

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

Our reference:
Your reference:
Date: Monday, 30 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 Tuesday, 8 October 2019 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

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

Sanjit Sull
Monitoring Officer

AGENDA

Opening Prayer

1. Apologies for absence
2. Declarations of Interest
3. Local Plan Part 2 (Pages 1 - 284)

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

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

By telephone
Monday to Friday
8.30am - 5pm

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



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Council

Tuesday, 8 October 2019

Rushcliffe Local Plan Part 2: Land and Planning Policies

Report of the Executive Manager - Communities

Portfolio Holder for Housing Councillor R Upton

1. Purpose of report

- 1.1. The Council published the final draft of the Local Plan Part 2 in May 2018 and then submitted it for examination by a Planning Inspector in August 2018. The report of the Inspector, following his examination of the Plan, was received by the Council on 20 September 2019. The Inspector has concluded that the Plan, as submitted for examination, is legally compliant and sound, subject to a number of modifications which he has recommended.
- 1.2. The Council now has to consider whether to accept the Inspector's recommended modifications and adopt the Local Plan Part 2 as part of the Borough's Development Plan.
- 1.3. This report recommends that the Council adopts the Local Plan Part 2 incorporating the Inspector's recommended modifications.

2. Recommendation

It is RECOMMENDED that Council:

- a) adopts the Rushcliffe Local Plan Part 2: Land and Planning Policies incorporating the main modifications recommended by the Inspector to make the Plan sound and legally compliant;
- b) deletes 'saved' policies ENV15, H1, E1, E7 and E8 of the 1996 Rushcliffe Local Plan;
- c) approves the Local Plan Policies Map incorporating the amendments as a consequence of adopting the Local Plan Part 2 and the deletion of the 'saved' policies ENV15, H1, E1, E7 and E8 of the 1996 Rushcliffe Local Plan; and
- d) delegates authority to the Executive Manager – Communities, in consultation with the Cabinet Portfolio Holder for Housing, to make any necessary final minor textual, graphical and presentational changes required to the Local Plan Part 2 and adopted Local Plan Policies Map.

3. Reasons for Recommendation

- 3.1. To ensure that the Council is able to fulfil its statutory function as the Local Planning Authority for Rushcliffe. Legislation requires the Council to produce a Local Plan. In Rushcliffe Borough, the Local Plan will comprise the Local Plan Part 1: Core Strategy (adopted December 2014) and, on adoption, the Local Plan Part 2: Land and Planning Policies.

4. Supporting Information

- 4.1. The Local Plan Part 2 (Land and Planning Policies) is the second part of the Local Plan. It identifies non-strategic allocations and designations in the Borough. It also sets out more detailed policies (sitting below the 2014 Local Plan Part 1: Core Strategy's more strategic level policies) for use in the determination of planning applications.
- 4.2. The first formal consultation stage in the preparation of the Plan was undertaken in January 2016. This was followed by a number of further preparatory stages and associated public consultations before the Plan was agreed by Council in April 2018. It was then published in May 2018 in order to allow representations to be made either in support or against its policies and proposals. Published alongside the Plan in May 2018, were associated proposed amendments to the Local Plan Policies Map.
- 4.3. The Plan, all its supporting evidence and the representations received when it was published in May 2018, were submitted to the Secretary of State for Housing, Communities and Local Government in August 2018 in order for it to be examined by a Planning Inspector. The hearing sessions as part of the examination took place between 27 November and 13 December 2018.
- 4.4. Following discussions at the hearings sessions and in subsequent correspondence with the Inspector it became clear that a number of 'main modifications' to the Plan were likely to be required before it could be found 'sound' by the Inspector. The Council also identified a number of 'additional modifications' to the Plan (generally factual changes or corrections which do not materially alter the policies of the Plan). A number of modifications to the Local Plan Policies Map were also identified, which were generally consequential amendments associated with the main modifications. The Council consulted on all of the proposed modifications between 22 May and 5 July 2019.
- 4.5. In total, 140 individuals and organisations submitted representations in respect of the main modifications and, as required, all of these representations were forwarded to the Inspector for him to consider as part of finalising his report to the Council. A number of representations were also received in relation to the additional modifications and the modifications to the Local Plan Policies Map. These have all been considered and it is judged that no further changes to either the Plan or the Local Plan Policies Map are warranted, particularly in light of the Inspector's conclusion (as referred to

below) that all the Local Plan Part 2's proposed site allocations are acceptable.

The Inspector's report and main modifications

- 4.6. The Inspector issued his final report on Friday 20 September 2019 and it is attached as Appendix 1. The report concludes that, subject to his recommended main modifications, the Local Plan Part 2 would meet the criteria for soundness in the National Planning Policy Framework and it would meet all legal requirements. This means that if the Plan incorporates all of the Inspector's recommended main modifications it is fit for adoption by Council in accordance with section 23 of the Planning and Compulsory Purchase Act 2004.
- 4.7. The Inspector's main conclusions can be summarised as follows:
- the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the Duty to Cooperate has therefore been met;
 - the Council has followed the adopted Statement of Community Involvement (SCI) in the preparation of the Plan and consultation on the Plan and the main modifications were carried out in compliance with the Council's SCI;
 - the Sustainability Appraisal for the Plan has been undertaken in a proportionate and equitable way, has considered reasonable alternatives and sets out the reasons why alternatives have been rejected, has followed the Regulations and is adequate;
 - the Plan would help to provide sufficient housing land to meet the minimum housing provision for the plan period set out in the Council's Core Strategy, which due to the rate of delivery from the strategic allocations would not be met;
 - the approach to providing new homes through non-strategic allocations in excess of the minimum figures set out in the Core Strategy is justified;
 - whilst the allocation of housing sites to the 'other villages' goes somewhat beyond what can be termed solely for 'local needs', this is justified and broadly consistent with the Core Strategy as a whole;
 - the policies of the Core Strategy, the slippage in the delivery of the strategic sites, the need to significantly boost the supply of housing and the lack of sustainable alternatives mean that the release of Green Belt land in the Plan to meet development needs is justified in principle;
 - the proposed site allocations are justified, effective and consistent with national policy and where necessary exceptional circumstances have

been demonstrated to justify releasing land from the Green Belt for the uses proposed;

- the provision of new employment allocations through the Plan would be made in sustainable locations in accordance with the settlement hierarchy and is consistent with Policy 5 of the Core Strategy and is justified. Exceptional circumstances have been demonstrated to justify the removal of the sites from the Green Belt; and
- subject to the Inspector's recommended main modifications, all the individual policies of the Plan are clear, justified and consistent with national policy and will be effective.

4.8. The main modifications that the Inspector has recommended for inclusion in the Plan are set out in the appendix to his report and summarised in the report's non-technical summary (Appendix 1 of this report). The Inspector has summarised his recommended main modifications as follows:

- To make clear that the remaining saved Local Plan policies will be superseded by Local Plan Part 2 Policies;
- To clarify how dwelling capacity figures for the housing allocations have been calculated and that the final figures for new dwellings provided will be determined at the planning application stage;
- Adjusting and clarifying the site-specific development requirements of the proposed site allocations;
- Adjusting the development mix for the proposed mixed-use development Policy 5.1 land north of Nottingham Road, Radcliffe on Trent, to ensure that the allocated site would make the necessary financial contributions towards health and education capacity improvements;
- To remove the proposed requirement for M4(2) standards for accessible and adaptable dwellings from Policy 12;
- To delete the requirement for self-build and custom build plots on sites of more than 10 dwellings [Policy 13];
- To adjust Policies 28 and 29 in respect of the historic environment to accord with national policy;
- To adjust policy for recreational open space so that contributions would only be sought where necessary [Policy 32]; and
- To amend Policy 39 relating to the health impact assessments of development to make it effective.

Adoption of Local Plan Part 2

4.9. The Plan is, therefore, in a position to be adopted but only if the Inspector's recommended main modifications are incorporated in full. The Council cannot legally make any further material modifications, nor can it seek to delete one of the Inspector's recommended main modifications, and still then adopt the Plan.

4.10. The Inspector's report and his recommended modifications were considered at a meeting of the Local Development Framework Group on 25 September

2019. The Group has recommended that the Council adopts the Rushcliffe Local Plan Part 2, incorporating the main modifications recommended by the Inspector to make the plan sound and legally compliant.

- 4.11. The final version of the Plan, which comprises the Plan as published in May 2018 and then submitted for examination in August 2018, and including all the main modifications recommended by the Inspector, is at Appendix 2. It also includes a number of minor changes (including the additional modifications consulted on in May 2019) such as necessary typographical corrections, grammatical changes and factual updates. Further such minor changes may be necessary prior to final publication of the adopted Plan. None of these changes would materially affect the policies or proposals contained within the Plan, either individually or collectively.
- 4.12. The adoption of the Local Plan Part 2 would result in the remaining 'saved' policies of the 1996 Rushcliffe Local Plan being superseded, meaning they would no longer form part of the Borough's Development Plan. These are policies ENV15 (Green Belt), H1 (Housing Allocations), E1 (Employment Land Provision), E7 (Redevelopment of Employment Sites) and E8 (Langar Airfield).
- 4.13. The final version of the Local Plan Policies Map, which illustrates geographically both the policies of the Local Plan Part 2 (subject to adoption) and the already adopted Local Plan Part 1: Core Strategy, is at Appendix 3. It may be necessary to make minor changes to it for presentation purposes and to correct any errors prior to final publication.
- 4.14. Following adoption, the Plan, along with relevant formal notices and the sustainability appraisal report, must be published and made available for public inspection. Relevant parties involved in the process will also be notified. There will be a period of six weeks for legal challenge. In the event of a challenge, the Plan would remain in effect pending any decision by the courts to the contrary.

5. Alternative options considered and reasons for rejection

- 5.1. The alternative option is to not adopt the Local Plan Part 2. This option would leave the Council without a complete and up to date set of local planning policies, albeit that strategic policy would be provided by the Core Strategy. This would result in local planning policies becoming increasingly out of date.
- 5.2. The National Planning Policy Framework (NPPF) puts in place a 'presumption in favour of sustainable development'. This means that in determining planning applications, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless: firstly, the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or, secondly, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies

in the NPPF taken as a whole. Given this national policy, to not adopt the Plan would considerably restrict the Council's ability to resist unwanted speculative development proposals.

- 5.3. In particular, the NPPF sets out that in the case of applications involving the provision of housing relevant polices will be considered out of date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with an appropriate buffer) or where the Government's annually published Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. The Borough's current supply of deliverable housing sites is below this minimum requirement of five years of supply and there would be limited prospect of reversing this situation if the Local Plan Part 2 is not adopted, as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Core Strategy.
- 5.4. Without the Local Plan Part 2 in place the Council would also be less able to provide certainty for investors, co-ordinate the delivery of infrastructure and seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes and holding back economic growth.

6. Risks and Uncertainties

- 6.1. Failure to prepare, and then adopt, the Plan would result in the Borough not having a complete and up-to-date Local Plan. The absence of which would increase the risk of speculative unplanned development in Rushcliffe and could restrict the Council's ability to effectively deal with planning applications.

7. Implications

7.1. Financial Implications

There are no direct financial implications arising from this report.

7.2. Legal Implications

7.2.1. It is a statutory requirement for the Council to adopt a Local Plan. The Local Plan Part 1: Core Strategy was adopted in December 2014. The Local Plan Part 2: Land and Planning Policies will, when adopted, mean that the Council has a complete and up to date Local Plan in place.

7.2.2. Following adoption of the Local Plan Part 2, under Section 113 of the Planning and Compulsory Purchase Act 2004, any person may make an application to the High Court to challenge it. Such an application must be made within six weeks of adoption of the plan.

7.3. Equalities Implications

Equality Impact Assessments have been produced throughout the preparation of the Local Plan Part 2 in order to inform its policies and proposals.

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 Rushcliffe Local Plan is a key element of the Council's corporate priorities of Quality of Life and Sustainable Growth.

9. Recommendations

It is RECOMMENDED that Council:

- a) adopts the Rushcliffe Local Plan Part 2: Land and Planning Policies incorporating the main modifications recommended by the Inspector to make the Plan sound and legally compliant;
- b) deletes 'saved' policies ENV15, H1, E1, E7 and E8 of the 1996 Rushcliffe Local Plan;
- c) approves the Local Plan Policies Map incorporating the amendments as a consequence of adopting the Local Plan Part 2 and the deletion of the 'saved' policies ENV15, H1, E1, E7 and E8 of the 1996 Rushcliffe Local Plan; and
- d) delegates authority to the Executive Manager – Communities, in consultation with the Cabinet Portfolio Holder for Housing, to make any necessary final minor textual, graphical and presentational changes required to the Local Plan Part 2 and adopted Local Plan Policies Map.

For more information contact:	Dave Mitchell Executive Manager - Communities Tel: 0115 9148267 dmitchell@rushcliffe.gov.uk
Background papers available for Inspection:	Local Plan Part 1: Rushcliffe Core Strategy, December 2014 http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/corestrategyexamination/9%20Local%20Plan%20Part%201%20Rushcliffe%20Core%20Strategy.pdf Local Plan Part 2: Land and Planning Policies Publication version, May 2018 https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents

	<p>/pdf/planningandbuilding/planningpolicy/lapp/publication/RBC%20LP2%20Publication_draft_web%20version.pdf</p> <p>Proposed Main Modifications to Local Plan Part 2 https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lp2examination/modifications/LP2%20main%20mods%20schedule%20May%202019.pdf</p> <p>Proposed Additional Modifications to Local Plan Part 2 https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lp2examination/modifications/LP2%20additional%20mods%20schedule%20May%202019.pdf</p> <p>Proposed Local Plan Policies Map Modifications https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lp2examination/modifications/LP2%20policies%20map%20mods%20schedule%20May%202019.pdf</p>
List of appendices:	<p>Appendix 1: Local Plan Part 2 examination Inspector's report</p> <p>Appendix 2: Rushcliffe Local Plan Part 2 (final version)</p> <p>Appendix 3: Rushcliffe Local Plan Policies Map (final version)</p>

**Appendix 1: Local Plan Part 2 examination
Inspector's report**



The Planning Inspectorate

Report to Rushcliffe Borough Council

by Philip Lewis BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Date: 20 September 2019

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Rushcliffe Local Plan Part 2: Land and Planning Policies

The Plan was submitted for examination on 9 August 2018

The examination hearings were held between 27 November and 13 December 2018

File Ref: PINS/P3040/429/6

Abbreviations used in this report

AA	Appropriate Assessment
BGS	British Geological Survey
DtC	Duty to Co-operate
ELFS	Employment Land Forecasting Study
GNP	Gotham Neighbourhood Plan
HRA	Habitats Regulations Assessment
HIA	Health Impact Assessment
KNDP	Keyworth Neighbourhood Development Plan
LDS	Local Development Scheme
MM	Main Modification
MoU	Memorandum of Understanding
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
STW	Sewage Treatment Works
SOCG	Statement of Common Ground
SA	Sustainability Appraisal
SUE	Sustainable Urban Extension
SCI	Statement of Community Involvement

Non-Technical Summary

This report concludes that the Rushcliffe Local Plan Part 2: Land and Planning Policies (the Plan) provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Rushcliffe Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

All the MMs relate to matters that were discussed at the hearing sessions and were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording and/or added consequential modifications and I have indicated in the report where this has been necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- To make clear that the remaining saved Local Plan policies will be superseded by Local Plan Part 2 Policies;
- To clarify how dwelling capacity figures for the housing allocations have been calculated and that the final figures for new dwellings provided will be determined at the planning application stage;
- Adjusting and clarifying the site-specific development requirements of the proposed site allocations;
- Adjusting the development mix for the proposed mixed-use development Policy 5.1 land north of Nottingham Road, Radcliffe on Trent, to ensure that the allocated site would make the necessary financial contributions towards health and education capacity improvements;
- To remove the proposed requirement for M4(2) standards for accessible and adaptable dwellings from Policy 12;
- To delete the requirement for self-build and custom build plots on sites of more than 10 dwellings;
- To adjust Policies 28 and 29 in respect of the historic environment to accord with national policy;
- To adjust policy for recreational open space so that contributions would only be sought where necessary; and
- To amend Policy 39 relating to the health impact assessments of development to make it effective.

Introduction

1. This report contains my assessment of the Rushcliffe Local Plan Part 2: Land and Planning Policies ('the Plan') in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate (DtC). It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (NPPF) (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The revised NPPF was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Plan, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report to the NPPF are to the 2012 NPPF and the versions of the PPG which were extant prior to the publication of the 2018 NPPF.
3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Rushcliffe Local Plan Part 2: Land and Planning Policies, submitted in August 2018 is the basis for my examination. It is the same document as was published for consultation in May 2018.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM01, MM02** etc, and are set out in full in the Appendix.
5. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal (SA) of them, along with an addendum to the Habitats Regulations Assessment. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Publication Version Policies Map as set out in document reference SUB/02.

7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. These further changes to the policies map were published for consultation alongside the MMs in the document Proposed Local Plan Policies Map Modifications. Changes to the policies map give rise to consequential changes to a number of the Figures contained in the Plan. These have also been published for consultation.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Publication Version Policies Map and the further changes published alongside the MMs.

Assessment of Duty to Co-operate

9. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation. It is clear from the evidence before me that the Council has engaged constructively with relevant bodies prescribed in s110 of the Localism Act 2011, together with other organisations, to ensure that cross boundary issues are properly considered and addressed.
10. There is evidence of close collaboration between the Council, neighbouring local authorities and other relevant bodies and there is a long history of the Council working with neighbouring authorities and statutory consultees. Rushcliffe and its neighbouring authorities in the Greater Nottingham Housing Market Area have agreed housing and employment land targets to meet the objectively assessed needs of the wider market area, which for Rushcliffe are set out in the Council's Local Plan Part 1: Core Strategy (Core Strategy). Outcomes of cooperation include the preparation of the South Nottinghamshire Gypsy and Traveller Accommodation Assessment 2014 – 2029 and the Greater Nottingham Self Build and Custom Housebuilding Register which have been prepared in cooperation with other Councils. No concerns have been raised by prescribed bodies about cross boundary issues under the DtC.
11. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

Statement of Community Involvement

12. The Council's Statement of Community Involvement (SCI) was adopted in September 2016 (LOC/06). A number of representations were received to the effect that the Council had not followed its SCI. In respect of the proposed housing allocations at East Bridgford, it is clear that the Council made changes to its approach to development in the village relatively late on in the plan making process. The Council state that this was in response to further site options becoming available. However, the proposed allocations before me were published for formal consultation prior to submission in accordance with the Regulations and the opportunity to comment was provided in respect of the Publication Plan. The Council has followed the adopted SCI in the

preparation of the Plan and consultation on the Local Plan and the MMs was carried out in compliance with the Council's SCI.

Sustainability Appraisal

13. S19(5) of the Planning and Compulsory Purchase Act, 2004 requires local authorities to carry out a SA of the Local Plan.
14. The SA is an iterative process informing the development of the local plan and should identify, describe and evaluate the likely significant effects of implementing the plan and reasonable alternatives. The Council, in its Sustainability Appraisal Publication Draft Main Report (SUB06) illustrates the stages taken in the SA process.
15. The Council's Housing Options Interim Sustainability Report (SUB05) considered a number of alternatives for the overall strategy of housing distribution, a range of options for different levels of housing development for individual settlements and individual appraisals for possible housing sites. This document was subject to consultation alongside the Council's Preferred Housing Sites (SUB17).
16. The Council's Housing Options Interim Sustainability Report considered reasonable alternatives on an equitable basis. In respect of Cotgrave, the Council's Preferred Housing Sites identified for further consultation were COT01, COT09, COT10 and COT11a (SUB17). In that document, the other sites such as COT12, land south of Plumtree Road, were considered on the same basis. Any differences in the conclusion between the SA undertaken by the Council and representors in respect of individual sites is due to differences in professional judgement, principally, in relation to the accessibility of Cotgrave, which is explained in the SA Publication Draft Main Report (SUB06). The Council undertook SA of a large number of sites and took a proportionate approach to the consideration of each in terms of the depth of assessment undertaken in regard to the assessment criteria.
17. Whilst sites COT 09, COT10 and COT11A, were later combined in the submitted Plan as one allocation under Policy 2.2 and were subject to further SA on that basis, this does not invalidate the exercise undertaken in respect of the Housing Options Interim Sustainability Report where each of the identified sites were considered separately. I am satisfied that COT12 was considered as a reasonable alternative to the above sites and that the allocations were made on the basis of professional judgement, taking into account a wider range of factors than just those within the SA process, such as the Green Belt.
18. Overall, I find that the SA has been undertaken in a proportionate and equitable way, has considered reasonable alternatives and sets out why alternatives have been rejected, has followed the Regulations and is adequate.

Assessment of Soundness

Main Issues

19. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 5

main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1: Would the Plan's approach to the scale and distribution of housing be consistent with the Rushcliffe Local Plan Part 1 Core Strategy?

Does the Plan make adequate provision to meet the non-strategic element of the housing land requirement as set out in Policy 3 of the Core Strategy?

