had a robust Commercial Strategy of investment in assets that helped to maintain low Council Tax rates for residents.

In accordance with Standing Orders – Council 16.4, a recorded vote was taken for the amended motion as follows:

**FOR:** Councillors N Begum, M Gaunt, B Gray, L Howitt, R Jones, A Major, R Mallender, J Murray, K Shaw, C Thomas, J Walker and L Way.

**AGAINST:** Councillors R Adair, K Beardsall, B Buschman, R Butler, N Clarke, T Combellack, J Cottee, G Dickman, A Edyvean, L Healy, R Hetherington, R Inglis, A Brennan, D Mason, A Phillips, S Robinson, Mrs M Stockwood, R Upton, D Viridi, R Walker, D Wheeler, J Wheeler and G Williams.

**ABSTENTION:** Councillors Mrs C Jeffreys and S Mallender.

The amended motion was declared as lost.

In debating the original motion, Councillor Edyvean confirmed that there had been no recent proposals through Cabinet to sell any assets. The Council was reviewing and evaluating its assets but at no time had it specified that it was planning to sell any. The Council's commercial assets were highly important and land had been purchased to provide community facilities, including land for the construction of the new leisure centre in Bingham. The motion covered the points regarding community involvement. Value for money involved the delivery of both value for money and optimising the best use of assets. The Council could not undertake public consultation every time it involved a commercial asset and the wording of the motion was appropriate.

There was no further debate. After being put to the vote, the motion was declared as carried.

b) The following motion was moved by Councillor Jones and seconded by Councillor R Mallender who reserved the right to speak.

“Rushcliffe is receiving a significant number of housing applications as a result of which house building is underway in the Borough at an expedited rate. Following the Motion considered at this Council in March 2019

relating to Climate Emergency, this Council calls upon the Government to change planning policy to reflect the resolve to recognise the Climate Emergency and asks that a report be brought to the next meeting of the Council detailing what can be achieved locally now and by Government or other policy changes in the future.”

Councillor Jones, in moving the motion advised that a significant number of recently built new homes were unfit for a carbon neutral future, with further developments yet to be approved. New dwellings should be carbon neutral and produce some energy, as converting existing buildings would prove extremely costly and would not be as efficient. The Council must encourage developers to construct better, more eco-friendly new builds with micro-generation. A report should be submitted to the next Council meeting to advise what could be achieved within the existing Core Strategy and National Planning Policy Framework (NPPF) and if policy changes within the Council could assist. Could greater weight be given to Core Strategy Policy 2 on Climate Change and the NPPF Core Planning Principles paragraph 17? Secondly, could the Council ask the Government to be more adventurous? Recent Government publications including a ‘Green Growth Strategy’ and ‘A Future Framework for Heat in Buildings’ contained laudable aims; however, any action still appeared to be far away, with developers reluctant to make any significant changes. Planning and building regulation policy guidance required urgent improvement by the Government. This motion recognised the motion submitted in March 2019; however, the subject was different. That motion related to long term planning and consideration of the Council’s own carbon plan. The current motion considered both current and pending developments and requested more immediate action.

Councillor J Wheeler confirmed that the Council’s Carbon Management Plan would be scrutinised by the Communities Scrutiny Group at its meeting in October 2019, with its recommendations then taken to Cabinet and Council. Councillors were asked to forward any ideas or suggestions on potential improvements to the Plan to reach the Council’s target of being carbon neutral.

Councillor Upton advised that the Council had ambitious targets and continued to remain proactive with ongoing scrutiny. It would be impractical to submit a report to the next Council meeting, before the Carbon Management Plan had been scrutinised in October 2019. The Council did not have the authority to amend national policy. It would now be impractical to change the Local Planning Policy Part 2 and he proposed the following amendment.

“Rushcliffe is receiving a significant number of housing applications as a result of which house building is underway in the Borough at an expedited rate. Following the Motion considered at this Council in March 2019 relating to Climate Emergency, this Council calls upon the Government to change planning policy to reflect the resolve to recognise the Climate Emergency.”

Councillor Robinson seconded the amendment and reserved the right to speak.

Councillor Jones advised that he would abstain from voting as given the number of pending local developments it was important that action be taken

immediately.

Councillor J Walker stated that to remove the request for the submission of a report to the next Council meeting it would detract from the urgency of the situation.

Councillor R Walker noted that if the timeframe for action was removed, it would detract from the motion and if it was too soon to submit a report to the next Council meeting, a compromise should be sought.

Councillor Gaunt echoed the comments of Councillor R Walker.

Councillor Clarke suggested that given the timescales involved it would be impractical to submit a report to the next Council Meeting.

In seconding the amendment, Councillor Robinson agreed that it was important to provide the most eco-friendly dwellings possible. The Council was working with the developers for both the Abbey Road and Fairham projects to ensure they provided the highest quality, most environmentally efficient housing that the whole Borough would be proud of. The UK was the first of the G7 nations to commit by law to becoming net zero carbon by 2050 and that would be achieved through actions rather than words. Environmental bodies including the Woodland Trust were working with the Government to bring through standards to be adopted by local authorities. Councillors needed to be realistic about what could be achieved within specific timescales and the Council had set a timescale of March 2020, when Cabinet and Council would consider the report from the Communities Scrutiny Group.

In response to the comments made regarding the amendment to the motion, Councillor Upton confirmed that the issue was complex and adequate time was required and September 2019 was an unrealistic target. Officers were working hard and it was hoped that the development at Abbey Road would become an exemplar of good development for the East Midlands.

Councillor Jones stated that he was aware of the work being undertaken for the Abbey Road and Fairham developments; however, he was concerned that there were many other sites currently being developed that failed to reflect the Council's aspirations and time was of the essence.

There was no further debate on the amendment. After being put to the vote, the amendment to the motion was carried.

The Mayor read out the substantive motion.

“Rushcliffe is receiving a significant number of housing applications as a result of which house building is underway in the Borough at an expedited rate. Following the Motion considered at this Council in March 2019 relating to Climate Emergency, this Council calls upon the Government to change planning policy to reflect the resolve to recognise the Climate Emergency.”

In debating the substantive motion, Councillor R Mallender stated that it was correct that the Council should put this issue to the Government and ask it to

act urgently on planning policy, as action was required. The Government still had a long way to go to fulfil public expectations.

Councillor Thomas proposed the following amendment.

“Rushcliffe is receiving a significant number of housing applications as a result of which house building is underway in the Borough at an expedited rate. Following the Motion considered at this Council in March 2019 relating to Climate Emergency, this Council calls upon the Government to change planning policy to reflect the resolve to recognise the Climate Emergency and undertakes to include in the review of the Core Strategy, full consideration of energy efficient standards.”

The amendment was seconded by Councillor Shaw, who reserved the right to speak.

In moving the amendment, Councillor Thomas stated that if the Council was to change its policies, the Core Strategy was the place where energy efficiencies standards and considerations should be added and the wording added value to the motion.

Councillor Robinson confirmed that the Scrutiny Groups considered all those issues and the additional wording added nothing to the motion.

Councillor Jones queried the possibility of amending the Core Strategy.

Councillor Upton stated that Part 1 of the Core Strategy dated from December 2014, and the consultation for Part 2 had finished on 5 July 2019. The Strategy was now with the Government Inspector and it was hoped that the Plan would be brought to the Council meeting in September 2019. The Council currently had a 3.4-year housing supply that was problematic and the adoption of the Local Plan would give the Council the five-year supply it required. Any delay would therefore be seriously detrimental to the Council. Demand for further housing would continue past the life of the current Local Plan as the population and needs continued to grow and it was important that plans were in place to meet those needs.

Councillor Jones stated that whilst he fully understood the situation, would it be possible to convene the Local Development Framework (LDF) to produce a supplementary planning document that could be approved by the Council.

Councillor Upton confirmed that the LDF would be meeting in early September 2019, before the proposed adoption of the Local Plan Part 2 and it would be possible to discuss the issue at that meeting. He confirmed that the next Local Development Plan would contain Part 1 and Part 2 and it would be appropriate to consider amendments when Part 1 was being drafted.

In response to comments made regarding the amendment to the motion, Councillor Thomas confirmed that in her amendment she was requesting that a review take place during the next Local Plan process.

Councillor Upton agreed that the Council would look at those issues during the next review of the Local Plan Part 1.

There was no further debate. On being put to the vote, the amendment to the motion was declared as lost.

There was no further debate on the substantive motion. On being put to the vote, the substantive motion was carried.

## 22 Questions from Councillors

### a) Question from Councillor Murray to Councillor Robinson

"If St Giles pre-school are forced to leave Lutterell Hall after nearly 50 years, can you guarantee that Rushcliffe Borough Council will find the pre-school alternative premises in Central West Bridgford, from where they can continue to provide early-years education for 2-5 year olds?"

In response to the question, Councillor Robinson stated that as Councillors were aware, the Cabinet had approved a review of Lutterell Hall in consultation with all the community groups who used the building and the outcome of that review could not be pre-determined.

#### Supplementary Question

Councillor Murray stated that as St Giles pre-school already had a waiting list for 2020/21, would the Council give its assurance that places would be available at either Lutterell Hall or in central West Bridgford?"

In response, Councillor Robinson stated that educational provision did not fall under the remit of the Borough Council and he reiterated that the Council would work with all community groups to ensure the right outcomes.

### b) Question from Councillor Gaunt to Councillor Upton

"The proposed modifications to the Local Plan part 2 requires Ruddington to accept a doubling of its allocation from 250 to 525 homes. If the Council is serious about consulting the public about these proposed modifications, whilst being both transparent and democratic, would the Council take the opportunity to reconsider the opinions of Ruddington residents and look to remove one of the existing sites in Ruddington and reduce the housing to a more sustainable level?"

In response to the question, Councillor Upton stated that extensive consultation had taken place on the Local Plan and a very detailed external examination in public by the Inspector. Legally the only way in which any one of the proposed sites could be removed from the Local Plan was if the Inspector recommended that should happen and to date, there was no indication of that.

The meeting closed at 9.05 pm.

CHAIRMAN



## **Report of the Chief Executive**

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

- 1.1. The Council's current Corporate Strategy 2016-2020 is due to expire on 31 March 2020. However, due to the significant progress made in delivering the 2016-2020 strategy and in response to the changing landscape within local government, work has taken place over the last few months to revise the document. A draft Rushcliffe Borough Council Corporate Strategy 2019-2023 is attached at Appendix One for consideration.
- 1.2. The draft Rushcliffe Borough Council Corporate Strategy 2019-2023 has been reviewed by the Cabinet and the Corporate Overview Group.

### **2. Recommendation**

It is RECOMMENDED that the Council adopts the Corporate Strategy 2019-23.

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

- 3.1. 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.

### **4. Supporting Information**

- 4.1. The Council's Corporate Strategy is one of the key documents (along with the Medium Term Financial Strategy and Transformation Plan) in setting the direction of travel for the Council, highlighting its key priorities and the tasks it is going to undertake over the next four years to deliver upon these priorities. This provides a clear strategic direction for the Council and a benchmark against which progress towards the Council's stated goals can be monitored.
- 4.2. The Strategy also highlights the work undertaken by the Council over the course of the previous Strategy. Delivery of the Corporate Strategy has been monitored on a quarterly basis by the Performance Management Board over the last three years.

- 4.3. The current Corporate Strategy, entitled 'Building on Firm Foundations' was published in March 2016. The Strategy contained 12 strategic tasks based upon three corporate priorities for improvement. These corporate priorities were:
- Delivering economic growth to ensure a sustainable, prosperous and thriving local economy
  - Maintaining and enhancing our residents' quality of life
  - Transforming the Council to enable the delivery of efficient high quality services.
- 4.4. The Corporate Strategy 2019-2023 has been constructed as a living strategy – one that continues to evolve and grow over its lifespan. This is reflective of the fluid nature of local government at the present time. As a consequence, it contains a number of commitments under four corporate priorities. These are:
- Quality of Life
  - Efficient Services
  - Sustainable Growth
  - The Environment
- 4.5. The Corporate Strategy is resourced by the Council's Medium Term Financial Strategy (MTFS) with the Transformation Strategy one of the vehicles used to deliver both innovation and support. Performance against the Corporate Strategy will be monitored quarterly by the Corporate Overview Group. They have the opportunity to request further information or investigation where progress or performance does not appear to be sufficient to reach the targets set or deliver the community outcomes desired.

## **5. Risks and Uncertainties**

- 5.1. The fluidity of the nature of Local Government at the present time is one of the reasons a living strategy has been pursued. The flexibility this approach allows the Council to respond swiftly in a changing environment minimising the impact of identified risks.

## **6. Implications**

### **6.1. Financial Implications**

The priorities and tasks contained within the Corporate Strategy will be incorporated into the Council's Medium Term Financial Strategy and Transformation Plan which are approved by Council.

### **6.2. Legal Implications**

The Council is required to have a Corporate Strategy in place and this



report adequately captures that.

### 6.3. **Equalities Implications**

The Corporate Strategy takes account of the effect of the Council's priorities on all residents of the Borough and is supported by the Council's Equality and Diversity Scheme.

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

There are no Section 17 implications to the recommendations contained within this report.

### 6.5. **Link to Corporate Priorities**

The Corporate Strategy sets the Council's Corporate Priorities and, as such, the two are intrinsically linked.

## 7. **Recommendations**

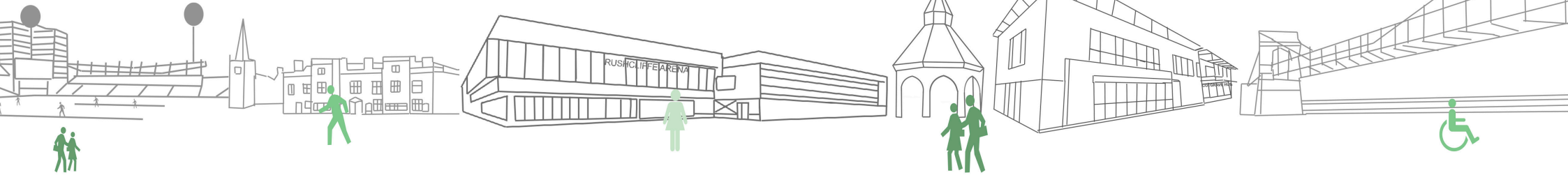
It is RECOMMENDED that the Council adopts the Corporate Strategy 2019-23.

<b>For more information contact:</b>	Kath Marriott Chief Executive Tel: 0115 9148291 kmarriott@rushcliffe.gov.uk
<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	<b>Appendix 1</b> – Draft Corporate Strategy 2019 – 2023

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Rushcliffe  
Borough Council



page 19

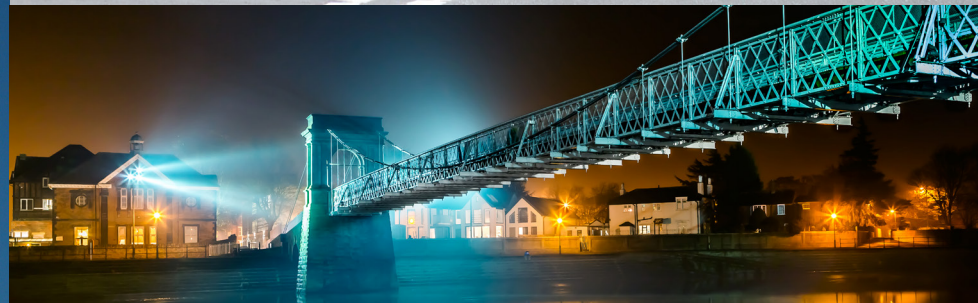
Rushcliffe Borough Council

Corporate Strategy

2019- 2023

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# INTRODUCTION FROM THE LEADER AND CHIEF EXECUTIVE



As a Council, we are working harder than ever to support a sustainable, productive and prosperous Rushcliffe, a place where people are proud to live, work and do business.

As well as continuing to provide the statutory services you would expect of your Council, such as emptying your bins, making decisions about planning applications, delivering leisure and environmental health services and providing benefits and housing services, over the next four years we are proud to say we will also be:

- **Ensuring there is a resilient Medium Term Financial Strategy**, covering the next four years, which will support the ambitions of the Council contained in this Corporate Strategy. Given the backdrop of uncertainty concerning future local government funding and changes to the business rates system, we recognise the importance of being adaptable and ready to change in a way that supports and enhances the lives of our residents.
- **Actively working to welcome new businesses, and to support existing businesses, big and small, to thrive.** Businesses are the beating heart of many of our communities, keeping our economy booming, providing jobs for our residents, and choice for consumers. Supporting businesses is a key part of our commitment to ensuring our high streets and local communities continue to prosper.
- **Operating in an ever more transparent manner, ensuring residents feel fully informed and involved in decision making.** We have implemented citizens' questions, the opportunity for citizens to ask questions at the beginning of Cabinet meetings and ordinary meetings of Council and the opportunity for applicants and objectors to speak at Planning Committee. We are committed to further increasing the transparency, openness and accessibility of the democratic process.
- **Maximising our impact within the wider public and private landscape** of Nottinghamshire, the East Midlands and the UK, working in partnership more effectively, to deliver the best for you. We believe that true collaborative working means that sometimes we will be leading and sometimes we will be taking the lead from partners and supporting others to deliver what our communities need.
- **Committed to playing our part in delivering housing growth in a sustainable way.** By 2028, Central Government has dictated that we should have facilitated the delivery of 13,150 additional houses in Rushcliffe. As of April 2019, we have already facilitated the delivery of 3,400 new homes in the Borough. We want to ensure that we are helping to form new communities, supporting improvements to infrastructure, such as transport links, and creating employment opportunities while maintaining high environmental standards so that we can all enjoy the place we live in.
- **Considering the impact we all have on the environment**, making responsible decisions, prioritising what we can do to fulfil the global ambition to become carbon neutral, and supporting green infrastructure to protect our environment for future generations to enjoy.
- **Continuing to deliver the quality services you expect**, but perhaps in new ways, making better use of technology to give you more choice in how and when residents interact with us.

# OUR JOURNEY SINCE 2016:



2016



Sharpill residential development started



2017

Rushcliffe Arena - £16m brand new leisure centre and civic office opened

Planning Peer Challenge - our planning service was scrutinised and found to be performing well, some recommendations were made and have been adopted

Councillor Simon Robinson elected as Leader, bringing new vision and drive

2018



Town centre Growth Boards reviewed and re-launched to include East Leake



Renovation of historic Bridford Hall

Joint second largest residential and fourth largest commercial development awarded planning permission at Fairham



Adoption of Asset Investment Strategy, which supports and guides decisions around asset acquisitions

£

Awarded Commercial Council of the Year and Entrepreneurial Council of the Year, at the MJ and LGC awards 2018



Work place health Silver Award, in recognition of efforts to improve staff health and well being



page 22



Relocation of Abbey Road recycling depot releasing key site for more development opportunities



Received Gold Award from the Armed Forces Employee Recognition Scheme



Electric car charging points installed at Rushcliffe Arena



Funding approved to deliver Bingham Leisure Centre and mixed use development at Chapel Lane, Bingham



Cotgrave Town centre redevelopment - Multi Service Centre, Shop Refurbishment and Business Hub complete



Runner up for the Municipal Journal's Council of the Year Award



Hosted the start of stage seven of the Tour of Britain bringing an estimated economic benefit of £412,000

2019



Centre for Public Scrutiny review found that Rushcliffe is a high performing authority with good scrutiny



Received Silver Award from the Armed Forces Employee Recognition Scheme

2018



LGA Corporate Peer Challenge - the Council as a whole was scrutinised and found to be a high performing authority



# WE ARE CONTINUING TO MAKE A DIFFERENCE. HERE ARE SOME OF OUR HIGHLIGHTS...



We've built a state-of-the-art leisure centre, and smaller, more efficient civic offices, in the heart of our largest community, investing £16m in our residents' health and well-being. This investment has already resulted in savings of over £450k per annum.



An ailing historical building brought back to life with a £0.8m investment and £1.5m Heritage Lottery funding and repurposed into an exclusive apart-hotel and Registry Office facility. This has safeguarded a historic building and preserved a much loved community asset.



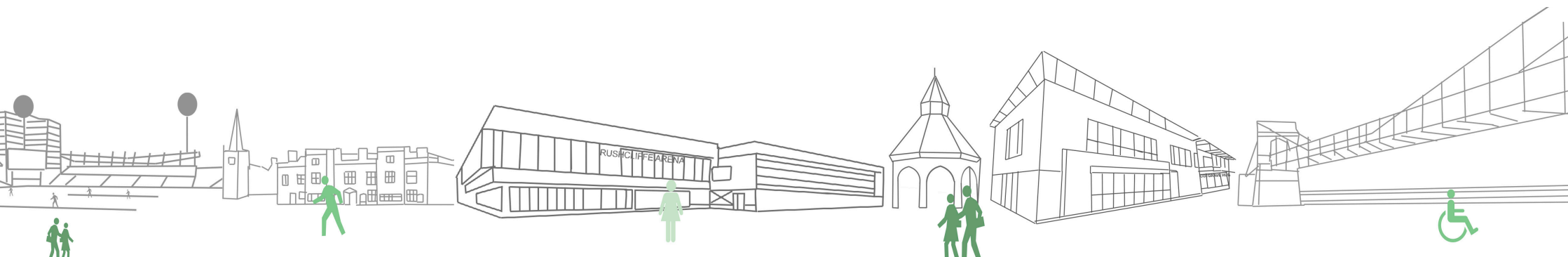
As well as encouraging our residents to recycle their cans, bottles, newspapers and garden waste, we have championed a number of other green initiatives. These include Refill Rushcliffe, which encourages local businesses to allow residents to refill reusable water bottles; our tree planting scheme, through which we have already given away 850 trees; and electric car charging points at the Rushcliffe Arena.



Supporting business in the Borough is a key priority for us. We're committed to the Digital Growth programme which so far has supported over 150 local businesses, provided £69,000 in grants, delivered 36 workshops, and provided almost 2,000 hours of support to local small businesses.



We have aided residents in supporting local charity The Friary, an organisation which empowers homeless and disadvantaged adults to rebuild their lives. Our Friary collection scheme encourages residents to leave out clothing and food donations with their bins, which our waste team collects and transports to the Friary. In the past three years, we have collected over 30 tonnes of donations.



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## AWARD WINNERS

In 2018, we were named the Local Government Chronicle's Entrepreneurial Council of the Year and the Municipal Journal's Commercial Council of the Year. These awards were recognition of the work we had undertaken to deliver value for money services with the help of careful commercial projects for the benefit of our residents. The renovation of Bridgford Hall and the work of Streetwise, our grounds maintenance company, are examples of these commercial projects.



## ARMED FORCES

We're committed to supporting armed forces personnel and veterans as part of the Armed Forces Community Covenant, a scheme which encourages understanding and awareness of the issues affecting veterans and their families within the local community, as well as providing support for existing and ex-armed forces personnel and their families. We achieved the Gold Employee Recognition Scheme Award in August 2019.



## COTGRAVE REGENERATION

We have worked with local residents and partners to regenerate Cotgrave, including the development of nearly 500 new homes, 15 industrial premises, nine business units and 10 refurbished shops. Health, police, library and Council services now share one building in a revitalised town centre.



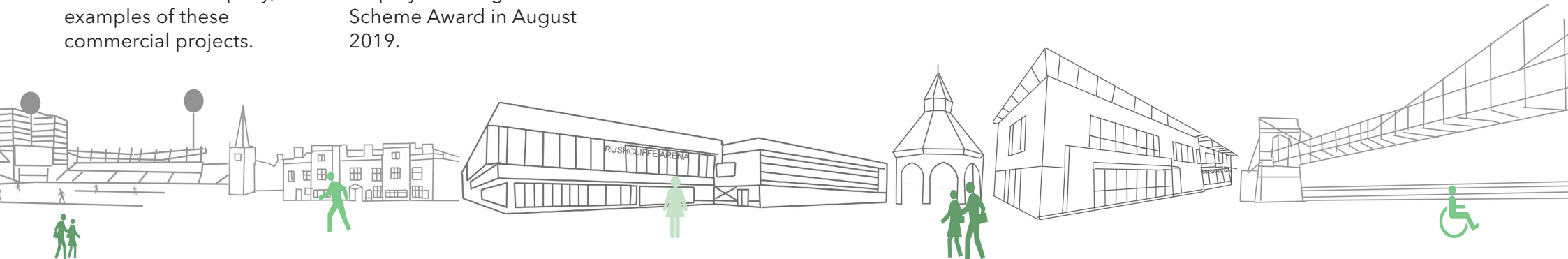
## GROWTH BOARDS

We established growth boards in our major growth areas, bringing together public sector partners, local representatives of the community and businesses. Their aim is to work together to develop communities facing significant housing growth, making sure the Council meets the needs of existing, and future, residents and businesses.



## NEW HOMES

We're required to deliver 13,150 new homes by 2028, twice the amount of other Greater Nottinghamshire district councils. We are working to meet these targets in a sustainable way, creating new communities, not just building houses. As of April 2019, we have already facilitated the delivery of 3,400 new homes in the Borough.



# AS WELL AS ACHIEVING ALL OF THIS, DID YOU KNOW THAT IN THE LAST YEAR THE COUNCIL...



Emptied **3.3 million bins**.



Processed the joint second largest residential and fourth largest commercial planning application in the country last year. Fairham will be a **£825m** development, providing **3,000** new homes and **2,500** new jobs.



Helped **180** individuals who were at risk of becoming homeless to find somewhere to live, preventing homelessness in the Borough.

page 26



Answered **100,000** calls from our residents.



Helped **17,000** residents in person at our Community Contact Centres.



Welcomed over **30,000** residents and visitors at our many community events such as Lark in the Park, Taste of Rushcliffe and Proms in the Park.



Supported over **1000** elderly or vulnerable people to live independently with one of our home alarms. This service also has a **100%** satisfaction rate.



Conducted over **300** food hygiene inspections, keeping you safe when eating out in the Borough.



Successfully kept our Council Tax rates for Band D properties lower than **75%** of all local authorities in the country.

# OUR CURRENT FINANCIAL POSITION:

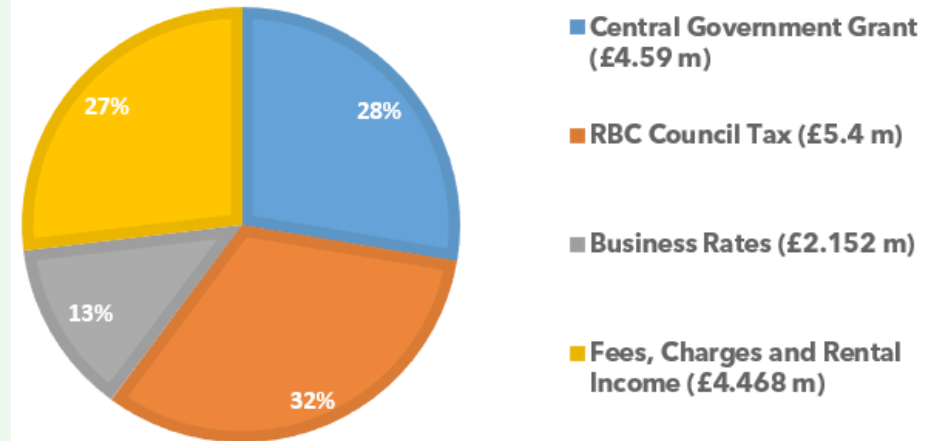
The pie charts to the right depict the Council's sources of income in 2013/14 and 2019/20.

Funding for local Government from central Government has been steadily declining over the years (a loss in excess of £3.25m in Revenue Support Grant), and continues to be subject to great uncertainty in the form of the New Homes Bonus, which mainly supports our capital spend. We have responded to this challenge positively by taking a look at how we work to make sure we are as efficient as we can be. This has resulted in efficiencies of over £4m. We have also begun to think differently about making the most of our assets and generating additional income where we can. Over the last few years, we have:

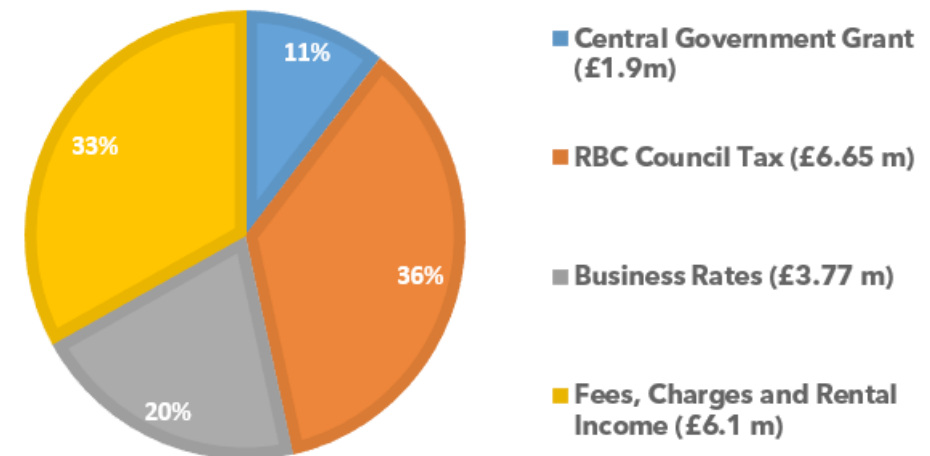
- maintained our position as the lowest Council Tax authority in Nottinghamshire for band D properties
- grown our income streams to £6.1m per year assisting us to become financially self-sufficient
- commercialised our green waste service generating £1.3m per year and introduced minimal parking fees generating £0.7m per year
- introduced the Council's Asset Investment Strategy, investing in property, which already generates around £1.5m in income and we expect this to rise to £2.5m by 2023/24.

Going forward, the Council is still experiencing significant financial risk given the uncertainty over the system for business rates funding, the Fairer Funding Review, and the requirement to have a sustainable balanced budget each year. You can find an up to date overview of our financial position each year on our website.

## 2013/14



## 2019/20







# A LIVING STRATEGY:

**This Strategy sets the overall direction the Council is planning to take over the next few years but the environment we operate in now is ever-changing and not as stable or predictable as it once was. As a consequence, we too need to be flexible, responsive and fleet of foot.**

Therefore, our Corporate Strategy Action Plan which is appended to this document is more fluid in nature. It highlights projects we are committed to which fall within the Council's four priorities:



Within each of these priorities the Council has made a number of commitments outlining the aspirations it would like to achieve or be working towards over the life of this Strategy.

The near future, the next two years for example, is relatively clear and easy to predict. Therefore, we have been able to clearly state the key projects we will be working on. These are detailed in the Corporate Strategy Action Plan. When future opportunities present themselves or new ideas are presented, these will be assessed against the commitments made in this strategy and against each of the priorities of the Council. Where they contribute towards the Council's overall priorities and compliment the commitments stated below, then they will be added to the Action Plan and delivered alongside existing projects.

The Corporate Strategy Action Plan itself will be monitored at regular intervals throughout the year by our Executive Management Team and on a quarterly basis by Councillors who sit on the Corporate Overview Scrutiny Group. Any issues identified in terms of project delivery or the performance of Council services may be scrutinised in more detail by another scrutiny group or one of the appointed task and finish groups.





## QUALITY OF LIFE

**Our residents' quality of life is our first priority. When we say 'quality of life' we mean how our residents feel about living in the Borough, its environment, and the community facilities they can access. Rushcliffe is regularly rated in both local and national surveys as one of the best places to live in the UK and we are keen to preserve this reputation. As an organisation we are committed to:**

- Working with our partners to create great, safe and clean communities to live and work in
- Protecting our residents' health and facilitating healthier lifestyle choices
- Providing high quality community facilities which meet the needs of our residents and contribute towards the financial independence of the Council
- Engaging with our residents to ensure they are involved in decisions that affect their quality of life and are also sufficiently informed to enable them contribute to the debate
- Recognising opportunities to create vibrant town centres which are attractive and accessible to all, as well as providing a pleasant retail experience
- Creating opportunities for young people to realise their potential.



## EFFICIENT SERVICES

**As an organisation it is always our intention to deliver the best services for our residents, in the most efficient way possible. In the coming years, we know this will mean embracing new ways of working and being open to innovation and transformation. Although there is no certainty around what the next four years will bring, there is certainty in how we will approach whatever arises. This approach can be captured in the following commitments:**

- Responsible income generation and prudent borrowing where deemed appropriate, to facilitate the delivery of services
- Ongoing appraisal and alignment of resources linked to growth aspirations
- Communication with our residents to ensure they feel informed and involved in decision making
- Reviewing service delivery models to ensure that residents are receiving consistently excellent services either delivered directly by the Council, or by our arm's length companies, or by private and public sector partners.