20. The Core Strategy in Policy 3 sets out that a minimum of 13,150 new homes will be provided in the Borough between 2011 and 2028 (the plan period). Approximately 7,650 homes would be provided at the allocated strategic sites, which are the Sustainable Urban Extensions (SUEs), along with around 2,020 dwellings being provided at three other allocated strategic sites. Core Strategy Policy 3 also provides for a minimum of 1,500 new homes to be provided in the identified 'Key Settlements' and development in villages solely to meet local needs. The allocation of sites at the Key Settlements is to be determined through the Local Plan Part 2.
21. The development of housing at the Core Strategy allocated strategic sites is not delivering new homes as quickly as envisaged. Whilst the development at the Former Cotgrave Colliery site is almost complete, delivery of homes at the sites at Melton Road, Edwalton and Land North of Bingham has commenced later than envisaged and no homes have yet been delivered at either of the allocated sites at Land at Former RAF Newton, Land South of Clifton or Land East of Gamston/North of Tollerton. Consequently, the Plan proposes additional housing sites to compensate for the shortfall in delivery of the strategic sites.
22. The Plan seeks to provide significantly more homes through non-strategic sites than the minimum 1,500 set out in the Core Strategy. The Plan as submitted would provide around 3,000 new homes across 23 sites. The overall total would rise further as a result of the recommended MMs to around 3,380 homes, to include several larger sites as allocations which have been granted planning permission.
23. The strategic sites are allocated in the Core Strategy and are not before me in this examination. The Plan makes provision for homes at a level in excess of the minimum figures set out in Core Strategy Policy 3. Given the lack of delivery at a number of the allocated strategic sites, the minimum provision of new homes as set out in the Core Strategy is not otherwise likely to be met. This is a clear change in circumstances since the adoption of the Core Strategy.
24. The provision of housing proposed through the non-strategic allocations is significantly in excess of the minimum figures set out in the Core Strategy. However, a number of the Core Strategy sites are stalling and whilst they are expected to come forward later in the plan period, they are currently appreciably behind the intended schedule. In addition, the allocation of significantly more than the minimum 1500 new homes would help to boost significantly the supply of housing in Rushcliffe and would enable the overall

minimum of 13,150 new homes to be provided in Rushcliffe in the plan period as set out in the Core Strategy. The Local Plan as a whole should therefore meet the objectively assessed needs for housing as set out in the Core Strategy. Furthermore, the Core Strategy sets minimum figures and allows some flexibility in terms of the location of new development allocated through the Plan. The increased supply over the short term should provide a significant boost in terms of the five year supply of housing.

25. There is not the evidence before me however to justify a significant further increase in the number of dwellings to be provided through non-strategic allocations in the Plan over those proposed. Such an approach would not be in accordance with the limited purpose and scope of the Part 2 Plan.

Does the distribution of non-strategic site allocations accord with the spatial strategy in the Core Strategy?

26. Policy 3 of the Core Strategy also sets out the Spatial Strategy for the Borough. The settlement hierarchy consists of the main built up area of Nottingham and the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. In addition, Policy 3 sets out that development in 'other villages', with the exception of the redevelopment of RAF Newton, will be 'solely to meet local needs'. Paragraph 3.3.17 of the Core Strategy explains that local needs will be delivered through small scale infill development or on exception sites and beyond that, where small scale allocations are appropriate to provide further for local needs, these will be included in the Local Plan Part 2.
27. The Plan proposes that housing allocations are made at the designated Key Settlements except Bingham, along with allocations in the 'other villages' of Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Flintham. A mixed-use allocation is also proposed at the former Bunny Brickworks.
28. The Part 2 Plan does not seek to make further housing allocations within or adjoining the main built up area of Nottingham and the Council has not identified any such sites as being suitable for non-strategic housing allocations through the preparation of the Plan.
29. Alternative site options put forward within or adjoining the main built up area of Nottingham have been considered by the Council in the preparation of the Plan. Having regard to the findings of the SA, the Green Belt Review, the Housing Site Selection Report (BAC/09), the Housing Background Paper (BAC/01) and the Council's response to my initial questions (EX/RBC/1), the approach taken by the Council in not seeking to allocate these sites is reasonable and appropriate. In addition, the evidence suggests that such sites would not be likely to come forward within 5 years and would not therefore provide a short-term boost to the supply of housing.
30. The level of housing proposed in respect of the Key Settlements is proportionate to their size, function and position within the settlement hierarchy. The Key Settlements have sufficient infrastructure, services and facilities to support the proposed allocations.

31. Any proposal to extend the Core Strategy strategic allocations to address issues of delivery should properly be undertaken through a review of the Core Strategy. Additionally, the removal of land from those areas was considered and rejected during the preparation and examination of the Core Strategy.

Proposed Housing allocations to 'other villages'

32. It is proposed that about 540 new homes would be allocated to 'other villages'. This is a relatively modest figure in relation to the dwelling requirement as a whole and would not jeopardise the policy of urban concentration for the whole of Greater Nottingham given the scale of development proposed.
33. The new homes proposed for the 'other villages' would in part address some local need for housing provision, but are not fully justified solely on the basis of meeting local needs. They would however provide choice in the housing market and flexibility.
34. The Council in its Additional Settlements Background Paper (BAC/07) identifies a number of settlements as being potentially suitable to accommodate a limited level of housing development. In these assessments, account was taken of community services and facilities. Each of the 'other villages' identified to accommodate housing allocations in the Plan, has a reasonable level of facilities which would meet many every day needs of residents, along with some public transport provision. The size of allocation for each settlement is not out of proportion with their respective scales and I note that in respect of Gotham, the emerging Neighbourhood Plan proposes seven housing sites which have in total a similar capacity to the single site proposed in the Plan.
35. Although the allocation of new homes to the 'other villages' will meet some local need, that is not the sole justification and the proposed allocations are broadly consistent with the Core Strategy as a whole. In the assessment of soundness, I have regard to the need to significantly boost the supply of housing land and meet the minimum requirement for new homes set in the Core Strategy due to the issues in delivery of some of the strategic sites. In addition, the 'other villages' have a reasonable range of services and facilities and locating some development in them would represent sustainable development. Furthermore, the other options considered such as further housing adjacent to the main built up area would not address the short term housing delivery issues.
36. This leads me to conclude that the allocation of homes at the scale proposed at the 'other villages' is justified, positively prepared and consistent with national policy. I find the approach to the distribution of housing to be sound.

Housing Trajectory

37. The Council's housing trajectory requires updating to be effective in respect of the anticipated delivery from the strategic sites and proposed allocations (**MM54**).

Conclusion on Issue 1

38. The Plan would help to provide sufficient housing land to meet the minimum housing provision for the plan period set out in the Core Strategy, which due to the rate of delivery from the strategic allocations would not be met. I find the Plan's approach to providing new homes through non-strategic allocations in excess of the minimum figures set out in the Core Strategy justified. In addition, whilst the allocation of housing sites to the 'other villages' goes somewhat beyond what can be termed solely for 'local needs', I find this justified and broadly consistent with the Core Strategy as a whole.
39. It is important that the Plan is put into place promptly to enable the supply of housing to be increased significantly. Consequently, I find the overall approach to the provision of housing in the Plan to be justified, effective and consistent with national policy.

Issue 2: Whether the Plan should include a policy for its review?

40. The Plan under examination is a Part 2 Plan with a limited purpose and scope. Should the strategic allocations as set out in the Core Strategy continue not to deliver new homes in the way anticipated, it would be necessary to review the strategic policies of the Core Strategy within which the strategic allocations are made, rather than look to make further non-strategic allocations through a review of the Part 2 Plan. This is because, such further non-strategic allocations may be inconsistent with the strategy set out in the Core Strategy and would not address any fundamental issues relating to the supply and delivery of housing in Rushcliffe in regard to the strategic allocations. Consequently, a policy in the Part 2 Plan requiring its review would not be effective in addressing any future shortcomings in the implementation of the strategic allocations as set out in the Core Strategy.
41. Furthermore, there is a legal requirement that all local plans are reviewed every five years (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012). The Core Strategy was adopted in December 2014 and it is necessary for the Council to review its policies to assess whether they need updating, before the end of 2019. The Council already has a commitment to review the Core Strategy once the Plan is adopted as expressed in its Local Development Scheme (LDS).

Conclusion on Issue 2

42. The Part 2 Plan should not include a policy for its review as such a policy would not be effective.

Issue 3 – Whether or not there is a need in principle to release land from the Green Belt to meet development needs?

43. Around 40% of Rushcliffe Borough is within the Nottingham-Derby Green Belt, including 4 of the 6 designated Key Settlements along with a number of the larger villages. Core Strategy Policy 4: Nottingham-Derby Green Belt, lists the

settlements in the Borough inset from the Green Belt or to be inset through the Core Strategy, and includes that a number of inset boundaries will be reviewed or created through the Local Plan Part 2 in order to accommodate development requirements until 2028.

44. The Inspector in her report on the examination of the Core Strategy concluded that there was convincing evidence that the level of development set out in that Plan (as outlined in Issue 1 above) cannot be delivered without removing significant amounts of land from the Green Belt. She found that the need for sustainable development to provide an uplift in new housing provision and support economic growth by accommodating new employment constitute the exceptional circumstances to alter the Green Belt boundaries in Rushcliffe. Accordingly, in my examination of this Part 2 Plan, my considerations follow on from these conclusions that the boundaries of the Green Belt need to be altered to provide for the new housing provision and to support the employment growth envisaged in the Core Strategy.
45. The Core Strategy makes provision for the development of new homes in or adjoining Keyworth, Radcliffe on Trent and Ruddington, expressed as minimum targets. These are designated Key Settlements and are inset from the Green Belt. The Core Strategy therefore establishes the context for the release of Green Belt land for development through the Part 2 Plan in these settlements. In addition, Core Strategy Policy 4 includes that Cotgrave, Cropwell Bishop and East Bridgford would remain inset from the Green Belt. Other settlements, including Gotham, which is currently washed over would be inset from the Green Belt, with inset boundaries being reviewed or created in order to accommodate development requirements to 2028.
46. Although the Core Strategy was adopted in 2014, in the absence of an adopted Part 2 Plan, there has been little development permitted at the Key Settlements which are situated in the Green Belt, whilst considerable new housing development has been permitted beyond the Green Belt, such as at East Leake.
47. The Council in its Housing Site Selection Report (BAC09) considered options for the provision of new homes within the Main Urban Area, at the designated Key Settlements and other villages. Consistent with paragraph 84 of the NPPF, options for allocating land beyond the Green Belt were considered at Bingham and East Leake and at the 'other villages' outside of the Green Belt.
48. In respect of the Key Settlements, at Bingham, the only available option for further housing allocation would be to expand the existing strategic site allocated through the Core Strategy to the north of the town. Such an allocation would not be likely to come forward until the end of the plan period or beyond, as it would in effect extend the allocated strategic site. At the current time, its allocation would not assist in boosting significantly the supply of housing in the short term or contribute towards the 5 year supply.
49. At East Leake, planning permission has been granted for over 1200 new homes, considerably in excess of the minimum target of 400 set out in the Core Strategy. This is in part due to the allocated strategic sites not delivering as intended, the absence of sites being allocated in the Key Settlements and because the Part 2 Plan is not in place to release Green Belt land as envisaged

in the Core Strategy. Due to the location of East Leake in relation to Nottingham, the identification of further land would put at risk the Core Strategy focus to locate development within or adjacent to the main urban area of Nottingham. In addition, I have had regard to the implications for the character of the village and concerns expressed about the capacity of services and facilities to support additional housing over that already consented. In this regard, the Housing Site Selection Report (BAC09) identifies capacity issues in terms of the provision of education. Consequently, further allocation of housing land at East Leake through this Plan would not promote sustainable patterns of development within the Borough nor be consistent with the spatial strategy of the Core Strategy.

50. Housing allocations are proposed at the 'other villages' of Flintham and Sutton Bonington which are outside of the Green Belt. These are proposed at a level which can be considered sustainable given the services and facilities at the settlements. However, channelling further development to these settlements would not be justified in relation to the spatial strategy. In regard to Aslockton, further development above existing commitments would not achieve sustainable development, given the levels of services and facilities available at the village and would not be justified in regard to the spatial strategy.
51. Consequently, the Council has considered options for accommodating housing development in settlements outside the Green Belt and has made some further allocations where it would achieve sustainable development. The Council has demonstrated that there is insufficient supply of housing sites outside the Green Belt to meet the housing requirement and overall spatial strategy identified in the Core Strategy.

Changes to the Green Belt boundary

52. The Plan makes provision for new homes significantly above the minimum figures for the Part 2 Plan set out in the Core Strategy. This is necessary to ensure that the overall minimum number of new homes is provided over the plan period and that the Plan boosts significantly the supply of housing, given that a number of the strategic sites set out in the Core Strategy are not delivering new homes as anticipated.
53. Core Strategy Policies 3 and 4 provide the strategic context for the review of Green Belt boundaries, creation of insets and provision for land for development. The levels of development set out in Policy 3 are expressed as minimums and Policy 4 allows for the review of Green Belt boundaries to accommodate development needs.
54. The Council has chosen to amend the Green Belt boundary in order to boost the supply of housing to ensure that the minimum level of new homes set out in the Core Strategy is met in a sustainable way. The Plan, through the review and creation of inset boundaries, makes provision for new homes in settlements in the Green Belt in excess of the minimum figures for Keyworth, Radcliffe on Trent and Ruddington, with allocations also made at the key settlement of Cotgrave and the 'other villages' of Cropwell Bishop, East Bridgford and Gotham. The Green Belt boundaries have been reviewed consistent with the requirements of Policy 4 of the Core Strategy.

55. Given the need to significantly boost the supply of housing and the lack of alternatives beyond the Green Belt to accommodate further development in a way which would achieve sustainable development, it is necessary to release land from the Green Belt to meet the overall minimum provision of new homes and employment land. Whilst the release of Green Belt land is in excess of the minimum levels anticipated in the Core Strategy, the circumstances of providing an uplift in new housing provision and supporting economic growth by accommodating new employment found in the examination of the Core Strategy remain. There is a need in principle to release land from the Green Belt to meet development needs.

Green Belt Review

56. The Rushcliffe Green Belt Review Part 2 (b) (Detailed Review of the Nottingham- Derby Green Belt within Rushcliffe – Rural Towns and Villages) (the GBR) (KS/GRE/03) has been undertaken in respect of the Part 2 Plan. This document completes the detailed Green Belt Review for Rushcliffe in accordance with Part 1 Plan Policy 4 (5). It includes detailed reviews around the Key Settlements of Bingham, Cotgrave, Keyworth, Radcliffe on Trent and Ruddington and at the 'other villages' of Cropwell Bishop, East Bridgford, Gotham and Tollerton. It also defines new inset boundaries and reviews other existing inset boundaries. An addendum to the GBR details the consideration of additional sites (KS/GRE/05).
57. The overall aims of the Green Belt Review are to identify land for removal which would cause least harm to Green Belt purposes and to identify new, permanent and defensible boundaries which are logical and robust. I have had regard to the representation that the Council has not based the GBR on appropriate criteria but the methodology of the GBR is based on national policy for Green Belts as set out in the NPPF. The assessment criteria are framed around the Green Belt purposes as set out in paragraph 80 of the NPPF and the Council has had regard to the permanence of the Green Belt in accordance with paragraph 83. The sites assessed are based on potential sites submitted by landowners within the Strategic Housing Land Availability Assessment (KSHOU11).
58. Some Representors have provided alternative Green Belt Review assessments in support of omission sites. However, the approach taken by the Council is sound and consistent with national policy. Differences in opinion between the Council and representors fall in effect to matters of planning judgement. In any event, the GBR is only one of a number of assessments which has informed the allocation of sites in the Part 2 Plan.

Safeguarded land

59. The NPPF in paragraph 85 states that when defining boundaries, local planning authorities should where necessary identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt in order to meet longer-term development needs stretching well beyond the plan period and make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. Core Strategy Policy 4 (5) states that

consideration will be given in the Part 2 Plan to the identification of safeguarded land to meet longer term requirements beyond the plan period.

60. The Local Plan Part 2 does not identify any safeguarded land. The future dwelling requirement for the period beyond 2028 will be determined through a review of the Core Strategy and will involve a Local Housing Need Assessment conducted using the standard method in national planning guidance, unless exceptional circumstances justify an alternative approach. The future scale of housing need within the Housing Market Area beyond the plan period is unknown as is the extent and location of any Green Belt land which may need to be released beyond the plan period.
61. The Part 2 Plan is concerned with non-strategic allocations. I have concluded that the Part 1 and 2 Plans together make sufficient provision to ensure that the minimum number of new homes required by the Core Strategy would be met with sufficient headroom for some contingency. However, significant further delay in the implementation of the strategic sites and any need for a reconsideration of Green Belt land release is more properly a matter for the review of the strategic policies of the local plan as set out in the Core Strategy. Therefore, it is justified that the Part 2 Plan does not identify any safeguarded land.

Policy 21 Green Belt and Green Belt boundaries

62. The Green Belt boundaries in respect of the proposed allocations are considered under Issues 4 and 5. At the Hearing, there was some discussion regarding the removal from the Green Belt of land at Gotham, situated between Pygall Avenue and the proposed allocation in Policy 9. Further representations were made in respect of the proposed MMs. Paragraph 85 of the NPPF includes that when defining Green Belt boundaries, local planning authorities should not include land which it is unnecessary to keep permanently open and that boundaries should be defined clearly, using physical features that are readily recognisable and likely to be permanent. The Green Belt boundary proposed to this part of Gotham follows a disused railway and so would be readily recognisable. Whilst the land in question is presently in use as paddocks and has some value in respect of the character and appearance of the area and for its historic heritage, in strictly Green Belt terms, it is not necessary to keep it permanently open. Whilst the exclusion of the land from the Green Belt, may give rise to further housing development in the village, the Green Belt boundary for Gotham is nevertheless justified.
63. The village of Shelford has been inset from the Green Belt as per Core Strategy Policy 4. It is justified to retain numbers 1 and 2 Bosworth Farm Cottages, Main Road and their curtilages within the Green Belt in order to safeguard the countryside from encroachment. This part of Shelford has a more open character distinct from that of the village core. The Green Belt boundary has been defined consistent with paragraph 85 of the NPPF, with physical features which are readily recognisable and likely to be permanent.
64. The policy justification in paragraphs 6.5 and 6.6 should be amended to make the Plan effective as the revised amended NPPF 2019 in paragraph 146 explicitly identifies change of use for outdoor sport or recreation, or for cemeteries and burial grounds as developments which are not inappropriate

provided they preserve its openness and do not conflict with the purposes of including land within it (**MM34**). I have made minor changes to the proposed MM so that the text is consistent with the NPPF 2019 and to ensure that it would be effective.

Conclusion on Issue 3

65. The policies of the Core Strategy, the slippage in the delivery of the strategic sites, the need to significantly boost the supply of housing and the lack of sustainable alternatives mean that the release of Green Belt land in the Plan to meet development needs is justified in principle. That is, however, subject to exceptional circumstances being demonstrated for the alteration of Green Belt boundaries to justify the removal of specific sites from the Green Belt for development, a matter dealt with in Issue 4. The proposed Green Belt boundaries have been considered through the GBR. The Council's approach to the GBR is consistent with national policy and the Part 2 Plan is justified in not identifying safeguarded land.

Issue 4 – Are the proposed site allocations justified, effective and consistent with national policy and where necessary have exceptional circumstances been demonstrated to justify releasing land from the Green Belt for the uses proposed?

Site allocation process

66. The Council undertook a site selection process to identify the site allocations in the Plan. The process is set out in the Housing Site Selection Report (BAC09). The starting point was the Core Strategy spatial strategy which sets the minimum requirements for new development and its distribution. Following consultation on issues and options and further options, the Council identified a number of sites as reasonable alternatives for housing development. These were then assessed against a range of factors, which I find to be relevant and appropriate. The alternative options were identified from sites assessed through the 2017 Strategic Housing Land Availability Assessment (SHLAA) and more recent sites put forward by landowners. The approach to the site selection process and the assumptions made are robust.

Allocated site capacity assumptions

67. The proposed housing allocations each provide an indication of site capacity which has been used to inform the housing trajectory. So that the Plan is justified and effective, it is necessary to include within the text the basis upon which the capacity figures have been derived and to confirm that the final dwelling figures delivered would be established through the development management process (**MM04**).

A52/A606 improvements

68. There is a Memorandum of Understanding (MoU) between Rushcliffe Borough Council, Nottinghamshire County Council and Highways England in respect of the provision of an Infrastructure Package for the A52/A606, consisting of improvements to five junctions. The package of improvements aims to

support the growth in Rushcliffe as set out in the Core Strategy. Developer contributions are sought through agreements under the Highways Act (S278) and would be negotiated through the development management process. Development subject to the provisions of the MoU includes any residential development in Rushcliffe that will have an overall traffic impact across A52 junctions in excess of 30 vehicles in any peak hour. It is justified and consistent with the Core Strategy that the proposed allocations within the A52 corridor make contributions as necessary to the package of improvements. These are Policies 2.1; 2.2; 4.1; 4.2; 4.3; 4.4; 5.1; 5.2; 5.3; 5.4; 5.6; 6.1; 6.2 and 6.3 (**MM05, MM06, MM11, MM12, MM13, MM14, MM15, MM16, MM17, MM18, MM19, MM21, MM22 and MM23**).

Cotgrave

69. Cotgrave is a Key Settlement, identified for growth and sustainable development in the Core Strategy, which makes a strategic allocation of around 470 homes to the Former Cotgrave Colliery. At the time of the Hearings, this development was almost complete. Two allocations are proposed in the Plan, Policy 2.1 for around 180 homes and Policy 2.2 for around 190 homes.

Policy 2.1 Housing Allocation. Land Rear of Mill Lane/The Old Park, Cotgrave

70. The proposed allocation lies within an area of archaeological interest. The Archaeological Evaluation Report indicates the high archaeological potential of the western part of the site which includes a number of circular anomalies that are morphologically suggestive of roundhouses of a probable later prehistoric or early Roman date. The site can be developed in a way which would avoid harm to the significance of the archaeology at the site through avoiding the area of archaeological interest if necessary or through mitigation measures. The Statement of Common Ground (SOCG) (EX/RBC/12) between Rushcliffe Borough Council and Historic England, dated 29 November 2018, includes amended wording for the Policy and policy justification to achieve this through a programme of intrusive archaeological evaluation, and demonstration of a sustainable site layout and engineering response to the archaeological remains. The policy wording and justification needs to be amended to properly address the issue of the archaeological potential in accordance with the NPPF and for the Policy to be effective (**MM05**). I am satisfied that the archaeological issue has been taken into account in the viability assessment.
71. In the GBR, the site was scored as being of low Green Belt importance and did not score highly against the five Green Belt purposes. The site is well contained, being adjacent to and well related to the existing built up area to the south and west, with the proposed employment allocation to the east. The boundary of the Green Belt to the north is defined by hedges and trees with woodland beyond and is readily recognisable and is likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

72. There was some discussion at the hearing session in respect of the access requirements for the proposed allocation and its relationship in this regard to proposed allocation Policy 2.2.
73. The required modifications to the junction of Hollygate Lane and Colston Gate, possibly to include a change in priority, appear feasible within the confines of the extent of the existing highway land. There is evidence of an increase in accidents at the junction of Stragglethorpe Road into Hollygate Lane since the development of the Former Cotgrave Colliery site, with an increase in right turn movements at the junction which is subject to the national speed limit. Whilst the provision of the through road at the Former Cotgrave Colliery site may improve the situation, the Plan is justified in seeking necessary improvements to the junction as the development would increase its use and the risk of accidents. Such improvements appear feasible within the extent of the existing highway. I am satisfied therefore that the proposed allocation is deliverable in terms of off-site highway works and whilst the detailed requirements are not known at this stage, I find the policy effective in this regard.
74. The Policy requires that a single junction is formed on Hollygate Lane to serve the developments at both Policies 2.1 and 2.2. I find that this requirement is justified and that it would ensure that Policies 2.1 and 2.2 could come forward separately without potentially affecting one another. In addition, there are no land ownership reasons why the site should not be considered as being deliverable.

Policy 2.2 Housing Allocation. Land South of Hollygate lane, Cotgrave

75. In the GBR, the site was considered in 3 parts relating to SHLAA sites. In each case it was scored as being of low Green Belt importance and did not score highly in respect of the Green Belt purposes. The site is bounded by the existing built up area to the west, south and to a large extent to the north and is relatively well contained by the existing built form of the settlement. The boundary of the Green Belt to the countryside is defined by field boundaries and hedges and is readily recognisable and is likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
76. As per Policy 2.1 above, the proposed allocation is effective and justified in terms of the highway requirements and there are no land ownership reasons why the site should not be considered as being deliverable.

East Leake

77. The Plan includes the provision of the allocation of land north of Rempstone Road, East Leake as Policy 3. The Policy reflects an existing planning permission for development in East Leake and its inclusion in the Plan is justified as it provides certainty. In addition, planning permission has been granted for the development of up to 195 dwellings at land at Lantern Lane, East Leake. This is a significant development scheme and it is justified to include this site in the Plan as an allocation to define the extent of the area to

be developed in the absence of a settlement boundary, to define the development requirements, to provide certainty and to be effective (**MM07**, **MM08** and **MM09**).

78. The Plan makes no provision for additional new homes at East Leake over those already committed. Whilst East Leake is defined as a Key Settlement in the Core Strategy, over 1,200 homes have been permitted on 10 greenfield sites. This is far in excess of the minimum of 400 dwellings stated in the Core Strategy and for the reasons previously stated, the Plan is justified in this regard.

Keyworth

79. Keyworth is a designated Key Settlement, identified for growth and sustainable development in the Core Strategy, which makes provision for a minimum of around 450 homes in or adjoining the settlement. The Plan proposes around 600 dwellings at Keyworth. The Housing Site Selection Paper (BAC09) sets out that Keyworth does have the level of services and facilities to accommodate additional growth above the minimum set out in the Core Strategy.

Policy 4.1. Housing Allocation. Land off Nicker Hill, Keyworth

80. In the GBR, the site was scored as being of low-medium Green Belt importance. Whilst the development of the site could give rise to a greater perception in terms of coalescence with Stanton-on-the-Wolds, a significant gap of undeveloped land would remain to the rear of the existing dwellings on Nicker Hill. In addition, whilst there would be some encroachment into the countryside, the site is well contained. The site adjoins the built up area to two sides and is bounded by the British Geological Survey (BGS) site to the north west and the highway at Nicker Hill to the south west. The boundary of the Green Belt to the countryside is defined by field boundaries which are readily recognisable. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
81. The proposed development requirements include the avoidance or mitigation of significant effects on the living conditions of future residents from the established activities at the BGS site. These requirements should be supplemented to ensure that the established business is not adversely affected as a result of the proposed allocation in accordance with the NPPF (**MM11**).
82. Policy 4.1 development requirement a) refers to a neighbouring local wildlife site. It was explained at the hearing that the wildlife site has been de-designated and consequently the requirement a) should be deleted (**MM11**).
83. The proposed allocation is situated in an accessible location in regards of services and facilities. It does not have a poor relationship with the settlement, nor would it give rise to undue landscape effects. The site is the subject of an outline planning application. There is no substantive evidence that the site is not deliverable.

Policy 4.2. Housing Allocation. Land between Platt Lane and Station Road, Keyworth

84. In the GBR, the site was scored as being of low-medium Green Belt importance and did not score highly against any of the Green Belt purposes. Whilst the site would encroach into the countryside, it is bounded on two sides by Platt Lane and Station Road and by a field boundary and hedge to the north west and by the boundary with the sports ground to the north east. The boundary of the Green Belt to the countryside is well defined, readily recognisable and is likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
85. The allocated site is situated adjacent to a cricket pitch. There is evidence which shows that adequate separation between the cricket square and dwellings can be achieved and the Policy wording and policy justification should be amended to ensure that future occupiers of homes at the allocated site would be protected from well struck cricket balls (**MM12**). I have made a minor change to the text of the final sentence of the additional justification paragraph in the MM by adding the word 'be', as it would otherwise be unclear. At the time of the hearings, the site was the subject of a planning application which has since been approved. There is no substantive evidence that the site is not deliverable.

Policy 4.3. Housing Allocation. Land South of Debdale Road, Keyworth

86. In the GBR, whilst the site scored highly in respect of the Green Belt purpose to check the unrestricted sprawl of settlements and assisting in safeguarding the countryside from encroachment, the overall score was of low-medium Green Belt importance. The site is bounded to the south by Bunny Lane, and the existing built up area to the east. The boundaries to the north and west are marked by hedges. These boundaries are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
87. The proposed allocation is sited in an accessible location in respect of the services and facilities in Keyworth. The northern part of the site would be retained in the Green Belt and would provide a landscape buffer. The Policy requires a landscape buffer along the western boundary. These provisions would mitigate landscape impact. The site can be provided with access onto Bunny Lane and its development would not give rise to unacceptable effects on the highway network. A planning application for the development of the site is under consideration by the Council.

Policy 4.4. Housing Allocation. Hillside Farm, Keyworth

88. In the GBR, the site was scored as being of low Green Belt importance and did not score highly in terms of the Green Belt purposes. The site is bounded to

the north by Bunny Lane and the existing built up area to the east. The boundary to the south is marked by a hedge, whilst the boundary to the west is with Hillside Farm. The site is therefore well contained. These boundaries are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

89. The site is situated to the north east of a sewage treatment works (STW). There is no substantive evidence that the proximity to the STW would give rise to odour nuisance for future occupiers of the proposed allocation.
90. The site adjoins an active farm complex, which includes modern buildings for housing cattle and an area of manure storage. I heard that the farm business was being developed to accommodate activities from an existing site which is to be redeveloped. Furthermore, since the hearing sessions were held the Council has granted planning permission for a further agricultural building close to the allocation site boundary. From what I have read and heard, the farm complex has the potential to give rise to noise, odours, dust and flies to the detriment of future occupiers of the proposed homes, which in turn could lead to limitations being placed upon the existing farm business. However, there is no substantive evidence that the relationship between the land uses could not be addressed through the design and layout of a development at the site through the planning application process, nor that the site should be considered not deliverable or developable as per the NPPF. The development requirements should be amended to address the relationship between the land uses so as to prevent unacceptable conflict (**MM14**).
91. The proposed site is not, unlike the other proposed allocations in Keyworth, included within the made Keyworth Neighbourhood Development Plan (KNDP) as a recommended allocation. The KNDP in Policy HC3 identifies a number of key views into and out of the Conservation Area and to and from the Church of St Mary Magdalene in the centre of the village. The proposed allocation could be developed in a way which would not lead to the loss or inappropriate impact on the identified view or have an unacceptable visual impact.

Radcliffe on Trent

92. Radcliffe on Trent is a Key Settlement, identified for growth and sustainable development in the Core Strategy, with provision for a minimum of around 400 homes in or adjoining the settlement. Six allocations are proposed in the Publication Plan, which in total would provide around 920 homes.
93. Radcliffe on Trent has a good range of services and facilities, a frequent bus service to Nottingham and a railway station. However, the primary school provision was said to be at capacity and additional capacity is required. A single form entry school, if entirely development funded, would require around 1000 homes. Land is safeguarded for a new primary school and a medical centre within the proposed housing allocation on land off Shelford Road (Policy 5.3), the development of which has outline planning permission. Accordingly, I consider that adequate provision is made for education and health services to accommodate additional growth above that set out in the Core Strategy.

94. The made Radcliffe on Trent Neighbourhood Plan in Policy 10 New Residential Development (Locational Strategy) sets out criteria to be used to determine the acceptability of housing allocations in the Part 2 Plan.
95. Whilst I have regard to the concerns of the Parish Council that the Part 2 Plan is considering provision of new homes at a level substantially above the minimum set out in the Core Strategy, I find the overall level of homes proposed justified in terms of the need to provide additional land for housing development and in terms of the suitability of Radcliffe on Trent, as a Key Settlement, to accommodate it. In addition, whilst I have had regard to the concerns expressed concerning traffic and transport, there is no substantive evidence that the overall level of new homes cannot be adequately accommodated.
96. I have concluded in respect of Issue 1 that the provision of allocations over and above the minimum targets set out in the Core Strategy is justified. The overall level of additional housing proposed for Radcliffe on Trent is justified and Radcliffe on Trent has sufficient infrastructure, services and facilities to support the proposed allocations.

Policy 5.1 Housing Allocation. Land North of Nottingham Road, Radcliffe on Trent

97. In the GBR, the site was scored as being of low-medium Green Belt importance and did not score highly in respect of any of the Green Belt purposes. Whilst the allocation reduces the gap between Radcliffe on Trent and Holme Pierrepont, it is well defined by the disused railway embankment and would not give rise to coalescence between the two. The allocation would encroach into the countryside, but the extent of the encroachment is limited visually by the embankment. The site is bounded by the embankment to the north west which provides a strong and well defined boundary and by Nottingham Road to the south east. The boundary to the north east reflects existing field boundaries. These boundaries are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
98. The Environment Agency's flood risk map identifies the entire site within Flood Zone 2 except a small area in the south west corner, either side of a stream which feeds into the nearby Polser Brook, which falls within Flood Zone 3. The Greater Nottingham Strategic Flood Risk Assessment (KSCL103) takes into account the effect of the disused railway embankment which bounds the site and identifies that only part of the site has either low or moderate flood hazard risk ratings. The flood risk map however has not changed and I shall work on the basis that the site is in part, liable to flood.
99. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
100. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not

be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Furthermore, it is clear, that if following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the exception test can be applied if appropriate.

101. In this case, the Local Plan Part 2 is supported by a Strategic Flood Risk Assessment and a Sequential Test (KSCL105) of the proposed housing allocations. The Council has, in its SA, evaluated a range of possible development sites around Radcliffe on Trent and elsewhere in the Borough, including taking account of flood risk potential, in addition to other matters such as effects on the Green Belt. In respect of the proposed allocation, the Council concluded in its Sequential Test that there are no reasonable alternatives which are consistent with the wider sustainability objectives as set out in the Core Strategy and Neighbourhood Plan. I do not find the Council's approach inconsistent with national policy or guidance as set out in the PPG. The findings of the Council expressed in the SA, are reasonable.
102. The Policy sets out the split between the number of homes and amount of employment land. To provide a degree of flexibility in the mix between housing and employment land and in order to ensure that the allocated site would make the necessary financial contributions towards the provision of health and education improvements, the split between housing and employment land should be changed so that the site would provide between 150 and 200 homes and a minimum of 3 hectares of employment land, along with a consequential change to the justification in paragraph 3.47 (**MM15**). I have made a minor change to MM15 to delete the word 'of' in the final sentence of proposed paragraph 3.52 as it is unnecessary and its deletion does not change the justification.
103. Having considered the evidence in regard to the viability of the site, the allocation as modified should be considered deliverable as per footnote 11 to the NPPF as there is a realistic prospect that housing will be delivered on the site within five years and that the development of the site would be likely to be viable. Matters of detailed viability would be for the development management process in the context of Core Strategy Policy 11 and the PPG. The policy justification should also be revised to clarify how the site is intended to be laid out (**MM15**).
104. The Council has undertaken SA of the proposed MMs to the allocation which was published for consultation. The Housing Allocations Sequential Test document (KS/CLI/05) considered the proposed mixed use allocation as a whole and concludes that the proposed more vulnerable development (housing) and less vulnerable development (employment), can both be located outside of the small area of Flood Zone 3 at the site, within Flood Zone 2. Consequently, a change in the split between housing and employment land does not change the findings of the Sequential Test.

Policy 5.2 Housing Allocation. Land Adjacent Grooms Cottage, Radcliffe on Trent

105. In the GBR, the site was scored as being of low Green Belt importance and did not score highly against any of the Green Belt purposes. The site is bounded

by the built up area to the west and Shelford Road to the north. Boundaries to the east and south follow established field boundaries which are marked by hedges. The site would not form the Green Belt boundary as it adjoins the allocation at Policy 5.3, which has been granted planning permission. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development. It is necessary to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear and the policy justification to clarify the requirements for drainage measures (**MM16**).

Policy 5.3 Housing Allocation. Land off Shelford Road, Radcliffe on Trent

106. In the GBR, the site was scored as being of low Green Belt importance and did not score highly against any of the Green Belt purposes. The site is well contained, being bounded by the existing built up area and the land allocated by Policy 5.2 to the west and Shelford Road to the north. Boundaries to the east follow the established field boundary which is marked by hedges. To the south is a railway line. The Green Belt boundary is clearly defined using physical features that are readily recognisable and likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

107. The proposed allocation includes within the development requirements provision for a serviced site(s) for a new one form entry primary school and a medical centre. Outline planning permission has been granted for the development of the allocated site. Although the allocated site is situated on the edge of the settlement, the community facilities would be reasonably accessible. The proposal is justified but it is necessary to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear. Additionally, the policy justification should clarify the requirements for drainage measures (**MM17**).

Policy 5.4 Housing Allocation. Land North of Grantham Road, Radcliffe on Trent

108. In the GBR the site scored highly in terms of assisting in safeguarding the countryside but was scored as being of low-medium Green Belt importance overall. The site is bounded by the built up area to the west and along much of its southern boundary with Grantham Road, the railway to the north and an existing track to the east. The Green Belt boundary is clearly defined using physical features that are readily recognisable and likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. Whilst the allocation would extend the form of the settlement along Grantham Road to the east, the site is contained by the railway to the north and is bounded by the existing built up area to the west and south. The site has sufficient depth for it to appear as a contained urban extension rather than as a ribbon of development. It is necessary to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear (**MM18**).

Policy 5.5 Housing Allocation. 72 Main Road Radcliffe on Trent

109. In the GBR the site was scored as being of low Green Belt importance and did not score highly against any of the Green Belt purposes. The site is bounded by residential gardens to the east with a sports ground to the north east and a ditch with fencing and hedges to the north. These boundaries are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
110. Whilst the site is situated within Flood Zone 2, I am satisfied that on the application of the Sequential Test, the allocation is appropriate.

Policy 5.6 Housing allocation. The Paddocks, Nottingham Road, Radcliffe on Trent

111. The proposed site is situated adjacent to the A52. I heard at the hearing that the site is not within an Air Quality Management Zone and that air quality matters should not affect its deliverability. It is necessary however to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear (**MM19**).

Ruddington

112. Ruddington is a Key Settlement, identified for growth and sustainable development in the Core Strategy, with provision for a minimum of around 250 homes in or adjoining the settlement. The Publication Plan seeks to allocate around 350 homes between three sites.
113. I am satisfied that Ruddington does have the level of services and facilities to accommodate additional growth above that set out in the Core Strategy. I have concluded in respect of Issue 1 that the provision of allocations over and above the minimum targets set out in the Core Strategy is justified. Whilst I have had regard to the appeal decision relating to development of land North of Asher Lane for 175 dwellings, and the concerns expressed regarding traffic and the impact on the village centre, the overall level of additional housing proposed for Ruddington, including that at Asher Lane, is justified and it is not necessary to reduce the level of housing development proposed in the Plan as a result of the granting of planning permission for the Asher Lane site.

Land North of Asher Lane, Ruddington

114. Planning permission was granted on appeal for the development of 175 dwellings at the site in May 2018 (APP/P3040/W/17/3185493 – the Asher lane appeal). The significant site should be included in the Plan as an allocation to define the development requirements to be effective and for the Green Belt boundary to be defined on the Policies Map (**MM20** and **MM24**). In the GBR the site was scored as being of low Green Belt importance and did not score highly against the Green Belt purposes. The site is bounded by the edge of Ruddington, allotments, a heritage railway and Asher Lane and is well contained. The Green Belt boundary is clearly defined using physical features that are readily recognisable and likely to be permanent. Given these factors, there are exceptional circumstances for removing the site from the Green Belt.

Policy 6.1 Housing Allocation. Land West of Wilford Road, Ruddington

115. The proposed allocation would give rise to a modest reduction in the extent of open land between Ruddington and West Bridgford and Clifton, but would not fundamentally conflict with the five purposes of the Green Belt as set out in paragraph 80 of the NPPF. Furthermore, the Council's GBR concludes that the land is of low-medium Green Belt importance. The boundaries of the site are with the Packman Dyke to the north and A60 road to the east, with the other boundaries largely with the built-up area of the settlement. These boundaries are defined clearly using readily recognisable physical features and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
116. The Inspector in the Asher Lane appeal commented in his decision on the then preferred site RUD01 of the emerging Local Plan which became Policy 6.1 in the Publication Plan, regarding the comparative merits of the Asher Lane site and RUD01. The purposes and processes of S78 appeals and local plan examinations are different and although I have regard to that Inspectors comments, I am satisfied that the requirements for defining the boundaries of the Green Belt as set out in paragraph 85 of the NPPF are met in the allocation of the site.
117. The Environment Agency's flood risk map identifies areas of the site as falling within Flood Zones 2 and 3, along Packman Dyke and adjacent to Wilford Road. The Plan is supported by a Strategic Flood Risk Assessment and a Sequential Test of the proposed housing allocations. The Council has in its SA evaluated a range of possible development sites around Ruddington and elsewhere in the Borough, but these are constrained by environmental, landscape, heritage issues or their contribution to the Green Belt. The proposed development requirements would ensure that vulnerable development would not be located within Flood Zone 3. Whilst the development would require floodplain mitigation works, on the balance of evidence, I am satisfied that the site could deliver the proposed 130 homes.
118. To ensure the policy is consistent with national policy in regard to flooding, changes are necessary to the development requirements to the effect that it should be demonstrated that the development would be flood resilient and safe for its lifetime (**MM21**). It is also necessary to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear (**MM21**).

Policy 6.2 Housing Allocation. Land South of Flawforth Lane, Ruddington

119. In the GBR, the site was scored as being of low-medium Green Belt importance and does not score highly in respect of any of the Green Belt purposes. Whilst the site is situated across the A60 road from the main part of the settlement, it relates well to existing development to the west. The site adjoins the settlement to the west and Flawforth Lane to the north. The boundaries to the east and south follow established boundaries which are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the

allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development. It is necessary however to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear (**MM22**).