# SUSTAINABLE GROWTH

**Rushcliffe is determined to play its part in shaping the future of the Borough ensuring the needs and aspirations of Rushcliffe residents are met in all future developments. This involves a significant amount of partnership working as delivering upon the commitments outlined below will require the participation of a number of different stakeholders. We accept that sometimes we will be leading and sometimes supporting others to deliver what our community needs to grow in a sustainable way. As an organisation we are committed to:**

- Bringing new business to the Borough and nurturing our existing businesses, helping them to grow and succeed
- Ensuring our residents across the generations have the skills they need to succeed in the workplace
- Protecting the most vulnerable in our communities
- Ensuring our priorities are reflected in wider plans at a local, regional and national level to ensure we can maximise the opportunities for Rushcliffe of developments such as HS2 and the expansion of EMA whilst also providing support needed at some of our key sites including Ratcliffe on Soar Power Station
- Working with government agencies including Homes England, Highways England, Department for Business, Energy and Industrial Strategy, and The Ministry for Homes, Communities, Local Enterprise partnership and Local Government, to secure funding to support sustainable growth
- Delivering our Empty Homes Strategy which will prioritise action on long-term empty homes.

**At Rushcliffe, we know that the natural environment is precious and not something we can afford to take for granted. We are fully committed to playing our part in protecting the environment today and enhancing it for future generations. We have already taken steps to ensure that, where we can, we are making changes to operate in a more environmentally responsible way. This has led to an 18.2% drop in greenhouse gas emissions up to April 2018 from our base year of 2008/09 for carbon emissions from our operations and services. But we appreciate we are at the start of a long and vital journey towards becoming a truly green Borough. Along this journey we will be:**

- Reviewing our policies and ways of working to protect natural resources, and to implement environmentally beneficial infrastructure changes,
- Helping our residents become more environmentally friendly by providing advice and initiatives such as our free tree scheme
- Maximising our community leadership role to influence the behaviours of partners, businesses and our residents
- Encouraging developers to deliver carbon neutral homes
- Working to achieve a carbon neutral status for the Council's operations
- Administering Tree Preservation Orders, and other controls, to protect trees and hedgerows
- Ensuring that national air quality standards are achieved across the Borough
- Delivering a high quality waste and recycling collection service
- Continuing to support environmental initiatives such as tree planting schemes, reducing single use plastics and promoting Refill Rushcliffe
- Protecting the environment and public health by fulfilling our statutory responsibilities to regulate contaminated land, and control industrial and commercial processes.



# THE ENVIRONMENT



Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

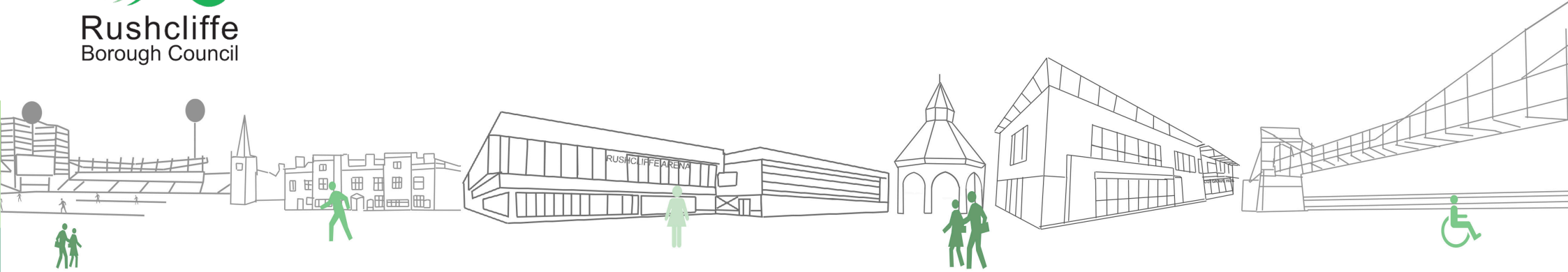
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# Corporate Action Plan

## 2019

page 33

The following action plan sets out the activities and the projects we are dedicated to delivering in line with the corporate priorities and commitments set out in our Corporate Strategy. This action plan will be monitored by our Executive Management Team and by Councillors who sit on the Corporate Overview Scrutiny Group on a quarterly basis.

New activities and projects that align to commitments made in the Corporate Strategy will be added to the action plan below as they emerge - this is the essence of a living strategy. Equally, as projects are completed they will be removed from the action plan to ensure it remains current and relevant.

You will always be able to access the most up to date version of the Corporate Strategy and its associated action plan on our [website](#).

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# QUALITY OF LIFE

What are we going to do?	Why?	When?	How will we know we have achieved it? How will we know it is successful?
Develop the Chapel Lane site in Bingham including a new leisure centre, community hall and office space by 2022	To provide modern, high-quality leisure and community facilities, as well as employment opportunities, to the growing population in the east of our Borough	2019-22	<ul style="list-style-type: none"> <li>• Chapel Lane development complete and new leisure centre open by 2022</li> <li>• Number of leisure centre users</li> <li>• Satisfaction of leisure centre users</li> <li>• Participation in sport figures</li> <li>• Quality of facility</li> </ul>
Support the continued development of existing local growth boards for Radcliffe on Trent, Bingham, East Leake and West Bridgford; and create a new board for Fairham	Operate multi-sector partnership boards which are focused on shaping growth at a local level	2019-23	<ul style="list-style-type: none"> <li>• Delivery of agreed action plans</li> <li>• Flourishing town centres</li> </ul>
Review the Council's community facilities to ensure they meet the community need and contribute to the Council's property portfolio	To ensure the provision of high quality community facilities which meet community need	2019-21	<ul style="list-style-type: none"> <li>• Community facilities reviewed by December 2020</li> <li>• Number of community facility users</li> <li>• Positive feedback from users</li> </ul>
Facilitate the development of a new Crematorium in the Borough by 2022	To provide additional community infrastructure resulting in additional capacity in the Borough alongside the existing Crematorium at Wilford Hill	2019-22	<ul style="list-style-type: none"> <li>• Crematorium open by 2022</li> <li>• Number of Crematorium users</li> <li>• Service satisfaction e.g. families and funeral directors</li> </ul>
Deliver a targeted events and health development programme across the Borough (Rushcliffe Roots and the Rushcliffe Clinical Commissioning Group)	To protect our residents' health and facilitate healthier lifestyle choices	2019 onwards	<ul style="list-style-type: none"> <li>• Number of participants in specific initiatives</li> </ul>

# EFFICIENT SERVICES

What are we going to do?	Why?	When?	How will we know we have achieved it? How will we know it is successful?
Relocate our R2Go service and Streetwise Environmental Ltd	To enable the current site at Abbey Road to be developed for residential housing	2019-20	<ul style="list-style-type: none"> <li>• R2Go and Streetwise Environmental Ltd. will be relocated by December 2019</li> <li>• Abbey Road site ready for housing development March 2020</li> </ul>
Include digital principles in our communications and ways of undertaking business page 35	To ensure that we make best use of digital development where appropriate to deliver better services and operate even more efficiently. To enable residents to do business with us in a digital way if that is their preference	2019-23	<ul style="list-style-type: none"> <li>• Digital by Design Strategy delivered by 2023</li> <li>• Time savings</li> <li>• Financial savings</li> <li>• Increased customer satisfaction</li> <li>• Residents satisfied with the number of ways they can access Council services</li> </ul>
Relocate the Rushcliffe Community Contact Centre in West Bridgford	To ensure the continued provision of face to face customer services in West Bridgford	2020	<ul style="list-style-type: none"> <li>• Rushcliffe Community Contact Centre relocated by March 2020</li> <li>• Number of residents satisfied with the number of ways they can access Council services</li> </ul>
Deliver our Medium Term Financial Strategy and Corporate Strategy	To ensure that we have an integrated and strategic approach to how we provide our services which enables us to withstand financial pressures and deliver the best for our residents.	2019-23	<ul style="list-style-type: none"> <li>• Ensure a balanced sustainable budget is agreed by Council resourcing the Corporate Strategy</li> <li>• This incorporates the Council's transformation programme which continues to evolve and deliver necessary efficiencies and additional income</li> <li>• Residents satisfied with the quality of services delivered</li> <li>• Residents believing that the Council delivers value for money</li> </ul>

# SUSTAINABLE GROWTH

What are we going to do?	Why?	When?	How will we know we have achieved it? How will we know it is successful?
Support the ongoing delivery of 13,150 new homes and securing a 5-year land supply as detailed in the Rushcliffe Local Plan	To ensure new homes are delivered in Rushcliffe in line with nationally set government targets, to respond to housing demand	2019-28	<ul style="list-style-type: none"> <li>• Housing targets met</li> <li>• Sufficient supply of suitable housing is available to meet the needs of the community</li> <li>• Local Plan Part 2 adopted by December 2019</li> <li>• Local Plan Part 1 reviewed in partnership with Greater Nottingham Housing Area by 2022</li> </ul>
Support the delivery of employment land on all six strategic sites in Rushcliffe and other sites allocated through the Local Plan	To facilitate the provision of much-needed employment land in Rushcliffe encouraging businesses to set up and grow within the Borough providing jobs for local residents	2019-28	<ul style="list-style-type: none"> <li>• Employment units built and occupied</li> <li>• New jobs created</li> <li>• Rental income received</li> <li>• 70ha of employment land to be delivered by 2028</li> </ul>
Support the delivery of improved transport infrastructure potentially including the A46, A52 and A453 corridors	To ensure that necessary transport infrastructure is in place to respond to expected population increase	2019-23	<ul style="list-style-type: none"> <li>• Infrastructure improvements delivered</li> </ul>
Review the Asset Management Plan	To ensure we are maximising our property holdings and aligning them with the needs of our residents. Properties may be held for operational purposes, for community use, or for investment purposes	2019-20	<ul style="list-style-type: none"> <li>• Refreshed Asset Management Plan adopted by 2020</li> <li>• Efficient use of property for delivering services</li> <li>• Return on investment for investment properties</li> <li>• Community facilities that residents want and use</li> </ul>

Support the delivery of affordable housing in the Borough, working with developers, providers and private landlords	To meet the high demand for affordable housing in the Borough, Rushcliffe has a policy to deliver between 10-30 percent affordable housing on its largest housing sites	2019-23	<ul style="list-style-type: none"> <li>• Delivery of affordable housing particularly for those most in need</li> <li>• Number of affordable homes delivered</li> <li>• Reduced waiting time on the housing list</li> </ul>
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# THE ENVIRONMENT

What are we going to do?	Why?	When?	How will we know we have achieved it? How will we know it is successful?
Refresh our carbon management plan and establish a carbon neutral target page 37	To provide the Council with a roadmap to achieving carbon neutral status. This includes working with community and private sector partners as well as our supply chain and making public our commitment to protecting our environment	2020	<ul style="list-style-type: none"> <li>• Carbon Management Plan adopted by the Council</li> <li>• Council has a clear road map to achieving carbon neutral status</li> <li>• Carbon Neutral target date is approved</li> </ul>
Respond to any proposals from the Resources and Waste Strategy for England	To ensure that the Council remains compliant with Central Government policy	2019-23	<ul style="list-style-type: none"> <li>• Fully funded strategic and operational plans in place to deliver any new requirements</li> <li>• Reduction in residual waste tonnage</li> <li>• Increase in recycling rates</li> </ul>
Along with other councils across Nottinghamshire, lobby central government to introduce tougher building standards for new houses, through building regulations or planning regulations, to encourage developers to deliver sustainable homes	Climate change and the need to reduce carbon emissions	2022	<ul style="list-style-type: none"> <li>• Change in regulation</li> <li>• Delivery of certified environmentally friendly homes</li> <li>• Contribution to carbon neutral target</li> </ul>









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**Council**

**Thursday, 19 September 2019**

**Community Infrastructure Levy**

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

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

- 1.1. The Borough Council is in the process of introducing a Community Infrastructure Levy (CIL) across the Borough. The purpose of CIL is to help support the provision of new infrastructure. In order to reach the point where the Council can consider adoption of CIL, two formal stages of consultation have taken place – firstly, one on the proposed charging rates and, secondly, an examination in public which was held on 20 March 2019. The Examiner, in his report, has recommended that the proposed charging rates across the Borough are appropriate, and will not undermine development viability.
- 1.2. At this point, the Council has to make a decision whether CIL is brought into force across the Borough, and from what date.
- 1.3. The Local Development Framework Group, who support the recommendations below, has considered the report contained within Appendix A.

### **2. Recommendation**

It is RECOMMENDED that Council:

- a) adopts the Community Infrastructure Levy Draft Charging Schedule, as set out in Annex 3 and Annex 4 of the Examiner's report, with it being brought into force on Monday 7 October 2019; and
- b) adopts the Community Infrastructure Levy Instalment Policy and Community Infrastructure Levy Payment in Kind Policy.

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

- 3.1 To ensure that the impacts of development are mitigated as far as possible through securing funding for improvements to infrastructure across the Borough.

### **4. Supporting Information**

- 4.1. The Local Development Framework Group has considered the contents of the report contained within Appendix A, the Examiner's report contained within

Appendix 1 of that report, the Instalment Policy contained within Appendix 2 of that report and the Payment in Kind Policy contained within Appendix 3 of that report. The Local Development Group has recommended that CIL be adopted and then brought into force across the Borough from 7 October 2019.

- 4.2. CIL will be chargeable on all new developments of 100m<sup>2</sup> or over and to all dwellings where a statutory exemption does not apply. Liability for CIL will be triggered by the granting of planning permission and will not apply retrospectively on sites that already have outline or full planning permission.

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

- 5.1. Cabinet considered a report on 10 July 2018 and approved the CIL draft charging schedule and supporting documentation and delegated to the Executive Manager – Communities in consultation with the Portfolio Holder for Housing, Planning and Waste Management, the final decision as to whether to proceed with the submission of a draft charging schedule, representations made and evidence base, together with any proposed modifications, forward to public examination.
- 5.2. There is an option not to adopt CIL. If CIL is not adopted, this would reduce the ability for the Borough Council to mitigate against the impacts of new development on infrastructure.

## **6. Risks and Uncertainties**

- 6.1. Should CIL be introduced, the income raised is dependent on the state of the housing market and will vary year on year.

## **7. Implications**

### **7.1. Financial Implications**

There are preparatory costs to bring CIL into existence that are still yet to be fully quantified. Once CIL is implemented, there will be ongoing costs associated with officer time and administration of the scheme. It is anticipated that once CIL is fully generating receipts, these costs should be covered through a proportion of CIL receipts that the Borough Council is allowed to retain for such purposes.

### **7.2. Legal Implications**

CIL is a discretionary charge. Authorities intending to take up the CIL regime are required to prepare a charging schedule setting out the CIL rates applicable in their area (s.211 Planning Act 2008). The charging schedule must have regard to matters including the total cost of the infrastructure requiring funding from CIL. Other sources of funding available and the potential effect of CIL on the viability of development in the area

### **7.3. Equalities Implications**

There are considered to be no particular equality implications arising from matters covered in this report.

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

There are considered to be no particular community safety implications arising from matters covered in this report.

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

- 8.1. The introduction of CIL will help support the Corporate Strategy themes of delivering economic growth to ensure a sustainable, prosperous and thriving local economy, and maintaining and enhancing our residents' quality of life through the provision of funding for infrastructure across the Borough.

### 9. **Recommendations**

It is RECOMMENDED that Council

- a) adopts the Community Infrastructure Levy Draft Charging Schedule, as set out in Annex 3 and Annex 4 of the Examiner's report, with it being brought into force on Monday 7 October 2019; and
- b) adopts the Community Infrastructure Levy Instalment Policy and Community Infrastructure Levy Payment in Kind Policy.

<b>For more information contact:</b>	Dave Mitchell Executive Manager - Communities Tel: 0115 9148267 dmitchell@rushcliffe.gov.uk
<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	Appendix A: Report to the Local Development Framework Group, 2 September 2019, which includes: <ul style="list-style-type: none"> <li>Appendix 1: Report of the examination of Rushcliffe Borough Council Community Infrastructure Levy Draft Charging Schedule</li> <li>Appendix 2: Rushcliffe Community Infrastructure Levy Instalment Policy</li> <li>Appendix 3: Rushcliffe Community Infrastructure Levy Payment in Kind Policy</li> </ul>

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**Appendix A: Report to the Local Development  
Framework Group, 2 September 2019**



## Local Development Framework Group

Monday, 2 September 2019

## Community Infrastructure Levy

### Report of the Planning Policy Manager

#### 1. Purpose of report

- 1.1. The Borough Council is in the process of introducing a Community Infrastructure Levy (CIL) across the Borough. The purpose of CIL is to help support the provision of new infrastructure. In order to reach the point where the Council can consider adoption of CIL, there has been two formal stages of consultation on the proposed charging rates and an examination in public which was held on 20 March 2019. The Examiner in his report has recommended that the proposed charging rates across the Borough are appropriate, and will not undermine development viability.
- 1.2. At this point, the Council has to make a decision whether CIL is brought into force across the Borough, and from what date. It is for the Local Development Framework.

#### 2. Recommendation

The Local Development Framework Group RECOMMEND that Council:

- a) adopts the Community Infrastructure Levy Draft Charging Schedule, as set out in Annex 3 and Annex 4 of the Examiner's report, with it being brought into force on Monday 7 October 2019; and
- b) adopts the Community Infrastructure Levy Instalment Policy and Community Infrastructure Levy Payment in Kind Policy.

#### 3. Reasons for Recommendation

- 3.1 To ensure that the impacts of development are mitigated as far as possible through securing funding for improvements to infrastructure across the Borough.

## 4. Supporting Information

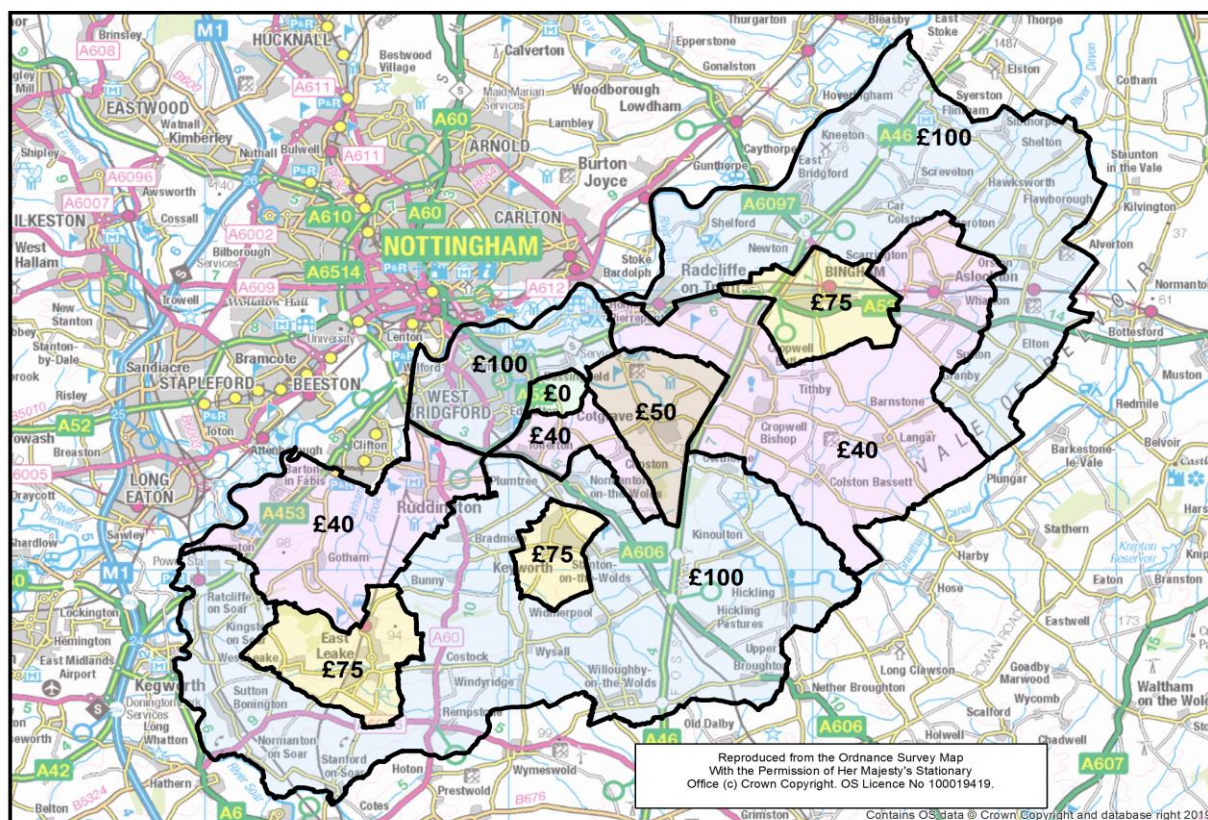
### CIL rates

- 4.1. The Community Infrastructure Levy (CIL) is a charge levied on new buildings and extensions to buildings according to their floor area and the money raised from the development helps to pay for the infrastructure to ensure the Borough grows sustainably. The levy applies to all development of 100m<sup>2</sup> or more, and to all dwellings where there is not mandatory relief.
- 4.2. In setting the CIL rate the Borough Council has aimed to strike an appropriate balance between:
  - The desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area; and
  - The potential effects of the imposition of CIL on the economic viability of development across its area.
- 4.3. Following on from two stages of consultation, the Borough Council submitted its CIL Draft Charging Schedule for examination on 14 December 2018. The examination took place from January to June 2019, with a hearing session taking place on 20 March 2019. Further details of the examination can be found at [www.rushcliffe.gov.uk/planningpolicy/cil/](http://www.rushcliffe.gov.uk/planningpolicy/cil/)
- 4.4. The examination focused upon whether the viability evidence that underpinned the proposed CIL rates is appropriate, and whether the proposed rates would put developments at risk. Following the hearing session and further correspondence between parties who attended the hearing session, the Examiner issued his report (**Appendix 1**). The Examiner concluded that the modified CIL Draft Charging Schedule, submitted during the course of the examination, provides an appropriate basis for the collection of the levy in the Borough. The proposed rates will not put developments at risk, and can be recommended for approval. The charging rates endorsed by the Examiner are set out in Table 1 and Figure 1.

**Table 1: Proposed Charging Rates**

Development type	Zone	CIL Rate per m <sup>2</sup>
Strategic Allocation East of Gamston/North of Tollerton	Zone 1	£0
Residential (use C3) excluding apartments.	Zone 2	£40
Residential (use C3) excluding apartments.	Zone 3	£50
Residential (use C3) excluding apartments.	Zone 4	£75
Residential (use C3) excluding apartments.	Zone 5	£100
General retail A1-A5 (excluding food supermarket)	Borough-wide	£50
Food supermarket A1	Borough-wide	£100
All other developments	Borough-wide	£0

**Figure 1: Proposed Residential Charging Rates**





- 4.5. As CIL is liable on the commencement of development it is unlikely that the Borough Council will benefit from any receipts within its first operational year, and that receipt of CIL will increase over time.
- 4.6. CIL is intended to sit alongside Section 106 planning obligations and other legal agreements in order to fund new infrastructure to support development. CIL and other means of securing developer contributions would operate together, on the basis that, generally, Section 106 agreements would be used to secure new infrastructure that is required to support individual development schemes (particularly on-site facilities) and CIL would be used to fund new infrastructure that is required to support a number of developments. It should be noted that Section 106 agreements will still be used to secure affordable housing where appropriate.
- 4.7. The introduction of CIL has been closely aligned to the progress of Local Plan Part 2. In order to justify the introduction of CIL, it is a requirement for the Local Planning Authority to prepare up to date infrastructure evidence. This evidence has been prepared jointly in support of both the CIL and Local Plan Part 2. The progression of CIL has been in parallel with the production of Local Plan Part 2.
- 4.8. The primary reason for progressing CIL was that under the legislation which applies to planning obligations, there were limits to the amount of S106 agreements that could be 'pooled' in order to provide for a single item of infrastructure. Changes to this legislation, which came into force on 1 September 2019, will remove pooling restrictions.
- 4.9. Despite the removal of pooling restrictions, there are other factors that still remain which support the introduction of CIL:
- There is no time limit to spend the Borough Council proportion of CIL receipts. S106 agreements typically have payback clauses within them should the money remain unspent within certain timeframes (normally between 7-10 years).
  - With the exception of certain exemptions, contributions will be received from all residential schemes, not just those of 15 dwellings and over.
  - Priority can be given to funding certain infrastructure requirements where these support growth and based upon, for example, whether a scheme is "shovel ready", the extent to which the scheme will support growth in the Borough and whether there is any other source of match funding available.
  - A proportion of CIL receipts has to be spent within the relevant community where the development takes place. In non-parished areas, it is the responsibility of the Borough Council to spend this element of CIL receipts on local infrastructure projects in consultation with the local community. In parished-areas the money is passed directly to parish councils for them to spend on local infrastructure projects. Parish councils in turn have to declare through an annual statement how much money they have received, what has been spent and what item of

infrastructure it has been spent on. Money has to be spent within 5 years of receipt or it has to be given back to the Borough Council.

- 4.10. It is therefore recommended that CIL should still be bought into force, and support of the LDF Group is sought on this basis. In order for CIL to be bought into force a decision has to be made at Full Council on 19 September 2019.
- 4.11. The proposed date from when CIL will apply to new planning permissions is proposed to be Monday 7 October 2019. There are reasons for not bringing CIL into force immediately after full council. Firstly, there are a number of procedural matters that need to be satisfied before implementation. Secondly, the system that will administer CIL needs testing before CIL can become operational.

### **Spending the Levy**

- 4.12. CIL receipts can be spent on strategic infrastructure and local infrastructure. In addition, The Borough Council can retain up to 5% of monies received to fund the administration of CIL.

### **Strategic Infrastructure**

- 4.13. 70-80% of CIL receipts will fund or part fund strategic infrastructure. CIL can be used for the provision, improvement, replacement, operation or maintenance of infrastructure. It can be spent both within and outside of the Borough to support development. Presently, there is a legal requirement to publish a list of infrastructure types that would be funded by the CIL (known as the regulation 123 list). There is also a requirement to provide supporting information which demonstrates that there is a need for new infrastructure to support growth and that there will be an infrastructure funding gap as a result of this growth. The Infrastructure Delivery Plans produced to support preparation of both the Local Plan Part 1: Core Strategy and the emerging Local Plan Part 2 were also used to support CIL preparation and to inform the CIL examination process. The following strategic infrastructure items are listed in the regulation 123 list:

**Table 2. Strategic infrastructure to be funded or part-funded through CIL**

Provision of Park and Ride along the A52 corridor and bus priority measures in West Bridgford.
Provision of or improvements to playing pitches and ancillary facilities.
Provision of or improvements to indoor leisure provision.
Provision of additional secondary school places across the Borough through new provision or extension to existing provision.
Provision of health facilities across the Borough through new provision or extension to existing provision.

- 4.14. The infrastructure items listed above will no longer be funded through S106 agreements should CIL be adopted, as this would amount to paying for the same infrastructure twice through different mechanisms.

- 4.15. Changes to legislation means that from December 2020, the list of what items will be funded through CIL must form part of an 'annual infrastructure statement'. This statement will have to list the types of infrastructure which the Council intends will be, or may be, wholly or partly funded by CIL. The annual statement will also have to include information on CIL receipts and expenditure, alongside the reporting of S106 obligations (both monetary and non-monetary). This may provide an opportunity to review the infrastructure list at this point.

### **Local Infrastructure**

- 4.16. In parished areas, CIL regulation 59A requires the Borough Council to pass on a proportion of CIL raised within each parish to them on a six monthly basis or at any other basis as agreed. A parish council can opt out of receiving any money and allow the Borough Council to spend these receipts on strategic infrastructure instead. The proportion passed on each year to parishes is 15% for CIL income raised within the parish. There is however a cap of £100 per council taxed dwelling in Parish. Therefore, if a parish contains 100 dwellings, then the most it can receive in any given year is £10,000. In unparished areas the Borough Council retains 15% of the income for it to spend on local infrastructure in consultation with the local community. Where any area (whether parished or unparished) is covered by a neighbourhood plan, the percentage either passed on or retained to spend on local infrastructure rises to 25% within each year.
- 4.17. This element of CIL can be spent on a wider array of infrastructure projects. This includes the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places upon an area.
- 4.18. The regulations defines local infrastructure where CIL can be spent as the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area. This definition is broader than what the majority of CIL receipts can be spent upon. In order to ensure transparency, the regulations require parish councils to declare, through an annual financial statement, how much CIL they hold, what has been spent, and on what item of infrastructure. In the case of parish councils, if the money is not spent by them within 5 years of receipt, then the Borough Council can request that the money is paid back to it to be spent on strategic infrastructure.
- 4.19. It is intended to produce further guidance for parish councils in relation to CIL receipts. A number of authorities have put together guides which can be used as a basis. Procedures for the allocating and spending CIL receipts in consultation with the local community will be developed in due course. When developing these procedures, officers will also consider the potential to ensure that 25% of CIL receipts can be made available across all of the Borough, rather than just those areas with the benefit of a neighbourhood plan.

### **Instalment Policy and Payment in Kind Policy**

- 4.20. The CIL liability will be confirmed when planning permission is issued. Therefore sites that already have the benefit of planning permission, both

Outline and Full, will not be liable to pay CIL. The trigger for payment is the commencement of development, with some payments being made through instalments. The proposed instalment policy formed part of the supporting documentation for the Draft Charging Schedule and is detailed at **Appendix 2**.

- 4.21. The regulations state that the Borough Council can accept land or buildings for infrastructure in lieu of a scheme paying for some or all of its liability, and that it should have a payment in kind policy in place. This policy also formed part of the supporting documentation for the Draft Charging Schedule and is detailed at **Appendix 3**.

## **5. Other Options Considered**

- 5.1. Cabinet considered a report on 10 July 2018 and approved the CIL draft charging schedule (Appendix A) and supporting documentation and delegated to the Executive Manager (Communities) in consultation with the Portfolio Holder for Housing, Planning and Waste Management, the final decision as to whether to proceed with the submission of a draft charging schedule, representations made and evidence base, together with any proposed modifications, forward to public examination.
- 5.2. There is an option not to adopt CIL. If CIL is not adopted, this would reduce the ability for the Borough Council to mitigate the impacts of new development on infrastructure.

## **6. Risks and Uncertainties**

- 6.1. Should the CIL be introduced, the income received is dependent on the state of the housing market and will vary year on year.

## **7. Implications**

### **7.1. Financial Implications**

7.1.1. There will be ongoing preparatory costs and running costs that are still yet to be fully quantified, together with officer time. Once CIL is implemented there will be management and administration costs. It is anticipated that, once CIL is fully generating receipts, these costs should be covered through the proportion of CIL receipts that the Borough Council is allowed to retain for such purposes.

### **7.2. Legal Implications**

7.2.1. CIL is a discretionary charge. Authorities intending to take up the CIL regime are required to prepare a charging schedule setting out the CIL rates applicable in their area (s.211 Planning Act 2008). The charging schedule must have regard to matters including the total cost of the infrastructure requiring funding from CIL, other sources of funding available and the potential effect of CIL on the viability of development in the area.

### **7.3. Equalities Implications**

7.3.1. 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**

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

#### 7.5. **Other implications**

7.5.1. There are no other implications arising from matters covered in this report which it is considered require further consideration.

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

8.1. The introduction of CIL will help support the Corporate Strategy themes of delivering economic growth to ensure a sustainable, prosperous and thriving local economy; and maintaining and enhancing our residents' quality of life through the provision of funding for infrastructure projects across the Borough.

### 9. **Recommendations**

The Local Development Framework Group RECOMMEND that Council

- c) adopts the Community Infrastructure Levy Draft Charging Schedule, as set out in Annex 3 and Annex 4 of the Examiner's report, with it being brought into force on Monday 7 October 2019.
- d) adopts the Community Infrastructure Levy Instalment Policy and Community Infrastructure Levy Payment in Kind Policy

<b>For more information contact:</b>	Phillip Marshall Principal Planning Officer <a href="mailto:pmarshall@rushcliffe.gov.uk">pmarshall@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	<i>None</i>
<b>List of appendices:</b>	Appendix 1: Report of the examination of Rushcliffe Borough Council Community Infrastructure Levy Draft Charging Schedule Appendix 2: Rushcliffe Community Infrastructure Levy Instalment Policy Appendix 3: Rushcliffe Community Infrastructure Levy Payment in Kind Policy



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**Appendix 1: Report of the examination of  
Rushcliffe Borough Council  
Community Infrastructure Levy Draft  
Charging Schedule**

## **Report to Rushcliffe Borough Council**

by Terrence Kemmann-Lane JP DipTP FRTPI MCI  
an Examiner appointed by the Council

Date: 25 June 2019

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PLANNING ACT 2008 (AS AMENDED)  
SECTION 212(2)

### **REPORT ON THE EXAMINATION OF RUSHCLIFFE BOROUGH COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE**

Charging Schedule submitted on 13 December 2018

Date of Hearing: 20 March 2019

## **Non Technical Summary**

This report concludes that the modified Rushcliffe Borough Council Community Infrastructure Levy Charging Schedule, submitted during the course of this examination, provides an appropriate basis for the collection of the levy in the Borough. The proposed rates will not put developments at risk, and it can be recommended for approval.

## **Introduction**

1. This report contains my assessment of the Rushcliffe Borough Council Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS) in terms of Section 212 of the Planning Act 2008. It considers whether the schedule is compliant in legal terms and whether it is economically viable as well as reasonable, realistic and consistent with national guidance (Ministry of Housing, Communities and Local Government Guidance on the Community Infrastructure Levy).
2. To comply with the relevant legislation the local charging authority has to submit a charging schedule that sets an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across its area.
3. The basis for my examination, and the subject of this report, is the modified DCS (mDCS) that was produced during the course of the examination following questions that I raised about the submitted draft. It was the subject of debate at the Hearing on 20 March 2019. I now provide a brief explanation of the reasons for the modifications. It should be noted that the modification do not affect the charges or the boundaries of the Zones to which they apply.
4. When I began the examination of the submitted documentation, it appeared to me that the submitted DCS, dated September 2018, did not fully comply with the Community Infrastructure Levy Regulations 2010, with reference primarily to the identification of the Zones. I also raised some minor matters that have been accepted, and will be dealt with by the Council, and do not need to be referred to further.
5. My first concern related to the extent to which the Zones for the residential charges are clear and unambiguous. There were actually 5 Zones when the DCS refers by numbers to 3. There was a Zone for the 'Strategic Allocation', and then the other zones were numbered 1 to 3, of which Zone 2 had 2 different rates. I considered that, for clarity, all the zones should be numbered consecutively. Additionally the Zone 2 elements should be separately numbered. The DCS as submitted is shown in Annex 1 at the end of this report. To assist in understanding, Annex 2 is a table that cross-references the original Zones and the Modified Zone numbers, with the charging rates also shown, illustrating that the proposed charges have not changed. For clarity, the modified Zones Map is shown in Annex 3, whilst Annex 4 is the mDCS considered in this report.

6. The mDCS proposes 5 Rates for Residential development (C3 Use, but excluding apartments), as follows (using the modified Zone numbers): Zone 1, £0; Zone 2, £40; Zone 3, £50; Zone 4, £75, and Zone 5, £100. The proposed charges for Retail development, Borough-wide, are for General Retail (excluding Food Supermarkets), £50 and for Food Supermarkets, £100. The rate for all other development, Borough-wide, is proposed to be £0. It is the rates for residential development that produced the majority of representations. These are dealt with in paragraphs 18 to 31 below.

**Is the charging schedule supported by background documents containing appropriate available evidence?**

Does the Infrastructure Delivery Schedule support the introduction of CIL?

7. The Infrastructure Delivery Plan (IDP1) Version 4, 'Rushcliffe update' was published in February 2014. This was a version of the Greater Nottingham Infrastructure Delivery Plan that was updated for the purpose of supporting the proposed modifications to the Rushcliffe Local Plan Part 1: Core Strategy (CS). A further document, 'Rushcliffe Local Plan Part 2: Land and Planning Policies, Infrastructure Delivery Plan' (IDP2) was published in May 2018. IDP2 is a supporting document for the Local Plan Part 2 (LP2) currently under separate examination, as well as supporting the development of the DCS.
8. IDP2, therefore, is up to date in identifying the infrastructure required to meet spatial objectives and growth set out in LP2, aligning with the CS covering the period that extends to 2028. IDP2 takes account of the various strategies and programmes of the service providers in the Borough and across Greater Nottingham, thus identifying service capacity constraints, issues giving rise to infrastructure need, future programme investment, and potential sources of funding.
9. The IDP2 considers the following categories of infrastructure: Transport; Utilities – water and sewerage; Utilities – energy; Utilities – digital infrastructure; Flooding and flood risk; Health and education; Emergency services (police, fire and ambulance); Waste management; and Green infrastructure and biodiversity. Appendix 2 of the IDP2 provides an update of critical infrastructure, having regard to the cumulative requirements of LP2. It provides a description of infrastructure requirements, progress, estimated cost, funding secured, and funding sources.
10. Building on the two documents, IDP1 and IDP2 is the Infrastructure Evidence Base Report incorporated at Appendix 5 in the submitted DCS, beginning on page 29 of that document. This document determines the size of the infrastructure funding gap, taking into account known and expected infrastructure costs and possible sources of funding. Within this document, Table 2: 'Infrastructure projects and types listed on the Regulation 123 list' sets out the infrastructure projects/types, and the anticipated costs and sources of funding, and identifies the anticipated funding gap. At the end of the table, a total funding gap of £17.8 million is identified, whilst the total anticipated income from CIL during the remainder of the plan period is expected to be £18.8 million, of which £13.2 million will be available allowing for administration and local project elements. Thus the anticipated funding gap after CIL implementation is £4.6 million.



11. I consider that this method of calculating the infrastructure funding gap is likely to produce an optimistic figure in terms of what the costs of infrastructure over the plan period are likely to be, and the contribution that CIL will make. Nevertheless, it is clear that there will be a funding gap, and that in relation to the infrastructure on the Regulation 123 list, it will make a substantial contribution. I am satisfied that these figures reflect the cost of infrastructure requirements, and I consider that the need to impose the CIL has been demonstrated.

Does the economic viability evidence support the introduction of CIL?

12. Following on from earlier work, the Council commissioned a study, the Whole Plan & Community Infrastructure Levy Viability Assessment (VA), dated May 2018, from a consultancy specialising in such studies. The VA looks at the ability of different categories of development within the Borough to make infrastructure contributions, having taken account of the cost impacts of affordable housing delivery and other relevant development plan policies. The VA is based on two studies:
  - Evidence of land and property valuation - collating area wide evidence of land and property values for both residential and commercial property;
  - Evidence of construction cost – collating area wide evidence of construction costs for both residential and commercial property.
13. The VA uses a residual valuation approach in which the model subtracts the land value and the fixed development costs from the development value to determine the viability or otherwise of the development and any additional margin available for developer contributions. The model factors in a reasonable return for the landowner with the established threshold value, a reasonable profit return for the developer, and assesses the cost impacts of planning policies. This is a standard approach advocated by the Harman Report<sup>1</sup>. The development costs include building costs, fees, finance, profit levels, etc, and such matters as affordable housing, planning obligations, and other plan policy costs.
14. The VA considers the type and likely locations for growth in the Borough. This ensures that any proposed CIL charge will be applied to those developments most likely to come forward, and that the main elements of Local Plan delivery are identified, so that any charge does not put delivery of the Plan at risk. The study's methodology compares the Residual Land Values (RLVs) of a range of generic developments (typologies) to a range of Benchmark Land Values (BLVs) as an indication of existing or alternative land use values relevant to site use and locality. The VA identifies areas or zones where differential rates should be applied in respect of both residential development and retail development.

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<sup>1</sup> The Harman Report - 'Viability Testing Local Plans', advice for planning practitioners, was prepared by the Local Housing Delivery Group chaired by Sir John Harman and published in June 2012.

15. In addition, Appendix 3 to the main VA, is a separate study entitled Land to East of Gamston<sup>2</sup> Viability Assessment. This assessment indicated negative viability of minus £23m for the development of the allocation. The relatively high level of projected s106 contributions of £65 Million (at over £16,000 per dwelling) indicates that the strategic site cannot accommodate CIL charges.
16. The VA found that all development typologies in the Borough, other than residential and retail, could not support a CIL charge.

#### Conclusion

17. The DCS is supported by compelling evidence of community infrastructure needs and a funding gap has been identified. I am satisfied that the VA follows good and accepted practice. There is evidence for the various inputs used and adequate headroom. A reasonable 'buffer' has been allowed below the margins of viability. Subject to the detailed examination of a number of the individual inputs, which I deal with below, the DCS is supported by satisfactory viability evidence.

#### **Are the charging rates informed by and consistent with the evidence?**

##### Is the level of CIL proposed for residential development justified?

18. The principal concerns raised in the representations about the proposed CIL level for residential development relate to the delineation of zones, BLVs, build costs, residual s106 costs, residential sales values, together with some more minor matters.

##### Delineation of Zones

19. Apart from the matter of the naming/numbering of zones that I have already dealt with, the zero CIL rate for the strategic site (Zone 1) was questioned on the basis that the development should be able to afford a CIL contribution. It was also contended that the inclusion of the settlement of Cotgrave in its own zone (Zone 3) is misjudged.
20. I am satisfied that the charge for Zone 1 has been correctly set bearing in mind the significant site specific s106 obligations required by the LP policies (see paragraph 6.6 in the VA and paragraph 15 above). In respect of Cotgrave (Zone 3), whilst it is argued that its relatively low house values mean that it should be in the £40 rate (Zone 2) and not the £50 (Zone 3), this is explained by the higher level of affordable housing that is sought in Zone 2 at 30%, as required by Policy 8 of the CS. Therefore this impacts on the level of charge that can be imposed.

##### Benchmark Land Values

21. The BLV rates used in the VA are criticised as being too low when compared with comparable actual land transactions. I note that the example

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<sup>2</sup> The major strategic site in the Borough

transactions provided in the representations predate the issue of the revised Framework and Planning Practice Guidance on viability. The new guidance advocates the 'Existing Use Value plus Premium' approach. The VA adopts this approach and uses a 50% split in the uplifted land value to determine the appropriate premium. In my view this reflects the latest government guidance and is satisfactory. It is the case that CIL is intended to take value from the development process by encouraging land value to reflect the cost of infrastructure in development. That means that pressure must be brought to bear on the landowner's expectations.

#### Build Costs

22. With regard to build costs, there is criticism of the data used in the VA on the basis that it is not in line with the updated BCIS<sup>3</sup> for Rushcliffe and that there should be an addition for externals and servicing. In respect of construction costs, the Harman report advises that for the purposes of viability testing these should be based on the BCIS or other appropriate data. It is claimed that the low 'all in build cost' in the VA therefore has an undesirable and misleading positive effect resulting in higher potential CIL rates.
23. The VA appraisals are based on a construction cost model developed by Gleeds, property and construction consultants, from analysis of costs of residential schemes, the great majority of which are taken from their internal database. Gleeds state that this data is preferred because the data used by BCIS for residential build cost rates is not relevant as costs of volume housebuilders is not captured within the overall data. Gleeds' own data is based on actual cost information obtained from their involvement and knowledge of actual large schemes.
24. In response to my request at the hearing, an anonymized list of 7 projects, varying from 50-100 unit to 200-300 unit schemes was provided. The median cost for the 7 schemes is shown as £1,118.00 per m<sup>2</sup>, with a mean cost at £1,135, updated for Rushcliffe as at 2Q2018. The 2 most relevant schemes, in the East Midlands, show a figure some £40 lower. These figures include associated infrastructure. Gleeds note that their work with Registered Providers and Local Authorities, who develop sites using main contractors, indicates that their costs are more often than not in line with the BCIS data. Volume housebuilders operate differently: no main contractor profit; design team fees are minimal; prices in supply chain agreements that a normal developer cannot match; and much of the 'Preliminaries' costs are reduced.
25. Many CIL viability Studies rely on BCIS data, but as the Harman Report states, other appropriate data can be used. There are shortcomings in the use of BCIS, in respect of arriving at building cost data for CIL. This is particularly so when dealing with potential large scale developments which are the subject of the representations.

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<sup>3</sup> Building Cost Information Service of the Royal Institution of Chartered Surveyors.

26. At the hearing, as set out in my hearing agenda, reference was made to the Report for the Federation of Small Businesses<sup>4</sup>, which addressed the differences in build costs between the small developer and the costs for volume housebuilders. BCIS cost data is largely informed by tender prices for schemes with fewer than 10 units, and the median average is heavily weighted towards 1 to 5 unit schemes. As such, this median cost may not show the benefits of economies of scale when building larger schemes. The recent evidence from BCIS is suggesting that larger schemes might achieve build costs at around the lower quartile scale across the BCIS transactions, and this may be some £200-£300 m<sup>2</sup> lower than the median build cost within BCIS. The analysis of the data shows that the cost of schemes of 10 units or less is on average +14% (for housing only schemes) compared with much larger schemes.
27. From this it can be seen that the use of BCIS data for high-level viability studies, especially where larger schemes are the focus of attention, is not straightforward and can lead to inconsistencies. The Gleeds data is also open to criticism: the anonymized data provided uses only 2 example projects (out of 7 for which data is supplied) that relate to the East Midlands (although the costs in these 2 examples are close to one another). However, it has the advantage of showing results for larger schemes. As to the question of the inclusion of external works and site-wide services and infrastructure, evidently these costs were included in the sample schemes used. It should also be borne in mind that any shortcoming in base building cost data, such as exaggerating the cost of larger schemes, will have knock-on effects through the addition of linked costs which are arrived at by using percentages of build cost, so that any exaggeration of building cost will increase inputs for professional and legal fees, marketing costs, etc.
28. My conclusion is that the Gleeds construction costs model comes into the category of 'other appropriate data'. It is not perfect, but neither is the BCIS data. I am satisfied that the Gleeds study is a satisfactory basis for a high level assessment of viability as required for assessing appropriate CIL charging rates. To the extent that the building costs figures may err towards lower figures, the 'buffer' that has been allowed between maximum potential rates and the proposed rates will fulfil its intended function.
29. A further point is the question of whether additional costs for garaging should have been added into build costs. For the Council it is explained that to ensure "like for like" analysis and appraisal, when a property on a comparable scheme is analysed, the sale price evidence is reduced by an appropriate amount for a single/double garage to produce a 'net' value. This is then applied to the viability tests, also "net" of garages. Thus the appraisals do not 'benefit' from additional sales revenue from a garage being present, nor do they 'penalise' for the cost of construction. In practice any additional cost of garage construction is offset by its additional sale value, i.e. in reality a

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<sup>4</sup> Housing development: the economics of small sites – the effect of project size on the cost of housing construction, Report for The Federation of Small Businesses, BCIS, August 2015.

garage is "cost neutral" to a development. Again, for the purpose of a high-level assessment, I find this a reasonable approach that is fit for purpose.

#### Residual s106 costs

30. In representations, in the absence of an explanation of how the allowance for s106 costs of £3,000 per residential unit has been arrived at, it is suggested that there is a risk that it is too low. In response, the Council states that in order to establish a realistic level of financial contributions, an analysis of s106 contributions on non-strategic sites was undertaken over the past five years. Discounting those contributions that would transfer to CIL, the remaining planning contributions average £2,875 per dwelling. This has been rounded up to £3,000 per unit in respect of the viability appraisals.
31. In other CIL viability assessments I have seen a nominal figure of £1000 used. I have also seen it postulated that no figure should be put in because the land purchase price should reflect planning policy requirements. In this case, I am satisfied that a robust approach has been taken.

#### More minor matters

32. There are some more minor matters raised, such as that CIL is not appropriate for this Borough and whether apartments should be subject to a charge. However there is evidence that development in Rushcliffe Borough can support a CIL charge, but there is no evidence to support the contention that apartments are able to do so. Nor is there any evidence put forward in relation to any other matter.

#### Conclusion

33. In conclusion, the evidence before me is clear that residential development will remain viable across most of the Borough if the proposed CIL rates in the mDCS are applied.

#### Charges for non-residential development

34. Nothing has been raised that suggests to me that the charges for non-residential development are not appropriate, and I find the evidence to be robust.

#### **Does the evidence demonstrate that the proposed charge rates would not put the overall development of the area at serious risk?**

35. The Council's decision to set rates for residential and for retail developments is based on reasonable assumptions about development values and likely costs. All other development has a nil rate, and the evidence gives reasonable confidence that development will remain viable across most of the area if the charge is applied.

#### **Overall Conclusion**

36. In setting the CIL charging rates the Council has had regard to detailed evidence on infrastructure planning and the economic viability evidence of the



development market in Rushcliffe Borough. The Council has been realistic in terms of achieving a reasonable level of income to address a gap in infrastructure funding, while ensuring that development remains viable across the authority's area. An appropriate balance has been struck.

### **Are the Legal Requirements met?**

37. The Legal Requirements are met:

- The Charging Schedule complies with national policy/guidance
- The Charging Schedule complies with the 2008 Planning Act and 2010 Regulations (as amended), including in respect of the statutory processes and public consultation, consistency with the Local Plan and the Infrastructure Delivery Schedule, and is supported by an adequate financial appraisal.

38. I conclude that, the Rushcliffe Borough Community Infrastructure Levy Charging Schedule (as modified), satisfies the requirements of Section 212 of the 2008 Act and meets the criteria for viability in the 2010 Regulations (as amended). I therefore recommend that the modified Charging Schedule be approved.

**Terrence Kemmann-Lane**

Examiner

## Annex 1

### The Draft Charging Schedule submitted on 13 December 2018

Development type	Zone	CIL Rate per m <sup>2</sup>
Strategic Allocation East of Gamston/North of Tollerton	Strategic Allocation	£0
Residential (use C3 dwellinghouses, excluding stand-alone apartment blocks) Zone 1.	Zone 1	£50
Residential (use C3 dwellinghouses, excluding stand-alone apartment blocks) Zone 2 Leake, Keyworth and Bingham.	Zone 2 Leake, Keyworth & Bingham	£75
Residential (use C3 dwellinghouses, excluding stand-alone apartment blocks) Zone 2.	Zone 2	£40
Residential (use C3 dwellinghouses, excluding stand-alone apartment blocks) Zone 3.	Zone 3	£100
Apartments	Borough-wide	£0
General retail A1-A5 (excluding food supermarket)	Borough-wide	£50
Food supermarket A1	Borough-wide	£100
All other developments	Borough-wide	£0

## Annex 2

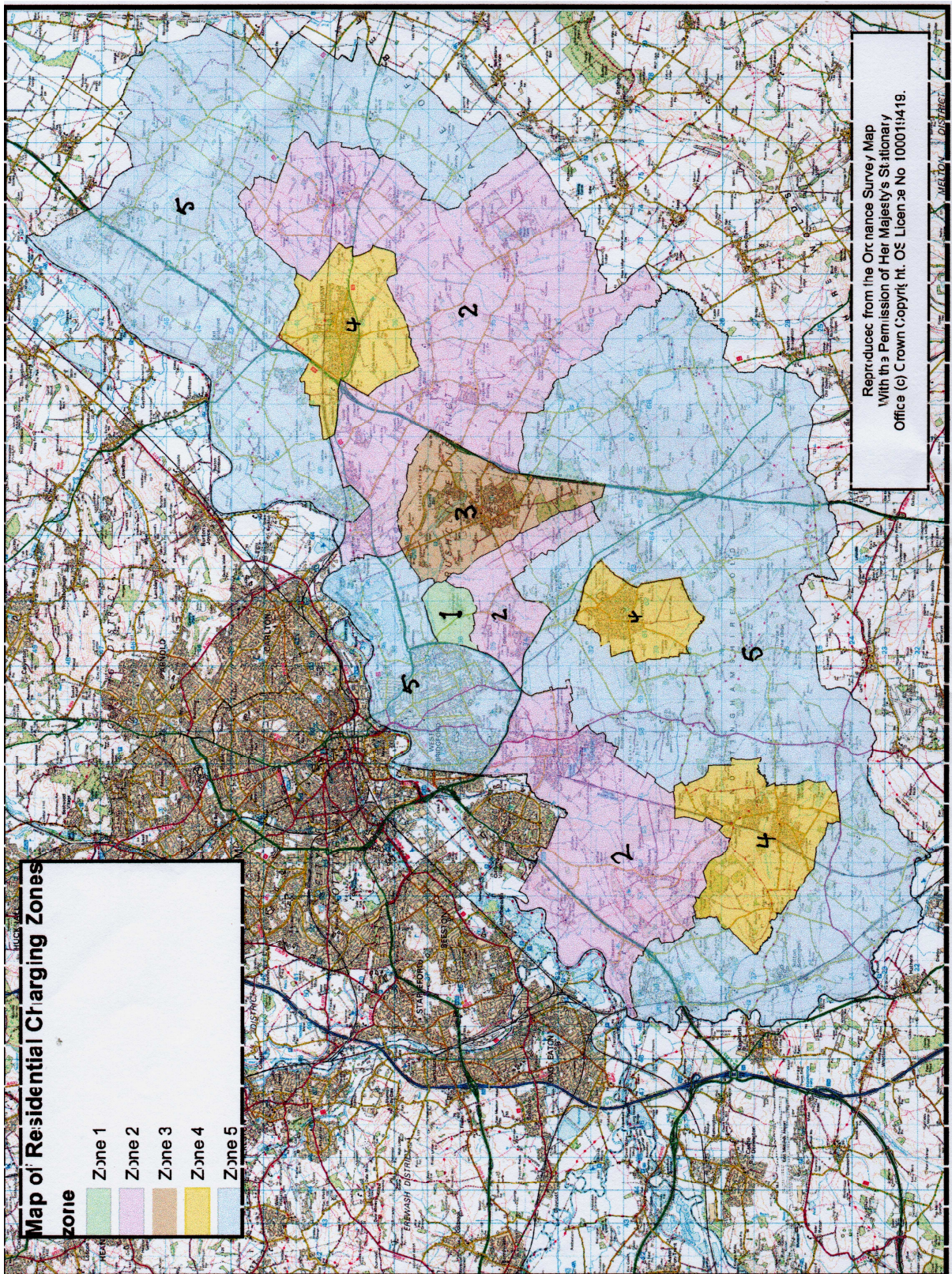
### Table cross-referencing charging zone references as submitted and proposed references in the modified Schedule.

Charging zone reference in DCS/CIL viability study	New Charging Zone Reference	Proposed Charge
Strategic Allocation	Zone 1	£0
Zone 2	Zone 2	£40
Zone 1	Zone 3	£50
Zone 2 Leake, Keyworth and Bingham	Zone 4	£75
Zone 3	Zone 5	£100



### Annex 3

### The Revised Charging Zones in the modified Draft Charging Schedule





## Annex 4

### The Modified Draft Charging Schedule considered in this Report

Development type	Zone	CIL Rate per m2
Strategic Allocation East of Gamston/North of Tollerton	Zone 1	£0
Residential (use C3) excluding apartments.	Zone 2	£40
Residential (use C3) excluding apartments.	Zone 3	£50
Residential (use C3) excluding apartments	Zone 4	£75
Residential (use C3) excluding apartments.	Zone 5	£100
General retail A1-A5 (excluding food supermarket)	Borough-wide	£50
Food supermarket A1	Borough-wide	£100
All other developments	Borough-wide	£0

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**Appendix 2: Rushcliffe Community Infrastructure  
Levy Instalment Policy**



# **Rushcliffe Community Infrastructure Levy**

## **Instalment Policy**

**September 2019**

## 1. Introduction

- 1.1. Regulation 70 (7) of the Community Infrastructure Levy (Amendment) Regulations 2011 sets a default of full payment of the Levy within 60 days of the commencement of development. The Amendment Regulations also enable a Charging Authority to set an Instalment Policy that allows payments to be spread over longer periods. Within Rushcliffe it is considered reasonable that payment instalments are scheduled in proportion to the scale of development that is proposed.
- 1.2. For further information about the Rushcliffe Community Infrastructure Levy please visit [www.rushcliffe.gov.uk/planningpolicy/cil/](http://www.rushcliffe.gov.uk/planningpolicy/cil/).
- 1.3. The planning contributions officer can be contacted at: [msawyer@rushcliffe.gov.uk](mailto:msawyer@rushcliffe.gov.uk) or telephone **0115 981 9911**.

## **2. Instalment Policy**

- 2.1. In accordance with Regulation 69(b) of The CIL Amendment Regulations, Rushcliffe Borough Council (The Charging Authority) will apply the following Instalment Policy to all development on which CIL is liable.
- 2.2. This Instalment Policy will come into effect at the same time as the implementation of CIL.

## **3. Number, Proportion and Timing of Instalments**

- 3.1. The Community Infrastructure Levy will be payable by instalments as follows:-

### **a) Where the chargeable amount is less than £50,000**

Full payment will be required within 90 days of the commencement date or on substantial completion of the liable development whichever is soonest;

### **b) Where the chargeable amount is £50,000 - £250,000**

First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest; and

The second instalment representing 75% of the chargeable amount will be required within 300 days of the commencement date or on substantial completion of the liable development whichever is soonest.

### **c) Where the chargeable amount is over £250,000**

First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest;

Second instalment representing 25% of the chargeable amount will be required within 210 days of the commencement date or on substantial completion of the liable development whichever is soonest;

Third instalment representing 25% of the chargeable amount will be required within 390 days of the commencement date or on substantial completion of the liable development whichever is soonest; and

The fourth and final instalment representing 25% of the chargeable amount will be required within 570 days of the commencement date or on substantial completion of the liable development whichever is the soonest.

**Appendix 3: Rushcliffe Community Infrastructure  
Levy Payment in Kind Policy**



# **Rushcliffe Community Infrastructure Levy**

## **Payment in Kind Policy**

**September 2019**



## **1. Introduction**

- 1.1. In accordance with Regulations 73, 73A, 73B and 74 of the Community Infrastructure Levy Regulations 2010 (as amended), Rushcliffe Borough Council as the charging authority for the area will allow the payment of CIL by land payments or infrastructure payments.
- 1.2. This payment in kind policy will come into effect at the same time as the implementation of CIL.
- 1.3. The CIL Regulations 2010 (as amended), allow the Council to accept full or part payment of a CIL liability by way of the transfer of land to the Council. The Council may also enter into agreements to receive infrastructure as payment. Such an approach has a number of benefits. For example, where the Council has already planned to invest levy receipts in a project there may be time, cost and efficiency benefits in accepting completed infrastructure from the party liable for payment of the levy. Payment in kind can also enable developers, users and authorities to have more certainty about the timescale over which certain infrastructure items will be delivered.

## **2. Payment of CIL by Infrastructure Provision**

- 2.1. Rushcliffe Borough Council may enter into agreements to receive infrastructure as payment in kind. The infrastructure provided must be related to the provision of infrastructure types or projects that the Borough Council expects to be funded through CIL in lieu of part or all of a CIL payment which may be due. The types of infrastructure that the Borough Council expects to be funded through CIL are contained within the Regulation 123 list as submitted for examination. From December 2020 onwards, the type of infrastructure that the Borough Council expects will be paid for by CIL will be set out in its annual infrastructure statement.
- 2.2. Where the payment of CIL by infrastructure provision is considered acceptable the Council will enter into an infrastructure agreement prior to the development commencing. This agreement will include the information specified in Regulation 73A.
- 2.3. Before entering into an infrastructure agreement to allow such provision, the Council will need to be satisfied that the criteria in Regulation 73A (inserted by the 2014 Regulations) are met. It should be noted that the value of any infrastructure offered in this way will have to be determined by a suitably qualified independent person, with any costs associated with this assessment paid for by the liable party.
- 2.4. An application for payment in kind will only be considered acceptable where it demonstrates compliance with the national criteria within the CIL Regulations (2010) as amended, any local criteria and subject to all necessary searches on the land being to the satisfaction of the Council.

- 2.5. The Council is not obliged to accept any offer of payment in kind by land or infrastructure. Development on the site must not have commenced before a written agreement with the Council has been made. The agreement must state the value of the land and /or infrastructure to be transferred.
- 2.6. In the event a liable party commences development having failed to submit a Commencement Notice to the Council, any agreement regarding payment in kind for that liable development will be void and the land and / or infrastructure will not be accepted as payment in kind. Instead the full value of the CIL liability will be due immediately in money.
- 2.7. Where a land payment is not received in full on or before the day on which it is due, the unpaid balance of the CIL payment becomes payable in full immediately in money.
- 2.8. Any outstanding CIL amounts left in the form of money after the transfer of land will be paid in line with the payment due dates laid out in the Demand Notice. In accordance with Regulation 75(2)(b) the Council is not required to repay overpayment where it is a result of a land payment.
- 2.9. Before submission of an application the liable party is encouraged to discuss proposals with the Borough Council as early as possible to establish if the principle of payment in kind would be appropriate in that instance.
- 2.10. Please see the Community Infrastructure Levy Regulations 2010 (as amended), for further details relating to payments in kind.

### **3. Further Information**

- 3.1. For further information about the Rushcliffe Community Infrastructure Levy please visit <http://www.rushcliffe.gov.uk/planningpolicy/cil/>.
- 3.2. The Planning Contributions Officer can be contacted at: [msawyer@rushcliffe.gov.uk](mailto:msawyer@rushcliffe.gov.uk) or by telephone **0115 981 9911**.



**Council**

**Thursday, 19 September 2019**

**Gotham Neighbourhood Plan**

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

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

- 1.1. Council to agree, subject to a positive referendum result, the Gotham Neighbourhood Plan should form part of Council's the development plan.

### **2. Recommendation**

It is RECOMMENDED that:

- a) Council approves the Decision Statement on the Gotham Neighbourhood Plan for publication.
- b) Council approves the holding of a referendum for the Gotham Neighbourhood Plan, with the area of the referendum being the Parish of Gotham.
- c) Subject to a majority vote from the referendum, the Council 'makes' (adopts) the Neighbourhood Plan and authority be delegated to the Executive Manager – Communities to issue a statement setting out this decision as soon as possible following the referendum.

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

- 3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2. The Gotham Neighbourhood Plan has been produced by Gotham Parish Council, in conjunction with the local community. The plan contains a number of policies to assist the Borough Council determine planning applications. The plan was submitted to the Borough Council on 29 June 2018. The Borough Council is required by the Localism Act to assess whether the plan meets certain criteria (the 'Basic Conditions' and 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 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

the 4 January 2019. The Plan was assessed by an independent Examiner. On 31 July, the Examiner reported to the Council 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 recommendation. Appendix 2 contains the Borough Council's Decision Statement in respect of each of the Examiner's recommendations. Appendix 3 contains the final version of the Gotham Neighbourhood Plan. The plan now has to be put to referendum in Gotham Parish to determine if local people support it.

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

- 4.1. Gotham was designated as a Neighbourhood Area by the Borough Council on the 6 April 2017. The Neighbourhood Area designation has enabled Gotham Parish Council to produce a Neighbourhood Plan for the parish. The plan has been prepared with substantial input from the local community, as evidenced in the statement of consultation that was produced on behalf of the Parish and submitted with the plan for examination.
- 4.2. The final draft version of the Gotham Neighbourhood Plan was submitted to the Borough Council on 29 June 2018. Following legal compliance checks and amendments to the Strategic Environmental Assessment Screening Report, a seven week period of public consultation on the plan was held by the Borough Council between 16 November 2018 and 4 January 2019.
- 4.3. The Borough Council appointed Robert Yuille of Intelligent Plans to undertake an independent examination of the plan. All the representations received on the submission version of the plan were forwarded to him for consideration, together with the Statement of Consultation. The Statement of Consultation contained comments received during earlier rounds of consultation and responses by the Parish Council.
- 4.4. Based upon the comments received during consultation on the submitted plan the Examiner decided that a public hearing was required to examine further whether proposed local green spaces and the recommended allocations met the Basic Conditions. This hearing took place on the 13 June 2019 at the Gotham Memorial Hall.
- 4.5. It is the role of the Examiner to consider whether a neighbourhood plan meets the Basic Conditions. In order to do this the 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; and

- be compatible with European Union obligations and, not breach, nor be in anyway incompatible with the European Convention on Human rights.
- 4.6. The Examiner's report into the plan was received by the Borough Council on 31 July 2019. This report states that, subject to the modifications recommended, the plan should proceed to referendum. A copy of the Examiner's Report can be found in Appendix 1.
  - 4.7. The Borough Council is required to produce a Decision Statement in relation to whether it accepts the recommendations of the Examiner. This Decision Statement can be found in Appendix 2. Whilst this decision should ordinarily be made within 5 weeks of receipt of the Examiner's Report (4 September 2019), as approval to proceed to referendum and adoption must be agreed by the Council, Gotham Parish Council has agreed that the Decision Statement deadline can be extended to the date of this Council meeting.
  - 4.8. The Decision Statement accepts all of the Examiner's recommendations, and considers that, subject to making those recommended modifications, the plan should proceed to referendum.
  - 4.9. The Borough Council is also required to consider whether the area for the referendum should be extended beyond the designated neighbourhood area (the parish of Gotham). 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.
  - 4.10. Under the Neighbourhood Planning Referendum Regulations, the date for holding the referendum has to be no later than 56 working days after the publication of the decision statement, unless otherwise agreed with the Parish Council. This would place a referendum date no later than Monday 9 December 2019.
  - 4.11. The referendum will follow a similar format to an election. All electors registered to vote and eligible to vote in local government elections within the Neighbourhood Area will be given the opportunity to vote in the referendum and will be sent polling cards, setting out their polling method. Electors will be issued with a ballot paper with the question *'Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Gotham to help it decide planning applications in the neighbourhood area?'* Residents will be given the opportunity to vote 'yes' or 'no'. If more than 50% of those voting in the referendum vote 'yes' then the Borough Council, as Local Planning Authority, is required to adopt the plan as 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 Gotham 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, it may decide that the neighbourhood plan should not go to referendum. The reasons for this decision should be set out in the Decision Statement and published. This would prompt a further 6 weeks of consultation and a re-examination. Any decision to diverge from the recommendations of the Examiner could, if requested by the Parish Council, also result in the Secretary of State intervening.
- 5.2. The Borough Council has been involved in the plan making process from an early stage. The Borough Council agreed a Statement of Common Ground and worked with the Parish Council to establish agreement on the proposed modifications during the examination process (the Examiner has accepted these as modifications in his report). Given these agreements, it is considered that the neighbourhood plan, as proposed to be amended, meets the Basic Conditions and must proceed with the 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.