Policy 6.3 Housing Allocation. Land Opposite Mere Way, Ruddington

120. In the GBR, the site scored highly in respect of checking unrestricted sprawl of settlements and assisting in safeguarding the countryside from encroachment as it extends the area of development to the east of the A60 road into the countryside, but was scored as being of low-medium Green Belt importance overall. The site adjoins A60 road to the west and other boundaries follow established boundaries, marked by hedges, which are readily recognisable and are likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in Core Strategy Policy 3. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development. The boundary of the site as shown on the Policies Map is drawn so as to include a copse of trees to the east of the site. This land is not necessary for the development and its removal from the Green Belt is not justified. Changes to the Policies Map proposed by the Council were published separately for consultation. It is necessary to amend the Policy so that the requirement for contributions to the A52 Trunk Road improvements is clear (**MM23**).

Policy 7 Housing Allocation. Land east of Church Street, Cropwell Bishop

121. Cropwell Bishop has a reasonable range of services and facilities to meet the everyday needs of residents and there is capacity at the primary school and health centre.
122. In the GBR, the site was scored as being of low Green Belt importance and the site does not score highly in terms of the Green Belt purposes. The site is well contained being adjacent to the existing built up area to the west and school to the south. The boundary to the Green Belt is with the STW to the north and follows a footpath to the east. The boundary of the Green Belt is readily recognisable and is likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in the Core Strategy. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.
123. Whilst the proposed allocation should not be expected to address existing issues resulting from on-street parking in the village, the development requirements include the provision of a new access to the site and neighbouring primary school, which should bring a net benefit in this regard.
124. The proposed allocation is situated adjacent to a STW. The development requirements include provision of a buffer between new homes and the STW. I am satisfied that the allocation is effective in this regard and that the detailed consideration of this matter would take place through the development management process. This may affect the number of homes to be provided, but capacity set out at 'around 70' homes is justified. The actual

number of homes delivered is however a matter for the development management process. I have had regard to concerns expressed regarding surface water runoff, but that would be a detailed matter for the development management process. The Policies Map needs to be corrected in regard to the Policy number. Any changes to the Policies Map proposed by the Council will be published separately.

East Bridgford

125. East Bridgford is, in terms of the Core Strategy, one of the 'other villages'. East Bridgford has a range of services and facilities sufficient to meet many everyday needs of residents, including primary education and a health centre. In that context, I do not find the overall level of development proposed to be out of scale with the village and I am satisfied that the capacity of existing services and facilities is adequate to serve the proposed allocations. Whilst some representors have expressed concerns regarding the preparation of the Plan and how it came to include the two proposed allocations, those matters are not directly relevant to the soundness of the Plan and I must assess the soundness of those allocations as set out in the Plan before me.

Policy 8.1 Housing Allocation. Land Between Butt Lane and Closes Side Lane, East Bridgford

126. In the GBR, the site scored highly in terms of checking the unrestricted sprawl of settlements as the allocation would extend the built up area into the countryside to the east of the village, but it was scored as being of low-medium Green Belt importance overall. The site is adjacent to the existing built up area to the west and is bounded by roads to the north and south, meaning that it would be well contained. The boundary to the east follows in part field boundaries. The Green Belt boundary would be readily recognisable and is likely to be permanent. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in the Core Strategy. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

127. The development requirements as set out in the Policy address effectively the issue of access to the site. I am satisfied that it could be adequately accessed and a road linking Butt Lane and Closes Side Lane is feasible and that the proposed allocation whilst giving rise to additional vehicle movements, should not give rise to unacceptable effects on highway safety. In terms of deliverability, it has not been demonstrated that land ownership constraints preclude the implementation of the scheme.

Policy 8.2 Housing Allocation. Land South of Butt Lane, East Bridgford

128. In the GBR, the site scored highly in respect of the Green Belt purpose of preserving the setting and special character of historic towns as it is adjacent to the Conservation Area and in respect of assisting in safeguarding the countryside from encroachment extending into the countryside. However, the site was scored as being of low-medium Green Belt importance overall. The site is adjacent to the existing built up area to the west and is bounded by a road to the north, whilst the boundary to the south is marked by a hedgerow. The boundary to the east would be a new boundary with the Policy

development requirements including that a substantial tree belt should be provided to the east to connect Butt Lane with the Millennium Wood which would provide a clearly defined and permanent boundary. The Council has taken into account the need to promote sustainable patterns of development and the allocation of the site is consistent with the strategy set out in the Core Strategy. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

129. In terms of the development requirements, the proposed allocation can be accessed and that whilst the development of the site would give rise to additional vehicle movements, it should not cause unacceptable effects on highway safety.

Gotham

Policy 9 Housing allocation. Land East of Gypsum Way/The Orchards, Gotham

130. Gotham is in terms of the Core Strategy, one of the 'other villages'. As I have concluded in respect of Issue 1, the allocation of homes to 'other villages' is justified. Gotham has a range of services and facilities sufficient to meet many everyday needs of residents, including primary education, shops and a health centre. In that context, I do not find the overall level of housing land proposed to be out of scale with the village and I am satisfied that the capacity of existing services and facilities is adequate to serve the proposed allocation. Whilst Policy 9 states that the allocation is for around 70 homes, the additional text in **MM04** is clear that the final number of dwellings would be determined through a planning application.

131. In the GBR the site was scored as being of low Green Belt importance and did not score highly in respect of any of the Green Belt purposes. The site is bounded by the existing built up area to the east and Gypsum Way to the west. To the south the boundary follows the established field boundary marked by a hedge. The boundaries would be readily recognisable and are likely to be permanent. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

132. The emerging Gotham Neighbourhood Plan (GNP) puts forward a number of different sites which it is considered should be allocated through the Part 2 Plan. These sites are of a relatively modest scale. Whilst the GNP is advancing a different strategy for the allocation of housing in the village, the Plan is not yet made, could be subject to further change and I am considering the approach set out in the Part 2 Plan.

133. During the hearing session, the means of access to the proposed allocation was discussed. I am satisfied that the provision of access should not affect the deliverability of the site. However, whilst the development requirements address the relationship between the proposed homes and the bus depot, the Policy should be amended to address surface water disposal, any loss of parking for existing residents and to safeguard living conditions for residents as a result of the construction and use of the new access (**MM25**). In terms of criterion d) and the policy justification as set out in the MM, I am satisfied the requirements to address the potential effects of the development on surface water flooding would not place unduly onerous requirements on a future developer and that they would be effective. The provision of

compensation parking spaces within the site is justified in the absence of any evidence that such parking could be achieved in an acceptable form off-site. Additionally, the requirement for net gains to biodiversity in criterion b) is consistent with national policy as set out NPPF paragraph 109.

Policy 10. Housing Allocation. Land North of Park Lane, Sutton Bonington

134. Sutton Bonington is, in terms of the Core Strategy, one of the 'other villages'. As I have concluded in respect of Issue 1, the allocation of homes to 'other villages' is justified on the basis of meeting the overall dwelling requirement and local needs. Sutton Bonington has a range of services and facilities sufficient to meet many everyday needs of residents, including primary education, shops and a health centre. In that context, I do not find the overall level of development proposed to be out of scale with the village and I am satisfied that the capacity of existing services and facilities are adequate to serve the proposed allocation. In addition, I do not find that the proposal would have any unacceptable effects on traffic, nor give rise to an increase in the risk of flooding. Whilst there may be no developer interest in the site at the time of the hearing, I am satisfied that it is deliverable in terms of the Framework.

135. The site however has an open character and is visually prominent and the development requirements should be amended to include provision of landscaping works to safeguard the rural character of the village when viewed from the A6006 (**MM26**).

Policy 23 Redevelopment of Bunny Brickworks

136. The proposed redevelopment of the former Bunny Brickworks for employment use is a longstanding policy and is currently within the development plan as Saved Policy E7 of The Rushcliffe Borough Local Plan (1996). Whilst the site scored highly in respect of checking the unrestricted sprawl of settlements, given that it is a relatively isolated previously developed site, in the GBR, the site was scored overall as being of low-medium Green Belt importance. The site consists of a former brick works and is bounded in part by roads to the north and east and the existing trading estate to the west. The boundaries of the allocation would be readily recognisable and are likely to be permanent. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

137. Whilst the site is remote from the village of Bunny and has limited accessibility in terms of non-car transport, the Council has taken into account the need to promote sustainable patterns of development and of bringing previously developed land into beneficial use. Therefore, the proposed allocation accords with the policies of the NPPF as a whole. The development requirements set out in the Policy include provisions to safeguard the living conditions of future residents in respect of existing land uses.

Policy 24 Redevelopment of Former Islamic Institute, Flintham

138. Whilst the proposal would give rise to a significant increase in the number of homes in Flintham, the proposed allocation reflects the planning permission for the residential development of the site. Given the proximity of the site to the neighbouring sports field, the Policy and policy justification should be amended

to address the issue of cricket ball strike (MM37). I have made a minor change to the MM by adding the word 'be' which was omitted, to make the text clear.

Conclusion on Issue 4

139. The proposed site allocations are justified, effective and consistent with national policy and where necessary exceptional circumstances have been demonstrated to justify releasing land from the Green Belt for the uses proposed.

Issue 5 – Are the proposed employment allocations effective, justified and consistent with the Core Strategy and national policy and where necessary, have exceptional circumstances been demonstrated to justify the removal of sites from the Green Belt?

140. Core Strategy Policy 5 sets out the strategy for employment provision and economic development. Whilst the Core Strategy makes provision for strategic employment allocations, it states that the Part 2 Plan will deliver economic development of a lesser scale in sustainable locations. Although the Core Strategy sets out overall minimum employment land and office floorspace targets, no specific targets are set for the Part 2 Plan.
141. The Core Strategy sets out that sites will be identified to provide a minimum of 67,900 square metres of office floorspace (B1a and b) and a minimum of 20 hectares of other employment land (B1c, B2 and B8). Employment land totalling around 66.5 hectares is allocated at the SUE to the South of Clifton, on land to the North of Bingham, at the former Cotgrave Colliery, RAF Newton and the SUE to the East of Gamston/North of Tollerton. Some employment land allocations remain allocated by the Rushcliffe Local Plan 1996.
142. The Employment Land Forecasting Study (ELFS) (KSEMP04) was published in August 2015. It was commissioned by a group of authorities in order to ensure that each respective Part 2 Local Plan, for both the Nottingham Core and Nottingham Outer Housing Market Areas, is supported by more recent evidence on employment land requirements.
143. The Core Strategy and the submitted Plan combined make provision for about 65,800 square metres of Use Class B1(a) and around 60 hectares of land for other employment generating uses within other B Use Classes. The Plan carries forward the allocated sites at Chapel Lane, Bingham (east and west), Hollygate Lane, Cotgrave and land at the Former Bunny Brick Works (as part of a mixed use proposal). New allocations are proposed at Nottingham Road Radcliffe on Trent as part of a mixed use development (around 5 hectares of employment land) and at Platt Lane, Keyworth (around 2.6 hectares).
144. The Council's figures are based on broad assumptions and the existing and proposed allocations are flexible in terms of provision of B1, B2 and B8 uses. The ELFS indicates that the provision of office floorspace should be in the range 75,000 to 84,000 square metres, and non-office floorspace in the range 31 to 41 hectares. These figures are appreciably above those set out in the Core Strategy. However, take up of employment land has been low during the

plan period to date, in part as the strategic allocations have not come forward as envisaged. Provision of employment land at the strategic sites is not directly a matter before me, but it nevertheless forms part of the justification for the allocation of further employment land through this Plan.

145. The proposed allocations for new sites in the Key Settlements would improve accessibility of employment opportunities in those locations. This is consistent with Core Strategy Policy 5 in that the allocations are situated in accessible locations, in accordance with the settlement hierarchy and would ensure a sustainable mix of land uses. The allocations proposed in the Part 2 Plan should meet the minimum targets set out in the Part 1 Plan, accepting that there would be some flexibility in the provision of B class uses within developments. However, in overall terms, there would continue to be significant provision of non-office employment land over the Core Strategy minimum requirements, largely to be delivered within the Core Strategy strategic allocations. There is some uncertainty however, as to future strategic requirements for employment land provision in Rushcliffe, but that is more properly a matter for the review of the Core Strategy.
146. The proposed mixed use allocation at Land at Nottingham Road, Radcliffe on Trent includes employment land, falling within Use Classes B1, B2 or B8. In relation to Radcliffe on Trent, given the level of office floorspace required by the Core Strategy, the constrained nature of the village centre and given that there are no suitable or available sites for B1 office uses, the allocation of land at Nottingham Road to include B1 office use is justified. The policy justification should clarify that applications for office development in respect of the allocations would not be subject to any further sequential test requirements to accord with national policy (**MM30**). In addition, the policy justification should be amended in respect of the Platt Lane, Keyworth site Policy 15 1. d) to clarify that the site access may need to be in part located within the Green Belt and should not conflict with the purposes of including land in the Green Belt and Figure 3 revised so that the employment allocation does not include the dwellings on Platt Lane (**MM10** and **MM30**).
147. It is proposed that the employment land allocations at Nottingham Road, Radcliffe on Trent, Platt Lane Keyworth and the mixed use development at the Former Bunny Brick Works would be removed from the Green Belt. The need to provide additional employment land at Radcliffe on Trent and Keyworth in order to ensure a sustainable mix of uses at those settlements, to regenerate the previously developed land at the former Bunny Brickworks and to strengthen the local economy are consistent with the Core Strategy and provide the exceptional circumstances to remove these sites from the Green Belt. I am satisfied that the particular locational requirements in relation to employment land provision at Keyworth and Radcliffe on Trent and in respect of the Former Bunny Brickworks mean that these requirements cannot be addressed through utilising land beyond the Green Belt.
148. The exceptional circumstances for the removal of land from the Green Belt at Nottingham Road, Radcliffe on Trent has been considered under Policy 5.1 and in regard to the Former Bunny Brickworks in Policy 23. In respect of Platt Lane, the GBR concludes that the site would have a low-medium Green Belt score. The site is well screened by topography, tree belts and the cottages on Platt Lane and has clearly defined hedgerow boundaries. The allocation of the

site does not conflict with the Green Belt purposes set out in paragraph 80 of the NPPF. In conclusion, exceptional circumstances exist to remove this site from the Green Belt for development.

Conclusion on Issue 5

149. The provision of new employment allocations through the Plan would be made in sustainable locations in accordance with the settlement hierarchy and is consistent with Policy 5 of the Core Strategy and is justified. Exceptional circumstances have been demonstrated to justify the removal of the sites from the Green Belt

Issue 6 – Are the individual policies clear, justified and consistent with national policy and will they be effective?

Policy 1 Development Requirements

150. The encouragement of appropriate renewable energy technologies within new development and the promotion of a high degree of energy efficiency is consistent with Core Strategy Policy 2 and would support the transition to a low carbon future in a changing climate. To accord with national policy as set out in the NPPF, criterion 6 of the Policy should seek, where possible, net gains in biodiversity as stated in paragraph 109 and the Policy should also be amended to include a criterion regarding best and most versatile agricultural land to accord with national policy and to be effective (**MM03**). Under xi in the table on page 9 the word 'not' should be deleted from column two as it is incorrect and not consistent with Policy 37 (**MM01**).

Policy 11 Housing Development on Unallocated Sites Within Settlements

151. The Policy should be amended so it is consistent with national policy for the historic environment by including that harm should be weighed against the public benefits of a proposal (**MM27**).

Policy 12 Housing standards

152. Policy 12 is concerned with accessible and adaptable homes and water efficiency standards. There is evidence of likely future need for housing for older people in the Borough with the percentage of elderly people growing at a faster rate than the national average, with a significant increase forecast in the proportion of households with someone aged over 75. In addition, there is evidence of a rise in the number of people that will live with mobility problems in future in the Borough.

153. It is forecast that the overall percentage of people aged 18 to 64 who have a moderate or serious physical disability will not change in the Borough, but due to the overall increase in population, a modest increase in the numbers of people needing adapted homes will occur. It is not clear however from the evidence as to whether the existing housing stock is meeting the present need or could meet any increase in need in the future. Whilst I have had regard to the data concerning the people on the Rushcliffe housing register who need to move on medical or welfare grounds and the reasons given for rehousing

tenants in Rushcliffe due to unsuitable property, the evidence on how needs vary across tenures or whether an increase in need could be met through the adaptation of existing homes is limited. The requirement in part a) of the Policy in respect of developments of 10 dwellings or more providing at least 20% of housing to comply with the requirement M4(2) of the Building Regulations for accessible and adaptable dwellings has not been demonstrated or justified in respect of the modest level of need identified. This requirement should be deleted. In addition, the policy justification should be altered as a consequential change (**MM28**).

154. Having regard to the M4(3)(a) Buildings Regulations requirement for wheelchair adaptable homes, I am satisfied that the need for wheelchair user housing will increase in the plan period and that the requirement for at least 1% of homes in developments of 100 dwellings or more to comply with the requirements M4(3)(a) of the Building Regulations is justified. This requirement has been taken into account in the Rushcliffe Borough Council Whole Plan and Community Infrastructure Viability Assessment (May 2018) and I do not find that it would have an adverse effect upon viability. To make the Policy effective, it should be clarified how it would be applied in certain circumstances, for example, where it would not be practical because of site conditions. (**MM28**).

155. Policy 2 seeks to apply the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day to all new dwellings. The Greater Nottingham Outline Water Cycle Study 2010 (KSCLI01) concludes that the water resource situation in the East Midlands is 'significantly constrained' and there is little opportunity to develop new water resource schemes in the area. Whilst the study was prepared some time ago, there is no alternative evidence before me and the requirement to employ stringent water use standards is reinforced by the Humber River Basin District Management Plan 2016 and the Severn Trent Water Draft Water Resources Management Plan 2018. Whilst the application of the higher Optional Technical Housing Standard for water consumption would have a modest cost implication for developers, I am satisfied that it would not have a significant effect upon viability. The application of the higher Optional Technical Housing Standard for water consumption is justified.

Policy 13 Self-build and Custom Housing Provision

156. Policy 13 encourages the provision of self-build and custom homes in accordance with national policy. The Policy as drafted seeks an appropriate percentage of dwellings on sites of more than 10 dwellings to be provided for self-build or custom plots. It is not clear what the Policy is seeking in terms of 'an appropriate percentage' and the Policy would not be effective as drafted. The 10 dwelling threshold has not been justified. Part 2 of the Policy and the policy justification in paragraph 3.140 should be deleted (**MM29**).

Policy 16 Renewable Energy

157. To be consistent with national policy in paragraph 153 of the NPPF and to be effective, the Policy should refer to Appendix C of the Plan which sets out the landscape sensitivity study and landscape character units, rather than the

Melton and Rushcliffe Landscape Sensitivity Study 2015 (KSGIN07) which is a separate document and not part of the development plan (**MM31**).

Policy 18 Surface Water Management

158. Policy 18 is concerned with surface water management. To ensure that the policy and its justification are effective, where sustainable drainage systems are appropriate, they should comply with the drainage hierarchy (**MM32**).

Policy 19 Development Affecting Watercourses

159. In order for the Policy to be effective, criterion e) should be amended so as to secure a minimum 10 metre buffer to promote ecological networks, facilitate management of water courses and provide an adequate buffer from land based activities to reduce the risk of pollution to the water course and clarify that such a buffer should be provided where physically feasible (**MM33**). I have made a minor change to the MM through the deletion of the comma between the words 'buffer' and 'where' for clarity.

Policy 22 Development within the Countryside

160. Policy 22 is concerned with development in the countryside beyond the Green Belt. To make the Policy effective and to be compliant with national policy, the Policy should be amended to include sports development. To be effective the Policy should be reworded to refer to habitats, rather than biodiversity and provide clarity in respect of isolated dwellings (**MM35**). The policy justification should be supplemented to make clear that proposals for the accommodation of Gypsies, Travellers and Travelling Showpeople that are located within the countryside should comply with Core Strategy Policy 9 (**MM36**).

Policy 25 Development within District Centres and Local Centres

161. The criteria set out for primary and secondary frontages would be effective in maintaining the viability and vitality of the designated centres, justified by the Greater Nottingham Retail Study (KSRET01). It is not justified at this stage to include the new retail provision to serve the new communities at the strategic sites allocated in the Core Strategy. That is a matter for the review of the Core Strategy. To be consistent with national policy, the Policy should refer to significant adverse impacts on vitality or viability of a defined centre (**MM38**).

Policy 26 Retail and Settlement Centres

162. I am satisfied that the Policy is justified in the identification of the specified centres of neighbourhood importance and in regard to their geographical extent. To be consistent with national policy, the Policy should refer to 'significant adverse impacts' on vitality, viability or character of a centre (**MM39**).

Policy 27 Main Town Centres Outside District Centres or Local Centres

163. The Policy as submitted is not consistent with the sequential test for planning applications for main town centre uses as set out in the NPPF. The Policy should be amended to accord with national policy as set out in paragraph 24 of the NPPF by the deletion of paragraph 2 (**MM40**).

Policy 28 Conserving and Enhancing Heritage Assets

164. The Policy as submitted is not consistent with the NPPF in regards to balancing harm against public benefits and should be amended so as to be consistent with the heritage policies of the NPPF (**MM41**).