## **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 following the Localism Act (see Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990). This has been confirmed in the Examiner's report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements.



### 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 Gotham Neighbourhood Plan will help support the delivery economic growth to ensure a sustainable, prosperous and thriving local economy; and maintain and enhance our residents' quality of life through the delivery and management of sustainable development in the parish.

## 9. Recommendations

It is RECOMMENDED that:

- a) Council approves the Decision Statement on the Gotham Neighbourhood Plan for publication.
- b) Council approves the holding of a referendum for the Gotham Neighbourhood Plan, with the area of the referendum being the Parish of Gotham.
- c) Subject to a majority vote from the referendum, the Council 'makes' (adopts) the Neighbourhood Plan and authority be delegated to the Executive Manager – Communities to issue a statement setting out this decision as soon as possible following the referendum.

<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 Gotham 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>	Appendix 1: Examiner's 'Report of on Gotham Neighbourhood Plan 2017 – 2028'  Appendix 2: Rushcliffe Borough Council 'Decision Statement on the Gotham Neighbourhood Plan'

	Appendix 3: Illustration of Proposed Modifications to the Gotham Neighbourhood Plan 2017 – 2028
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**Appendix 1: Examiner's 'Report on Gotham  
Neighbourhood Plan 2017 – 2028'**



**Intelligent Plans**  
and examinations

# **Report on Gotham Neighbourhood Plan 2017 - 2028**

**An Examination undertaken for Rushcliffe Borough Council with the support of Gotham Parish Council on the submission draft of the Plan dated June 2018.**

Independent Examiner: Bob Yuille MSc DipTP MRTPI

Date of Report: 31 July 2019

Intelligent Plans and Examinations (IPE) Ltd, Regency Offices, 37 Gay Street, Bath BA1 2NT

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## Contents

	Page
<b>Main Findings - Executive Summary</b>	3
<b>1. Introduction and Background</b>	3
• Gotham Neighbourhood Plan 2017 - 2028	3
• The Independent Examiner	3
• The Scope of the Examination	4
• The Basic Conditions	5
<b>2. Approach to the Examination</b>	5
• Planning Policy Context	5
• Submitted Documents	6
• Site Visit	7
• Conduct of the Examination	7
• Modifications	7
<b>3. Procedural Compliance and Human Rights</b>	7
• Qualifying Body and Neighbourhood Plan Area	7
• Plan Period	7
• Neighbourhood Plan Preparation and Consultation	7
• Development and Use of Land	9
• Excluded Development	9
• Human Rights	9
<b>4. Compliance with the Basic Conditions</b>	9
• EU Obligations	9
• Main Issues	9
• General Issues of Compliance	10
- Regard to National Policy and Guidance	10
- General Conformity with Strategic Development Plan Policies	10
- Contribution to Sustainable Development	11
• Specific Issues of Compliance	12
- Policy GS1 Protective and Enhancement Measures for a Green Network	12
- Housing Policies	14
- Employment Policy	15
- Transport Policies	16
- The Village Centre	16
- Finance	17
<b>5. Conclusions</b>	17
• Summary	17
• The Referendum and its Area	17
• Overview	18
<b>Appendix 1: Hearing Agenda</b>	19
<b>Appendix 2: Modifications</b>	21

## **Main Findings** - Executive Summary

From my examination of the Gotham Neighbourhood Plan (the Plan) 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 – Gotham Parish Council;
- The Plan has been prepared for an area properly designated – the area shown on the map on page 8 of the Plan;
- As proposed to be modified the Plan specifies the period to which it is to take effect – 2017-2028; 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**

### *Gotham Neighbourhood Plan 2017 - 2028*

- 1.1 The village of Gotham is located in the Green Belt to the south west of Nottingham. It is set in open countryside which includes both the high ground of the Gotham Hills and the flatlands of the Trent Valley. Public Transport enthusiasts will know that Gotham is the home of the South Notts Bus Company and Batman enthusiasts should note that the village is pronounced Goat-ham.
- 1.2 Work on the Plan has been co-ordinated by the Neighbourhood Plan Advisory Committee, a sub-committee of the Parish Council, assisted by a planning consultant.

### *The Independent Examiner*

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Plan by Rushcliffe Borough Council (the Council), with the agreement of Gotham Parish Council (the Parish Council).



- 1.4 I am a chartered town planner and former government Planning Inspector, with over 20 years' experience in conducting planning inquiries, planning hearings and development plan examinations. I am an independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

*The Scope of the Examination*

- 1.5 As the independent examiner I am required to produce this report and recommend either:
- (a) that the Plan is submitted to a referendum without changes; or
  - (b) that modifications are made and that the modified Plan is submitted to a referendum; or
  - (c) that the Plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 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').

- 1.7 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*

- 1.8 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 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 (EU) obligations; and
  - Meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017<sup>1</sup>.

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

### *Planning Policy Context*

- 2.1 The Development Plan for the area covered by the Plan, not including documents relating to waste and minerals, is the Rushcliffe Local Plan Part 1: Core Strategy (the Local Plan) adopted in December 2014. The Borough Council is in the process of preparing the Local Plan Part 2: Land and Planning Policies (the emerging Local Plan). The emerging Local Plan has reached an advanced stage. The Examination has been held and consultations on the Proposed Modifications ended on 5 July 2019. While there is no requirement for the Plan to be in general conformity with any strategic policies in the emerging Local Plan, there is an expectation that

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<sup>1</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 Borough Council and the Parish Council will work together to produce complementary plans<sup>2</sup>.

- 2.2 National planning policy for England is set out principally in the National Planning Policy Framework (the Framework). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A revised NPPF was published in July 2018, replacing the previous 2012 NPPF, and a further revised NPPF was published in February 2019. The transitional arrangements for local plans and neighbourhood plans are set out in paragraph 214 of the 2018 NPPF (and subsequent 2019 version), which provides 'The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019'. A footnote clarifies that for neighbourhood plans, 'submission' in this context means where a qualifying body submits a plan to the local planning authority under Regulation 15 of the 2012 Regulations. The Plan was submitted to the Council prior to the January 24th 2019 effective date. Thus, it is the policies in the previous NPPF that are applied to this examination and all references in this report are to the March 2012 NPPF and its accompanying PPG.

### *Submitted Documents*

- 2.3 I have considered all policy, guidance and other reference documents which I consider relevant to the examination, including the following:
- the Submission Draft of the Gotham Neighbourhood Plan dated June 2018;
  - The map on page 8 of the Plan which identifies the area to which it relates;
  - the Gotham Neighbourhood Plan Consultation Statement dated June 2018;
  - the Gotham Neighbourhood Plan Basic Conditions Statement dated June 2018;
  - all the representations that have been made in accordance with the Regulation 16 consultation;
  - Gotham Neighbourhood Plan SEA and HRA Screening Report, dated October 2018; and
  - The Parish Council's and the Borough Council's responses to my letters of 28 February 2019, 18 March 2019 and 21 March 2019.
- 2.4 I have also taken into account the written and oral evidence presented at the Hearing held on 13 June 2019<sup>3</sup>.

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<sup>2</sup> Paragraph 184 of the National Planning Policy Framework (2012) and PPG Reference ID: 41-009-20160211 (as was).

<sup>3</sup> Documents referred to in these paragraphs, including Hearing documents, are available at:

[www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/gotham/](http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/neighbourhoodplans/gotham/)

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### *Site Visit*

- 2.5 I made an unaccompanied site visit to the Neighbourhood Plan Area on 13 June 2019 to familiarise myself with it, and visit relevant sites and areas referred in the Plan and in evidence.

### *Conduct of the Examination*

- 2.6 The majority of the issues raised during the examination were capable of being dealt with by written representations with the consultation responses clearly articulating the objections to the Plan, and presenting arguments for and against the Plan's suitability to proceed to a referendum. However, I considered that a Hearing was necessary to ensure an adequate examination of a number of issues as set out in the Hearing Agenda in Appendix 1. The Hearing was held on 13 June 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 Appendix 2.

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

### *Qualifying Body and Neighbourhood Plan Area*

- 3.1 The Plan has been prepared and submitted for examination by Gotham Parish Council, which is a qualifying body for an area that was designated by Rushcliffe Borough Council by way of a letter dated 6 April 2017.
- 3.2 It is the only Neighbourhood Plan for the area it covers and does not relate to land outside that area.

### *Plan Period*

- 3.3 The Plan specifies at paragraph 2.1 that it covers the period from 2017 to 2028. However, this is not stated in the title of the Plan. In the interests of clarity, it should be - as shown in **PM1**.

### *Neighbourhood Plan Preparation and Consultation*

- 3.4 Work on the Plan was co-ordinated by the Neighbourhood Plan Advisory Committee, a sub-committee of the Parish Council, assisted by a planning consultant. Local people were kept informed of progress on the Plan by various means including a newsletter delivered to every household in the

village; the village website and Facebook page; and the Parish Council newsletter. Community involvement in the preparation of the Plan was achieved through an informal consultation event, a public meeting and a meeting with local residents.

- 3.5 Regulation 14 consultations took place between 24 February and 6 April 2018 and elicited 21 responses which were considered by the Parish Council and, where it was deemed appropriate, the pre-submission version of the Plan was modified.
- 3.6 In its modified form the submission version of the Plan was the subject of Regulation 16 consultations between 16 November 2018 and 4 January 2019. All of the responses have been considered in the preparation of this report.
- 3.7 The question has arisen as to whether the owners of Local Green Spaces proposed in the Plan were properly consulted. In one instance, a site known as GOT5b, the Parish Council accepts that proper consultations were not carried out as the site in question was inadvertently left off the plans supplied at the Regulation 14 stage. The Parish Council has asked that the proposed Local Green Space designation be deleted from this site. This is a point I will return to later.
- 3.8 Other affected landowners also feel that they were not properly consulted on this matter. The Parish Council's response to this is that all landowners were consulted by way of leaflets and, where they had an email address, by email. The emails were flagged to ensure that they had been received. As to the leaflets, there is no way of proving whether they were delivered to every house and equally there is no way of proving that they were not. However, I note that the leaflets were delivered by Parish councillors who would be motivated to carry out this task with due diligence.
- 3.9 I note that a number of landowners affected by the proposed Local Green Space designation have no recollection of being contacted on this matter - and take their point that it would have been clearer had they been contacted specifically on this matter rather than simply being consulted on the Plan as a whole. But, on the other hand, it is not unreasonable to expect a landowner to pay close attention to an emerging plan that could affect his or her landholdings. I am satisfied that the Parish Council carried out reasonable endeavours to ensure that these landowners were properly consulted.
- 3.10 Bearing in mind these points, I am satisfied that the Plan has been publicised in a manner that is likely to bring it to the attention of people who live, work or carry on business in the parish of Gotham; that the consultation process has met the legal requirements and that it has had due regard to the advice on plan preparation and engagement in the PPG.

### *Development and Use of Land*

3.11 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*

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

### *Human Rights*

3.13 The Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998) and, from my independent assessment, I see no reason to disagree.

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

### *EU Obligations*

4.1 In a report dated October 2018, the Plan has been screened by the Parish Council to establish whether Strategic Environmental Assessment (SEA) or Habitat Regulation Assessment (HRA) is needed. The conclusion reached was that neither SEA nor HRA were needed. None of the statutory consultees dispute this conclusion and I have been given no reason to disagree.

### *Main Issues*

4.2 Having considered whether the Plan complies with the various legal and procedural requirements it is now necessary to deal with the question of whether it complies with the remaining Basic Conditions (see paragraph 1.8 of this report), particularly the regard it pays to national policy and guidance, whether it is in general conformity with strategic development plan policies and the contribution it makes to sustainable development.

4.3 I should say at this point that the purpose of the examination is not to delve into matters that do not fundamentally affect the Plan's ability to meet the Basic Conditions. I do not, therefore, deal with representations which, in effect, seek to improve the Plan but which are not necessary to meet the Basic Conditions. It should also be noted that it is open to the Parish Council to make minor modifications to the Plan such as correcting factual or typographical errors.



- 4.4 From my reading of the Plan, the consultation responses and other evidence, I consider that in this examination there are two main issues relating to the Basic Conditions. These are:
- General issues of compliance of the Plan as a whole; and
  - Specific issues of compliance of the Plan's policies.

### *General Issues of Compliance*

#### Regard to National Policy and Guidance

- 4.5 The Plan contains policies which seek to protect and enhance a Green Network of spaces in and around the village (Policy GS1); to identify opportunities for new housing, including affordable housing, and to ensure a high quality of design (Policies H1 to H3); to make provision for employment development, particularly for local people (Policy E1); to ensure the provision of traffic calming measures, to limit traffic congestion, and to support sustainable transport (Policies T1 and T2); to regenerate the centre of the village (Policy VC1); to reduce the risk of flooding and sewage overflow (Policies FL1 and FL2); and to ensure that funds derived from Community Infrastructure Levy (CIL) and section 106 agreements or undertakings go towards the implementation of policies in the Plan (Policy F1).
- 4.6 These policies are broadly consistent with the Framework insofar as it seeks to conserve and enhance the natural environment (section 11); to ensure the delivery of a wide choice of high quality homes and require good design (sections 6 and 7); to build a strong and competitive economy (section 1); to promote sustainable transport (section 4); support a prosperous rural economy (section 3) and to meet the challenge of climate change and flooding (section 10).
- 4.7 I am satisfied, therefore, that, with the modifications I propose later in this report, the policies of the Plan have regard to national policies and advice and meet the Basic Conditions in this respect.

#### General Conformity with Strategic Development Plan Policies

- 4.8 The Local Plan takes a similar approach to the Plan insofar as it seeks to deliver, protect and enhance green infrastructure (Policy 16); it seeks to make provision for employment and economic development but does not allocate any employment sites in Gotham (Policy 5); it promotes sustainable transport (Policy 14); seeks to reduce the risk of flooding (Policy 2); and seeks to ensure that appropriate developer contributions are made (Policy 19). Furthermore, I see nothing in the strategic policies of the Local Plan which is incompatible with the aim expressed in the Plan of regenerating the centre of Gotham.

- 4.9 The principal difference between the approach taken in the Local Plan and that taken in the Plan is on the matter of housing and this is something I will deal with subsequently. With that in mind and having regard to the points made above I am satisfied that the Plan, with the modifications I propose later in this report, is in general conformity with the strategic policies in the Local Plan.

#### Contribution to Sustainable Development

- 4.10 The most clearly defined assessment of what amounts to sustainable development in Gotham is contained in the Local Plan and in the emerging Local Plan. For the reasons set out above it is clear that the Plan makes an appropriate contribution to most aspects of the economic, environmental and social aspects of sustainability as set out in the Local Plan and for the most part, the same is true for the emerging Local Plan. There is, however, one important aspect on which the Local Plan and the emerging Local Plan diverge and this relates to housing provision for settlements such as Gotham.
- 4.11 Local Plan Policy 3 states, in effect, that in villages such as Gotham housing development will be for local needs only. The emerging Local Plan seeks to depart from that approach and, in order to meet 5-year housing land supply requirements, proposes the allocation of a site for around 70 homes on land East of Gypsum Way/The Orchards Gotham. All the indications are that the Inspector examining the emerging Local Plan accepts that approach and there is a reasonable prospect, therefore, that this site will be allocated.
- 4.12 It is clear from the supporting text to the Plan that the Parish Council disagrees with the allocation of this site and indeed Policy H1 of the Plan recommends the allocation of other sites for housing, while Policy GS1c) of the Plan proposes that the land East of Gypsum Way/The Orchards be allocated as a Local Green Space – a designation that would preclude the site from being developed. However, the Parish Council now accepts that the Local Green Space designation should be removed from this site.
- 4.13 As to the housing sites recommended in the Plan, these are no more than recommendations. They are not proposed allocations because it is not within the remit of the Plan to make such allocations. Gotham is at present washed over by Green Belt and under the terms of the 2012 version of the Framework it is not within the power of a neighbourhood plan to alter Green Belt boundaries. Nothing in the Plan, as proposed to be amended, will, therefore, preclude or frustrate the development of the site East of Gypsum Way/The Orchards Gotham.
- 4.14 With these points in mind, I am satisfied that the Plan makes an appropriate contribution to sustainable development.

## *Specific Issues of Compliance*

### Policy GS1 Protective and Enhancement Measures for a Green Network

- 4.15 **Policy GS1** seeks to identify, protect and enhance a green network of spaces linked by existing and proposed footpaths in and around the village. In broad terms, this policy is consistent with national policy (section 11 of the Framework) and with the Local Plan (Policy 16) which seek to conserve and enhance the natural environment. In the interests of clarity, the Parish Council accept that policies GS1a) and GS1b) should be reworded as shown in **PM2** and **PM3**.
- 4.16 Policy GS1c) identifies a number of Local Green Spaces. The Parish Council now accepts that two of these spaces should be deleted. The first of these is the housing site proposed in the emerging Local Plan on land East of Gypsum Way/The Orchards. There is an expectation that neighbourhood plans will align with emerging local plans and clearly this would not be the case if the one plan proposed a policy restricting development on land which the other plan was proposing for development. The proposed designation of this site as Local Green space should, therefore, be deleted as shown in **PM4**.
- 4.17 It has been established earlier in this report (paragraph 3.7) that the landowners of the proposed Local Green Space at GOT5b were not properly consulted. In this respect, the Plan fails to have regard to national advice<sup>4</sup> which is that landowners should be contacted at an early stage about the proposed designation. The proposed designation of this land as Local Green Space should, therefore, be deleted as shown in **PM5**.
- 4.18 As to the other proposed Local Green Spaces, the Framework acknowledges that local communities should be able identify these but advises<sup>5</sup> that, amongst other things, this designation should only be used where; firstly, the green space is in reasonably close proximity to the community it serves; secondly, where the green space is demonstrably special to a local community and holds particular local significance; and thirdly, where it is local in character and not an extensive tract of land.
- 4.19 I will deal at the outset with the first and third of these criteria. It is not disputed that all of the proposed Local Green Spaces are within reasonably close proximity to the village and that none of them amounts to an extensive tract of land.
- 4.20 This leaves the matter of whether each of the proposed Local Green Spaces is demonstrably special to the community and holds particular

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<sup>4</sup> PPG Reference ID: 37-019-20140306.

<sup>5</sup> Paragraph 77 of the Framework.

local significance. In most instances, it is not disputed that they are and having visited the village and its surroundings I see no reason to disagree.

- 4.21 However, the question of whether the proposed Local Green Space known as GOT4 is demonstrably special and holds particular significance has been raised. The Parish Council confirmed at the Hearing that its principal reasons for designating this site were because it contained an area of ridge and furrow and because of its biodiversity value.
- 4.22 It is not disputed that ridge and furrow is a declining feature in the historic environment but the point was made at the Hearing that the particular area in question is not the best example in the Borough; that the best example in the Borough is not as good as the best example in the County; and that the best example in the County is not as good as the best examples elsewhere.
- 4.23 However, as the Parish Council pointed out, it does not have to be among the best examples of ridge and furrow in the Borough, the County or elsewhere in order to be of particular local significance and that is the test to be applied in designating a Local Green Space. I accept this point and agree that the ridge and furrow on GOT4 is a visible feature that is of particular local historical significance.
- 4.24 In doing so I acknowledge that the Local Green Space designation would not prevent the ridge and furrow being lost as a result of deep ploughing but this site is managed pasture land where such ploughing would not typically take place regularly or frequently.
- 4.25 Turning to the question of biodiversity, GOT4 forms part of the Gotham Hills, West Leake and Bunny Hills Ridge Line which is identified as what is termed a Rushcliffe Focal Area (Ecological Networks). This is an area of woodland and grassland which should be buffered and enhanced and where there is the potential to create important links between existing habitats<sup>6</sup>.
- 4.26 It was pointed out at the Hearing that this Focal Area is broadly defined, it does not refer to individual sites such as GOT4 and it does not preclude development, which is, in effect, what a Local Green Space designation would do. There are, it was stated, no known protected species on GOT4, that no detailed survey of the biodiversity of the site has been carried out and to the extent that it has biodiversity value it is no different to the adjoining site on land East of Gypsum Way/The Orchards which is proposed as a housing allocation in the emerging Local Plan.

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<sup>6</sup> Rushcliffe Local Plan Part 2, Fig. E1 and Table E1.

- 4.27 While I accept that these are valid points, they do not preclude the local community from coming to the decision that this is a green area of particular importance to the community<sup>7</sup>. It would have been impractical on a limited budget for the Parish Council to commission ecological surveys and it is not unreasonable to rely on the knowledge of local people in this respect – particularly where it is acknowledged that GOT4 has some biodiversity value. While that value may be no greater than that of the proposed housing site on adjoining land, it may be that the prospect of the development of that site has sharpened the local community’s appreciation of the biodiversity value of GOT4.
- 4.28 I also note that consultations to date have revealed no widespread opposition to this proposed designation among the local community. I conclude, therefore, that there is sufficient evidence to indicate that this land is demonstrably special and of local significance to the local community, and that the designation of GOT4 as Local Green Space meets the Basic Conditions.
- 4.29 On a more general point, I note that all of the proposed Local Green Spaces are in Green Belt and for the most part would remain so if the Green Belt inset proposed in the emerging Local Plan were to be adopted. National Guidance makes clear that land in Green Belt can be designated as Local Green Space where some additional local benefit would be gained. The Parish Council accepts that protection from development is the norm in Green Belt but points out that exceptions have been made in the area particularly when it comes to housing development. A Local Green Space designation would help to identify areas that are of particular importance to the local community. Such an approach has regard to national guidance<sup>8</sup> and, given the presence of other potential housing sites in and around the village, would not undermine the aim of identifying sufficient land in suitable locations to meet identified development needs<sup>9</sup>. The proposed Local Green Space designations apart from the exceptions noted above, meet the Basic Conditions therefore in this respect.
- 4.30 In the interests of clarity the Parish Council consider that Policy GS1c) should be reworded in the manner shown in **PM6**. I agree.

#### Housing Policies

- 4.31 It is important to note that the purpose of Policy H1 is not to allocate housing sites but to recommend the allocation of certain sites for housing if in any future review of the Development Plan this is deemed

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<sup>7</sup> The definition of a Local Green Space as given in PPG Reference ID:37-005-20140306.

<sup>8</sup> PPG Reference ID: 37-010-20140306.

<sup>9</sup> PPG Reference ID: 37-007-20140306.

necessary<sup>10</sup>. However, this is not made sufficiently clear in Policy H1 or the supporting text as currently worded. It should therefore be modified as proposed in **PM7**.

- 4.32 Given that Policy H1 only makes recommendations that will not be binding on any future plan making authority, and that the recommended sites will no doubt be the subject of further assessment, I consider that the Housing Site Assessment<sup>11</sup> which led to their selection is a reasonably clear and robust document. Inevitably such an exercise involves subjective judgements and different conclusions may have been drawn from other similar exercises but I see no fundamental flaws in this particular assessment.
- 4.33 Policy H2 requires the provision of Design Briefs for these housing sites. It is not the practice of the Borough Council to require the provision of Design Briefs on such sites but I see nothing in either national policy or the strategic policies of the Local Plan that precludes such a requirement. Policy H2 meets the Basic Conditions in that it seeks to boost the supply of housing land in accordance with the requirements of the Framework and the Local Plan<sup>12</sup>.
- 4.34 Policy H3 seeks to influence the size and type of affordable housing provision and to give priority to local people when these houses are allocated. However, the Parish Council accepted at the Hearing that this Policy would not bind the Borough Council which is the body responsible for the allocation of such housing. The Policy is, therefore, merely a recommendation and should be re-worded to reflect this as shown in **PM8**. In its modified form Policy H2 meets the Basic Conditions as it seeks to ensure the provision of affordable housing in line with the requirements of the Framework and the Local Plan<sup>13</sup>.

#### Employment Policy

- 4.35 For the reasons set out in paragraph 4.33 above I see no reason to delete the reference to Design Briefs in Policy E1. As to the remainder of the policy, this seeks to support B1 uses on a site owned by British Gypsum to the south of the village. It does so by stating, in effect, that if proposals come forward for non B1 uses then it must be demonstrated that these are directly related to the operation of the much larger British Gypsum site nearby at East Leake and that there are not more sustainable sites at

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<sup>10</sup> This is because under the terms of the 2012 version of the Framework (paragraph 83) it is not within the remit of a neighbourhood plan to alter Green Belt boundaries.

<sup>11</sup> Background Paper 7 Housing Site Assessments.

<sup>12</sup> Paragraph 47 of the Framework and Policy and Policy 3 of the Local Plan.

<sup>13</sup> Paragraph 47 of the Framework and Local Plan Policy 8.

that larger site. B1 uses are to be supported because of their potential to provide employment for local people.

- 4.36 It is suggested that this policy goes beyond the remit of the Plan because it seeks to direct development towards East Leake. I do not agree. The Policy simply seeks to set out criteria to be considered when determining a planning application. It does not seek to prejudge the outcome of such an application. It is reasonable for the Parish Council to conclude that B1 uses would provide the greatest support for the local rural economy and in this respect Policy E1 chimes well with the Framework and Local Plan<sup>14</sup>. I note the point that there is little land available in East Leake, in which case Policy E1 would not preclude other industrial uses on the site in question. I also note that the Local Plan allows for the expansion of the site at East Leake<sup>15</sup>. Policy E1 meets the Basic Conditions.

#### Transport Policies

- 4.37 Policy T1 seeks to ensure the safe and convenient flow of traffic in the village, an aim which accords with the advice on sustainable transport contained in the Framework and the Local Plan<sup>16</sup>. However, the policy goes beyond the remit of the Plan by referring to developments outside the Plan area. These references should be deleted as shown in **PM9**. In its modified form, Policy T1 meets the Basic Conditions.
- 4.38 Policy T2 supports developments that provide improved sustainable access. In this respect, it pays due regard to both the Framework and the Local Plan which seek to achieve the same end<sup>17</sup>. Policy T2 meets the Basic Conditions.

#### The Village Centre

- 4.39 Policy VC1 seeks to ensure that a high quality of design is achieved in any schemes for the regeneration of the village centre. This is in accord with both the Framework and the Local Plan, each of which require good design<sup>18</sup>. The wording of the policy lacks clarity, however, in that it refers to 'strict design policies' but does not specify what they are. It would be clearer simply to require a high quality of design as shown in **PM10**.
- 4.40 Policy FL1 refers to the issue of flood risk in the context of deciding where housing will be allocated. However, as has already been established, the

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<sup>14</sup> Paragraph 28 of the Framework and Policy 5(6) of the Local Plan.

<sup>15</sup> Local Plan Policy 5(5).

<sup>16</sup> Section 4 of the Framework and Local Plan Policy 15.

<sup>17</sup> Section 4 of the Framework and Policy 14 of the Local Plan.

<sup>18</sup> Paragraph 57 of the Framework and Policy 10 of the Local Plan



Plan does not allocate housing sites. Policy FL1 is, therefore unnecessary and should be deleted as shown in **PM11**.

- 4.41 Policy FL2 seeks to ensure the provision of adequate sewerage facilities. However, its wording is misleading in that it implies that the Parish Council determines planning applications, which it does not, and pays no regard to Severn Trent's obligation to provide water and sewerage to new development. The Parish Council accepts that the wording suggested by the Borough Council, as set out in **PM12**, is clearer.

#### Finance

- 4.42 Policy F1 states that funds derived from the CIL or equivalent should, in effect, be spent in the Plan area. While this is an understandable aim, I agree with the Borough Council that such a policy goes beyond the scope of a neighbourhood plan. To quote from the Borough Council; "*There are specific legal requirements when it comes to the allocation of funding the Community Infrastructure Levy (CIL). Where a neighbourhood plan is in place then 25% of the funding can be claimed by parish councils for infrastructure to support new development, whilst the remaining funding is required to go towards strategic infrastructure as defined by a Regulation 123 list which is set by the Borough Council.*" It follows, therefore, that Policy F1 cannot simply direct the Borough Council to spend all CIL monies in the parish. This Policy should, therefore, be deleted as shown in **PM13**.

## **5. Conclusions**

### *Summary*

- 5.1 The 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 for all the responses made following consultation on the Neighbourhood Plan, the evidence documents submitted with it and the written and oral evidence presented at the Hearing held on 13 June 2019.
- 5.2 I have made recommendations to modify a number of policies and text 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 Plan as

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

- 5.4 It was pointed out to me at the Hearing, the preparation of a Neighbourhood Plan involves the Parish Council in expending considerable sums of money and much effort. This is undoubtedly true. In this instance, however, the Parish Council can take comfort from the fact that they and their professional adviser have produced a clear and focussed document that will provide a valuable tool in managing development in the area.

*R J Yuille*

Examiner

## **Appendix 1: Hearing Agenda**

### **GOTHAM NEIGHBOURHOOD PLAN PUBLIC HEARING – THURSDAY 13<sup>TH</sup> JUNE 2019**

TO BE HELD BETWEEN 10.00 A.M. AND 16.00 P.M. AT THE MOONRAKERS ROOM, GOTHAM MEMORIAL HALL, NOTTINGHAM ROAD, GOTHAM, NOTTINGHAM, NG11 0HE.

#### **AGENDA**

1. INTRODUCTIONS
2. CONDUCT AND PURPOSE OF THE PUBLIC HEARING
3. STATEMENT OF COMMON GROUND (SOCG)
  - Policy GS1a). The Parish Council in its response say that the rewording of Policy GS1a) proposed by the Borough Council is not acceptable but in the SOCG it is agreed that it is acceptable. Which is correct?
  - It is agreed within the SOCG that the Local Green Space designations to the 'South' and 'East' are appropriate. Where will I find 'East' on map 2B of the Neighbourhood Plan?
  - In the SOCG it is agreed that the proposed Local Green Space designation should be removed from the site known as GOT5a. In its response, the Parish Council is somewhat more equivocal. What is the agreed position?
4. POLICY GS1c). Local Green Spaces.
  - Were landowners contacted at an early stage about proposals to designate their land as a Local Green Space?
  - What additional local benefits would be gained by designating land in Green Belt as Local Green Space?
  - Would the Local Green Space designation give additional weight to Green Belt policies?
  - What is the justification for proposing to designate the site known as GOT04 as Local Green Space?
5. POLICY H1. Housing Sites.
  - Is the wording of Policy H1 sufficiently clear?
  - Should the recommended housing sites be included in the policy or in an appendix?
6. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) and HABITATS REGULATION ASSESSMENT (HRA) SCREENING REPORT.
  - This document concludes that SEA and HRA are not required. One of the statutory consultees, Historic England, does not agree and advises that SEA is required. Would the Borough Council and Parish Council please comment on this?

7. OTHER MATTERS

8. ACCOMPANIED SITE VISIT

Robert Yuille  
Independent Examiner  
May 2019

## Appendix 2: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Title Page	Gotham Neighbourhood Plan <u>2017 – 2028</u> .
PM2	Page 16 Policy GS1a)	Delete the final part of the last sentence of the existing policy:  <b><i>Planning applications which will result in the closure and diversion of a public right of way will not be permitted unless it can be demonstrated that satisfactory alternative provision can be made <del>and that they would result in net gains in terms of amenity and convenience.</del></i></b>
PM3	Page 16 Policy GS1b)	Delete existing policy. Replace with:  <b><i><u>Developments which harm designated wildlife sites and ancient woodlands in the Plan area will not be supported. Other developments which include provision for, or contribute to, the establishment and retention of a network of green infrastructure within the parish will be looked on favourably. Proposals which contribute towards new links and/or enhancement of the existing green infrastructure network will be supported. Proposals should consider opportunities to retain, enhance and incorporate features which are beneficial for wildlife and habitat creation through their landscape proposals and design.</u></i></b>
PM4	Page 17	Delete the land East of Gypsum Way/The Orchards from Map 2b of the Plan.
PM5	Page 17	Delete GOT5b from Map 2b of the Plan.
PM6	Page 16	Amend Policy as follows:

	Policy GS1c)	<p><b><i>Within designated local green-spaces the protective policies set out in Green Belt policies will be given additional weight applied and to the effect that very special exceptional circumstances would need to be demonstrated for non-Green-Belt inappropriate uses to be allowed. In the case of any form of housing development it would need to be shown that no alternative sites are or will become available within Rushcliffe and/or the Greater Nottingham Housing Market Area and even where this is the case it will need to be shown that the harm from very marginal under provision of land for housing would be a greater harm than the development of the green space concerned.</i></b></p>
PM7	Page 26 Policy H1	<p>Amend Policy as follows:</p> <p><b>The Neighbourhood Plan will recommend the allocation of land for housing made up of parts or the whole of sites as shown in Map 4. <u>The sites listed in Appendix One are those to which priority should be given in any review of the Part Two Rushcliffe Local Plan or any review of the Neighbourhood Plan.</u></b></p> <p><b>Brownfield</b>  <del>The former Royal British Legion Building up to 11 dws (Any development must include provision to create viable access to GOT1 and GOT3)</del>  <b>Possible brownfield sites depending on owners future business plans</b>  <del>NCT Bus Depot (included in the plan) up to 19 dws</del></p> <p><b>Greenfield</b>  <del>Got 1 Land behind the Royal British Legion Building up to 20 dws</del></p>

		<p><del>Got 3 Land north of Kegworth Road/Home Farm (east) up to 20 dws</del>  <del>Got 9 Land at Gladstone Av. (extant planning permission) 3 dws</del>  <del>Got 10 Glebe land at Nottingham Road (part thereof) up to 12 dws</del>  <del>Got 12 Ashcroft Moor Lane (self-build)</del></p> <p>Deleted sites to be put in Appendix One.</p>
	Page 6	<p>New section of paragraph 2.1 to be added as follows:</p> <p><u>The Plan includes recommended allocations which are supported by the local community. These recommended sites are set out in Appendix One. It should be noted that, unlike the rest of the Neighbourhood Plan, Appendix One does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004. These sites are identified on Maps 1 and 4 and in Chapter 6. It will be for either the Parish Council or Borough Council and the review of either the Neighbourhood Plan or Local Plan to determine which, if any, of the recommended sites at Appendix One are ultimately allocated for development.</u></p>
	Page 19	<p>New paragraph 6.5 to read as follows:</p> <p><u>In accordance with planning legislation, the Plan recommends housing sites which may be allocated within future reviews of the Neighbourhood Plan or Local Plan. These do not form part of the development plan as defined by Section 38 of the Planning and Compulsory Purchase Act 2004, but are identified in this chapter and in Appendix One.</u></p>
	Page 22	<p>New paragraph 6.14 to read as follows:</p>



	<p>Page 23</p>	<p><u>As set out in paragraph 6.5, this Neighbourhood Plan only recommends housing sites which will be allocated through the future review of either this Neighbourhood Plan or the Local Plan. Therefore, until they are allocated they do not form part of the development plan.</u></p> <p>New paragraph 6.16 to read as follows:</p> <p>In the past, sites tended to be suggested for allocation through the Strategic Housing Land Availability Assessment (SHLAA) as entire fields or aggregations of entire fields. This is sometimes called planning by field boundaries. These are carried through into local plans and eventually developed on the ground. The boundaries thus formed then make no real sense in planning or design terms. The Neighbourhood Plan <del>will take</del> <u>recommends</u> a different approach. Given the context for numbers and type of housing, the Green Space Network and the structure of the village we see parts of the <del>following recommended housing sites in Appendix One</del> <u>having the potential for housing</u> (numbers refer to the Rushcliffe Further Options document). A Plan extract from the Rushcliffe BC document is included in Background Paper Seven. We see a real advantage in having a number of small sites in terms of choice and steady delivery through the Plan period.</p>
	<p>Page 23</p>	<p>New paragraph 6.18 to read as follows:</p> <p>To supplement this resource the 'Further Option' sites have been looked at in detail to see if they are appropriate for allocation in the Rushcliffe Local Plan. The results of the exercise are set out in Background Paper Seven. There are two main greenfield sites GOT 01 and GOT 03, supplemented by known infill sites GOT 09 and GOT12. All sites are vacant,</p>

		available (in the SHLAA) and can be delivered in the next 5 years. The following sites should be allocated a <u>priority for housing allocation for development in any future review of the Rushcliffe Location Neighbourhood Plan or Local Plan.</u>
PM8	Page 26 Policy H3	Amend Policy as follows:  <b><i>The priorities for affordable housing to meet the needs of Gotham are the provision of bungalows and one bed room flats. In the light of the likely mismatch between demand and supply in Gotham, priority for allocation of affordable housing in Gotham should be given to Gotham residents <u>where this is possible, for instance within exception sites.</u></i></b>
PM9	Page 30 Policy T1	Amend Policy as follows:  <b><i>The priority within the village is the safety and convenience of residents. Traffic speed will be restricted to defined limits by traffic calming at such sites as the entrance to the village at Nottingham Road, the Curzon St/Kegworth Rd junction, the Square and the entrance to the village from East Leake.</i></b>  <b><i>The amount of traffic passing through the village and the existing issues with parking will be a consideration in assessing development proposals <del>within Gotham, but also elsewhere such as Clifton South and East Leake.</del> <u>and will take into account wider cumulative impacts.</u></i></b>  <b><i>Traffic Regulation Orders and other means may be used to deal with congestion and parking on Leake Road and Kegworth Road/Hall Drive at school arrival and departure times.</i></b>

PM10	Page 31 Policy VC1	Amend Policy as follows:  <b><i>Within the whole Village Centre Regeneration Area shown on Map 6 <del>strict design policies will apply a high standard of design will be required including landscaping schemes that will make a positive contribution to the village.</del></i></b>
PM11	Page 33 Policy FL1	Delete Policy FL1.
PM12	Page 33 Policy FL2	Delete existing Policy FL2 and replace with  <b><i><u>Where required, applications for development shall be accompanied with documentation demonstrating that there will be no adverse impact on the existing sewage capacity of the village or specify the measures that will be undertaken to ensure that its impacts can be adequately addressed.</u></i></b>
PM13	Page 34 Policy F1	Delete Policy F1.

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**Appendix 2: Rushcliffe Borough Council 'Decision Statement on the Gotham Neighbourhood Plan'**



# **Gotham Neighbourhood Plan Decision Statement**

**19 September 2019**

# **Gotham Neighbourhood Plan Decision Statement**

## **1. Summary**

- 1.1 The draft Gotham Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 31 July 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 Gotham Neighbourhood Plan proceeding to a referendum within the Parish of Gotham.

## **2. Background**

- 2.1 In 2017, Gotham 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 Gotham was designated as a Neighbourhood Area on 6 April 2017.
- 2.2 The plan was submitted to Rushcliffe Borough Council on the 29 July 2018 and representations were invited from the public and other stakeholders, with the 6 week period for representations commencing in November and closing on 4 January 2019.
- 2.3 The Borough Council appointed an independent Examiner; Robert Yuille, 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 31 July 2019. He has concluded that, subject to the implementation of the 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 Neighbourhood Plan for Gotham 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 Gotham). The referendum will be held in the Parish of Gotham on Thursday 14 November 2019.

**Date: 19 September 2019**

## Appendix A: Proposed Modifications to the draft Gotham Neighbourhood Plan

Please note that deleted text is shown as **~~struck through~~** and additional text is shown as **underlined** text, unless otherwise indicated. Page numbers refer to those within the illustrated version which shows the proposed modifications as tracked changes.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM1	Title Page	<b><i>Gotham Neighbourhood Plan <u>2017 – 2028</u></i></b> Delete <del><b><i>June 2018</i></b></del>	Accept	For clarity
PM2	Page 18 Policy GS1a)	Delete the final part of the last sentence of the existing policy:  <b><i><u>Planning applications which will result in the closure and diversion of a public right of way will not be permitted unless it can be demonstrated that satisfactory alternative provision can be made and that they would result in net gains in terms of amenity and convenience.</u></i></b>	Accept	For clarity and to meet Basic Conditions.
PM3	Page 18 Policy GS1b)	Delete existing policy. Replace with:  <b><i><u>Developments which harm designated wildlife sites and ancient woodlands in the Plan area will not be supported. Other developments which include provision for, or contribute to, the establishment and retention of a network of green infrastructure within the parish will be</u></i></b>	Accept	For clarity and to meet Basic Conditions

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<b><u>looked on favourably. Proposals which contribute towards new links and/or enhancement of the existing green infrastructure network will be supported. Proposals should consider opportunities to retain, enhance and incorporate features which are beneficial for wildlife and habitat creation through their landscape proposals and design.</u></b>		
PM4	Page 20	Delete the land East of Gypsum Way/The Orchards from Map 2b of the Plan.	Accept	Consistency with emerging Local Plan Part 2 which allocates the land as a housing site (Basic Conditions)
PM5	Page 20	Delete GOT5b from Map 2b of the Plan.	Accept	Compliance with NPPF which requires early consultation with landowners of proposed local green spaces (Basic Conditions)
PM6	Page 18 Policy GS1c)	Amend Policy as follows:  <b><i>Within designated <u>local</u> green-spaces the protective policies set out in Green Belt policies will be given <del>additional weight</del> applied and <del>to the effect that very special exceptional</del> circumstances would need to be</i></b>	Accept	For clarity and consistency with the NPPF (Basic Conditions).

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><del><i>demonstrated for non-Green Belt inappropriate uses to be allowed. In the case of any form of housing development it would need to be shown that no alternative sites are or will become available within Rushcliffe and/or the Greater Nottingham Housing Market Area and even where this is the case it will need to be shown that the harm from very marginal under provision of land for housing would be a greater harm than the development of the green space concerned.</i></del></p>		
PM7	Page 31 Policy H1	<p>Amend Policy as follows:</p> <p><b>The Neighbourhood Plan will recommend the allocation of land for housing made up of parts or the whole of sites as shown in Map 4. <u>The sites listed in Appendix One are those to which priority should be given in any review of the Part Two Rushcliffe Local Plan or any review of the Neighbourhood Plan.</u></b></p> <p><b>Brownfield</b>  <del>The former Royal British Legion Building up to 11 dws (Any development must include provision to create viable access to GOT1 and GOT3)</del></p>	Accept	For clarity and consistency with NPPF (Basic Conditions)

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	Page 7	<p><del>Possible brownfield sites depending on owners future business plans</del>  <del>NCT Bus Depot (included in the plan) up to 19 dws</del></p> <p><b>Greenfield</b>  <b>Got 1 Land behind the Royal British Legion Building up to 20 dws</b>  <b>Got 3 Land north of Kegworth Road/Home Farm (east) up to 20 dws</b>  <b>Got 9 Land at Gladstone Av. (extant planning permission) 3 dws</b>  <b>Got 10 Glebe land at Nottingham Road (part thereof) up to 12 dws</b>  <b>Got 12 Ashcroft Moor Lane (self-build)</b></p> <p>Deleted sites to be put in Appendix One.</p> <p>New section of paragraph 2.1 to be added as follows:</p> <p><u>The Plan includes recommended allocations which are supported by the local community. These recommended sites are set out in Appendix One. It should be noted that, unlike the rest of the Neighbourhood Plan, Appendix One does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004. These</u></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	<p data-bbox="450 676 562 703">Page 24</p> <p data-bbox="450 1114 562 1141">Page 26</p>	<p data-bbox="683 331 1308 579"><u>sites are identified on Maps 1 and 4 and in Chapter 6. It will be for either the Parish Council or Borough Council and the review of either the Neighbourhood Plan or Local Plan to determine which, if any, of the recommended sites at Appendix One are ultimately allocated for development.</u></p> <p data-bbox="683 624 1178 651">New paragraph 6.5 to read as follows:</p> <p data-bbox="683 695 1308 979"><u>In accordance with planning legislation, the Plan recommends housing sites which may be allocated within future reviews of the Neighbourhood Plan or Local Plan. These do not form part of the development plan as defined by Section 38 of the Planning and Compulsory Purchase Act 2004, but are identified in this chapter and in Appendix One.</u></p> <p data-bbox="683 1024 1196 1051">New paragraph 6.14 to read as follows:</p> <p data-bbox="683 1096 1308 1310"><u>As set out in paragraph 6.5, this Neighbourhood Plan only recommends housing sites which will be allocated through the future review of either this Neighbourhood Plan or the Local Plan. Therefore, until they are allocated they do not form part of the development plan.</u></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	Page 26	<p>New paragraph 6.15 to read as follows:</p> <p>In the past, sites tended to be suggested for allocation through the Strategic Housing Land Availability Assessment (SHLAA) as entire fields or aggregations of entire fields. This is sometimes called planning by field boundaries. These are carried through into local plans and eventually developed on the ground. The boundaries thus formed then make no real sense in planning or design terms. The Neighbourhood Plan <del>will take</del> <u>recommends</u> a different approach. Given the context for numbers and type of housing, the Green Space Network and the structure of the village we see parts of the <del>following</del> <u>recommended housing sites in Appendix One</u> having <u>the</u> potential for housing (numbers refer to the Rushcliffe Further Options document). A Plan extract from the Rushcliffe BC document is included in Background Paper Seven. We see a real advantage in having a number of small sites in terms of choice and steady delivery through the Plan period.</p> <p>New paragraph 6.16 to read as follows:</p>		
	Page 27	<p>To supplement this resource the 'Further Option' sites have been looked at in detail to see if they</p>		



Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	<p>Page 41 Appendix 1</p>	<p>are appropriate for allocation in the Rushcliffe Local Plan. The results of the exercise are set out in Background Paper Seven. There are two main greenfield sites GOT 01 and GOT 03, supplemented by known infill sites GOT 09 and GOT12. All sites are vacant, available (in the SHLAA) and can be delivered in the next 5 years. The following sites should be allocated <u>a priority for housing allocation for development in any future review of the Rushcliffe Location Neighbourhood Plan or Local Plan.</u></p> <p>The following Appendix should be added.</p> <p><b><u>Appendix 1: Housing Sites to which priority should be given in any review of the LPP2 or Neighbourhood Plan</u></b></p> <p><b><u>Brownfield</u></b></p> <p><b><u>The former Royal British Legion Building - up to 11 dwellings</u></b></p> <p><b><u>(Any development must include provision to create viable access to GOT1 and GOT3)</u></b></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><b><u>Possible brownfield sites depending on owners future business plans</u></b></p> <p><b><u>NCT Bus Depot (included in the plan) - up to 19 dwellings</u></b></p> <p><b><u>Greenfield</u></b></p> <p><b><u>Got 1 Land behind the Royal British Legion Building - up to 20 dwellings</u></b></p> <p><b><u>Got 3 Land north of Kegworth Road/Home Farm (east) - up to 20 dwellings</u></b></p> <p><b><u>Got 9 Land at Gladstone Av. (extant planning permission) - 3 dwellings</u></b></p> <p><b><u>Got 10 Glebe land at Nottingham Road (part thereof) - up to 12 dwellings</u></b></p> <p><b><u>Got 12 Ashcroft – Moor Lane (self-build) - 1 dwelling</u></b></p>		
PM8	Page 32 Policy H3	<p>Amend Policy as follows:</p> <p><b><i>The priorities for affordable housing to meet the needs of Gotham are the provision of bungalows and one bed room flats. In the light of the likely mismatch between demand</i></b></p>	Accept	Consistency with NPPF and Local Plan (Basic Conditions)

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><b><i>and supply in Gotham, priority for allocation of affordable housing in Gotham should be given to Gotham residents <u>where this is possible, for instance within exception sites.</u></i></b></p>		
PM9	Page 36 Policy T1	<p>Amend Policy as follows:</p> <p><b><i>The priority within the village is the safety and convenience of residents. Traffic speed will be restricted to defined limits by traffic calming at such sites as the entrance to the village at Nottingham Road, the Curzon St/Kegworth Rd junction, the Square and the entrance to the village from East Leake.</i></b></p> <p><b><i>The amount of traffic passing through the village and the existing issues with parking will be a consideration in assessing development proposals <del>within Gotham, but also elsewhere such as Clifton South and East Leake.</del> <u>and will take into account wider cumulative impacts.</u></i></b></p> <p><b><i>Traffic Regulation Orders and other means may be used to deal with congestion and parking on Leake Road and Kegworth Road/Hall Drive at school arrival and departure times.</i></b></p>	Accept	To meet Basic Conditions

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM10	Page 38 Policy VC1	Amend Policy as follows:  <b><i>Within the whole Village Centre Regeneration Area shown on Map 6 <del>strict design policies will apply</del> a high standard of design will be required including landscaping schemes that will make a positive contribution to the village.</i></b>	Accept	For clarity
PM11	Page 40 Policy FL1	Delete Policy FL1.  <b><i><del>Policy FL1 Flood Risk</del></i></b> <b><i><del>In the preparation of development briefs referred to in Policy H2 the risk of flooding to the development and/or to sites elsewhere will be a key criterion in deciding areas to be allocated for housing and the quality of housing involved</del></i></b>	Accept	Policy is no longer required
PM12	Page 40 Policy FL2	Delete existing Policy FL2  <b><i><del>Through the normal planning process the Parish Council will seek to ensure the rate of development in the village does not exceed the capacity of the sewage works.</del></i></b>  Replace with	Accept	For clarity

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<b><u>Where required, applications for development shall be accompanied with documentation demonstrating that there will be no adverse impact on the existing sewage capacity of the village or specify the measures that will be undertaken to ensure that its impacts can be adequately addressed.</u></b>		
PM13	Page 41 Policy F1	Delete Policy F1  <b><del>Policy F1. Allocation of Funds</del> <del>Any funds derived from CIL or equivalent should be reserved for the implementation of policies as set out in this Neighbourhood Plan and within the list of types of infrastructure where planning contributions may be sought as set out by the Parish Council to further the aims of the Neighbourhood Plans.</del></b>	Accept	For clarity

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**Appendix 3: Illustration of Proposed Modifications  
to the Gotham Neighbourhood Plan  
2017 – 2028**





GOTHAM PARISH COUNCIL



GOTHAM NEIGHBOURHOOD PLAN

# Gotham Neighbourhood Plan

2017 - 2028

## Contents

1. Introduction
2. The Scope and Context of the Gotham Neighbourhood Plan
3. Policy Context
4. Objectives
5. Green Network Strategy
6. Housing
7. Employment
8. Transport
9. The Village Centre
10. Flooding
11. Finance

[Housing Appendices Design Briefs \(separate documents – drafts for GOT01 and GOT10 included in this plan as appendices\)](#)

[Appendix 1 – Priority Housing Sites](#)

**Appendix 21** – Draft Design Brief GOT01

**Appendix 32** – Draft Design Brief GOT10

**Background Papers (separate documents)**

- One** Summary of the responses to the village consultation on the first draft of the Neighbourhood Plan held in October 2017
- Two** Submission on behalf of Gotham Parish Council on the 'Further Options' Document for the Rushcliffe Local Plan Part 2
- Three** Summary of the responses of Gotham residents to the Rushcliffe BC Part 2 Local Plan 'Further Options' consultation (as published by RBC).
- Four** Submission on behalf of Gotham Parish Council on the 'Preferred Options' Document for the Rushcliffe Local Plan Part 2
- Five** Latest Housing Needs Survey
- Six** Gotham Population and Housing Statistics
- Seven** Housing Site Assessments
- Eight** Traffic Survey Data
- Nine** Locally Designated Green Spaces and the Green Infrastructure Network

## 1. Introduction

1.1 This Gotham Neighbourhood Plan has been commissioned by Gotham Parish Council (GPC) and covers the area administered by GPC, shown outlined in red in the map below. The Neighbourhood Plan forms part of the development plan for Rushcliffe in so far as it relates to Gotham Parish, being in general conformity with the RBC Local Plan Part1 Core Strategy. The Core Strategy proposes that Gotham should no longer be 'washed over' by the Green Belt but should be an 'inset' village where housing should be for local needs only.

1.2 Rushcliffe Borough Council is now preparing Part 2 of the Local Plan. The Part 2 Local Plan will fix the boundary of the Green Belt around Gotham in order that a level of development can be sustained over the period covered by the Plan. The Parish Council has made and will continue to make submissions on the contents of that Plan so as to increase the protection and conservation of the environment in the village as well as to allow sustainable development. That Plan will also need to take account of the proposals and policies in this Neighbourhood Plan.

1.3 The Neighbourhood Plan does not repeat in full policies that are already in the adopted Core Strategy or are proposed to be included in the Part 2 Local Plan, for example development within the Green Belt, the protection of open space, design and amenity etc. The Parish Council will also monitor the effectiveness of policies in the Rushcliffe Local Plan. It may periodically review its Neighbourhood Plan where policies in the local Plan have not been effective having regard to local circumstances.

1.4 The Neighbourhood Plan will form part of the context for planning decisions. The National Planning Policy Framework (NPPF) says:

*“They (local planning authorities) should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”*

1.5 The Plan is based on a number of background documents and these are available on the village website [www.gothamvillage.org.uk](http://www.gothamvillage.org.uk) under 'Neighbourhood Plan.'. The Plan builds on and further develops the studies carried out by a number of working parties made up of members of the Parish Council and members of the public. The results of these studies are incorporated in the background papers.

1.6 This Neighbourhood Plan balances the need for housing for our local people with the rural and historic character of the village. It recognises the demand for a mix of housing that match the needs for younger and older people in particular. It does so within the legal and planning constraints and follows full and appropriate consultation.

1.7 The Plan follows from similar studies produced by the Parish Council in past years. In 2004, the Council produced a Parish Plan and a Village Design Statement

(VDS), both of these made statements of principle about the village and the aspirations of the residents. The VDS was reviewed and amended in 2010. In 2015, a Community Benefit Society was set up to make a bid for the former Royal British Legion site on Nottingham Road. While this bid did not go forward, various public meetings were held which established and reinforced the aspirations and way of life that the villagers had for their community.

1.8 These earlier initiatives enabled the Neighbourhood Plan Advisory Committee of the Parish Council to make a quick and strong start in developing the plan. In addition, planning consultant Ken Mafham Associates has been working for the village since 2008, knows the village well and has continued to support the GPC through the development of the plan.

1.9 The previous documents were produced by keen villagers and their content reflects the passion and enthusiasm of a thriving community for its environment, tradition and future prosperity. This Neighbourhood Plan is a formal planning document and therefore necessarily some of this personal input is missing. To make this document relevant to our parishioners we feel that there is still a place for some views in this introduction.

1.10 Key statements from previous studies:

#### **Village Design Statement (2010)**

The key findings from this statement are these expressed values of the residents:

- *The importance the residents give to the rural roots of the village and the traditions that have built up with it.*
- *The status of the village, as defined by RBC, as a 'green wash' village situated within the Green Belt.*
- *The setting of the village within the hills and its position on the edge of the alluvial plain.*
- *The strength of this community and the preservation of this spirit within its architecture and infrastructure.*
- *The preservation of valuable open spaces both within and around the perimeter of the village.*

#### **Parish Plan (2005)**

This showed the following key statements, values and action points:

- *People like living in Gotham. Many of the population have lived in the village a long time and family units are strong.*
- *Review housing needs (particularly the proven need of the existing population) and liaise with appropriate outside agencies.*
- *Improved planning guidance (Village Design Statement).*
- *The visual aspect of the village buildings and open spaces.*

- *The preservation of Gotham as a free-standing village surrounded by green fields.*

1.11 Particular statements were made in previous studies in support of the views around the village of the hills and the rural aspect as you enter Gotham from any direction. The ridge and furrow field by the old school, identified later as GOT02, is particularly valued in this way. The bridleways and footpaths provide a much valued access to the hills and surrounding countryside for walkers and horse riders alike.

1.12 This plan sets out with great care and detail a Green infrastructure Network Policy as a set of Designated Local Green Spaces which include designated areas, e.g. the Gotham Nature Reserve (GNR) and SSSI, the allotments, the Recreation Ground, the churchyard and cemetery, the local Rights of Way as well as the wildlife corridor covered by the Biodiversity Opportunity Map Focal Area for Gotham Hills and West Leake Hills as produced by Nottinghamshire County Council. This reflects the strong feeling that Gotham residents feel for their rural setting and the local wild life.

1.13 Historically there were only 12 different surnames at the local primary school. There are many more now, but significantly those 12 still remain. This is evidence that Gotham is a strong community based on the generations of families who have lived here. They are proud of their village and its rural setting and wish to see that preserved.

## **2. The Scope and Context of the Gotham Neighbourhood Plan**

2.1 This Plan is to do with the physical development of Gotham in the period 2017 to 2028. There are important issues to do with the future of Gotham such as education, health, social service provision and the creation of jobs. These will only be dealt with in this Plan so far as they generate land requirements or where the capacity of services may act as a constraint on future growth of housing. The main focus of the Plan is on the following topic areas.

- A Green Space Strategy
- Housing allocations
- Affordable housing
- Development Briefs for committed sites and proposed housing and employment sites
- Employment including existing and future employment sites

- A plan for the regeneration of Gotham's historic core including the Royal British Legion Site.
- Flooding and sewerage
- Dealing with any adverse effects from the development of housing at Clifton South.

[2.2 The Plan includes recommended allocations which are supported by the local community. These recommended sites are set out in Appendix One. It should be noted that, unlike the rest of the Neighbourhood Plan, Appendix One does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004. These sites are identified on Maps 1 and 4 and in Chapter 6. It will be for either the Parish Council or Borough Council and the review of either the Neighbourhood Plan or Local Plan to determine which, if any, of the recommended sites at Appendix One are ultimately allocated for development.](#)

### **2.32 The Context for the Neighbourhood Plan**

The Parish Council and the residents see Gotham as a pleasant place to live and work. The village is certainly not without planning issues and these include environmental conditions in the village centre, along Leake Road, the empty Royal British Legion Building and a shortage of suitable housing for some groups such as the elderly or young people looking to set up home for the first time. Nevertheless, the environment in most of the village is of a good quality and the setting of the village within an area of landscape which is unspoilt at the present time is a valuable feature, even though the housing proposals at Clifton South bring the city ever closer. These perspectives were confirmed during the recent consultation on the first draft of the Neighbourhood Plan (see Background Paper One for a full summary). To quote some respondents

*(Gotham) 'Needs to remain a village'*

*'I am fairly new to the village .. but I do like living here and I do not want a lot of change'*

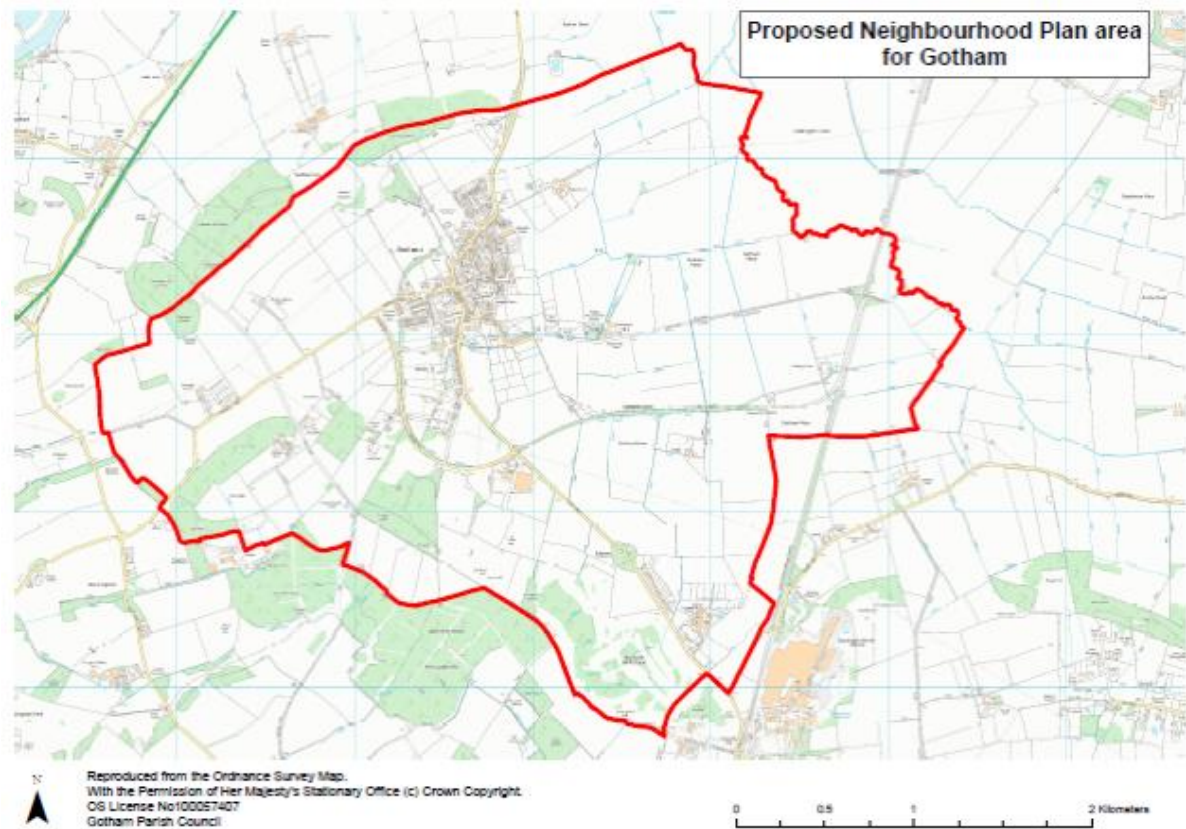
*'It is essential that we have our own Neighbourhood Plan'*

The village has great assets including the Memorial Hall (which houses the doctors' surgery and library) and the associated playing fields and sports facilities. There is a thriving primary school and church, a good bus service to Nottingham and Loughborough via East Leake and a 'by pass' Gypsum Way which keeps HGVs out of the village centre. Also, the village is at the centre of a network of bridleways and

footpaths, including the recently opened Logan Trail along the site of the former railway.

Services include the doctor's surgery, the garage, a shop and post office, a fish and chip shop, 3 thriving pubs, a nursery and 2 hairdressing salons.

The map below shows the parish boundary as documented by RBC in the proposal to develop the Neighbourhood Plan.



2.43 We deal with new housing sites in detail further on in the text but part of the context is the large housing allocation at Clifton South close to the village. The site was granted outline planning permission in January 2018. That site will accommodate up to 3000 dwellings and 20 hectares (50 acres) of employment land and this will inevitably affect traffic, the environment and service capacity in Gotham.



### 3. Policy context

3.1 The policy context is important for the opportunities and limitations of the Neighbourhood Plan. The spatial strategy of the adopted Rushcliffe Core Strategy says

*1. The sustainable development of Rushcliffe will be achieved through a strategy that supports a policy of urban concentration with regeneration for the whole of Greater Nottingham to 2028. The settlement hierarchy for Rushcliffe to accommodate this sustainable development is defined on the Key Diagram and consists of:*

- a) the main built up area of Nottingham; and*
- b) Key Settlements identified for growth of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington.*

*In other settlements (not shown on the Key Diagram), with the exception of Newton and the redevelopment of the former RAF Newton, development will be for local needs only.*

3.2 The starting point for considering the numbers of new houses in the village is the policy that housing in Gotham should be for local needs only. Rushcliffe Borough Council has produced a number of option reports that appear to countenance numbers of new houses in Gotham that are clearly in excess of local needs. Attached as Background Paper Two are the representations made by the Parish Council to RBC on this matter. A summary of the representations made by the parishioners to the RBC 'Further Options' document can be found in Background Paper Three.