Policy 29 Development Affecting Archaeological Sites

165. The Policy is not consistent with national policy for the historic environment as set out in the NPPF in respect of the weighing of public benefits against harm. The requirements for archaeological evaluation are not clear and would not be effective. The Policy and policy justification requires to be amended (**MM42**).

Policy 30 Protection of Community Facilities

166. The Policy seeks to safeguard existing community facilities and to be effective and consistent with the NPPF in respect of delivering social, recreational and cultural facilities in paragraph 70, the policy and policy justification should also refer to cultural facilities (**MM43**).

Policy 31 Sustainable Tourism and Leisure

167. As submitted, the Policy is not effective in that it seeks to resist planning applications which would have any adverse impact on tourist and leisure facilities. The Policy should be amended to state that planning applications which have significant adverse effects would be resisted (**MM44**).

Policy 32 Recreational Open Space

168. The Policy is not consistent with national policy as set out in paragraph 204 of the NPPF in respect of planning obligations seeking new provision or improvements to the quality of provision from all developments, rather than where it is necessary to make the development acceptable in planning terms. There is insufficient evidence to demonstrate that the thresholds for the provision of new facilities and financial contributions are appropriate and justified. The policy and policy justification should be amended to accord with national policy and to provide clarity as to when contributions would be sought (**MM45**).

Policy 34 Green Infrastructure and Open Space Assets

169. To be effective and for clarity, the policy should refer to traditional orchards and the policy justification should be amended to recognise the wider benefits of ecosystem services as set out in paragraph 109 of the NPPF (**MM46** and **MM47**). In addition, for clarity, the policy justification should also refer to the Rushcliffe Playing Pitch Strategy to inform development that may affect sports pitches (**MM47**).

170. The wording of paragraph 12.20 relating to biodiversity and geodiversity is unclear in that it omits the words 'development which adversely affects' and should be amended to make the Plan effective (**MM48**).

Policy 36 Designated Nature Conservation Sites

171. The Policy should be amended so as to be consistent with national policy as set out in paragraph 109 of the NPPF in respect of net gains for biodiversity (**MM49**).

Policy 39 Health Impacts of Development

172. The document, Spatial Planning for the Health & Wellbeing of Nottinghamshire (KS/HEA/01) sets out the background to the Health Impact Assessment (HIA) approach and the World Health Organisation defines HIA as: 'A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population'.

173. The Policy as worded is however unclear and there is no justification for the thresholds set out. The Policy and justification should be revised to make it effective in seeking mitigation to significant adverse impacts identified and to set out how development proposals should promote, support and enhance health (**MM50**).

Policy 41 Air Quality

174. The Policy as drafted is not clear and does not provide a clear indication of how a decision maker should react to a development proposal contrary to paragraph 154 of the NPPF. The Policy should be redrafted to make it effective (**MM51**).

Policy 42 Safeguarding Minerals

175. To be consistent with national policy as set out in paragraph 143 of the NPPF, the Policy should include the prior extraction of minerals (**MM52**). The illustrative Minerals Safeguarding Map which has been published for consultation should be included as an illustrative figure.

Policy 43 Planning Obligations Threshold

176. The justification to the Policy in paragraph 15.2 is not consistent with the tests set out in paragraph 204 of the NPPF and should be amended to explain how planning obligations would be sought, consistent with the tests (**MM53**).

Conclusion on Issue 6

177. In conclusion, subject to the recommended MMs, I consider the individual policies clear, justified and consistent with national policy and that they will be effective.

Assessment of Legal Compliance

178. My examination of the legal compliance of the Plan is summarised below. I conclude that the legal requirements are all met, other than in respect of Regulation 8 which can be addressed through a MM.
179. Regulation 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy. The Plan supersedes a number of policies from the Rushcliffe Local Plan 1996 and these should be set out in the Plan (**MM02**).
180. The Rushcliffe Local Plan Part 2: Land and Planning Policies has been prepared in accordance with the Council's Local Development Scheme.
181. Consultation on the Local Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.
182. Sustainability Appraisal has been carried out and is adequate.
183. The Habitats Regulations Assessment Screening of Likely Significant Effect (HRA) sets out why an Appropriate Assessment (AA) is not necessary. In July 2018, the Council prepared a HRA Addendum in response to a Judgement issued by the Court of Justice of the European Union¹. The HRA Addendum confirms that AA is not necessary. Natural England has confirmed that it has no objections to the HRA.
184. The Plan includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. Such Policies include Policy 16 Renewable Energy, Policy 17 Managing Flood Risk and Policy 18 Surface Water Management and build upon those set out in the Core Strategy.
185. The Local Plan complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
186. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including policy for development of accommodation for Gypsies, Travellers and Travelling Showpeople and for accessible and adaptable housing.

Overall Conclusion and Recommendation

187. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

¹ People over Wind, Peter Sweetman v Coillte Teoranta Case C-323/17

188. The Council has requested that I recommend MMs to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix, the Rushcliffe Local Plan Part 2: Land and Planning Policies satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Philip Lewis

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM01	9	Second column of row xi	In the last paragraph of the second column of xi: A trees and woodlands policy will not seek to restrict development which would adversely affect ancient or veteran trees. It requires any loss of tree to be replaced where appropriate.
MM02	15	To follow paragraph 1.17	Insert the following: <u>Superseded Policies</u> <u>1.18 The adoption of the Local Plan Part 2 means that the following 'saved' policies from the 1996 Rushcliffe Borough Local Plan are superseded and no longer form part of the development plan:</u> <ul style="list-style-type: none"> • <u>Policy ENV15 – Green Belt;</u> • <u>Policy H1 – Housing Allocations;</u> • <u>Policy E1 – Employment Land Provision;</u> • <u>Policy E7 – Redevelopment of Employment Sites; and</u> • <u>Policy E8 – Langar Airfield</u>
MM03	16	Policy 1	Amend Policy 1, criterion 6) as follows: there is no significant adverse effects on important wildlife interests, <u>and where possible, the application demonstrates net gains in biodiversity;</u> Insert the following criterion: <u>12. development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible.</u>
MM04	20	To follow paragraph 3.11	Insert the following paragraph after paragraph 3.11:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>The number of dwellings it has been estimated will be delivered on the sites allocated for development within this Local Plan Part 2 has been calculated on a site by site basis. As a starting point, for sites up to a hectare in size their capacity has been calculated on the basis of a gross density of 25 dwellings per hectare; for sites between 1 and 3 hectares a 23 dwellings per hectare gross density has been used and for sites in excess of 3 hectares a 20 dwellings per hectare gross density has been used. In the case of certain sites, because of particular specific circumstances, an estimated dwelling capacity figure has been identified which does not necessarily follow this standardised approach. However, in all cases, the final number of dwellings on each of the allocated sites will be established at the planning application stage, following consideration of site specific detailed design matters and any other relevant planning considerations.</p>
MM05	23	Policy 2.1 and paragraph 3.15	<p>Amend Policy 2.1 criterion a):</p> <p>a) areas of important archaeological interest should be avoided and retained as open space unless subject to area excavation and recording any planning application will be required to demonstrate a sustainable layout and engineering response to the significance of archaeological remains on site as determined through a programme of intrusive archaeological evaluation. Where areas of the site are found to contain remains of such significance, or for which the costs of adequate mitigation would be prohibitive, this response should allow for their preservation;</p> <p>Insert new criterion with associated consequential changes to text:</p> <p>j) development must not prevent access to the site opposite which is allocated within Policy 2.2; and</p> <p><u>k) financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u></p> <p>Renumber criterion k) to l).</p> <p>Amend paragraph 3.15:</p> <p><u>Land rear of Mill Lane/The Old Park would form an individual site. When taking into account open space requirements on site, it is anticipated that it has capacity to accommodate around 180 dwellings, assuming the archaeologically sensitive area so far identified through geophysical survey to the western end of the site is left undeveloped to facilitate preservation of archaeology. In this respect development will require further pre-submission evaluation and the site should be approached on the basis that area(s) may need to remain undeveloped of buildings, associated</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			groundworks, access and drainage infrastructure. On-site open space will be required in part to protect heritage assets of archaeological interest that exist within the site, unless a detailed scheme of excavation and recording is undertaken prior to the submission of a planning application. In addition, overlooking of neighbouring properties, including of bungalows, as a result of the land's sloping topography should be avoided through sensitive site design and layout.
MM06	24	Policy 2.2	Amend criterion f: f) Green Infrastructure should provide linkages to the Grantham Canal and Hollygate Park and achieve net-gains in biodiversity through tree planting and woodland creation; and Insert criterion g with consequential renumbering of the final Policy criterion to h): <u>g) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u>
MM07	26	Paragraphs 3.24 and 3.25	Amend as follows: Housing allocations at East Leake 3.24 The Core Strategy sets a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028. Planning permission has recently been granted on nine ten <u>ten</u> greenfield sites around the village that will deliver around 1,000 <u>1,200</u> new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 600 <u>800</u> homes. 3.25 It is considered that it would be unacceptable to identify further land at East Leake for housing development over the plan period. To do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the affect that any further development would have on the character of the village. This Local Plan Part 2 allocates one <u>two</u> sites for housing development at East Leake, one on land to the north of Rempstone Road and the second on land north of Lantern Lane (see Figure 2). This Both these sites, which is <u>are</u> outside the existing built extent of the village, and both <u>already has</u> have planning permission for new housing but development has yet to start.
MM08	29	New Policy to follow	Insert new Policy and justification:

Ref	Page	Policy/ Paragraph	Main Modification
		paragraph 3.29	<p><u>POLICY 3.2 HOUSING ALLOCATION – LAND OFF LANTERN LANE, EAST LEAKE</u></p> <p><u>The area, as shown on the policies map, is identified as an allocation for around 195 homes.</u></p> <p><u>The development will be subject to the following requirements:</u></p> <p><u>a) in order to reduce landscape and visual impacts elevated land to the north and east should comprise a multi-functional green-infrastructure buffer between the development and open countryside;</u></p> <p><u>b) the right of way which crosses the site from Lantern Lane should be preserved, forming a pedestrian corridor to the open countryside;</u></p> <p><u>c) a detailed geotechnical and mining study should be undertaken to ensure an acceptable buffer between gypsum mining operations and the development can be established; and</u></p> <p><u>d) it should be consistent with other relevant policies in the Local Plan.</u></p> <p>Insert the following paragraphs:</p> <p><u>3.XX The allocation is situated on land which rises to the north and east towards a low ridge that encloses this area of the village. Consequently, in order to avoid wider landscape and visual impacts, the built development should be restricted to lower elevations within the site.</u></p> <p><u>3.XX The allocation is located 1km south of the British Gypsum Mine and subterranean extraction of Gypsum has extended under the northern boundary of the allocation. In order to ensure properties are not at risk of subsidence, resulting from the collapse of these workings, a suitable buffer around this area should be established.</u></p> <p><u>3.XX In accordance with Policy 8 of the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.</u></p> <p>Consequential changes:</p> <p>Add the following policy within the table at pages 10 to 14 (which sets out the relationship of Local Plan Part 2 policies to Core Strategy policies) and list it in bold text in order to indicate that it is one of the 'strategic policies'.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Policy 3.2 Housing Allocation – Land off Lantern Lane, East Leake.</u></p> <p>Insert the Policy title into the contents (page v)</p> <p>Amend the title for Policy 3 to Policy 3.1.</p>
MM09	27	Figure 2	Amend Figure 2 to include the housing allocation at Lantern Lane, East Leake (Policy 3.2) and renumber of Policy 3 to Policy 3.1, to be consistent with the revised Policies Map (as per the separate Policies Map consultation undertaken).
MM10	30	Figure 3	Amend Figure 3 relating to the boundary of the employment allocation at Platt Lane Keyworth (Policy 15) to be consistent with the revised Policies Map (as per the separate Policies Map consultation undertaken).
MM11	31	Policy 4.1	<p>Amend the Policy as follows:</p> <p>The area, as shown on the policies map, is identified as an allocation for around 150 homes.</p> <p>The development will be subject to the following requirements:</p> <p>a) the neighbouring Local Wildlife Site should not be adversely affected;</p> <p>ba) Green Infrastructure should improve connections to the right of way network and deliver net-gains in biodiversity;</p> <p>eb) improvements to the junction of Platt Lane, Nicker Hill, Normanton Lane and Station Road to reduce speeds and increase visibility;</p> <p>ec) significant impacts on the amenity of new residents resulting from the activities of the neighbouring British Geological Survey, <u>that may also result in unreasonable restrictions on this business's activities,</u> should be avoided or adequately mitigated; and</p> <p><u>d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u></p> <p>e) it should be consistent with other relevant policies in the Local Plan."</p>
MM12	32	Policy 4.2 and justification	<p>Amend criterion f):</p> <p>f) Green infrastructure should include a suitable buffer with the neighbouring sports facility in order to protect the amenity of residents and users of the right of way; and</p> <p>Insert new criteria:</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>g) mitigation measures should be installed as appropriate on the north-east boundary to protect dwellings from damage from the adjacent sports facility;</u></p> <p><u>h) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u></p> <p>Renumber criterion g to i. Add the following paragraph to the Justification:</p> <p><u>3.XX The site is located adjacent to a cricket pitch and therefore an assessment should be carried out and, if appropriate, mitigation measures should be installed along the boundary between this housing allocation and the sports facility. This would be to protect the new dwellings from possible damage from cricket balls.</u></p>
MM13	33	Policy 4.3	<p>Insert new criterion d) with associated consequential changes:</p> <p>c).....open space; and</p> <p><u>d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u></p> <p>e) it should be consistent with other relevant policies in the Local Plan</p>
MM14	33	Policy 4.4	<p>Amend the Policy as follows:</p> <p>The development will be subject to the following requirements:</p> <p>a) the amenity of residents should not be significantly affected by noise, odour or dust resulting from the activities of the neighbouring farm; and</p> <p><u>b) the continuation of agricultural operations within the neighbouring farm should not be prejudiced as a result of adverse effects on the amenity of residents;</u></p> <p><u>c) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u></p> <p>bd) it should be consistent with other relevant policies in the Local Plan.</p>
MM15	36	Policy 5.1	<p>Amend the Policy as follows:</p> <p>The area, as shown on the policies map, is identified as an allocation for between around <u>150 and around 200</u> homes and <u>a minimum of 3.5</u> hectares of employment.</p> <p>Insert new criterion with associated consequential changes:</p> <p>e).....support development; and</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>f) <u>a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> fg) it should be consistent with other relevant policies in the Local Plan.</p> <p>Amend paragraph 3.52 as follows:</p> <p>The allocation is divided by overhead powerlines which cross the site in a north-south direction. It is logical for employment to be located to the western side of the powerlines and housing <u>predominately</u> to the east, with development appropriately set back from the powerlines on each side. The development of employment and its separation from the residential area would provide an on-site green corridor between these uses, better avoid any potential conflict between new housing and the <u>should be focused adjacent to the existing RSPCA Animal Shelter as this will to help avoid potential conflict between it and areas of housing. The development scheme should also</u> and avoid locating more vulnerable residential development within the <u>vicinity of flood zone 3 area.</u></p> <p>Amend paragraph 3.47 to read:</p> <p>In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity, flood risk, the availability of suitable sites for development and other relevant planning considerations, that the following sites (see Figure 4) are identified as housing allocations and have been removed, where applicable, from the Green Belt to deliver around 920 <u>970</u> new homes:</p>
MM16	38	Policy 5.2	<p>Insert new criterion with associated consequential changes:</p> <p>c)...support development; and <u>d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> de)...</p> <p>Insert new paragraph after 3.58:</p> <p><u>The development of this allocation, together with the allocation contained within Policy 5.3, should not prejudice the delivery of either site. In particular, there are no surface water or combined sewers in the vicinity of this site. Given the topography of the area, if surface water issues cannot be adequately managed within this allocation, surface water drainage solutions may have to be in place within the adjacent allocation (Policy 5.3) before the development of this allocation in order to allow appropriate</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>drainage to be provided in accordance with the drainage hierarchy.</u>
MM17	39	Policy 5.3	<p>Insert new criterion with associated consequential changes:</p> <p>e).....neighbouring properties; <u>and</u> <u>f) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> fg)....</p> <p>Insert new paragraph after 3.62: <u>The development of this allocation, together with the allocation contained within Policy 5.2, should not prejudice the delivery of either site. In particular, there are no surface water or combined sewers in the vicinity of this site. Given the topography of the area, if the neighbouring allocation cannot adequately manage its own surface water, drainage solutions for this allocation should be capable of allowing for the development of the allocation contained within Policy 5.2, in accordance with the drainage hierarchy.</u></p>
MM18	40	Policy 5.4	<p>Insert new criterion with associated consequential changes:</p> <p>d) occupants should not be adversely affected by noise; and e) appropriate financial contributions towards education and health capacity improvements to support development; and <u>f) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> fg)....</p>
MM19	41	Policy 5.6	<p>Insert new criterion with associated consequential changes:</p> <p>c).....support development; and <u>d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> e)</p>
MM20	43	Figure 5	<p>Amend Figure 5 to be consistent with the revised Policies Map (as per the separate Policies Map consultation undertaken) to include:</p> <p>1) the proposed allocated housing site at Land north of Asher Lane, Ruddington (new Policy 6.4); and 2) amendments to extent of allocated housing site at Land opposite Mere Way (Policy 6.3).</p>
MM21	44	Policy 6.1	<p>Amend criterion b) to read:</p> <p><u>b) a site specific flood risk assessment (FRA) should demonstrate that the development will be flood resilient and resistant and safe for its lifetime for its users and also ensure the site is not affected</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>by current or future flooding and it does not increase flood risks elsewhere <u>or overall</u>;</p> <p>Insert new criterion with associated consequential changes:</p> <p>d).....Packman Dyke; and <u>e) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> ef).....</p>
MM22	45	Policy 6.2	<p>Insert new criterion with associated consequential changes:</p> <p>b)....preserved; and <u>c) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> ed).....</p>
MM23	46	Policy 6.3	<p>Insert new criterion with associated consequential changes:</p> <p>c)....boundary to the village; and <u>d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> <u>de).....</u></p>
MM24	47	New Policy	<p>Insert new Policy and justification:</p> <p><u>POLICY 6.4 HOUSING ALLOCATION – LAND NORTH OF ASHER LANE, RUDDINGTON</u></p> <p><u>The area, as shown on the policies map, is identified as an allocation for around 175 homes.</u></p> <p><u>The development will be subject to the following requirements:</u></p> <p><u>a) Asher Lane must be brought up to adoptable highway standard, including the provision of a footpath along its entire length;</u> <u>b) appropriate junction improvements including traffic signals to the High Street / Kirk Lane / Charles Street junction and the A60 / Kirk Lane / Flawforth Lane junction;</u> <u>c) mitigation of on-street car parking on Asher Lane, between Musters Road and Distillery Street;</u> <u>d) existing trees and hedges must be retained;</u> <u>e) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and</u> <u>f) it should be consistent with other relevant policies in the Local Plan.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Insert the following paragraphs:</p> <p><u>3.XX The allocation is situated on the southern edge of Ruddington and can only be accessed through the village centre, via the High Street or Church Street and The Green. Consequently, impacts on the local highway network are significant issues and the highway improvement measures outlined within the policy must be delivered alongside the development of the allocation.</u></p> <p><u>3.XX In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.</u></p> <p>Consequential changes:</p> <p>Add the following policy within the table at pages 10 to 14 (which sets out the relationship of Local Plan Part 2 policies to Core Strategy policies) and list it in bold text in order to indicate that it is one of the 'strategic policies'.</p> <p><u>Policy 6.4 Housing Allocation – Land north of Asher Lane, Ruddington</u></p> <p>Amend paragraph 3.69 to read:</p> <p>The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. It is considered that Ruddington has scope to sustain around 350 <u>525</u> dwellings in total adjacent to the village, based on the capacity of local services and the availability of suitable sites for development</p> <p>Insert the Policy title into the contents (page v)</p>
MM25	53	Policy 9	<p>Insert new criteria:</p> <p>c).....woodland habitats; and</p> <p><u>d) sustainable drainage measures should ensure new and existing residents are not at risk of surface water flooding;</u></p> <p><u>e) the amenity of residents should not be significantly affected during the construction and subsequent use of the highway access;</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>f) <u>any loss of existing on-street parking on Leake Road should be compensated through the provision of replacement parking spaces within the development. These should be located in an easily accessible location, close to those residents who have lost parking; and</u> eg)</p> <p>Insert between paragraphs 3.101 and 3.102:</p> <p><u>A significant area of the site is identified as being at high risk of surface water flooding. Therefore, the development of this allocation should ensure sustainable drainage systems reduce risks of surface water flooding to new and existing residents.</u></p> <p><u>Access to the allocation site should be achieved through the widening of the existing nursery entrance off Leake Road. To compensate for any loss in parking, Policy 9 includes provision of replacement parking spaces. In addition, the Policy includes a requirement that the residential amenity of nearby residents should not be significantly affected as a result of the construction and subsequent use of this new access.</u></p>
MM26	57	Policy 10	<p>Insert new criterion with associated consequential changes:</p> <p>d) sustainable drainage measures must address any identified surface water run-off issues; and <u>e) development along the southern boundary of the site should respect the rural character of the area and provide a visually attractive boundary when viewed from the A6006; and</u> ef) it should be consistent with other relevant policies in the Local Plan</p>
MM27	58	Policy 11	<p>Amend Policy 11 Part 1 d) as follows:</p> <p>d) the proposal would not result in the loss of any existing buildings on sites which are worthy and capable of conversion by virtue of their architectural and historic qualities <u>considered to be heritage assets unless the harm is, in the case of designated heritage assets, outweighed by substantial public benefits or, in the case of non-designated heritage assets, the loss of significance to the asset is justified;</u></p>
MM28	61	Policy 12	<p>Amend Policy 12 Part 1 as follows:</p> <p>1. In order to meet the needs of the Borough's residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime the following standards will be met; <u>it is required that</u></p>