3.3 Gotham has a very limited number of sites that are Brownfield (previously used land). All of the surrounding countryside is protected by the Green Belt. An important issue is the balance to be struck between the need to provide houses and the need to conserve the Green Belt. The latest Government policy on the Green Belt is set out in a White Paper on Housing published earlier this year. That document said on page 20 that the planning system should

*make more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium sized sites, allowing rural communities to grow and making it easier to build new settlements;*

*maintain existing strong protections for the Green Belt, and clarify that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements;*

The context, therefore, is that Green Belt land should only be given up for housing where exceptional circumstances exist. Provision for local need is recognised by the

Parish Council as meeting that test. Making a contribution to wider needs in the Borough or greater Nottingham does not meet that test.

#### **4. Objectives**

**To identify a Green Network made up of the most valuable footpaths and bridle ways, areas of biodiversity particularly the Gotham Hill Pasture SSSI, the Hill Road grassland area, wildlife corridors and open spaces and areas of green belt that serve an important planning function that warrant protection over and above Green Belt designation.**

**To develop policies to protect, conserve and enhance the green network identified including the proper maintenance of existing footpaths and bridleways and where appropriate locally designated green spaces**

**To identify opportunities for new housing compatible with the green strategy set out above and to set out the context for affordable housing provision**

**To identify new areas for employment compatible with the green strategy set out above with an emphasis on employment for local residents**

**To set out design policies and prepare development briefs for new housing and employment sites**

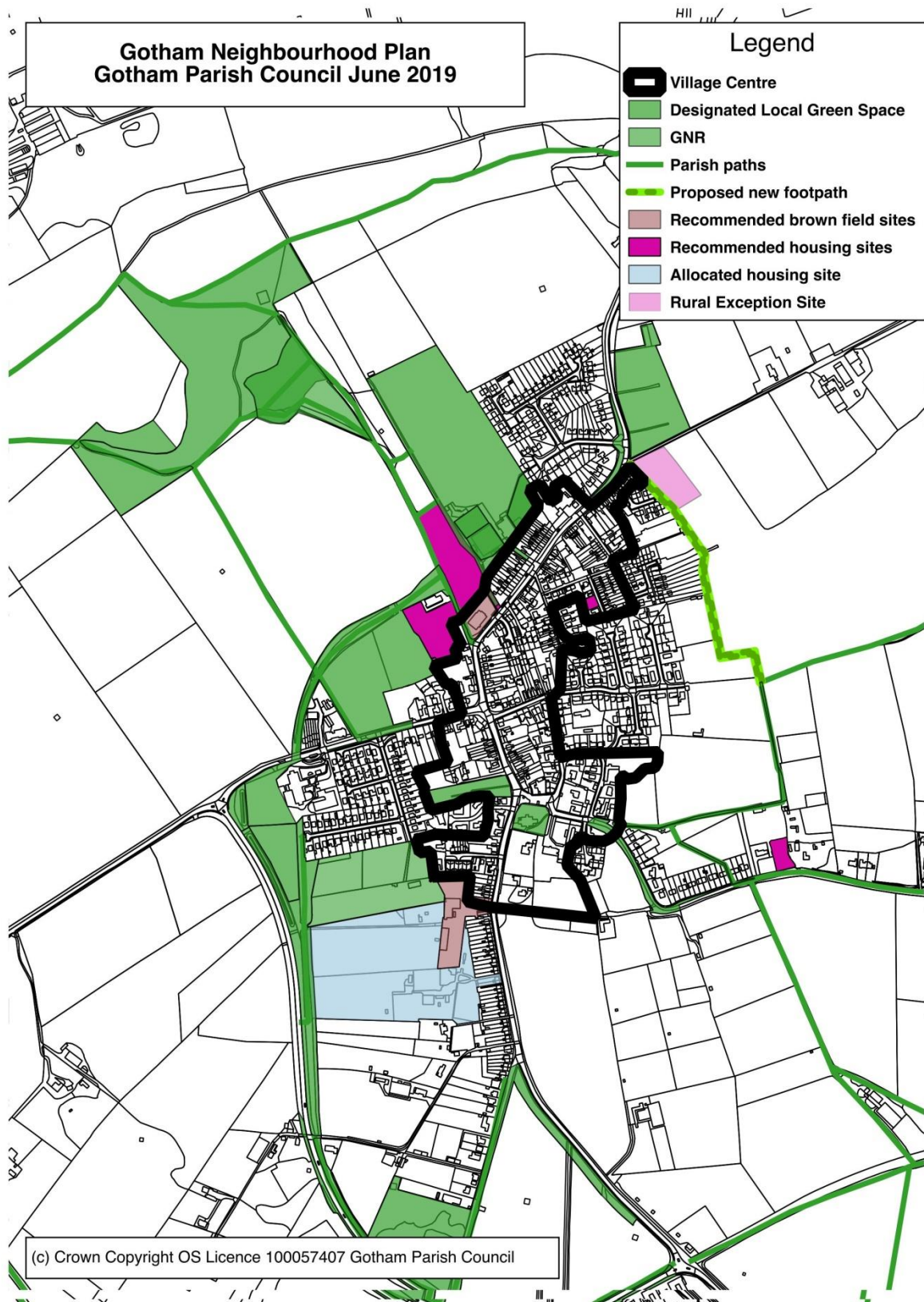
**To improve the sustainability the village historic core through traffic management, traffic calming and environmental improvements and limit environmental damage from through traffic and ensure a safe pattern of movement within the village through land use policy, traffic regulation orders and physical improvements to the road network**

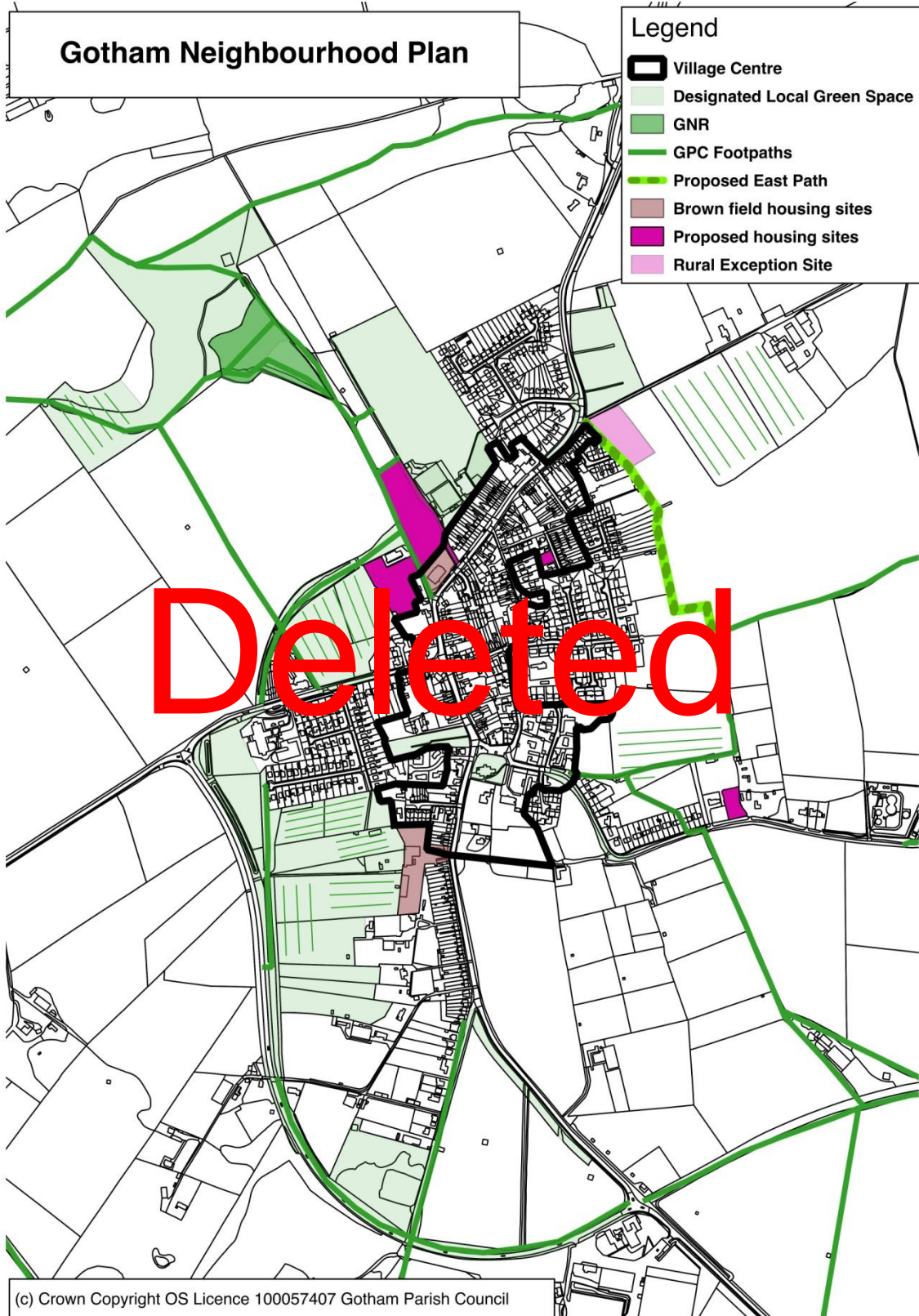
**To create a sustainable transport network by improving, enhancing and developing footpath, cycle and bus routes to shopping, jobs, schools in the village and elsewhere and the wider transport network including a cycle link across Clifton Pastures as part of the National Cycle Network.**

**To mitigate the effects of flooding and sewerage overflows on the village**

The objectives are met through the policies in the following sections. The impact of key policies on the Green Network, Housing and the Village Centre can be seen in the Gotham Neighbourhood Plan Map below which shows an integrated view.

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Map 1 - Gotham Neighbourhood Plan Key Policy impact

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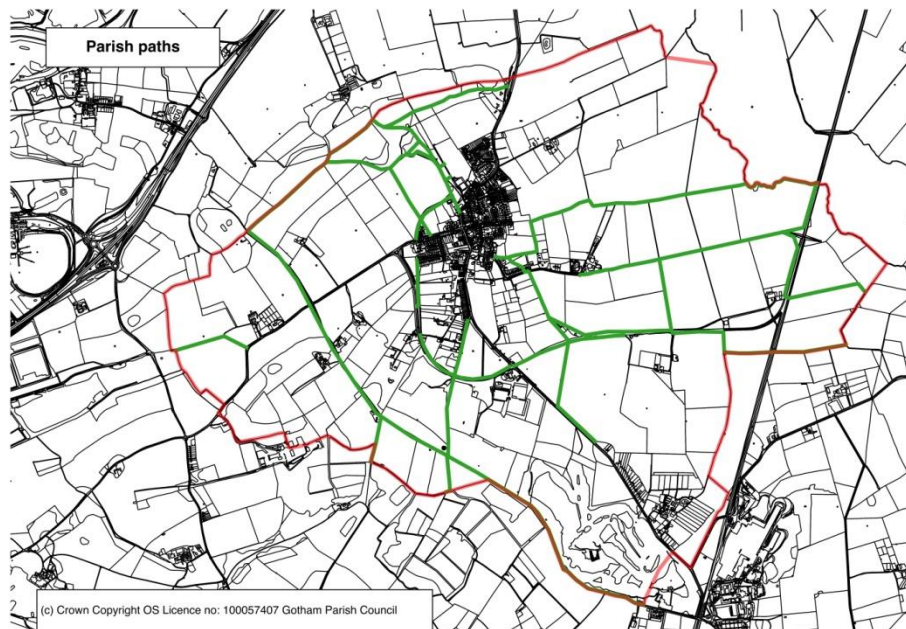
## 5. A Green Infrastructure Network Strategy

5.1 The Gotham Neighbourhood Plan proposes a Green Infrastructure Network. This is a key proposal to conserve and enhance what is best in the village and to encourage sustainable forms of transport within the village. The components of the Green Infrastructure Network; made up of designated local green spaces and the links between them are dealt with below.

### Footpaths and bridleways

5.2 There are significant health benefits from the use of Rights of Way (RoW) and footpaths for walking, cycling and horse riding. These need to be safe, attractive and convenient. The Rushcliffe Residential Design guidelines show how this can be achieved. They are the strands in the green network that are of special value where they;

- lead from the village into the countryside through sites of importance for bio diversity some of which are or may be threatened,
- are used to connect components of recreation provision such as playing fields and allotments and the residential areas they serve,
- function as pathways as a way of sustainable travel within the village particularly to schools, shops, community centres, employment centres and areas used for active recreation, such as allotments and playing fields.



Map 2a – Gotham parish paths

## Areas of Biodiversity

### 5.3 The National Planning Policy Framework says:

*The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity*
- *where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

### 5.4 The Rushcliffe Local Plan Pt.1 Core Strategy under Policy 17 states:

*1. The biodiversity of Rushcliffe will be increased over the Core Strategy period by:*

- a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of priority habitats and species listed in the UK and Nottinghamshire Local Biodiversity Action Plans;*
- b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;*
- c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;*
- d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and*
- e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate and if not possible compensate at a level equivalent to the biodiversity value of the habitat lost.*

and

*3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.*

5.5 Gotham parish contains part of one of the biodiversity Focal Areas (Gotham Hills, West Leake to Bunny ridgeline) identified within the 'Rushcliffe Biodiversity Opportunity Mapping Report' – C Jackson and N Crouch 2015 – published by Nottinghamshire Biodiversity Action Group. The Parish therefore, is an important component of the overall Rushcliffe biodiversity network. The report states that the Gotham Hills and West Leake to Bunny ridgeline is an existing network of woodland and grassland that can be enhanced and buffered, and concludes that there is great potential for creating important links between existing habitats. Also, opportunities exist to protect and enhance this network, including providing new linkages between sites and ensuring the appropriate management of existing sites and green spaces.

5.6 Policy GS1 below promotes a green infrastructure network to support local wildlife and its habitat both inside and beyond the parish, especially to support the Rushcliffe Nature Conservation Strategy and the priority habitats and species. The network consists of corridors (the former railway, field margins, hedgerows, footpaths, streams and dykes, and wetland and pond habitats), and green spaces (pastures, parklands, native woodlands and species rich grasslands) and highlights the need to preserve and enhance these.

5.7 Where development is acceptable the aim will be to achieve a form of development that can assist the protection of wildlife by incorporating habitat enhancing features such as bird or bat boxes or appropriate native woodlands, planted tree and hedgerow boundaries, ponds, wetlands and meadows or other enhancing features.

## **Green Belt**

5.8 The five aims are

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

5.9 The Further Options document published by Rushcliffe BC in February 2017 mapped a number of suggestions from landowners and developers as to sites in the Green Belt that could be developed for housing. We have looked at those areas of the Green Belt and a number of others and identified for inclusion in the Green Network areas that meet one or more of the five aims to a very significant extent. Rushcliffe has published a revised assessment of the value of the sites in terms of their importance to the Green Belt. While locals and the Parish Council would assess these sites as being more important, the revised assessment is closer to the situation on the ground than the earlier assessments.



## Designated local green space

5.10 Designated local green spaces are a policy recently introduced by Government with the purpose of allowing the community to identify areas of open space that need an extra layer of protection. The NPPF says they are appropriate:

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

5.11 Para 10 of the National Planning Practice Guidance makes it clear that land can be covered by both green belt and local green space designations. Members of the Parish Council have undertaken a systematic assessment to identify green areas of special value. Background Paper 9 documents the detail of each of the designations and shows the assessment against the criteria in the NPPF (paragraph 77). Landowners were contacted during the Section 15(2) consultation and comments have been incorporated in the background paper.

5.12 The results of the analysis work are shown on Map 2b Green Space Assessment. Key features are views into and out of the village and landscapes that have intrinsic historic value particularly surviving mediaeval ridge and furrow. There are also several footpaths and bridleways not only valuable for sustainable journeys but also of significant biodiversity value. The biodiversity of others could be improved with the right sort of management regime.

5.13 The village consultation on the first draft of the Neighbourhood Plan was overwhelmingly in favour of the proposed Green Infrastructure Network policy.

5.14 Taking all these criteria into account the Parish Council are proposing a Green Infrastructure Network as shown on Map 3. Within the Network the following policies will apply:

## Policy GS1 Protective and Enhancement Measures for a Green Network

### a) Footpaths and Bridleways

Within the Green Network shown on Map 3, footpaths and bridleways will be given a high priority for maintenance and enhancement. The bio diversity of hedges and woodlands adjacent to sustainable route-ways will be conserved. Planning applications which will result in closure and diversion of a public right of way will not be permitted unless it can be demonstrated that satisfactory alternative provision can be made ~~and that they would result in net gains in terms of amenity and convenience.~~

### b) Areas of biodiversity value

~~Policies and Incentives available under the Planning Acts and under grant regimes operated by the Department for Environment, Food & Rural Affairs will be used to conserve and enhance areas of diversity value particularly the Gotham Hill Pasture SSSI, the Gotham Nature Reserve and the Hill Road grassland area. Where appropriate, the Parish Council will consider limited funding to achieve these policy aims.~~

Developments which harm designated wildlife sites and ancient woodlands in the Plan area will not be supported. Other developments which include provision for, or contribute to, the establishment and retention of a network of green infrastructure within the parish will be looked on favourably. Proposals which contribute towards new links and/or enhancement of the existing green infrastructure network will be supported. Proposals should consider opportunities to retain, enhance and incorporate features which are beneficial for wildlife and habitat creation through their landscape proposals and design.

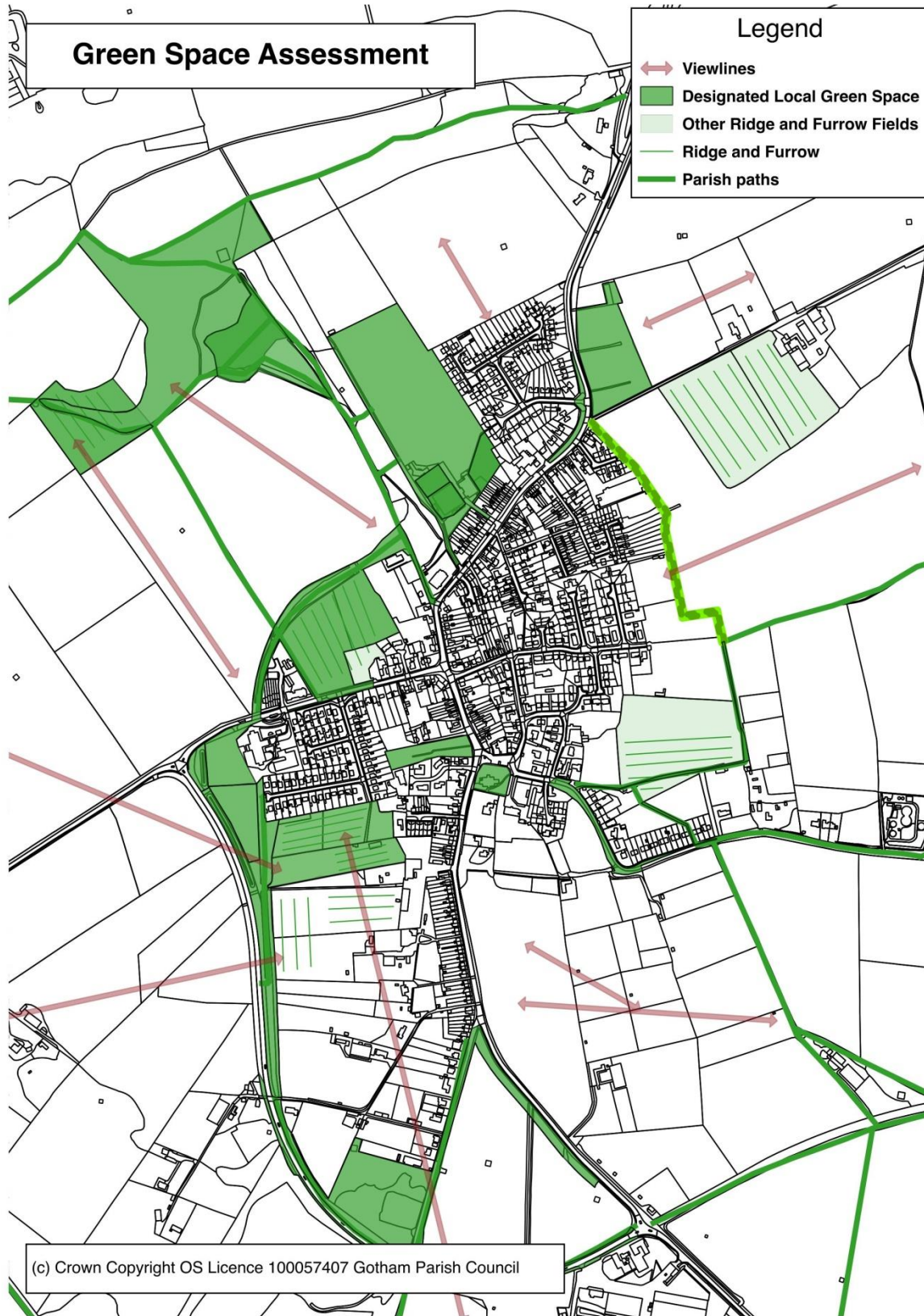
### c) Locally designated green-spaces

Within designated local green-spaces the protective policies set out in Green Belt policies will be ~~given additional weight applied and to the effect that very exceptional special~~ circumstances would need to be demonstrated for ~~non Green Belt~~ inappropriate uses to be allowed. ~~In the case of any form of housing development it would need to be shown that no alternative sites are or will become available within Rushcliffe and/or the Greater Nottingham Housing Market Area and even where this is the case it will need to be shown that the harm from very marginal under provision of land for housing would be a greater harm than the development of the green space concerned.~~

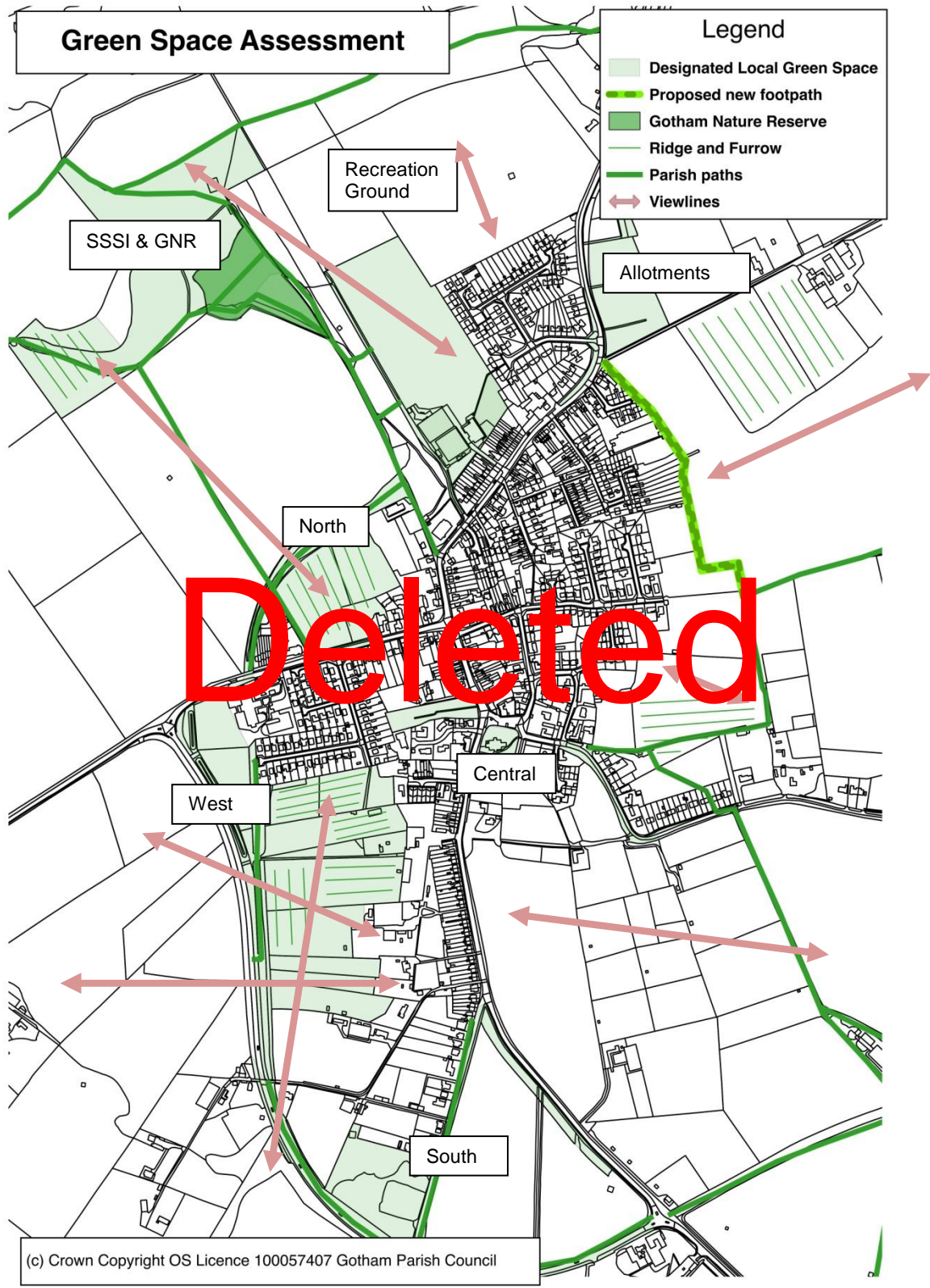
### d) Recreation uses.

Where development is proposed for recreation or other uses acceptable within the Green Belt; planning permission will be granted for well designed proposals that are sympathetic to the character of the village.

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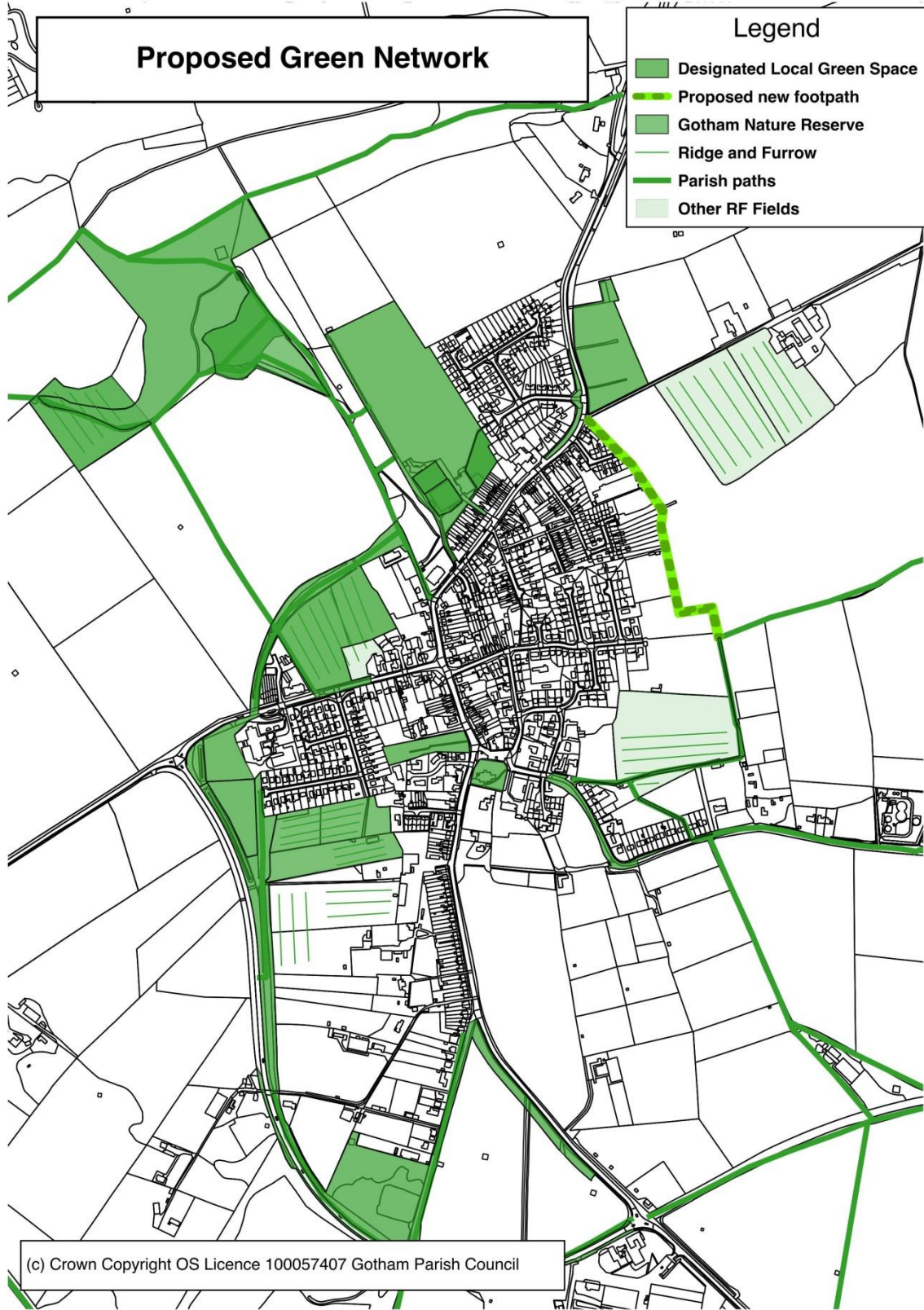




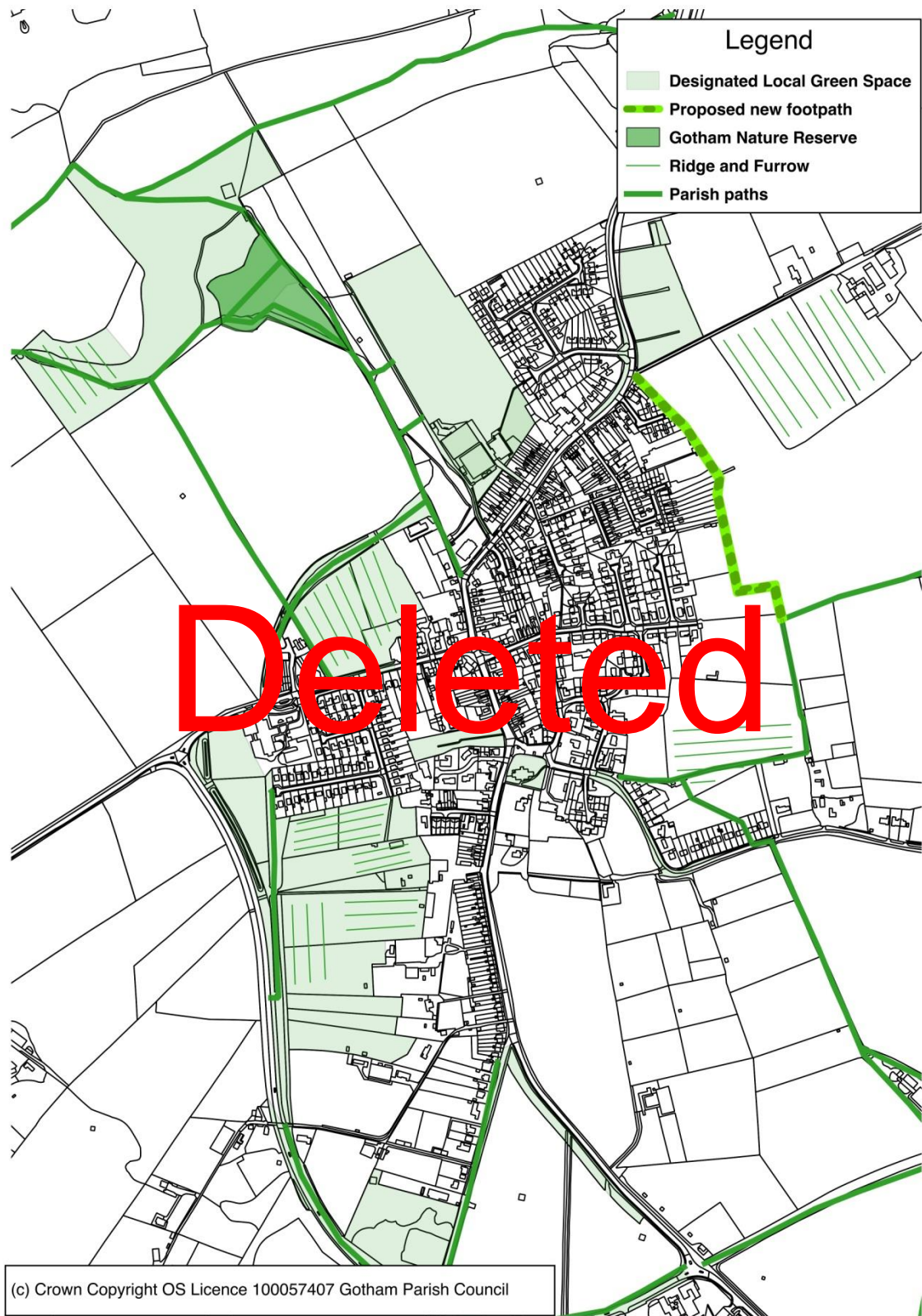
Map 2b – Green Space Assessment (important views marked by arrows)

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Map 3 – Proposed Green Network **[THIS DIAGRAM IS TO BE REPLACED]**

## 6. Housing

6.1 As we have said in the section on context, the Core Strategy states that housing in Gotham should be for local needs only. The Core Strategy does not define local needs. It suggests the scale of development will be small

*3.3.17 in other settlements, development will meet local needs only. Local needs will be delivered through small scale infill development or on exception sites (see Policy 8). Beyond this, where small scale allocations are appropriate to provide further for local needs, these will be included in the Local Plan Part 2: Land and Planning Policies Development Plan Document, including Neighbourhood Plans.*

Based on this context material our conclusions are

- Neighbourhood Plans have a key role
- The first port of call will be infill sites
- Any allocations will be small scale.
- Densities appropriate to a rural village and in line the Residential Design Guide published by Rushcliffe BC

6.2 We have looked at the practice in a number of other areas and it is clear that, whilst local needs are broader in scope than affordable housing on rural exception sites (because it includes market housing and takes a longer term view), nevertheless the two concepts are alike in that the starting point is the need for housing of residents in Gotham, both now and over the Plan period.

6.3 After a period during which housing need was given priority over Green Belt and other protective policies the Government has signalled in the Housing White Paper a change of direction. On page 20 that document said the planning system should:

*make more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium sized sites, allowing rural communities to grow and making it easier to build new settlements;*

*maintain existing strong protections for the Green Belt, and clarify that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements;*



6.4 Against this background and bearing in mind the adopted Core Strategy for Rushcliffe this Neighbourhood Plan, in looking at housing allocations, takes as its starting point the Green Network set out in policy GS1.

[6.5 In accordance with planning legislation, the Plan recommends housing sites which may be allocated within future reviews of the Neighbourhood Plan or Local Plan. These do not form part of the development plan as defined by Section 38 of the Planning and Compulsory Purchase Act 2004, but are identified in this chapter and in Appendix One.](#)

### **6.65 Affordable housing**

This is not the same as housing for local needs. Local needs have to do with the source of demand whereas 'affordable housing' is to do with ability to meet market house costs. The definition of affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

6.76 The Parish Council has for some time supported the development of an area of land behind the former Royal British Legion building for an affordable housing scheme. Four developments suggest the restriction of this site to affordable housing should now be reconsidered

- During the Rushcliffe BC Further Options consultation a significant proportion of respondents supported the development of the site for general housing
- There has been no progress whatsoever in bringing the land forward for affordable housing development.
- The site was considered suitable under the "Rural Exception Regime" whereas the current exercise is part of main stream housing provision.
- The British Legion building has now remained empty for three years and there are no proposals for its use in the public domain and it may be that the part conversion and part redevelopment of the site for housing and the inclusion of a limited part of the site known as GOT 1 will prove the best option

### **6.87 Self Build and Custom Build housing**

Government gives a high priority to increasing numbers of custom built and self built houses. Custom build and self build is where design is in the hands of the client. Self build is where the client either purchases or leases a plot of land and carries out the building scheme or commissions the work directly. Rushcliffe BC has a legal obligation to keep a register of people with an interest in such an initiative. Local residents are

registered as seeking self build plots. The fact that the housing sites in Gotham are small and are not in the hands of volume house builders suggests there is potential in Gotham for custom and self build. Policy H2 proposes that the Parish Council with other stakeholders prepares a brief for each housing site. If a more general requirement for custom/self build plots is recognised, then a requirement could be incorporated in one or more such briefs.

### **6.98 Housing provision by type of dwelling**

The Neighbourhood Plan covers a period of around eleven years and so needs to look at local and affordable housing needs over that period. People currently living in Gotham, who wish to remain may need to change the size and type of dwelling as their circumstances change over the next eleven years. We attach as part of Background Paper Six a study of the dwelling size and the age distribution of residents of Gotham as at 2011.

6.109 The assessment of housing need is not an exact science because there are too many imponderables. In very broad terms an increase of between 10 and 15% by 2028 on the base figure of 700 households in 2011 would seem about right. The Housing Needs Survey, Background Paper Five, showed 12% of responding household with people wishing to set up their own home in the next five years. If that percent were applied to the total of 700 or so dwellings it would be around 70 households. Spread over the period 2017 to 2028, the average would be 7 dwellings per year although clearly the actual annual rate would vary. The proposals in the Neighbourhood Plan are allowing around 25% on top of this for flexibility. We are emphatically not saying Gotham can contribute sites for 100 dwellings to any shortfall of housing land that may exist in Rushcliffe at the present time. These figures are slightly higher than the amount of growth favoured in the response of Gotham residents to the Rushcliffe Further Options consultation, Background Paper Three, but the local needs context and the long phasing were not set out in the same way at that time. Background Paper Three shows the results of the village consultation which showed overwhelming support for the rate of growth proposed in this plan.

6.110 The figures in Background Paper Six show that the proportion of one bedroom accommodation in Gotham is much lower than in either Rushcliffe as a whole or in the East Midlands. In the Gotham Housing Needs survey also attached as Background Paper Five, of the 168 (21%) replies almost 60% said that more small family homes were needed. 67% said more homes were needed for elderly people. Young persons and the very elderly both tend to need or be able to afford one bed accommodation; in the latter case the amount of support provided is changing quite rapidly. In broad terms the future provision of housing should include a significant number of one bedroom accommodation.

6.124 Conversely the amount of three bed accommodation in the housing stock of Gotham is high and so we would expect only a modest proportion of the new additions to be in that size category.

6.132 The affordable housing need study that was carried out shows around 10 units are required but this is simply a snapshot in time and the need over the period to 2028 is likely to be a lot higher.

### 6.143 Potential housing Sites

Our starting point is that housing allocations should be decided on what is best for the village and for future residents. The Green Network proposed in Policy GS2 will be a key consideration. Other criteria are

- ✓ Proximity to services
- ✓ Effect on the quality of life in existing housing including privacy and outlook
- ✓ Effect on the ability to function effectively of services, such as education and health
- ✓ The extent to which a development will allow the village to fit at least as well into the surrounding landscape as it does now
- ✓ Defensible Green Belt boundaries
- ✓ Vulnerability to flooding and effect on the risk of flooding in other areas of the village
- ✓ Impact on the capacity of the sewerage works

[6.14 As set out in paragraph 6.5, this Neighbourhood Plan only recommends housing sites which will be allocated through the future review of either this Neighbourhood Plan or the Local Plan. Therefore, until they are allocated they do not form part of the development plan.](#)

6.154 In the past, sites tended to be suggested for allocation through the Strategic Housing Land Availability Assessment (SHLAA) as entire fields or aggregations of entire fields. This is sometimes called planning by field boundaries. These are carried through into local plans and eventually developed on the ground. The boundaries thus formed then make no real sense in planning or design terms. The Neighbourhood Plan [will take recommends](#) a different approach. Given the context for numbers and type of housing, the Green Space Network and the structure of the village we see parts of the [following recommended housing sites in Appendix One](#) having [the](#) potential for housing (numbers refer to the Rushcliffe Further Options document). A Plan extract

from the Rushcliffe BC document is included in Background Paper Seven. We see a real advantage in having a number of small sites in terms of choice and steady delivery through the plan period.

6.15 The priority is the development of brownfield sites. One site is already in the process of being put forward for development:

The former Royal British Legion Building and site.

In addition the following sites could be brought forward as possible future sites depending on current owners' business plans.

The NCT Bus Depot	(included in the plan)
The Machins Industrial Estate	(not included in the plan)

6.16 To supplement this resource the 'Further Option' sites have been looked at in detail to see if they are appropriate for allocation in the Rushcliffe Local Plan. The results of the exercise are set out in Background Paper Seven. There are two main greenfield sites GOT 01 and GOT 03, supplemented by known infill sites GOT 09 and GOT 12. All sites are vacant, available (in the SHLAA) and can be delivered in the next 5 years. The following sites should be [allocated a priority for allocation for development for housing in any future review of the Neighbourhood Plan or Local Plan.](#)~~the Rushcliffe Location Plan:~~

GOT 01 Land behind the Royal British Legion Building  
GOT 03 Land north of Kegworth Road/Home Farm (East)  
GOT 09 Land at Gladstone Avenue  
GOT 12 Ashcroft – Moor Lane

### 6.17 Rural Exception Scheme

A Rural Exception Scheme is where affordable housing is allowed on a site in rural areas that would not normally be given planning permission. One scheme has been identified as follows

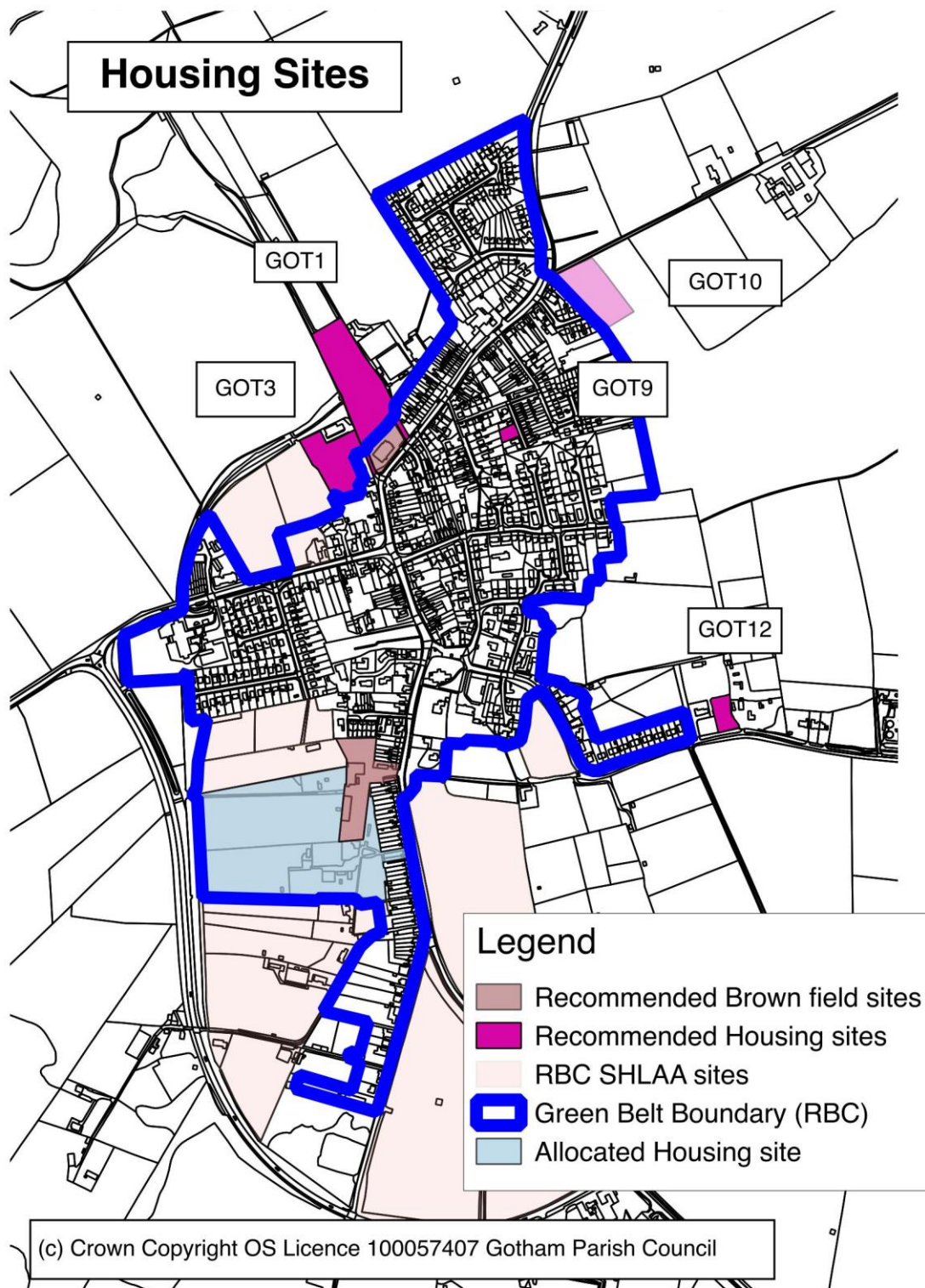
GOT 10 Part of Glebe Land Nottingham Road.

The site will remain in the Green Belt but the Neighbourhood Plan supports an initiative for the construction of up to 15 houses for affordable housing needs of Gotham residents as revealed by the Housing Need Survey to local families as well as the

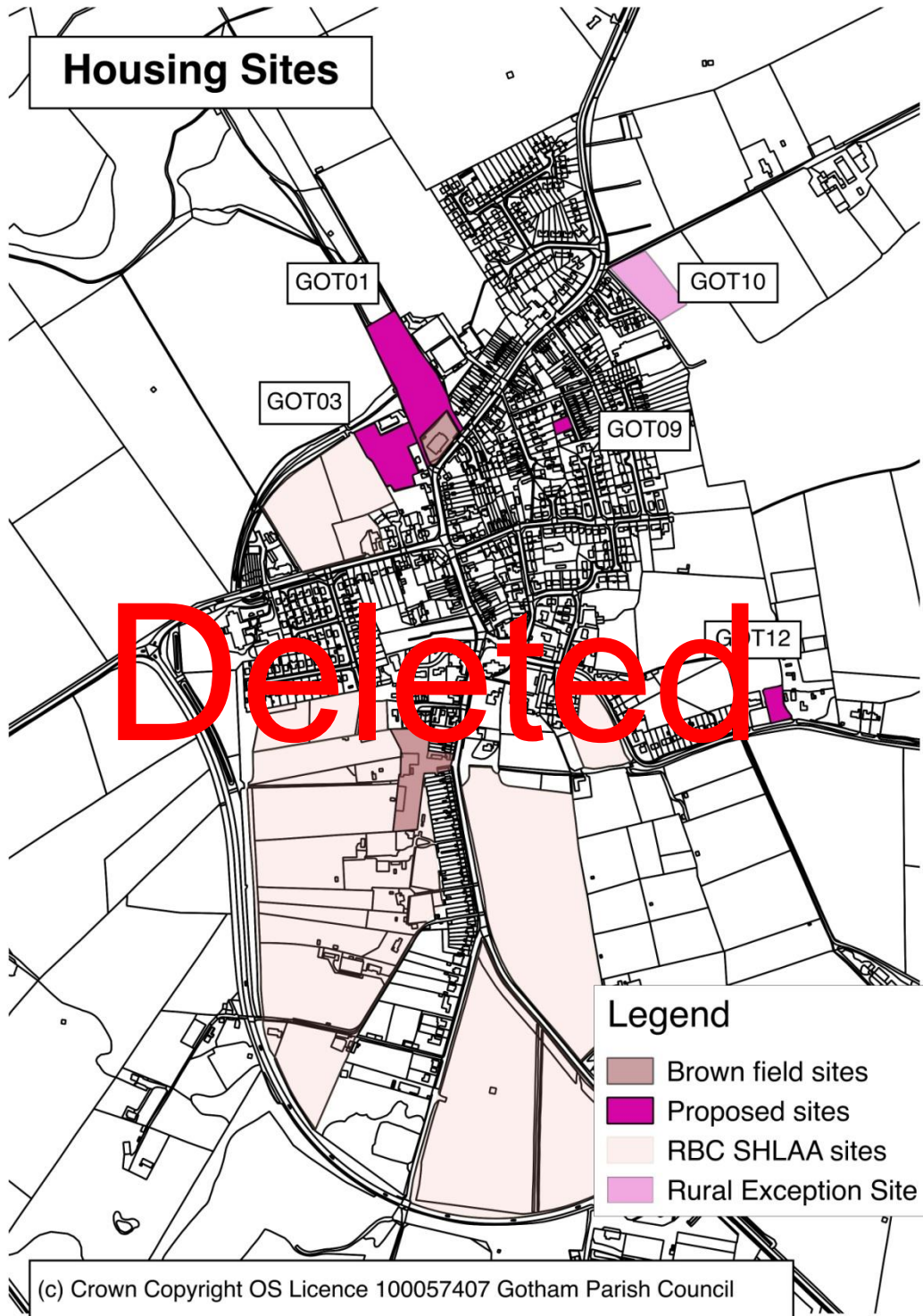
elderly. As with all of the allocated housing sites a development brief will be prepared in conjunction with residents and incorporated in the Neighbourhood Plan.

6.18. Listed Buildings. There are five listed buildings in Gotham: The church (Grade 1), the Well House, the old Primary School building, the Manor House and the Tithe Barn (all Grade 2). The Tithe Barn is the only one affected in the housing sites as it is part of the NCT Bus Depot. If this site is developed its management will be part of the matters to consider.

[THIS DIAGRAM IS TO BE INSERTED]







Map 4 – Housing sites **[THIS DIAGRAM IS TO BE REPLACED]**



6.19 These sites together with the brownfield resource, have a total capacity of around 85 dwellings and so there is plenty of scope at the design brief stage for limiting the building envelope on the sites so that the development is of positive benefit to the village. We see this as fully in accord with policy set out in the National Planning Policy Framework

*9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):*

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes.*

*10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas*

6.20 The design brief approach to site capacity is also in accordance with local policy, in particular the statement on page 9 of the Rushcliffe Design Guide that context is a major theme and the relevant design policies in the Core Strategy. Policy 10 of the Core Strategy is entitled Design and Enhancing Local Identity.

6.21 The village consultation on the first draft of the Neighbourhood Plan agreed overwhelmingly that the proposed number of new dwellings at about 60 to 70 over the timeframe of the plan was the right level of development and could be sustainable in keeping with the stated RBS policy to keep the newly inset villages as villages.

6.22 The consultation and subsequent consultations confirmed the prioritisation of plots as laid out in this section as well as re-confirming the need for smaller dwellings to enable older residents to downsize (one level homes), and also for starter homes. Affordable housing was also a key aspect of the consultation responses.

## **Housing Policies**

### **H 1 Sites**

**The Neighbourhood Plan will recommend the allocation of land for housing made up of parts or the whole of sites as shown in Map 4. [The sites listed in](#)**

Appendix One are those to which priority should be given in any review of the Part Two Rushcliffe Local Plan or any review of the Neighbourhood Plan.

**Brownfield**

~~The former Royal British Legion Building ————— up to 11 dws  
(Any development must include provision to create viable access  
to GOT1 and GOT3)~~

~~Possible brownfield sites depending on owners future business plans ———  
NCT Bus Depot (included in the plan) ————— up to 19 dws~~

**Greenfield**

~~Got 1 Land behind the Royal British Legion Building ————— up to 20 dws  
Got 3 Land north of Kegworth Road/Home Farm (east) ————— up to 20 dws  
Got 9 Land at Gladstone Av. (extant planning permission) ————— 3 dws  
Got 10 Glebe land at Nottingham Road (part thereof) ————— up to 12 dws  
Got 12 Ashcroft – Moor Lane (self build) ————— 1 dw~~

**H 2 Design Briefs**

Development of the sites will be in accordance with development briefs that will be prepared. The briefs will include

- Layout and density
- Links to the Open Space Network
- Landscaping and bio diversity
- Building materials, form and massing
- Effect on neighbouring properties

**H 3 Affordable Housing**

The priorities for affordable housing are the provision of bungalows and one bed room flats. In the light of the likely mismatch between demand and supply in Gotham, priority for allocation of affordable housing in Gotham should, where possible, be given to Gotham residents where this is possible, for instance within exception sites.

## 6.23 Design Briefs

At the time of submission design briefs have been started for the RES scheme GOT 10 and for the biodiversity mediation measures around GOT1. This is the preferred site for housing development by the villagers and although adjacent to an important link in the Green Infrastructure Network has been shown through an ecological survey to have little ecological value. (The ecological survey contains sensitive information about a protected species and can be obtained by applying to the Parish Council.)

6.24 The early drafts of these Design Briefs are included as Appendices. Along with the design briefs for the other plots, these will be further developed over the lifetime of the plan and will be subject to ongoing consultations with residents.

## 7. Employment

7.1 The first Neighbourhood Plan consultation (see summary in Background Paper One) indicated a need for the provision for employment for local people. This plan recognises that Gotham wishes to be a balanced community and that appropriate employment provision as part of any development would be welcomed, provided appropriate development briefs are in place. If the Machin's industrial estate were to be developed in whole or part for housing then this should only be done if there were alternative facilities especially the provision of small units for starter businesses.

7.2 St Gobain, formerly British Gypsum, has facilities on the southern edge of the village and is seeking to expand these (BG reference SG1). It also owns other land in the village which they have put forward as potential development sites (BG reference SG2 (GOT7), SG3 & SG4 (GOT1). Of these GOT1 is supported within his plan for housing. There is no objection in principle to the expansion of SG1 but Gotham is not a suitable location for large scale industrial and/or storage sites that do not have a connection to local activities already taking place and/or provides significant numbers of jobs suitable for local residents. The need for land related to plaster board manufacture in or close to Gotham village depends on the space available at the main St Gobain site at East Leake.

### **Policy E 1 – Employment**

**A development brief will be prepared for any employment development and will be included in a future draft of the Neighbourhood Plan. It will include**

- Layout and density**
- Links to the Open Space Network**
- Landscaping and bio diversity**
- Building materials, form and massing**

**The expansion and intensification of the British Gypsum site in the south of the village will be supported subject to it being demonstrated that any non B1 business activity is directly related to the operation of British Gypsum at East Leake and that there are not more sustainable sites available at East Leake.**

## 8. Transport

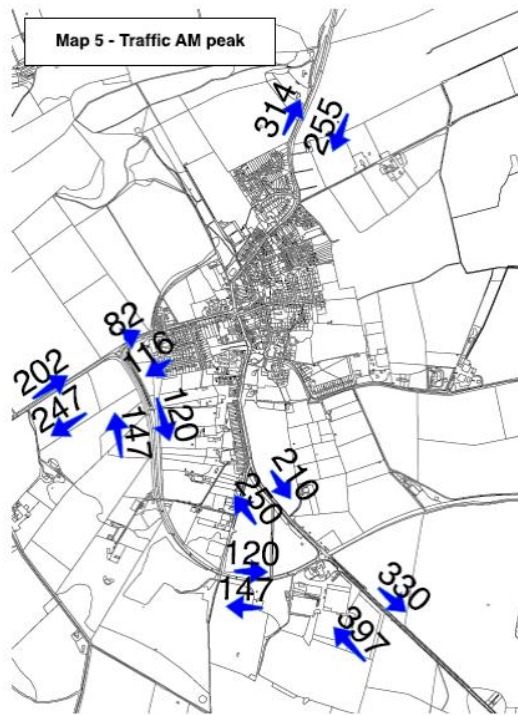
8.1 Gotham has the benefit of an excellent bus service and would like to see improved links to the tram service at Clifton, the train services at East Midlands Parkway and the East Midlands Airport. We would seek dedicated cycleways to link with the communities and facilities of East Leake and Clifton and if possible incorporate them into the wider national cycle network.

8.2 We would support improvements to the public transport infrastructure and would help to negotiate contributions from any village development towards this. We would also include access to these facilities as part of any development design brief.

8.3 As regards car traffic, the Parish Council has collected extensive information on the pattern of movement in the village and this is attached as Background Paper Eight. The Council has also requested detail of the likely flows of traffic as a result of the development of housing at Clifton South but so far this has not been forthcoming.

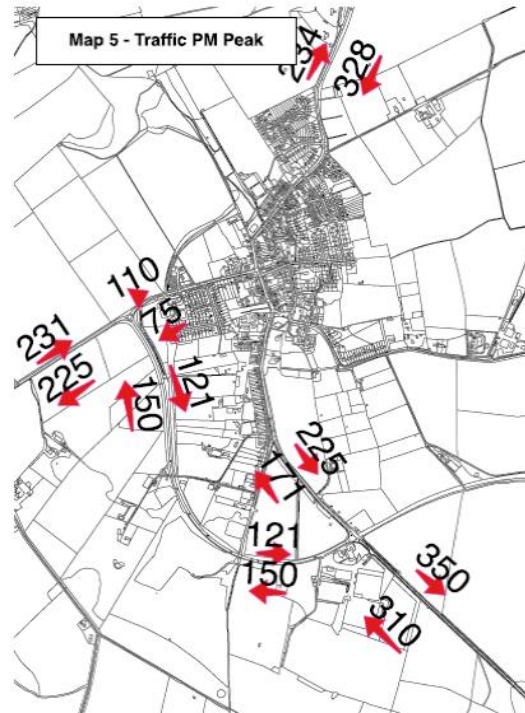
8.2 The village consultation on the draft of the Neighbourhood Plan identified many issues to do with traffic as well as parking. Problems identified include: congestion and parking on Kegworth Rd/Hall Drive and around the primary school at the beginning and end of the school day, congestion and parking issues along Leake Road from the NCT depot to Hill Road, congestion along Nottingham Road including several narrow side road entrances. Further consultations also identified blind corners on Moor Lane and congestion at certain times in the centre of the village around the Square and the cemetery.

8.3 The following maps show the results of a traffic survey carried out in the summer of 2017 whilst it was still term time at the primary school. For more details refer to Background Paper Eight.



(c) Crown Copyright OS Licence No 100057407 Gotham Parish Council

am peak 07:30 to 09:30



(c) Crown Copyright OS Licence 100057407 Gotham Parish Council

pm peak 16:00 to 18:30

Maps 5 (a and b) – Traffic Survey Data

### Policy T 1 – Traffic Calming, Congestion and Parking

The priority within the village is the safety and convenience of residents. Traffic speed will be restricted to defined limits by traffic calming at such sites as the entrance to the village at Nottingham Road, the Curzon St/Kegworth Rd junction, the Square and the entrance to the village from East Leake.

The amount of traffic passing through the village and the existing issues with parking will be a consideration in assessing, ~~not only~~ development proposals within Gotham, but also elsewhere such as Clifton South and East Leake and will take into account wider cumulative impacts.

Traffic Regulation Orders and other means may be used to deal with congestion and parking on Leake Road and Kegworth Road/Hall Drive at school arrival and departure times.

### Policy T 2 – Sustainable transport

Support development proposals that provide for improvements to foot, cycle and public transport provision between the village, the wider national networks and the Greater Nottingham conurbation. In particular, a dedicated cycle route is supported from Gotham to the new development at Clifton South

**to enable safe access to the National Cycle Network as well as the tram terminus and cycle routes into the greater Nottingham area.**



## 9. The Village Centre

9.1 It is not easy to define a village centre for Gotham. Community services such as the primary school, the church, the Memorial Hall and the shop are some distance apart. In architectural terms the 'centre' is low density and of a linear character.

9.2 Map 6 below outlines the main historic area of the village and the policies define the Square, the former Royal British Legion building and the area between them as an area within which regeneration and improvement will be a high priority.

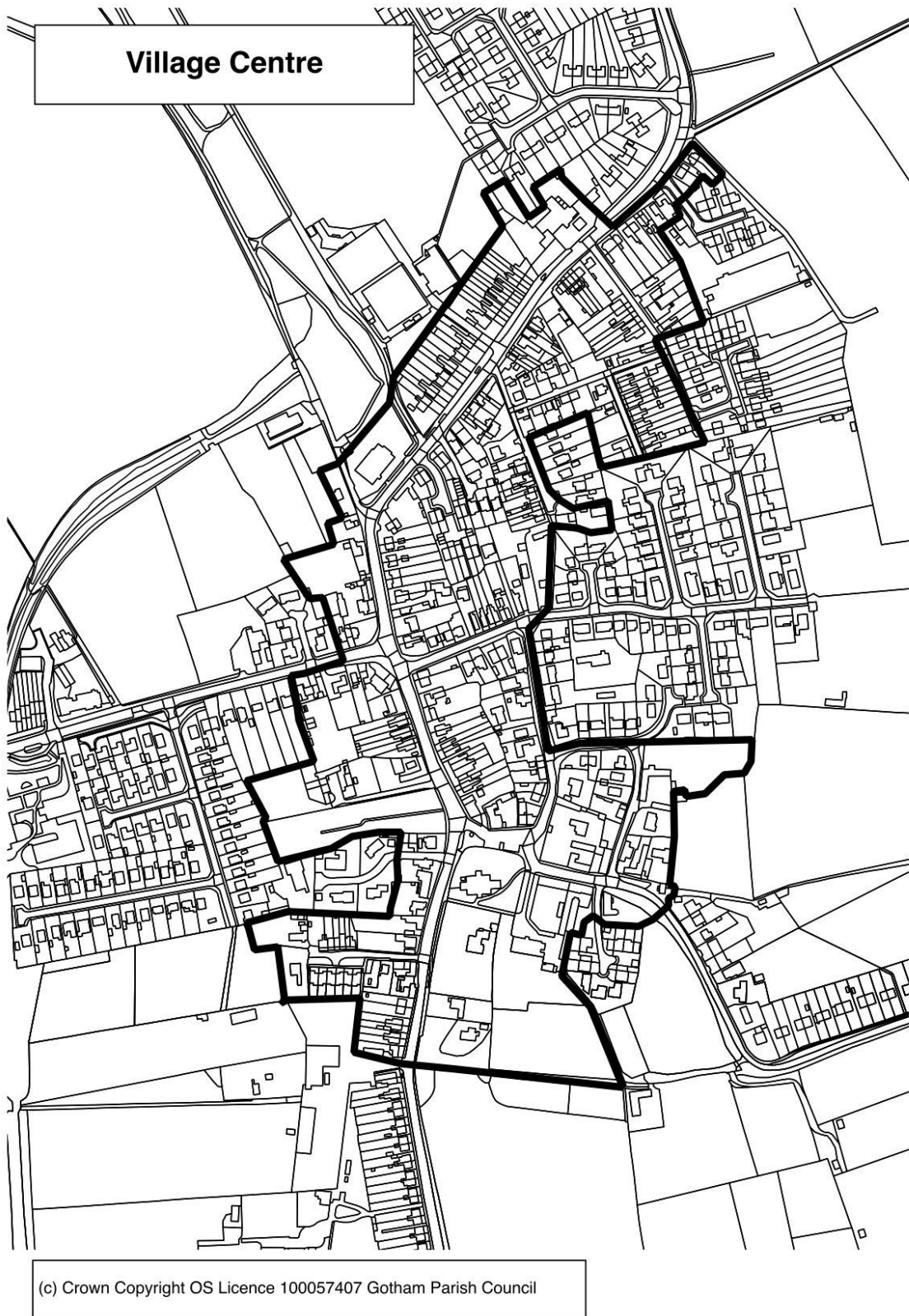
9.3 The exact planning character of the centre is difficult to define and will develop as opportunities for development and planning applications occur.

### Policy VC 1

Within the whole Village Centre Regeneration Area shown on Map 6 ~~strict design policies will apply~~ a high standard of design will be required including landscaping schemes that will make a positive contribution to the village.

The former Royal British Legion site has a negative effect on the street scene and has been identified as a brownfield opportunity for new housing in Policy H1. A development brief will be drawn up in accordance with Policy H3. Should development be delayed then a suitable interim treatment of the site will be sought.

Around the Square the emphasis will be on conservation of the existing character. However, the Parish Council will seek funding for further tree planting and additions to / improvement of street furniture.



Map 6 – Village Centre

## 10. Flooding and Sewerage

10.1 Presently, parts of the village flood during heavy rainfall. Whilst this is partly due to the drainage system not functioning effectively because of blockage due to leaves and other rubbish, in other cases the problem is due to limited capacity in the system. Para 110 of the National Planning Policy Guidance requires that Local Plans should “*manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards* “. Since the Neighbourhood Plan will form part of the development we are adopting the same approach.