Ref	Page	Policy/ Paragraph	Main Modification						
			<p>a) For developments of more than 10 dwellings, at least 20% should comply with requirement M4 (2) of the Building Regulations regarding accessible and adaptable dwellings; and</p> <p>b) For for developments of more than 100 dwellings, at least 1% should comply with requirement M4(3)(a) of the Building Regulations regarding wheelchair adaptable dwellings.</p> <p>Amend Policy 12 Part 2 as follows:</p> <p>2. These standards <u>The M4(3)a requirement will apply unless viability evidence indicates that it is not possible or site specific factors such as vulnerability to flooding, site topography or other circumstances demonstrate that it is not possible for them to be applied.</u></p> <p>Amend paragraphs 3.136 and 3.137 as follows:</p> <p>3.136 Recognising that a number of elderly person households and those from other sectors of the community are likely to have a need for adaptable or accessible homes over the lifetime of the Plan, as part of providing a mix of housing to meet housing needs, the Council will seek to secure from developments of 10 or more dwellings a minimum of 20% is built to M4 (2) standard and on developments of 100 or more 1% of new housing is also <u>to be</u> built to M4 (3) (adaptable) standard.</p> <p>3.137 In order to comply with requirement M4(2), step free access must be provided. Generally this would require a lift where a dwelling is accessed above or below the entrance storey. This would likely have a more significant cost implication on the viability of a proposal. As such, this requirement may be subject to site specific viability assessments with consideration given to the implication of ongoing maintenance costs.</p> <p>Amend the first row of the monitoring table on page 65 as follows:</p> <table border="1" data-bbox="625 1648 1497 1910"> <thead> <tr> <th data-bbox="625 1648 911 1697">Targets</th> <th data-bbox="911 1648 1193 1697">Indicators</th> <th data-bbox="1193 1648 1497 1697">Policy delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="625 1697 911 1910">10% of homes on housing developments over 10 comply with M4 (2) of the Building Regulations</td> <td data-bbox="911 1697 1193 1910">Percentage of new homes on sites over 10 meeting requirement M4(2) of the Building Regulations</td> <td data-bbox="1193 1697 1497 1910"> <ul style="list-style-type: none"> Development Management decisions </td> </tr> </tbody> </table>	Targets	Indicators	Policy delivery	10% of homes on housing developments over 10 comply with M4 (2) of the Building Regulations	Percentage of new homes on sites over 10 meeting requirement M4(2) of the Building Regulations	<ul style="list-style-type: none"> Development Management decisions
Targets	Indicators	Policy delivery							
10% of homes on housing developments over 10 comply with M4 (2) of the Building Regulations	Percentage of new homes on sites over 10 meeting requirement M4(2) of the Building Regulations	<ul style="list-style-type: none"> Development Management decisions 							
MM29	65	Policy 13	Delete Part 2 of Policy 13:						

Ref	Page	Policy/ Paragraph	Main Modification
			<p>2. On sites of more than 10 dwellings, the Borough Council will seek an appropriate percentage of the dwellings provided for self-build and custom build plots, subject to viability considerations and site specific circumstances.</p> <p>Delete paragraph 3.140</p> <p>3.140 On sites of more than 10 dwellings, the Council will seek an appropriate percentage of the dwellings provided for self-build and custom plots. The appropriate percentage will be determined having regard to the demand for self-build and custom build plots within the ward/settlement at the time the application is considered. Information from the local register will be used to demonstrate whether there is a demand for self-build or custom homes and set an appropriate percentage for self-build and custom plots. The demand will change over time and the number of plots to be provided on large sites will depend on negotiations with developers. Site specific circumstances where the provision of self-build or custom build plots may be inappropriate include, for example, the development of apartments.</p>
MM30	69	Policy 15	<p>Add the following to the end of paragraph 4.4:</p> <p><u>Access to the site may have to be achieved through land that is in the Green Belt. As an engineering operation, access arrangements are not considered to be inappropriate development within the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt.</u></p> <p>Add the following paragraph after 4.5:</p> <p><u>Sequentially, new B1(a) office development should preferably be directed to town and local centres. It is, however, considered that there is limited opportunity for office development in such locations within Rushcliffe given a general lack of available or suitable sites. Proposals for B1(a) office development on the sites allocated by Policy 15 will not need to be subject to a sequential test. This is because the National Planning Policy Framework sets out that the test is not required for applications in accordance with an up-to-date Local Plan.</u></p>
MM31	74	Policy 16	<p>Amend Policy 16 Part 2b) as follows:</p> <p>b) the development site is in an area identified as being of low or low medium sensitivity to wind turbine development in the Melton and Rushcliffe Landscape Sensitivity Study 2014 <u>Appendix C</u>; and</p>
MM32	81	Policy 18	Amend Part 1 of the Policy as follows:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>To increase the levels of water attenuation, storage and water quality, and where appropriate, development must, at an early stage in the design process, identify opportunities to incorporate a range of deliverable Sustainable Drainage Systems, appropriate to the size and type of development. <u>The choice of drainage systems should comply with the drainage hierarchy.</u></p> <p>Amend paragraph 5.28 to read:</p> <p>.... These features may include attenuation ponds, green roofs, permeable driveways and parking, soakaways, water harvesting and storage features including water butts. <u>In accordance with national guidance, the selection of sustainable drainage systems should comply with the drainage hierarchy. The hierarchy identifies ground infiltration as the preferred method of managing surface water issues followed by: collection within a surface water body; directing to a surface water sewer, highway drain, or another drainage system; or, if none of these are possible, to a combined sewer.</u></p>
MM33	83	Policy 19	<p>Amend criterion e) as follows:</p> <p>e) retains <u>provides</u> a <u>minimum</u> 10 metre buffer, where already present, <u>where physically feasible</u> between the top of the watercourse and the development site which is free of built development, and includes a long term landscape and ecological management plan for this buffer; and</p>
MM34	87	Justification to Policy 21	<p>Amend paragraphs 6.5 and 6.6 as follows:</p> <p>6.5 The Government and the Council place considerable importance on promoting healthy communities. <u>Paragraph 145 of The the National Planning Policy Framework (2019) does not indicate that any changes of use of open land are 'not inappropriate' in the Green Belt. However the health and well-being benefits of changes of use of open land to outdoor sport and outdoor recreation will constitute 'very special circumstances' which clearly outweigh the 'by definition' harm to the Green Belt, subject to assessment of their effect on the openness of the Green Belt, and on the purposes of including land in the Green Belt. states that facilities for outdoor sports and recreation are not inappropriate development as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Where a proposal would have such an effect on the Green Belt or its purposes and is consequently deemed inappropriate development, the benefits of the proposal to health and well-being will be given significant weight when assessing whether very special circumstances exist.</u></p> <p>6.6 The Council believes that, in Rushcliffe, <u>the protection of the Green Belt can be combined with supporting changes of use to achieved alongside the encouragement of healthy lifestyles and the provision of appropriate outdoor sport and outdoor recreation</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			facilities in order to encourage healthy lifestyles, and this belief is recognised. In assessing. When determining whether a proposal is inappropriate development in the Green Belt, and if so, whether very special circumstances exist, in addition to the benefits to health and wellbeing the impact of such proposals on the openness of the Green Belt, attention will be paid to detailed matters including the scale of the proposal, the openness of the site and its surroundings, its contribution to the Green Belt purposes, and the parking and lighting arrangements."
MM35	88	Policy 22	<p>Amend Part 1 as follows:</p> <p>1. Land beyond the Green Belt and the physical edge of settlements is identified as countryside and will be protected <u>conserved and enhanced</u> for the sake of its intrinsic character and beauty,.....</p> <p>Amend Part 2 h) as follows:</p> <p>h) recreation, wildlife conservation, leisure, and tourism, <u>and sports development</u> which requires and is appropriate in a countryside location; and</p> <p>Amend Part 3 as follows:</p> <p>a) the appearance and character of the landscape, including its historic character and features such as biodiversity <u>habitats</u>, views, settlement pattern, rivers, watercourses, field patterns, industrial heritage and local distinctiveness is safeguarded <u>conserved</u> and enhanced.</p> <p>b) except for <u>replacement dwellings</u>, conversions and changes of use, it does not constitute isolated residential development which is separated from the recognised settlement <u>physical edge of the settlement</u>;</p>
MM36	91	After paragraph 6.18	<p>Insert new paragraph:</p> <p><u>Proposals for the accommodation of Gypsies, Travellers and Travelling Showpeople that are located within the countryside should comply with Local Plan Part 1: Core Strategy Policy 9. This policy prioritises the provision of such accommodation to within existing settlements or as part of Sustainable Urban Extensions. However, where this cannot be achieved, part 3 of Policy 9 would be applied. Part 4 of Policy 9 specifically restricts the construction of permanent built structures in the countryside to small amenity blocks and other small buildings for appropriate associated business uses.</u></p>
MM37	94	Policy 24	Insert new criterion with associated consequential changes:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>ac) development fronting Inholmes Road should provide a visually attractive gateway and boundary to the village; and</p> <p><u>d) mitigation measures should be installed as appropriate on the south-west boundary to protect dwellings from damage from the adjacent sports facility; and</u></p> <p>be) it....</p> <p>Insert new paragraph following paragraph 7.8:</p> <p><u>The site is located adjacent to a cricket pitch and therefore an assessment should be carried out and, if appropriate, mitigation measures should be installed along the boundary between this housing allocation and the sports facility. This would be to protect the new dwellings from possible damage from cricket balls.</u></p>
MM38	96	Policy 25	<p>Amend the final sentence of Part 1 of Policy 25 as follows:</p> <p>Any development that would harm <u>have a significant adverse impact on</u> the vitality and viability of a defined centre will not be permitted</p>
MM39	99	Policy 26	<p>Amend criterion a) of Part 2 of the Policy as follows:</p> <p>a) individually or cumulatively it would not undermine <u>result in a significant adverse impact on</u> the vitality, viability or character of the centre;</p>
MM40	101	Policy 27	<p>Delete Part 2 of Policy 27 and renumber Part 3 to 2.</p> <p>2 Development proposals within out of centre locations, which improve their quality of design and connectivity, will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.</p>
MM41	103	Policy 28	<p>Amend Part 1 of the Policy as follows:</p> <p>1)Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh the <u>any</u> harm arising from the proposals.</p> <p>Amend criterion c of Part 2 of the Policy as follows:</p> <p>c) whether the proposals would preserve <u>conserve and</u> or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM42	107	Policy 29	<p>Amend Part 2 of the Policy as follows:</p> <p>2) Where archaeological remains of significance are identified permission will only be permitted <u>granted</u> where:</p> <p>a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or</p> <p>b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer of for excavation, and recording before and/or during development and for the post-excavation analysis, publication, and archive deposition of any findings <u>(to be undertaken by a suitably qualified party)</u>, <u>provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh harm to heritage assets of archaeological interest in line with NPPF requirements.</u></p> <p>Amend paragraphs 9.16 and 9.17 as follows:</p> <p>9.16 Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge. <u>Whilst archaeological sites and remains are 'heritage assets', and policy 28 continues to apply, their nature requires some additional considerations above and beyond those which apply to other heritage assets. The exact nature, state of preservation and extent of archaeological sites is unknown until investigations associated with potential development are undertaken.</u></p> <p>9.17 There are currently 26 Scheduled Monuments in the Borough, <u>many of which are either archaeological sites or standing structures likely to have associated buried archaeological remains. The extent of the designated area does not imply a known limit to the extent of archaeological features.</u></p>
MM43	109	Policy 30	<p>Amend Paragraph 10.3:</p> <p>The list of defined community facilities is not exclusive. Other types of facility, <u>including cultural facilities</u>, may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy 30 <u>32</u>.</p> <p>Amend the final sentence of paragraph 10.5 as follows:</p>

Ref	Page	Policy/ Paragraph	Main Modification
			In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively and viably marketed <u>at a sale or rental value appropriate for its existing use and condition</u> for a significant period of time without success.
MM44	111	Policy 31	Amend Part 6 of the Policy to read: 6 Across the Borough the Council will resist planning applications which will have an <u>significant</u> adverse impact on tourist and leisure facilities, but with particular protection applied to valued attractions such as the internationally significant Trent Bridge Cricket Ground and Nottingham Forest's City Ground sports stadiums, the National Water Sports Centre and the Grantham Canal, Nottingham Transport Heritage Centre and Great Central Railway.
MM45	114	Policy 32	Amend the Policy: 1. <u>Where there are identified local deficiencies in the quantity, accessibility and/or quality of recreational open space, sports pitches and ancillary facilities, new residential development of more than 10 dwellings will be required to contribute towards their provision and/or enhancement, subject to viability considerations.</u> Proposals for residential development will be supported where:- a) the quantity of sports pitches, ancillary facilities and recreational open space in the local area is improved; and/or b) the quality of sports pitches, ancillary facilities and recreational open space in the local area is improved. 2. The form of <u>new or enhanced</u> recreational open space provision, <u>sports pitches and ancillary facilities</u> will be determined on a site by site basis depending on evidence of local need including, but not limited to, the Playing Pitch Strategy and the Council's open space assessment. 3. For proposals for residential development of over 50 dwellings, provision will be made in one of the following ways: <ul style="list-style-type: none"> • provision of new recreational open space, <u>sports pitches</u> and <u>ancillary</u> facilities within the development where this is most appropriate; • a financial contribution to provide new recreational open space, <u>sports pitches</u> and <u>ancillary</u> facilities on or off site, subject to the approval of the Borough Council; or • a financial contribution to enhance existing recreational open spaces nearby, subject to the approval of the Borough Council.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>4. Proposals for residential development between 10 and 50 dwellings will be expected to make a financial contribution to improving the quantity or quality of recreational open space and facilities in the surrounding area.</p> <p>4. In all cases, through a Section 106 agreement, the Borough Council will secure appropriate management arrangements for any provision, to be delivered by use of a management company or through a parish council with its agreement. Recreational open space includes provision for children and young people (including play areas), outdoor sports facilities (including formal playing pitches), amenity green space (including green infrastructure provision) and allotments.</p> <p>Amend paragraph 11.1 as follows:</p> <p>The Council expects that development will provide or contribute toward increasing the quantity and quality of recreational open space and ancillary facilities where there is a need arising from new development <u>and where there are identified local deficiencies in the quantity, accessibility and/or quality of recreational open space, sports pitches and ancillary facilities.</u></p> <p>Amend paragraph 11.3 as follows:</p> <p>In respect of proposals of over 50 dwellings, the <u>expectation is that provision of recreational open space and facilities will be made on site within the development where this is most appropriate. Where in the Council’s view off-site provision is more suitable, then this will be provided for through developer contributions. There may be cases where a mix of onsite and offsite provision is most appropriate. In the case of proposals for residential development between 11 and 50 dwellings, the expectation is that financial contributions will be required to improve the quantity or quality of recreational open space, sports pitches and ancillary facilities in the surrounding area. This expectation is based on the presumption that on developments of less than 50 dwellings, it may not be appropriate to designate areas of land for recreational open space use on site due to the limited amount of space.</u></p> <p>Delete paragraph 11.8:</p> <p>11.8 Proposals for the development between 10 and 50 dwellings will be supported where a financial contribution is made to improving or increasing the number of recreational open spaces in the area. This expectation is based on the presumption that on developments of less than 50 dwellings, it may not be</p>

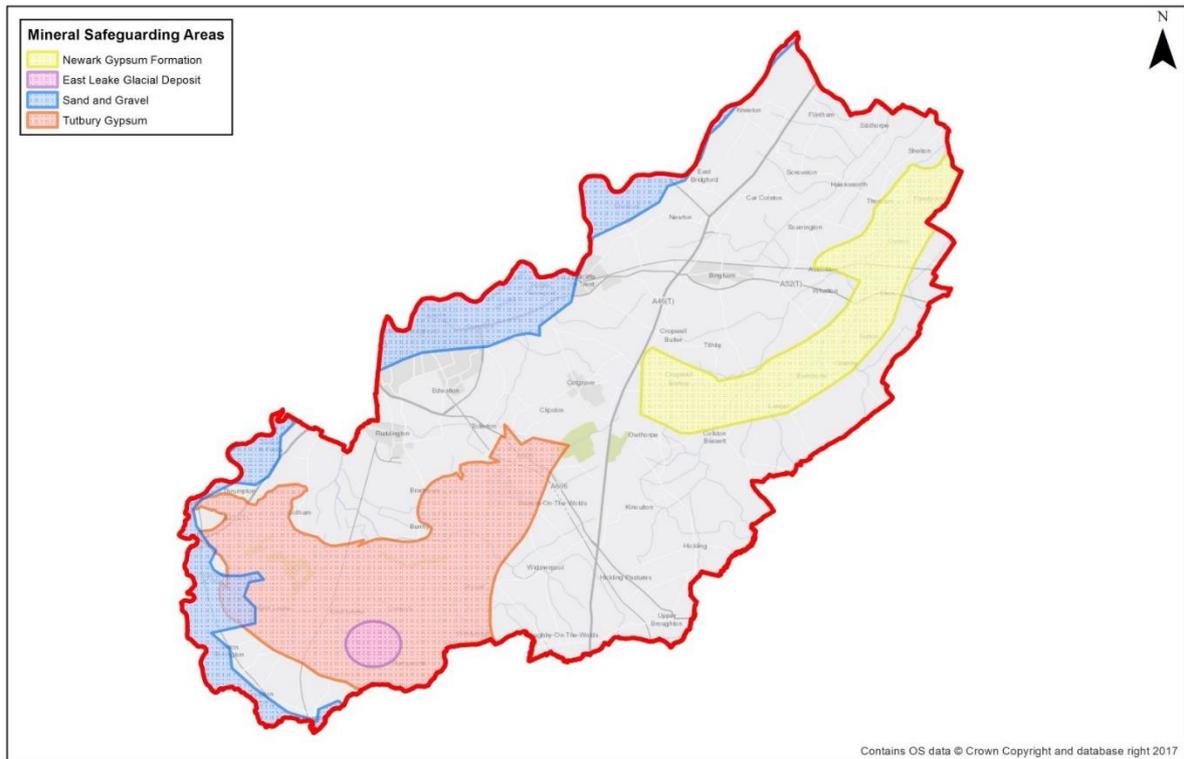
Ref	Page	Policy/ Paragraph	Main Modification
			appropriate to designate areas of land for recreational open space use on-site due to the limited amount of space.
MM46	1207	Paragraph 12.7	Amend paragraph 12.7 as follows: Green infrastructure is multifunctional, delivering a variety of benefits for local communities, businesses, visitors and tourists and wildlife. <u>Green Infrastructure can also provide important ecosystem services, such as providing areas for floodwater storage, clean water and clean air, climate regulation and food.</u> Whilst Core Strategy Policy 16 identifies a range of functions that the strategic and local corridors provide, these will depend on the location and specific purpose of the corridor or asset. Developments within these corridors or individual assets should therefore ensure their primary functions are not adversely affected.
MM47	120	Policy 34	Amend final bullet point in Part 1: <ul style="list-style-type: none"> • <u>Woodlands and Traditional Orchards</u> Amend paragraph 12.12: Where development would result in the loss of a Green Infrastructure asset or affect its function an assessment must be undertaken which clearly shows the open space, buildings or land is surplus to requirements and can no longer contribute (in its present form or as an alternative Green Infrastructure use) to meeting local or wider needs. <u>The Rushcliffe Playing Pitch Strategy and action plan should inform the assessment of developments that may affect sports playing pitches.</u>
MM48	123	Paragraph 12.20	Amend paragraph 12.20 as follows: Policy 17 states that designated sites will be protected in line with the national hierarchy of sites and that <u>development which adversely affects</u> non-designated sites or wildlife corridors will only be permitted where there is overriding need.
MM49	125	Policy 36	Amend Part 4, criterion c) as follows: The development would be expected to result in no overall loss of habitat and, <u>where possible, achieve net gains in habitat.</u> <u>As</u> a last resort, any compensation could be expected to include off-setting habitats adjacent to or within the vicinity of any losses proposed
MM50	131	Policy 39	Amend the Policy as follows:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>1. A Health Impact Assessment will be required for applications for:</p> <p>a) residential development of 50 dwellings or more;</p> <p>b) non residential developments of 5,000 square metres or more; and</p> <p>c) other developments which are likely to have a significant impact on health and well-being.</p> <p>2. Where significant adverse impact is identified, measures to substantially mitigate the impact will be required.</p> <p><u>1) The potential for achieving positive health outcomes will be taken into account when considering development proposals. Where any significant adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.</u></p> <p><u>2) Where applicable, development proposals should promote, support and enhance health by:</u></p> <p><u>a) providing the right mix of quality homes to meet people's needs and in locations that promote walking and cycling;</u></p> <p><u>b) providing employment developments in locations that are accessible by cycling and walking;</u></p> <p><u>c) supporting the provision and access to healthcare services;</u></p> <p><u>d) retaining and enhancing accessible Green Infrastructure;</u></p> <p><u>e) alleviating risks from unhealthy and polluted environments such as air, noise and water pollution and land contamination;</u></p> <p><u>f) designing homes that reflect the changes that occur over a lifetime, meet the needs of those with disabilities and reduce the fear of crime; and</u></p> <p><u>g) supporting and enhancing community cohesion.</u></p> <p>Insert the following paragraphs into the policy Justification:</p> <p><u>13.XX The links between planning and health and wellbeing are found throughout the National Planning Policy Framework (NPPF) and creating and supporting strong, vibrant and healthy communities is a key element of delivering sustainable development.</u></p> <p><u>13.XX There are many different factors which have an influence on people's health including education, employment opportunities, good housing, open space, an active lifestyle, care and health facilities and safe environments.</u></p> <p>Amend paragraph 13.1 as follows:</p> <p>13.1 The Health Impact of Development' was produced by Nottinghamshire County Council, in consultation with partner authorities and organisations (including Rushcliffe Borough</p>