10.2 There is evidence that the sewerage works serving the village is operating at capacity and that there are occasional untreated discharges. In the section on housing we refer to the need to release sites so that development, justified solely on local housing needs, proceeds at a steady pace through the Plan period. This provides an opportunity to ensure that the increased load on the sewerage works does not exceed capacity at any point in time

### **Policy FL 1 – Flooding Risk**

~~In the preparation of development briefs referred to in Policy H2, the risk of flooding to the development and/or to sites elsewhere will be a key criterion in deciding areas to be allocated for housing and the quantity of housing involved~~

### **Policy FL 12 - Sewerage**

~~Through the normal planning process, the Parish Council will seek to ensure that the rate of development in the village does not exceed the capacity of the sewerage works~~Where required, applications for development shall be accompanied with documentation demonstrating that there will be no adverse impact on the existing sewage capacity of the village or specify the measures that will be taken to ensure that its impacts can be adequately addressed.

## 11. Finance

Proposals in the Plan, such as the improvement of the village centre and the enhancement of the proposed Open Space Network, have spending implications. These can be funded by Section 106 Orders or by a Community Infrastructure Levy (CIL) on new developments. We estimate that over the Plan period this would produce a capital receipt for Gotham Parish of around £100,000 from residential development spread fairly evenly over the Plan period. It may be that this money can be used to lever additional funds from other sources. The priority will be spending on capital schemes that do not involve ongoing maintenance costs or even reduce such costs.

Any CIL from industrial or commercial development would be additional to this amount.

### **Policy F1 – Allocation of Funds**

~~Any funds derived from CILs or equivalent should be reserved for the implementation of Policies as set out in this Neighbourhood Plan and within the list of types of infrastructure where planning contributions may be sought as set out in CS policy 19. Any remaining funds should then be allocated to schemes as set out by the Parish Council to further the aims of the Neighbourhood Plan.~~

Gotham Parish Council June 201~~9~~<sup>8</sup>

[Appendix 1: Housing Sites to which priority should be given in any review of the LPP2 or Neighbourhood Plan](#)

## Brownfield

The former Royal British Legion Building up to 11 dwellings  
(Any development must include provision to create viable access  
to GOT1 and GOT3)

## Possible brownfield sites depending on owners future business plans

NCT Bus Depot (included in the plan) up to 19 dwellings

## Greenfield

Got 1 Land behind the Royal British Legion Building - up to 20 dwellings

Got 3 Land north of Kegworth Road/Home Farm (east) - up to 20 dwellings

Got 9 Land at Gladstone Av. (extant planning permission) - 3 dwellings

Got 10 Glebe land at Nottingham Road (part thereof) - up to 12 dwellings

Got 12 Ashcroft – Moor Lane (self build) - 1 dwelling

## Appendix 2-1: Draft Development Brief for GOT01 (site behind the former RBL building)



### 1. Context

The support in the Neighbourhood Plan for market housing on the site known as GOT01 on the Neighbourhood Plan Map is conditional on suitable mitigation measures to minimise any harmful effects on wildlife and to conserve bio diversity.

A report on the site was commissioned from Ecology Consultants and is available via the Gotham PC web site.

The approach taken has been to achieve no net loss to biodiversity or to the function of this part of Gotham as a wild life corridor.

### 2. Mitigation measures

The proposed mitigation measures are shown on *Plan One*. They are

- Provision of an alternative wildlife corridor along the eastern edge of agricultural land to the West of GOT01
- Retention of the traditional orchard on GOT01
- Retention of the existing hedges along the NE and SW boundaries of the site

### **3. Wildlife Corridor**

The alternative corridor should be sown with wildflower seed and subsequently manage to produce a species mix similar to that currently on GOT01 which is

*abundant/locally dominant red fescue, soft brome, false oat grass and Yorkshire fog, with vegetation height at approximately 40 cm . Broad-leaved herb species in the sward comprised (amongst others) red clover, common vetch, dandelion, cut leaf cranesbill, dove foot cranesbill, creeping cinquefoil, forget me not, ribwort plantain and ragwort.*

### **4. Orchard**

The Ecological report describes the traditional orchard as comprised of:

*apple, wild cherry, dog rose and hawthorn. The understorey was densely vegetated with dominant bramble, abundant common nettle and occasional wood avens*

The management regime should, as a minimum, retain this amount of bio diversity.

### **5. Hedgerows**

The Ecological report describes the hedge rows as being:

*comprised of hawthorn, apple, common lime, elder, rose sp., wild cherry and rowan. As the hedgerow contains 7 woody species it is likely to qualify as an 'important hedgerow' under the Hedgerow Regulations (1997). The understorey of the hedgerows consisted of plant species including forget me not, cleavers, common nettle, white-dead nettle, garlic mustard, bluebell, periwinkle and hedgerow cranes bill.*

The management regime should, as a minimum, retain this amount of bio diversity.

### **6. Finance and management**

The items set out above will in due course need to be incorporated in a S106 agreement. It will be the responsibility of the owner/ developer to negotiate the terms under which the alternative wildlife corridor is provided on adjacent land.

If those negotiations are not successful then the corridor will have to be provided within GOT01 although we accept this would reduce the capacity.

The Parish Council would be willing to use its knowledge and contacts in an enabling role.

### **7. Further work**

The Ecological Report identifies further work that would be needed prior to any planning permission:

*The findings of this assessment establish the need for protected species surveys that are required to achieve compliance with relevant legislation. Surveys are commonly required for widespread species such as bats, great crested newt, reptiles and badger; but may be necessary for other species if suitable habitat is present.*

Gotham PC 24.06.18



## Appendix 23. Draft Development Brief for the Rural Exception Site at Nottingham Rd. (GOT10)



### 1. Context

The Neighbourhood Plan supports the proposal for housing at the Glebe Land Nottingham Road under the Rural Exception Site regime.

The opportunity at Nottingham Road emerged fairly late in the Neighbourhood Plan process and was the subject of an additional consultation exercise late in 2017. Nearby residents had a number of concerns that are set out in the Consultation Statement. This Development Brief addresses those concerns.

This Development Brief should be read in conjunction with the policies in the Neighbourhood Plan and the emerging Part Two Local Plan for Rushcliffe as well as Supplementary Planning Documents particularly the Residential Design Guide.

## **2. Land Use**

The majority of the site is proposed for housing but a larger proportion of a larger site is now proposed as buffer strip/wild life area and balancing pond.

## **3. Access**

The development will be served by a single access from Nottingham Road currently used for farm traffic. The access will need to be designed to the standards laid down in the guidance published by the highways Authority; Nottinghamshire County Council.

## **4. House Type and Layout**

The draft layout and housing mix prepared by GEDA (the Contractor) has been retained but translated some distance to the NE.

## **5. Landscaping**

A wider strip of open space will be provided between the development and existing houses to the west. The strip will accommodate and extension of the public footpath network on the east side of the village as shown on the Neighbourhood Plan Map. The area will be seeded with a mix appropriate for neutral grassland. Trees to be planted as shown in Plan One; species mix to include *oak*, *silver birch* and *ash*.

On the eastern and southern boundaries screen planting is to be undertaken. It is felt that a *hawthorn* hedge with some of the *hawthorn* to be allowed to grow into standards would be appropriate together with some *oak* standards among the hedge.

The buffer strip will need some minimal maintenance to safeguard against invasive species. It is suggested that the same body that maintains the balancing bond undertakes maintenance of the landscape strip.

Gotham PC 24.06.18

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**Council**

**Thursday, 19 September 2019**

**Polling Places Review**

## **Report of the Chief Executive**

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

- 1.1. Between June and September 2019, a periodic review of the Council's Polling Places was undertaken as required by the Electoral Registration and Administration Act 2013. This report sets out proposals for revised polling places following that review.

### **2. Recommendation**

It is RECOMMENDED that:

- a) Council approves the:
  - (i) proposals setting out changes to polling districts, polling places and polling stations, and
  - (ii) revised schedule of polling districts and polling places as set out in Appendix 2.
- b) Council requests the Chief Executive to formally publish the notice of the conclusion of the review and its findings.
- c) The (Acting) Returning Officer be given authority to select an appropriate alternative polling place (if required). Formal retrospective approval be sought by Council following the election if appropriate.

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

- 3.1. To comply with the legislation requiring the Council to undertake periodic reviews of polling districts and polling places.
- 3.2. To ensure that all electors have such reasonable facilities for voting as are practicable in the circumstances and that, as far as is reasonable and practicable, polling places are accessible to disabled electors.

### **4. Supporting Information**

*Reason for review*

- 4.1. In accordance with the Representation of the People Act 1983, the Council has a duty to divide the Borough into polling districts and to designate a polling place for each of these districts. The legislation also requires every local

authority to start and complete a review of its polling districts and polling places between 1 October 2018 and 31 January 2020 (inclusive).

#### *Review Process*

- 4.2. As required by the legislation, a public consultation period was held from Monday 24 June 2019 until Monday 19 August 2019 seeking the views and comments of electors, interested persons and any persons or bodies with expertise in access to premises or facilities for persons with any type of disability. The consultation also included all Borough Councillors, all Parish/Town Councils, and the Acting Returning Officer (ARO) for the Newark Parliamentary Constituency which includes some electoral areas within the Rushcliffe Borough.
- 4.3. During this period the Acting Returning Officer's proposals were published on the Council's website. These proposals contained the following suggested changes to the existing polling districts and polling places:
- The two letter prefix for Cropwell Ward be changed from CR to CW to avoid confusion with Cranmer Ward which also has the same two letter prefix of CR to its polling districts
  - In East Bridgford Ward Newton ATC Building is recommended as a replacement polling station for the Mobile Station for Newton Parish
  - In Keyworth and Wolds Ward the ARO asked for suggestions for an alternative polling place for Keyworth North (KWKN) polling district which is fully accessible to electors or a solution which enables Crossdale Drive Primary School to remain open whilst also facilitating voting
  - In Lady Bay Ward the ARO suggested a redrawing of the polling district boundaries to make best use of the polling places now used in this ward and to improve their accessibility by the electors.

#### *Requirements of the Review*

- 4.4. When undertaking a review, the Council is required to give due regard to the following considerations:
- It must seek to ensure that all electors have such reasonable facilities for voting as are practicable in the circumstances
  - It must seek to ensure that so far as is reasonable and practicable every polling place is accessible to electors who are disabled
  - Where possible, the polling place should be in its own polling district
  - Where possible, each parish should be a separate polling district
  - No polling place should be shared by two wards
  - Where possible, "natural" boundaries should be used, e.g. railways, major roads, etc.

- All properties in a minor road or estate should, ideally, be in the same polling district
- Polling places should be “logical”; that is, electors should not have to pass another polling place to get to their own.

### *Consultation Responses*

- 4.5. A summary of the consultation comments requesting changes to the polling places and polling districts is attached at Appendix 1.
- 4.6. A total of 14 responses were received during the consultation period.
- 4.7. 6 of the 14 responses requested the retention of an existing polling place which is already included in the revised schedule of polling stations (see Appendix 2) and no further comment is made in respect of these responses.
- 4.8. One response relates to retaining the use of a polling place but has concerns over parking provision and lighting. This response has been evaluated and proposals have been included in Appendix 3.
- 4.9. The remaining 7 responses requested changes to the polling place for Keyworth North (KWKN) polling district. These responses have been evaluated to determine if changes are necessary as part of the review process by the Chief Executive taking into account her duties as a Returning Officer and proposals added in the Appendix 3.

### *Schedule of Polling Stations*

- 4.10. If the proposed changes, as set out in the report, are agreed then it is necessary to revise the schedule of polling stations. As such, a revised schedule of polling districts and polling stations is attached at Appendix 2 for approval.

## **5. Risks and Uncertainties**

- 5.1. The Council is required by legislation to undertake periodic reviews of polling districts and polling places. Failure to undertake the review risks a legal challenge to future elections.
- 5.2. The completion of the review enables effective planning and organisation of future elections and allows the acting returning officer to incorporate the alterations to the polling districts in the new register of electors to be published on 1 December 2019.

## **6. Implications**

### **6.1. Financial Implications**

If changes are made to the polling districts and polling places then there could be a resource implication depending on the nature of the change. It is anticipated that these costs would be met from existing budgets.

## 6.2. Legal Implications

There are no direct legal implications. The report supports compliance with legislation.

## 6.3. Equalities Implications

There is a requirement under the Act for authorities to give due regard to the accessibility of polling places to ensure electors who are disabled can vote in person should they desire to do so.

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

There are no direct Section 17 implications.

## 7. Link to Corporate Priorities

7.1. Undertaking the review of polling districts and polling places contributes to the Council's Corporate Priority "Maintaining and enhancing our residents' quality of life" by enabling them to effectively engage in the democratic processes.

## 8. Recommendations

It is RECOMMENDED that:

- a) Council approves the:
  - (i) proposals setting out changes to polling districts, polling places and polling stations, and
  - (ii) revised schedule of polling districts and polling places as set out in Appendix 2.
- b) Council requests the Chief Executive to formally publish the notice of the conclusion of the review and its findings.
- d) The (Acting) Returning Officer be given authority to select an appropriate alternative polling place (if required). Formal retrospective approval be sought by Council following the election if appropriate.

<b>For more information contact:</b>	Kath Marriott Chief Executive Tel: 0115 9148291 kmarriott@rushcliffe.gov.uk
<b>Background papers available for Inspection:</b>	Notice of Review of Polling Districts and Polling Places Review of Polling Districts and Polling Places guidance Acting Returning Officers Proposals Submissions to consultation received
<b>List of appendices:</b>	Appendix 1. Summary of Consultation Comments



	<p>Appendix 2. Proposed Revised Schedule of Polling Districts and Polling Places</p>
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	<p>Appendix 3. Proposals in Respect of Responses Received</p>
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## Polling District &amp; Polling Places Review 2019

## Summary of Consultation Comments

Response No.	Respondent	Polling Station/Polling District	Comments
1.	Resident	Crossdale Drive Primary School	Highlighted concerns about the use of Crossdale Drive Primary School as a polling place and the consequent disruption to education and inconvenience to parents with the closure of school on polling day.  Keyworth Village Hall was suggested as an alternative polling place, given that it is easier to reach for many voters, including those at the north end of the village.
2.	Colston Bassett Parish Council	Colston Bassett Village Hall	Response from parish council requesting that Colston Bassett Village Hall be retained as a polling place.
3.	Resident	Crossdale Drive Primary School	Requested a review of the use of Crossdale Primary School as a polling station given the disruption to education with its closure and the added burden placed upon parents to take leave from work or pay for childcare.
4.	Resident	Crossdale Drive Primary School	Requests Rushcliffe Borough Council to reconsider the use of Crossdale Primary School as a polling station due to the loss of education and the impact of having to find alternative childcare arrangements. Additionally, Crossdale Drive is not in a particularly accessible location within Keyworth.
5.	Cropwell Bishop Parish Council	The Old School, Fern Road, Cropwell Bishop	Response from parish council requesting that The Old School be retained as a polling place.

6.	Resident	West Bridgford Sports Club, Stamford Road, West Bridgford	<p>The respondent was satisfied with the location of the polling place but was concerned regarding the very rough car park surface which goes from the gates into the sports ground right up to the door of the polling station. The respondent was of the opinion that it may prove difficult for people to negotiate with wheelchairs or mobility scooters.</p> <p>Additionally, the resident was concerned regarding the poor natural lighting in the building making it difficult to vote in the polling booths due to the lack of lighting.</p>
7.	Gotham Parish Council	Gotham Memorial Hall	Response from parish council requesting that Gotham Memorial Hall be retained as a polling station.
8.	Resident	Crossdale Drive Primary School	Highlighted concerns about the use of Crossdale Drive Primary School as a polling place and the consequent disruption to education and inconvenience to parents with the closure of school on polling day.
9.	Radcliffe on Trent Parish Council	Parish of Radcliffe on Trent	Response from parish council requesting that the 5 polling places currently used in Radcliffe on Trent be retained.
10.	Keyworth Parish Council	Crossdale Drive Primary School	<p>Following representation to Keyworth Parish Council by representatives from the Equals Trust on behalf of Crossdale Drive Primary School regarding the use of the building as a polling station due to its effect on education to students, the Parish Council supports the request from the Equals Trust for an alternative venue to be used.</p> <p>The Parish Council has suggested the following alternative premises that could be used as a polling place instead of Crossdale Drive Primary School.</p> <ol style="list-style-type: none"> <li>1. The Centenary Lounge at the Village Hall</li> <li>2. Platt Lane Playing Fields Pavilion – football club house or cricket pavilion</li> <li>3. The Methodist Church on Selby Lane</li> </ol>

			4. The St Mary's Church parochial hall on Elm Avenue
11.	Resident	Crossdale Drive Primary School	Highlighted concerns about the use of Crossdale Drive Primary School as a polling place and the consequent disruption to education and inconvenience to parents with the closure of school on polling day.
12.	Kinoulton Parish Council	Kinoulton Village Hall	Response from parish council requesting that Kinoulton Village Hall be retained as a polling place.
13.	Orston Parish Council	Orston Village Hall	Response from parish council requesting that Orston Village Hall be retained as a polling place.
14.	Keyworth Labour Party	Crossdale Drive Primary School	Highlighted concerns about the use of Crossdale Drive Primary School as a polling place and the consequent disruption to education and inconvenience to parents with the closure of school on polling day.

## Rushcliffe Borough Council

## Proposed Revised Schedule of Polling Districts and Polling Places

Ward	Polling District	Polling Place	Polling District Area	
<b>ABBEY</b>	ABB1	Abbey Park Community Centre Buckfast Way West Bridgford	<a href="#">Map 1</a> <a href="#">Abbey Ward</a>	
	ABB2	West Bridgford Sports Club Stamford Road West Bridgford		
<b>BINGHAM EAST</b>  These two Polling districts comprise the East Ward of Bingham Parish	BIE1	Bingham Methodist Centre Union Street Bingham	<a href="#">Map 2</a> <a href="#">Bingham East Ward</a>	
	BIE2	Bingham Methodist Centre Union Street Bingham		
<b>BINGHAM WEST</b>  Saxondale Parish	BISA	Town Pavilion Brendon Grove Bingham	<a href="#">Map 3</a> <a href="#">Bingham West Ward</a>	
	These two Polling districts comprise the West Ward of Bingham Parish	BIW1		Town Pavilion Brendon Grove Bingham
		BIW2	Town Pavilion Brendon Grove Bingham	
<b>BUNNY</b>  Bradmore Parish	BUBR	Bradmore Methodist Community Hall, Bradmore	<a href="#">Map 4</a> <a href="#">Bunny Ward</a>	
	Bunny Parish	BUBU		Bunny Village Hall Bunny
	Costock Parish	BUCO		Costock Village Hall Costock
	Rempstone Parish	BURE		Rempstone Village Hall Main Street, Rempstone
	Thorpe in the Glebe	BUTH		Wysall Village Hall Wysall
	Wysall Parish	BUWY		Wysall Village Hall Wysall

Ward	Polling District	Polling Place	Polling District Area	
<b>COMPTON ACRES</b>	CAB1	Gresham Sports Park Gresham Park Road, Off Wilford Lane, West Bridgford	<a href="#">Map 5 Compton Acres Ward</a>	
	CAB2	Rushcliffe Arena Rugby Road, West Bridgford		
	CAB3	Mobile Station Compton Acre Shopping Centre, Compton Acres, West Bridgford		
<b>COTGRAVE</b>  This Polling district comprises the Ash Lea Ward of Cotgrave Parish	COAS	Cotgrave Leisure Centre Wood View, Cotgrave	<a href="#">Map 6 Cotgrave Ward</a>	
	This Polling district comprises the Manor Ward of Cotgrave Parish	COMA		Cotgrave Methodist Church, Bingham Road, Cotgrave
<b>CRANMER</b>  Aslockton Parish	CRAS	Thomas Cranmer Centre Main Street, Aslockton	<a href="#">Map 7 Cranmer Ward</a>	
	Car Colston Parish	CRCA		Car Colston & Screveton Village Hall, Car Colston
	Scarrington Parish	CRSCA		Thomas Cranmer Centre, Main Street, Aslockton
	Screveton Parish	CRSCR		Car Colston & Screveton Village Hall, Car Colston
	Whatton-in-the- Vale Parish	CRWHA		Jubilee Hall, Whatton in the vale
<b>CROPWELL</b>  Cropwell Bishop Parish	CWCBI	Cropwell Bishop Community Building, Fern Road, Cropwell Bishop	<a href="#">Map 8 Cropwell Ward</a>	
	Cropwell Butler Parish	CWCBU		Cropwell Butler Village Hall, Main Street, Cropwell Butler
	Tithby Parish	CWTI		Cropwell Butler Village Hall, Main Street, Cropwell Butler
	Wiverton Hall Parish	CWWH		Cropwell Butler Village Hall, Main Street, Cropwell Butler

Ward	Polling District	Polling Place	Polling District Area
<b>EAST BRIDGFORD</b> East Bridgford Parish	EBEB	East Bridgford Methodist Chapel, Main Street, East Bridgford	<a href="#">Map 9</a> <a href="#">East Bridgford Ward</a>
Kneeton Parish	EBKN	East Bridgford Methodist Chapel, Main Street, East Bridgford	
Newton Parish	EBNE	RAFAC Building, Trenchard Close, Newton	
Shelford Parish	EBSH	Shelford Village Hall, Church Street, Shelford	
<b>EDWALTON</b>	EDB1	St Lukes Church Hall, Leahurst Road, West Bridgford	<a href="#">Map 10</a> <a href="#">Edwalton Ward</a>
	EDB2	Edwalton Church Hall, Vicarage Green, Edwalton	
<b>GAMSTON NORTH</b> (Unparished area)	GNB	n/a	<a href="#">Map 11</a> <a href="#">Gamston North Ward</a>
Gamston Parish	GNGA	Gamston Village Hall, also known as The Institute, Main Rd, Gamston	
This Polling District comprises the Holme Pierrepont Ward of Holme Pierrepont Parish	GNHP	Gedling & Sherwood Cricket Club, Regatta Way, Holme Pierrepont	
<b>GAMSTON SOUTH</b>	GSB1	Gamston Community Hall, Ambleside, West Bridgford	<a href="#">Map 12</a> <a href="#">Gamston South Ward</a>
	GSB2	Gamston Community Hall, Ambleside, West Bridgford	
<b>GOTHAM</b> Barton in Fabis Parish	GOBA	Barton in Fabis Village Hall, Barton in Fabis	<a href="#">Map 13</a> <a href="#">Gotham Ward</a>
Gotham Parish	GOGO	Gotham Village Memorial Hall Nottingham Road, Gotham	



Ward	Polling District	Polling Place	Polling District Area
Kingston on Soar Parish	GOKI	Kingston on Soar Village Hall, Kingston on Soar	
Ratcliffe on Soar Parish	GORA	Kingston on Soar Village Hall, Kingston on Soar	
Thrumpton Parish	GOTH	Thrumpton Village Hall, Church Lane, Thrumpton	
<b>KEYWORTH AND WOLDS</b>  This polling district comprises the North ward of Keyworth Parish	KWKN	Keyworth Cricket Club Pavilion, Platt Lane, Keyworth	<a href="#">Map 14 Keyworth and Wolds Ward</a>
These two polling districts comprise the South Ward of Keyworth Parish	KWKS1	Keyworth Village Hall, Elm Avenue, Keyworth	
	KWKS2	Keyworth Village Hall, Elm Avenue, Keyworth	
Stanton on the Wolds Parish	KWST	The Clubhouse, Stanton-on-the-Wolds Golf Club	
Widmerpool Parish	KWWI	Keyworth Rugby Club Pavilion, Willoughby Road, Widmerpool	
Willoughby on the Wolds Parish	KWWW	Willoughby on the Wolds Village Hall, London Lane, Willoughby on the Wolds	
<b>LADY BAY</b>  Adbolton Ward, Holme Pierrepont Parish	LBAD	All Hallows Halls, Pierrepont Road, West Bridgford	<a href="#">Map 15 Lady Bay Ward</a>
	LBB1	All Hallows Halls, Pierrepont Road, West Bridgford	
	LBB2	Lady Bay Scout Hall, adjacent to 53 Mona Road, West Bridgford	
<b>LEAKE</b>  This Polling District comprises the Castle ward of East Leake Parish	LEELC	East Leake Village Hall, Main Street, East Leake	<a href="#">Map 16 Leake Ward</a>

Ward	Polling District	Polling Place	Polling District Area
This Polling District comprises the Stonebridge ward of East Leake Parish	LEELS	East Leake Leisure Centre, Lantern Lane, East Leake	
This Polling District comprises the Woodgate ward of East Leake Parish	LEELW	East Leake Village Hall, Main Street, East Leake	
Normanton on Soar Parish	LENS	The Hall, Main Street, Normanton on Soar	
Stanford on Soar Parish	LESS	The Hall, Main Street, Normanton on Soar	
West Leake Parish	LEWL	East Leake Village Hall, Main Street, East Leake	
<b>LUTTERELL</b>	LUB1	Social Centre, Holy Spirit Catholic Church, Victoria Road, West Bridgford	<a href="#">Map 17 Lutterell Ward</a>
	LUB2	Walcote Drive Community Centre Walcote Drive, West Bridgford	
	LUB3	Mobile Station, Car Park, Church of Jesus Christ of Latter Day Saints, Stanhome Square, West Bridgford	
<b>MUSTERS</b>	MUB1	West Bridgford Baptist Church, Melton Road, West Bridgford	<a href="#">Map 18 Musters Ward</a>
	MUB2	St Pauls Church Hall, Boundary Road, West Bridgford	
<b>NEVILE AND LANGAR</b>	NLCB	Colston Bassett Village Hall,	<a href="#">Map 19 Nevile and Langar Ward</a>
Colston Bassett Parish			
Hickling Parish	NLHI	Hickling Village Hall, Main Street, Hickling	

Ward	Polling District	Polling Place	Polling District Area
Kinoulton Parish	NLKI	Kinoulton Village Hall, Kinoulton	
This polling district comprises the Langar ward of Langar cum Barnstone Parish	NLLA	Langar C of E Primary School, (Langar Room) Barnstone Road, Langar	
Owthorpe Parish	NLOW	Kinoulton Village Hall, Kinoulton	
Upper Broughton Parish	NLUB	Upper Broughton Village Hall, Upper Broughton	
<b>RADCLIFFE ON TRENT</b>	RTM1	ROT Sports Association Pavilion, Bingham Road, Radcliffe on Trent	<a href="#">Map 20 Radcliffe on Trent Ward</a>
These three Polling districts comprise the Manvers Ward of Radcliffe-on-Trent Parish	RTM2	British Legion Hall, Radcliffe Hall, 17 Main Road, Radcliffe on Trent	
	RTM3	Catalyst Church, Westminster Drive, Upper Saxondale,	
	RTT1	Craig Moray Community Centre, 42 Shelford Road, Radcliffe on Trent	
These two Polling districts comprise the Trent Ward of Radcliffe-on-Trent Parish	RTT2	The Grange, Vicarage Lane, Radcliffe on Trent	
<b>RUDDINGTON</b>	RUCA	Ruddington Village Hall, Wilford Road, Ruddington	<a href="#">Map 21 Ruddington Ward</a>
This Polling district comprises the Camelot Ward of Ruddington Parish			
This Polling district comprises the Easthorpe Ward of Ruddington Parish	RUEA	Ruddington Village Hall, Wilford Road, Ruddington	
This Polling district comprises the Flawford Ward of Ruddington Parish	RUFL	St. Peter's Rooms, Church Street, Ruddington	

Ward	Polling District	Polling Place	Polling District Area
This Polling district comprises the Manor Ward of Ruddington Parish	RUMA	St. Peter's Rooms, Church Street, Ruddington	
<b>SUTTON BONINGTON</b>  Sutton Bonington Parish	SB	Sutton Bonington Village Hall, St. Annes Lane, Sutton Bonington	<a href="#">Map 22 Sutton Bonington Ward</a>
<b>THOROTON</b>  This Polling district comprises the Barnstone Ward of Langar cum Barnstone Parish	THBA	The Institute (Barnstone) Barnstone	<a href="#">Map 23 Thoroton Ward</a>
Elton on the Hill Parish	THEL	Orston Village Hall, Orston	
Flawborough Parish	THFLA	Orston Village Hall, Orston	
Flintham Parish	THFLI	Flintham Village Hall, Inholms Road, Flintham	
Granby Parish	THGR	Granby Village Hall, Granby	
Hawksworth Parish	THHA	Hawksworth Church Hall, Hawksworth	
Orston Parish	THOR	Orston Village Hall, Orston	
Shelton Parish	THSH	Hawksworth Church Hall, Hawksworth	
Sibthorpe Parish	THSI	Hawksworth Church Hall, Hawksworth	
Thoroton Parish	THTH	Orston Village Hall, Orston	
<b>TOLLERTON</b>  Clipston Parish	TOCL	Tollerton Methodist Church Hall, Burnside Grove, Tollerton	<a href="#">Map 24 Tollerton Ward</a>
Normanton on the Wolds	TONO	Burnside Memorial Hall, Church Hill, Plumtree	
Plumtree Parish	TOPL	Burnside Memorial Hall, Church Hill, Plumtree	
Tollerton Parish	TOTO	Tollerton Methodist Church Hall, Burnside Grove, Tollerton	

Ward	Polling District	Polling Place	Polling District Area
<b>TRENT BRIDGE</b>	TBB1	West Bridgford Methodist Church, Musters Road, West Bridgford	<a href="#">Map 25</a> <a href="#">Trent Bridge Ward</a>
	TBB2	Test Match Hotel, Gordon Square, West Bridgford	

**Proposals in respect of responses received**

a) ***Responses 1, 3, 4, 8, 10, 11 and 14 – Keyworth North Polling District (KWKN) – Crossdale Drive Primary School***

These responses highlighted issues regarding the disruption caused by closing Crossdale Drive Primary School, with the effects this had on students' education and also on parents needing to make child care arrangements.

The following alternative venues were suggested for use as a polling place instead of the school:

- Keyworth Village Hall
- Platt Lane Playing Fields Pavilion
- The Methodist Church on Selby Lane
- The St Mary's Church Parochial Hall on Elm Avenue

The previous Chief Executive has met with the head teacher at Crossdale Drive Primary School on more than one occasion in the past to try to find a long term solution to the use of the school as a polling station whilst satisfying the Head's safeguarding concerns so that he felt able to keep the school open on polling day. Unfortunately, however, no solution could be found that the Head felt comfortable with.

As recently as July, a meeting also took place with the Equals Trust to discuss the same issue and to try and find a solution, whether this be to retain the use of the school or investigate an alternative premise that was suitable.

Having regard to the requirements of the review and particularly the fact that where possible, the polling place should be in its own polling district, an exercise has been undertaken to establish any other premises in the KWKN polling district which may be a suitable alternative venue to Crossdale Drive Primary School.

Of the four polling places suggested above, only Platt Lane Playing Fields Pavilion is situated in the polling district. The other three venues are situated in KWKS1 polling district.

Keyworth Cricket Club Pavilion on Platt Lane has been assessed and would be a suitable venue as a polling station and the Cricket Club have confirmed that it would be willing to make the building available as a polling place. The building is fully accessible and has a large car park. The disadvantage of this location is that it is on the edge of the polling district and away from the main residential area.

The only other venue in the KWKN polling district which may have been suitable as a polling place is the Pear Tree Pub on Nottingham Road. However having assessed the venue, it does not have a separate function room and, therefore, the building itself is unsuitable. A further option may be to site a porta cabin in the car park although the car park slopes and is not ideal for siting a portable unit. The landlord did not discount the possibility of

siting a porta cabin in the car park and was open to this being explored should the council wish to pursue this option.

***Proposal***

**To trial the use of Keyworth Cricket Club Pavilion, Platt Lane, for all elections taking place in 2020 and then evaluate its success as a long term polling place for this polling district. If a further change is necessary following feedback then a further report should be brought back to Council to enable a change to be made for any election taking place from 2021 onwards.**

b) ***Response 6 – Abbey Ward Polling District (ABB2)***

This response had concerns regarding the rough car park surface and also the poor lighting within the building when voting in the polling booths

The car parking surface has recently been resurfaced with tarmac and disabled parking bays are also marked out. The surface is now level and there are no issues with access from the car park to the venue.

In terms of the lighting in the booths, it is possible to use portable lights that fix to the polling booths to ensure adequate lighting is available when voting.

***Proposal***

**It is recommended that portable lights that fix to the polling booths are provided for all elections in the future to ensure that there is adequate lighting available to electors when casting their vote.**