Ref	Page	Policy/ Paragraph	Main Modification
			Council), and was published in 'Spatial Planning for the Health and Well-being of Nottinghamshire, Nottingham City & Erewash' (2016). Comprising a checklist, <u>the criteria within it are reflected in Policy 39 part 2) and the use of this checklist its use may will</u> help to ensure that the health and well-being of residents is given appropriate weight when applications are prepared and considered. <u>Applicants are encouraged to use this checklist to ensure compliance with this policy.</u>
MM51	135	Policy 41	Amend Part 2 of the Policy as follows: In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality and ensure that <u>are sensitive to poor air quality will be required to demonstrate that users or occupants will not be significantly affected by poor air quality, or that such impacts can be effectively mitigated.</u>
MM52	137	Policy 42	Amend the Policy as follows: Development will not be permitted which would sterilise mineral resources of economic importance or pose a serious hindrance to future extraction in the vicinity. <u>Where development proposals are located within minerals safeguarding areas, prior extraction of such minerals will be encouraged, subject to whether this is practicable or economically feasible.</u> Insert Figure 11 Minerals Safeguarding Areas within Rushcliffe diagram as per page 23 of this document.
MM53	138	Policy 43	Amend the first sentence of paragraph 15.2 as follows: 15.2 Where relevant, planning obligations for supporting infrastructure will be sought on development proposals of more than 10 dwellings or on developments of more than 1000 square metres gross floorspace, <u>where they are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.</u>
MM54	148	Housing Trajectory	Delete the housing trajectory in Appendix B on page 148 of the Plan in its entirety and replace with the updated trajectory (as per page 24 of this document).

MM52

Insert Figure 11 Minerals Safeguarding Areas within Rushcliffe diagram



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Mineral Safeguarding

MM54 Housing Trajectory

Delete the housing trajectory as set out on page 148 of the Plan as submitted and replace with the updated housing trajectory below.

	Completions								Future Years														Total 2028-2033 (beyond plan period)	Total 2028-2033 (beyond plan period)	
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 (beyond plan period)	2029-2030 (beyond plan period)	2030-2031 (beyond plan period)	2031-2032 (beyond plan period)	2032-2033 (beyond plan period)			
Completions on non-allocated sites and identified SHELAA capacity	293	209	199					326	507	152	62	0	43	32	1	1	0	20	20	10	0	0	3,254	50	
Land at Melton Road, Edwaltham (1,500) (Policy 20)						40	125	250	250	200	200	200	150	150	50									1,616	0
Land at former Cotgrave Colliery (450) (Policy 21)					112	100	124	77																463	0
Land at Former RAF Newton Phase 2 (250) (Policy 22)									50	100	150	150	100											550	0
Land north of Bingham (1,050) (policy 23)								25	125	150	150	150	150	150	150									1,650	0
Land south of Cillbon (2,000) (Policy 24)									50	200	250	250	250	250	250	250	250	250	250	250	250	250	250	1,750	1250
East of Gamston/North of Tollerton (2,500-4,000) (Policy 25)									50	200	250	250	250	250	250	250	250	250	250	250	250	250	250	1,500	1250
Infill and changes of use in broad locations											104	104	104	104	104	104	104	78	78	78	78	78	78	728	390
Land rear of Mill Lane/The Old Park, Cotgrave									50	50	50	30												180	
Land south of Hollygate Lane, Cotgrave									50	50	50	40												190	
Land north of Rampstone Road, East Leake									50	50	50	35												235	
Land north of Lantern Road, East Leake									50	50	50	45												195	
Land off Nicker Hill, Keyworth									50	50	50													150	
Land between Platt Lane and Station Road, Keyworth									50	50	50	40												190	
Land South of Debdale Lane Keyworth									50	50	50	40												190	
Hillside Farm, Keyworth									25	45														70	
Land north of Nottingham Road, Radcliffe on Trent									50	50	50													150	
Land adjacent to Grooms Cottage, Radcliffe on Trent									25	25														50	
Land Off Shefford Road Radcliffe on Trent									50	50	50	50	50	50	50	50								400	
Land north of Grantham Road Radcliffe on Trent									50	50	50	50	40											240	
72 Main Road, Radcliffe on Trent									1	2	2													5	
The Paddocks, Nottingham Road Radcliffe on Trent													50	25										75	
Land west of Wilford Road, Ruddington										50	50	30												130	
Land south of Flewforth Lane, Ruddington									25	25														50	
Land opposite Mere Way, Ruddington									20	50	50	50												170	
Land at Asher Lane Ruddington									50	50	50	25												175	
Land east of Church Street Crowwell Bishop									25	45														70	
Land between Butt Lane and Cloves Side Lane, East Bridgford									25	55														80	
Land south of Butt Lane, East Bridgford									25	20														45	
Land east of Gypsum Way, Gotham									20	50														70	
Land north of Park Lane, Sutton Bonington											30	50												80	
Former Bunny Brickworks													25	50	25									100	
Former Islamic Institute, Fintham								25	50	20														95	
Projected completions	251	209	199		487	528	593	678	1,057	1,443	1,853	1,736	1,532	1,191	930	680	604	558	558	588	578	578	14,296	2,940	
Cumulative Completions	293	502	701	1,804	1,951	2,889	2,682	3,360	4,417	5,860	7,713	9,449	10,981	12,882	13,812	14,296	14,804	15,412	16,000	16,608	17,236				
Core Strategy annual average requirement	250	250	470	470	470	470	1,300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000								
Core Strategy annual average requirement - cumulative	250	500	970	1,440	1,910	2,380	2,850	4,150	5,150	6,150	7,150	8,150	9,150	10,150	11,150	12,150	13,150								
Delivery performance (cumulative completions minus cumulative requirement)	43	2	-269	366	340	-291	168	790	-733	-290	563	1,299	1,831	1,832	1,862	1,542	1,146								

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Appendix 2: Rushcliffe Local Plan Part 2 (final version)

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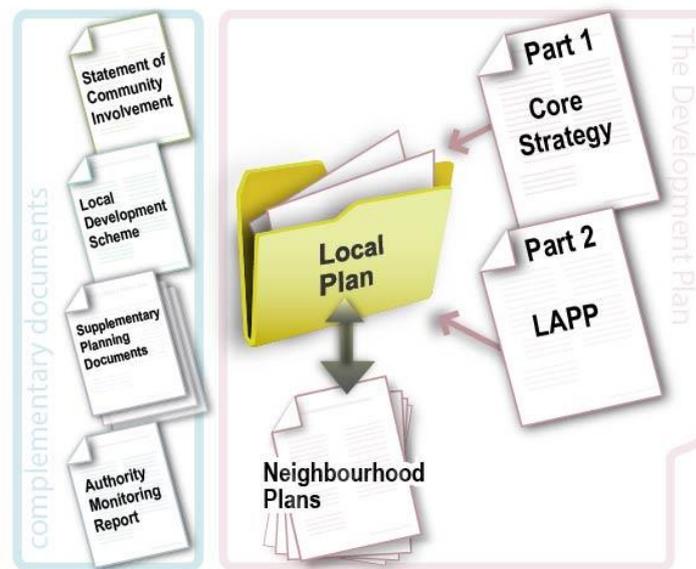
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1. INTRODUCTION

Rushcliffe Local Plan

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

Local Plan



Local Plan Part 1 – Core Strategy

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

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

- 1.4 The Local Plan Part 2 sets out the non-strategic development allocations and a number of detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy. Together, both documents constitute the statutory development plan for the whole of the Borough and replace all former Local Plans¹. The Local Plan Part 2 runs to 2028 to align with the plan period of the Core Strategy. It also takes appropriate account of relevant national policy and other requirements, including, most importantly, the 2012 National Planning Policy Framework (NPPF).

Duty to Cooperate

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

Sustainability Appraisal and Equality Impact Assessment

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

Habitat Regulations Assessment

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

¹ Rushcliffe Borough Local Plan Adopted 1996; Rushcliffe Non-Statutory Replacement Local Plan Adopted 2006

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

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

Equality Impact Assessment

- 1.9 The Local Plan Part 2 has been subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

- 1.10 A two stage approach to the Equality Impact Assessment has been undertaken. Firstly, the policies in the Local Plan Part 2 have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, pregnancy and maternity, race, sex and sexual orientation). The second stage of the process has taken relevant policies and assessed the positive or negative impacts of them on these characteristics. Overall a number of recommendations were made regarding the relevant policies and changes made where appropriate.

Spatial Vision and Objectives

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

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

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

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

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

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

Local Plan Part 1: Core Strategy Spatial Objectives	How the Local Plan Part 2 addresses each Spatial Objective
<p>functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity, for instance, through the development of the Trent River Park and improvements to the Grantham Canal corridor.</p>	<p>space provision. New developments are also expected to provide open spaces.</p> <p>A trees and woodlands policy will seek to restrict development which would adversely affect ancient or veteran trees. It requires any loss of tree to be replaced where appropriate.</p>
<p>xii. Timely and viable infrastructure: to make the best use of existing and provide new and improved physical and social infrastructure where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Government funding and through developer contributions.</p>	<p>The Part 2 Local Plan is underpinned by the Infrastructure Delivery Plan (IDP) which identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans and aspirations of various service providers within or affecting the area and where relevant these have been incorporated into the IDP.</p> <p>The Council is still intending to introduce a Community Infrastructure Levy to fund infrastructure required to support development. In the meantime, the Council will continue to require developer contributions through Section 106 legal agreements in order to deliver the necessary infrastructure.</p>

Relationship of Local Plan Part 2 policies to Core Strategy policies

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

Local Plan Part 2 section	Local Plan Part 2 policies	Key related Core Strategy policies
Sustainable Development	Policy 1: Development Requirements	Policy 1: Presumption in Favour of Sustainable Development
Housing Development	<p>Policy 2.1: Housing Allocation – Land rear of Mill Lane/The Old Park, Cotgrave</p> <p>Policy 2.2: Housing Allocation – Land south of Hollygate Lane, Cotgrave</p> <p>Policy 3.1: Housing Allocation – Land north of Rempstone Road, East Leake</p> <p>Policy 3.2 Housing Allocation – Land off Lantern Lane, East Leake</p> <p>Policy 4.1: Housing Allocation – Land off Nicker Hill, Keyworth</p> <p>Policy 4.2: Housing Allocation – Land between Platt Lane and Station Road, Keyworth</p> <p>Policy 4.3: Housing Allocation – Land south of Debdale Lane, Keyworth</p> <p>Policy 4.4: Housing Allocation – Hillside Farm, Keyworth</p> <p>Policy 5.1: Housing Allocation – Land north of Nottingham Road, Radcliffe on Trent</p> <p>Policy 5.2: Housing Allocation – Land adjacent Grooms Cottage, Radcliffe on Trent</p> <p>Policy 5.3: Housing Allocation – Land off Shelford Road, Radcliffe on Trent</p>	<p>Policy 3: Spatial Strategy</p> <p>Policy 8: Housing Size, Mix and Choice</p> <p>Policy 18: Infrastructure</p>

Local Plan Part 2 section	Local Plan Part 2 policies	Key related Core Strategy policies
	<p>Policy 5.4: Housing Allocation – Land north of Grantham Road, Radcliffe on Trent</p> <p>Policy 5.5: Housing Allocation – 72 Main Road, Radcliffe on Trent</p> <p>Policy 5.6: Housing Allocation – The Paddocks, Nottingham Road, Radcliffe on Trent</p> <p>Policy 6.1: Housing Allocation – Land west of Wilford Road, Ruddington</p> <p>Policy 6.2: Housing Allocation – Land south of Flawforth Lane, Ruddington</p> <p>Policy 6.3: Housing Allocation – Land opposite Mere Way, Ruddington</p> <p>Policy 6.4 Housing Allocation – Land north of Asher Lane, Ruddington</p> <p>Policy 7: Housing Allocation – Land east of Church Street, Cropwell Bishop</p> <p>Policy 8.1: Housing Allocation – Land between Butt Lane and Closes Side Lane, East Bridgford</p> <p>Policy 8.2: Housing Allocation – Land south of Butt Lane, East Bridgford</p> <p>Policy 9: Housing Allocation – Land east of Gypsum Way/The Orchards, Gotham</p> <p>Policy 10: Housing Allocation – Land north of Park Lane, Sutton Bonington</p>	

Local Plan Part 2 section	Local Plan Part 2 policies	Key related Core Strategy policies
	<p>Policy 11: Housing Development on Unallocated Sites within Settlements</p> <p>Policy 12: Housing Standards</p> <p>Policy 13: Self-Build and Custom Housing Provision</p> <p>Policy 14: Specialist Residential Accommodation</p>	
Employment Development	Policy 15: Employment Development	<p>Policy 3: Spatial Strategy</p> <p>Policy 5: Employment Provision and Economic Development</p>
Climate Change, Flood Risk and Water Management	<p>Policy 16: Renewable Energy</p> <p>Policy 17: Managing Flood Risk</p> <p>Policy 18: Surface Water Management</p> <p>Policy 19: Development affecting Watercourses</p> <p>Policy 20: Managing Water Quality</p>	Policy 2: Climate Change
Green Belt and Countryside	<p>Policy 21: Green Belt</p> <p>Policy 22: Development within the Countryside</p>	<p>Policy 3: Spatial Strategy</p> <p>Policy 4: Nottingham-Derby Green Belt</p> <p>Policy 16 Green Infrastructure, Landscape, Parks and Open Spaces</p>
Regeneration	Policy 23: Redevelopment of Bunny Brickworks	Policy 3: Spatial Strategy

Local Plan Part 2 section	Local Plan Part 2 policies	Key related Core Strategy policies
	Policy 24: Redevelopment of former Islamic Institute, Flintham	Policy 7: Regeneration
Retail and settlement centres	Policy 25: Development within District Centres and Local Centres Policy 26: Development within Centres of Neighbourhood Importance Policy 27: Main Town Centre Uses Outside District Centres or Local Centres.	Policy 3: Spatial Strategy Policy 6: Role of Town and Local Centres
Historic Environment	Policy 28: Conserving and Enhancing Heritage Assets Policy 29: Development affecting Archaeological Sites	Policy 11: Historic Environment
Community Facilities, Tourism and Leisure	Policy 30: Protection of Community Facilities Policy 31: Sustainable Tourism and Leisure	Policy 12: Local Services and Healthy Lifestyles Policy 13: Culture, Tourism and Sport
Open Space and Recreational Facilities	Policy 32: Recreational Open Space Policy 33: Local Green Space	Policy 12: Local Services and Healthy Lifestyles Policy 13: Culture, Tourism and Sport
Green Infrastructure and Natural Environment	Policy 34: Green Infrastructure and Open Space Assets Policy 35: Green Infrastructure Network and Urban Fringe Policy 36: Designated Nature Conservation Sites Policy 37: Trees and Woodlands	Policy 17: Biodiversity Policy 16: Green Infrastructure, Landscape, Parks and Open Spaces

Local Plan Part 2 section	Local Plan Part 2 policies	Key related Core Strategy policies
	Policy 38: Non-Designated Biodiversity Assets and the wider Ecological Network	
Health	Policy 39: Health Impacts of Development	Policy 12: Local Services and Healthy Lifestyles
Environmental Protection	Policy 40: Pollution and Land Contamination Policy 41: Air Quality Policy 42: Safeguarding Minerals	Policy 1: Presumption in Favour of Sustainable Development Policy 14 Managing Travel Demand
Infrastructure and Developer Contributions	Policy 43: Planning Obligations Threshold	Policy 18: Infrastructure Policy 19: Developer Contributions

Monitoring and Review

- 1.14 As for the Local Plan Part 1 (Core Strategy) the principal means for monitoring Local Plan Part 2 will be the Local Plan Monitoring Report which is published each year in December. This monitors wider social, environmental and economic issues, together with key drivers of spatial change and implementation of the Local Plan's policies. The Local Plan Monitoring Report also provides commentary on how policies are being delivered and will also help to identify where policies need to be amended or replaced.
- 1.15 For Local Plan Part 1 (Core Strategy) policies, targets have been set where these would assist in the delivery of the objectives of the Local Plan. For each target, there are one or more identified indicators which are considered appropriate for monitoring the policies. It is also appropriate for some of the policies of the Local Plan Part 2 to have targets and/or indicators where these would assist in the delivery Local Plan objectives. Relevant targets and indicators are therefore included alongside policies where appropriate.

Policies Map

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

- Green Belt;
- Employment allocations;
- District, Local and Neighbourhood Centres; and
- Local Green Spaces.

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

Superseded Policies

1.18 The adoption of the Local Plan Part 2 means that the following 'saved' policies from the 1996 Rushcliffe Borough Local Plan are superseded and no longer form part of the development plan:

- Policy ENV15 – Green Belt;
- Policy H1 – Housing Allocations;
- Policy E1 – Employment Land Provision;
- Policy E7 – Redevelopment of Employment Sites; and
Policy E8 – Langar Airfield.

2. SUSTAINABLE DEVELOPMENT

POLICY 1 DEVELOPMENT REQUIREMENTS

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

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

JUSTIFICATION

- 2.1 When determining a planning application for development, the Council must consider more than the principle of whether the proposed land use should be permitted in that location. Once the principle of development is accepted the suitability of the particular proposals must also be considered. This is the purpose of Policy 1 and, where pertinent, other policies within the Local Plan which complement this policy and provide further policy guidance. In addition to this policy and others in the Local Plan, Neighbourhood Plans may also contain relevant policy criteria.
- 2.2 In some cases, conflict with this policy and others may lead to the conclusion that the proposal cannot be accommodated on the site. The matters to be considered relate to the amenity of the area, the suitability of the proposal to the site, the impact on the historic and natural environment and highway aspects as well as the impact of noise and lighting both upon the surrounding area and the development. The visual impact of a proposal must be considered, especially in conservation areas and for listed buildings, and will relate to its effect upon the surrounding area, adjoining properties and the street scene, and to detailed design in certain instances. Policy 1 provides general criteria against which all planning applications will be judged. Prospective developers are advised that the criteria may be used to inform the development of schemes in their early stages, and it provides a “checklist” for information which will be necessary to assist the Council in its consideration of their proposals.
- 2.3 The Council recognises the link between the quality of the environment and the health and welfare of residents. Issues such as pollution, access to social housing, sport and recreation facilities, public transport and health facilities are all important factors in considering the impact of new development. In considering proposals for new development, account will be taken of existing nearby uses. Where an existing use could cause nuisance to the new occupants, the proposal may be considered unacceptable in amenity terms. If permitted, the proposal could result in the new occupants making complaints which may jeopardise the operation of the existing use. In addition, account will also be taken of the impact of the development itself upon the amenity, character and infrastructure of the surrounding area.
- 2.4 Well-designed development can make a significant contribution to an area. The Council will therefore encourage all developments incorporate quality design principles.

2.5 In addition, there may be certain cases where a planning application will need to be accompanied by an Environmental Impact Assessment. These circumstances are outlined in National Planning Policy Guidance.

3. HOUSING DEVELOPMENT

Housing Land Supply

- 3.1 One of the key issues that the Local Plan Part 2 needs to do is to identify enough land as suitable for housing development in order to help meet Rushcliffe's housing target of a minimum of 13,150 new homes between 2011 and 2028. This is additional to the land that has already been allocated for housing development by the 2014 Local Plan Part 1: Core Strategy. The Core Strategy allocated six large sites for housing development which will meet the majority of the housing target. However, the development of all but one of the six sites has taken longer to get underway than had previously been expected. This has meant that these sites will not deliver as much housing during the plan period (up to 2028) as had originally been expected and, because of this, the Local Plan Part 2 needs to provide for enough housing to compensate for this situation.
- 3.2 In addition to having to meet the housing target by 2028, the Government's national planning policy requires councils to have a 'five-year supply' of 'deliverable' housing sites at any point during the Local Plan period. This means that the Government requires that there should always be enough housing land in the pipeline to meet that proportion of the Local Plan's overall housing target required over the next five years. This is in order to ensure a continuous supply of new housing year by year, rather than housing delivery being concentrated later on in the plan period. The Council has had to take this into account and ensure that the sites allocated by this Local Plan can, as a whole, deliver enough housing quickly enough to satisfy short-term as well as longer term housing requirements.
- 3.3 Overall, it has been calculated that, as at March 2017, the Local Plan Part 2 needs to provide enough land for at least 2,000 new homes in total. The development of this number of new homes, plus those expected to be built on the six strategic allocations and elsewhere in Rushcliffe, including on sites which already have planning permission, would meet the housing target of 13,150 by the end of the plan period in 2028 and also ensure that a minimum 'five-year supply' of housing sites is maintained for the rest of the plan period to 2028.
- 3.4 If, however, there are further delays to the delivery of new homes on the existing strategic allocations, then these would still have to be provided elsewhere. As a result, it is considered appropriate to identify a further level of additional housing supply in order to provide a 'buffer' should housing delivery on the existing strategic allocations be further delayed beyond what

is currently expected. The 'buffer' will also help in guarding against any future housing delivery shortfall should any of the housing allocations included in this plan not come forward as expected. In total, the Local Plan Part 2 allocates 25 sites which would contribute to meeting the housing requirements that need to be satisfied. These are sites which are expected to deliver around 3,380 new homes in total.

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

of further housing sites. Nonetheless, in preparing the Local Plan Part 2, it has been assessed whether it would be appropriate to allocate further land for development at both Bingham and Cotgrave. At Bingham, no further suitable sites have been identified. At Cotgrave, further land is allocated for housing development, which will deliver around 370 new homes over the plan period. The allocation of this land is necessary in order to meet both the Borough's short and longer-term housing targets.

- 3.9 It was not originally anticipated that the Local Plan Part 2 would necessarily need to allocate any sites for new housing at smaller 'other villages' within Rushcliffe because housing land allocations would be provided for elsewhere. However, it is now necessary that a number of these villages accommodate new housing on greenfield sites in order to meet short-term housing targets. This Local Plan allocates land for new housing at Cropwell Bishop, East Bridgford, Gotham, and Sutton Bonington. While these villages do not provide for a full range of facilities, as can be found in Rushcliffe's larger villages and towns, the basic level of facilities (e.g. schools and shops) that are available are judged capable of supporting a relatively limited level of housing growth without compromising the strategy set out in the Core Strategy for the distribution of new housing.
- 3.10 Beyond these housing allocations, development to meet 'local needs' at 'other villages' will be limited to small scale infill development, exception site development (see Core Strategy Policy 8) and the allocation of land by Neighbourhood Plans to meet needs that may be identified by local communities preparing Neighbourhood Plans. Small scale infilling is considered to be the development of small gaps within the existing built fabric of the village or previously developed sites, whose development would not have a harmful impact on the pattern or character of the area.
- 3.11 In the Core Strategy, at its Appendix D, there is a trajectory for expected housing delivery over the plan period to 2028. This was up to date when the Core Strategy was adopted in December 2014. This housing trajectory has been updated to reflect the latest situation, including taking into account the expected delivery of the new housing sites allocated by this Local Plan Part 2. The updated housing trajectory is provided at Appendix B of this plan.
- 3.12 The number of dwellings it has been estimated will be delivered on the sites allocated for development within this Local Plan Part 2 has been calculated on a site by site basis. As a starting point, for sites up to a hectare in size their capacity has been calculated on the basis of a gross density of 25 dwellings per hectare; for sites between 1 and 3 hectares a 23 dwellings per hectare gross density has been used and for sites in excess of 3 hectares a 20 dwellings per hectare gross density has been used. In the case of certain

sites, because of particular specific circumstances, an estimated dwelling capacity figure has been identified which does not necessarily follow this standardised approach. However, in all cases, the final number of dwellings on each of the allocated sites will be established at the planning application stage, following consideration of site specific detailed design matters and any other relevant planning considerations.

Housing Allocations at Cotgrave

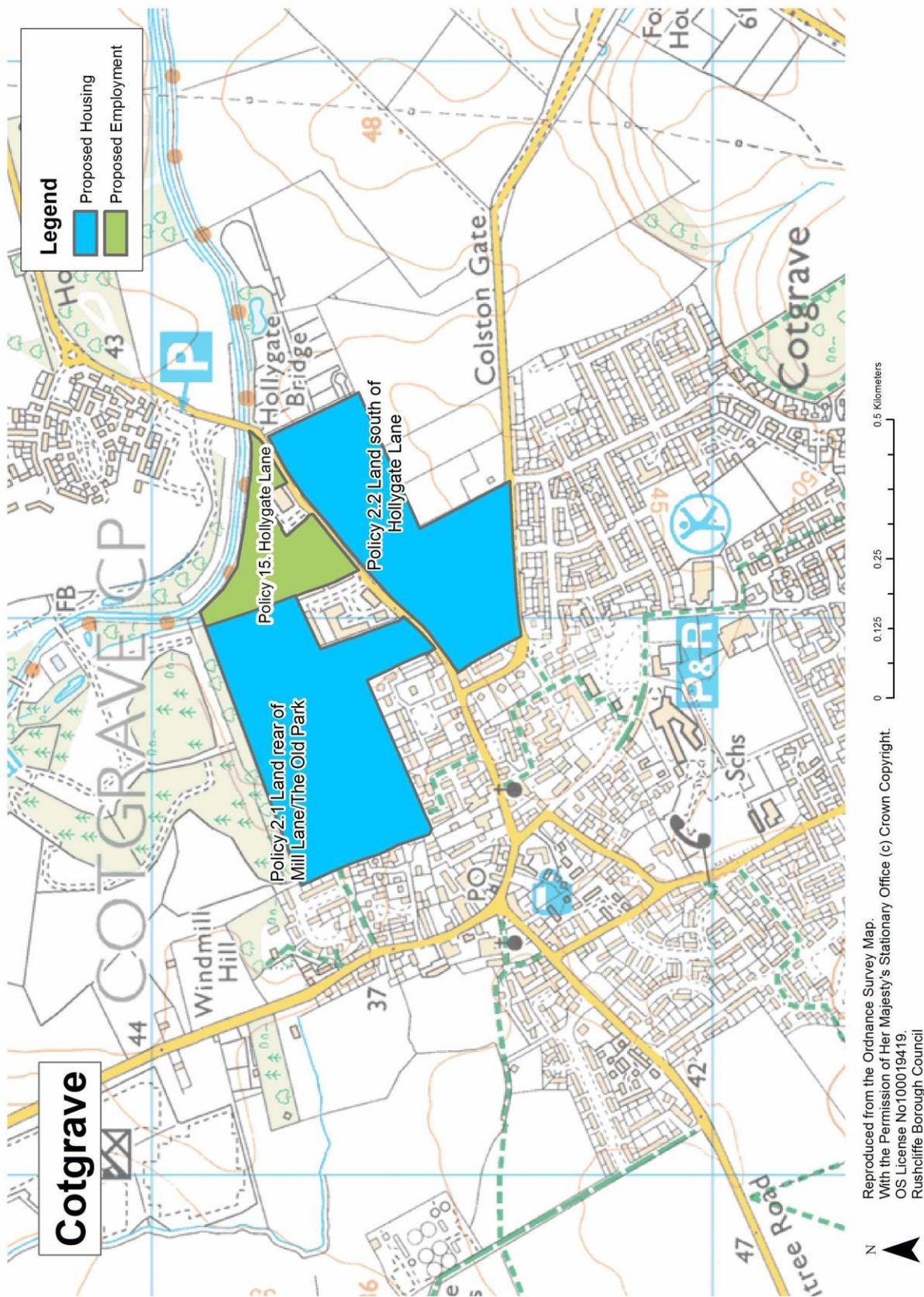
3.13 The Core Strategy has already allocated the former Cotgrave Colliery site for around 470 homes and for 4.5 hectares of employment development. While the Core Strategy makes no specific provision to require the allocation of further greenfield sites at Cotgrave, it is appropriate that the town, as a designated 'key settlement', accommodates some further housing development. Cotgrave is identified as a key settlement because of the range of services and facilities it contains and also because there are some employment opportunities locally. This has enabled the town to support the redevelopment of the former colliery site and it should enable it to support some extra housing development; although, further improvements to local facilities (e.g. primary schools) will be necessary in order to enable more development to take place.

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

3.15 In balancing housing requirements across Rushcliffe to 2028 sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 1) are identified as housing allocations and have been removed from the Green Belt:

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

Figure 1: Housing and Employment allocations at Cotgrave



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 Rushcliffe Borough Council

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

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

The development will be subject to the following requirements:

- a) any planning application will be required to demonstrate a sustainable layout and engineering response to the significance of archaeological remains on site as determined through a programme of intrusive archaeological evaluation. Where areas of the site are found to contain remains of such significance, or for which the costs of adequate mitigation would be prohibitive, this response should allow for their preservation;
- b) the amenity and privacy of neighbouring properties must be protected;
- c) green infrastructure should maintain and improve pedestrian linkages to the Country Park and Grantham Canal, including the safeguarding of the proposed pedestrian and cycle bridge across the canal;
- d) green infrastructure should achieve net-gains in biodiversity through tree planting/woodland creation;
- e) Ground Conditions Surveys should be undertaken to ensure neighbouring mining legacies are stable;
- f) surface water run-off issues must be addressed through on-site sustainable drainage measures;
- g) access off Hollygate Lane should be achieved through the creation of one junction that also provides access to the housing site opposite which is allocated within Policy 2.2;
- h) the junction at Hollygate Lane and Colston Gate must be modified. These changes should complement other changes to the highway network required within this policy and Policy 2.2;
- i) the junction at Hollygate Lane and Stragglethorpe Road must be modified to accommodate increased traffic resulting from this allocation and to improve junction safety;
- j) development must not prevent access to the site opposite which is allocated within Policy 2.2;
- k) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- l) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

- 3.16 Land rear of Mill Lane/The Old Park would form an individual site. When taking into account open space requirements on site, it is anticipated that it has capacity to accommodate around 180 dwellings, assuming the archaeologically sensitive area so far identified through geophysical survey to the western end of the site is left undeveloped to facilitate preservation of archaeology. In this respect development will require further pre-submission evaluation and the site should be approached on the basis that area(s) may need to remain undeveloped of buildings, associated groundworks, access and drainage infrastructure. In addition, overlooking of neighbouring properties, including of bungalows, as a result of the land's sloping topography should be avoided through sensitive site design and layout
- 3.17 In accordance with Policy 8 of the Core Strategy, 10% of the new homes should be affordable homes (comprising intermediate housing, affordable rent and social rent housing). This level of affordable housing was established following consideration of local financial viability issues.
- 3.18 The site is within a local green infrastructure corridor and ecological corridor. It is also close to the Grantham Canal, a strategically important pedestrian and cycle route. These corridors seek to protect and enhance pedestrian and cycle connectivity between Cotgrave, the Country Park, Hollygate Park, and, in the case of the Canal, the main urban area of Nottingham and settlements to the south and east. The ecological corridor seeks to improve woodland cover and connectivity. It is important that the development of this allocation contributes to these objectives.
- 3.19 As the site is located adjacent to the restored spoil tips of the former Cotgrave Colliery, the subsequent planning application on this allocation must be supported by a Ground Conditions Survey. Whilst the Council is confident that the restoration (re profiling) of these tips as a Country Park has ensured their stability, given the proximity of the allocation, these surveys would identify any risks.
- 3.20 The development of both allocations (covered by this policy and Policy 2.2) along Hollygate Lane would have an impact on the local highway network and in particular the junctions with Colston Gate and Stragglethorpe Road. It will need to be demonstrated that the proposed developments appropriately mitigate any potential adverse highway impacts. This mitigation should include the creation of a new road link between Colston Gate and Hollygate Lane, one single junction for both allocations, and modifications to the existing junctions of Hollygate Lane with Colston Gate and Stragglethorpe Road which improve highway safety. The development of both allocations

should provide financial contributions to facilitate these junction improvements.

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

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

The development will be subject to the following requirements:

- a) development must come forward as one comprehensive scheme;
- b) development must provide a new road connection between Colston Gate and Hollygate Lane and highway improvements at the existing Colston Gate/Hollygate Lane junction;
- c) access off Hollygate Lane should be achieved through the creation of one junction that also provides access to the housing site opposite which is allocated within Policy 2.1;
- d) the junction at Hollygate Lane and Colston Gate must be modified. These changes should complement other changes to the highway network required within this policy and Policy 2.1;
- e) the junction at Hollygate Lane and Stragglethorpe Road must be modified to accommodate increased traffic resulting from this allocation and to improve junction safety;
- f) Green Infrastructure should provide linkages to the Grantham Canal and Hollygate Park and achieve net-gains in biodiversity through tree planting and woodland creation;
- g) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- h) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

3.21 Land south of Hollygate Lane has a number of separate land owners but it comprises one allocation and it would be expected to be delivered as one single comprehensive development scheme, with an anticipated capacity of around 190 dwellings. The development of this allocation for housing provides an opportunity to enhance connectivity between Hollygate Park (the former Cotgrave Colliery) and the Grantham Canal, and the existing main built up area of Cotgrave. In order to accommodate development in this location at least two points of access for road traffic are likely to be required for the scheme as a whole. These could be achieved off Colston Gate and Hollygate Lane.

- 3.22 The development of both allocations (covered by this policy and Policy 2.1) along Hollygate Lane would have an impact on the local highway network and in particular the junctions with Colston Gate and Stragglethorpe Road. It will need to be demonstrated that the proposed developments appropriately mitigate any potential adverse highway impacts. This mitigation should include the creation of a new road link between Colston Gate and Hollygate Lane, one single junction for both allocations, and modifications to the existing junctions of Hollygate Lane with Colston Gate and Stragglethorpe Road which improve highway safety. The development of both allocations should provide financial contributions to facilitate these junction improvements.
- 3.23 In accordance with Policy 8 of the Core Strategy, 10% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.24 The site is within a local green infrastructure corridor and ecological corridor. It is also close to the Grantham Canal, a strategically important pedestrian and cycle route. These corridors seek to protect and enhance pedestrian and cycle connectivity between Cotgrave, the Country Park, Hollygate Park, and, in the case of the Canal, the main urban area of Nottingham and settlements to the south and east. The ecological corridor seeks to improve woodland cover and connectivity. It is important that the development of this allocation contributes to these objectives.

Housing Allocations at East Leake

- 3.25 The Core Strategy sets a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028. Planning permission has recently been granted on ten greenfield sites around the village that will deliver around 1,200 new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 800 homes.
- 3.26 It is considered that it would be unacceptable to identify further land at East Leake for housing development over the plan period. To do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the affect that any further development would have on the character of the

village. This Local Plan Part 2 allocates two sites for housing development at East Leake on land to the north of Rempstone Road and the second on land north of Lantern Lane (see Figure 2). Both these sites are outside the existing built extent of the village and both already have planning permission for new housing but development has yet to start.

POLICY 3.1 HOUSING ALLOCATION – LAND NORTH OF REMPSTONE ROAD, EAST LEAKE

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

The development will be subject to the following requirements:

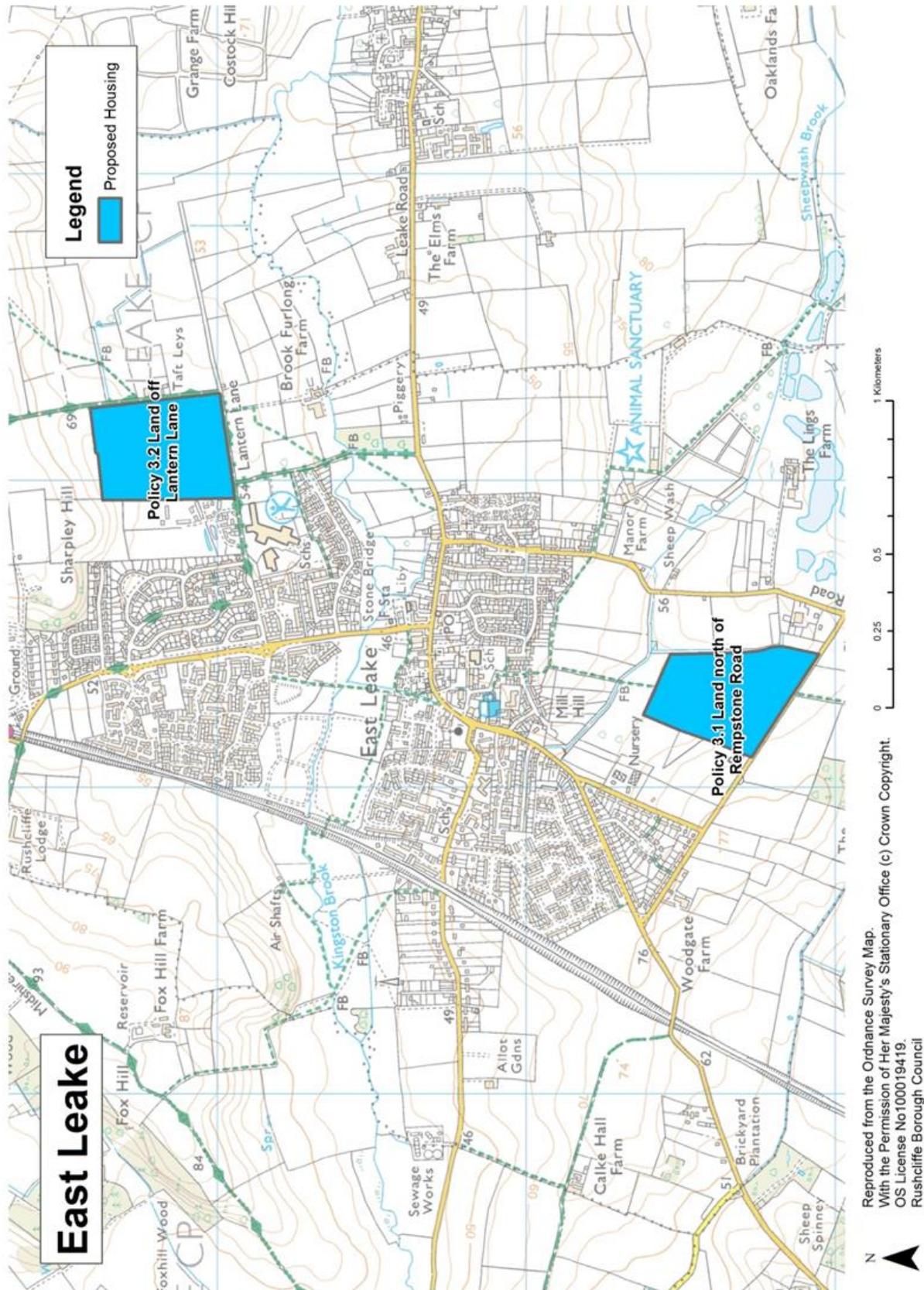
- a) if required, a serviced site within the north of the allocation should be provided for a new primary school;**
- b) appropriate financial contributions for new primary school and medical centre provision where necessary;**
- c) pedestrian and cycling access to the centre of East Leake should utilise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

JUSTIFICATION

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

3.28 Due to existing inadequate school capacity and the additional demand for school places that would be generated by the development of this allocation (and other sites at East Leake), an accessible serviced site may be required for a new one form entry primary school within the allocation. In order to ensure these facilities are in the most accessible location for the majority of residents, land within the north of the site, closer to village, should be safeguarded as the location for the new primary school. In accordance with the extant outline planning permission, the school must be accessed off Kirk Ley Road, through the neighbouring development.

Figure 2: Housing allocations at East Leake



- 3.29 Whilst vehicular access for residents will be achieved off Rempstone Road, given the distance from the centre of the village, more direct non-motorised access must be provided through the neighbouring development off Kirk Ley Road and via the existing right of way from Rempstone Road, through the site and into the village.
- 3.30 The allocation is in a prominent location on Rempstone Road and it extends into the open countryside. It is therefore important that the design and layout of the development on the frontage provides a visually attractive entrance to the village. Development adjacent to the open countryside should respect the rural character of the area.

POLICY 3.2 HOUSING ALLOCATION – LAND OFF LANTERN LANE, EAST LEAKE

The area, as shown on the policies map, is identified as an allocation for around 195 homes.

The development will be subject to the following requirements:

- a) in order to reduce landscape and visual impacts elevated land to the north and east should comprise a multi-functional green-infrastructure buffer between the development and open countryside;**
- b) the right of way which crosses the site from Lantern Lane should be preserved, forming a pedestrian corridor to the open countryside;**
- c) a detailed geotechnical and mining study should be undertaken to ensure an acceptable buffer between gypsum mining operations and the development can be established; and**
- d) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

- 3.31 The allocation is situated on land which rises to the north and east towards a low ridge that encloses this area of the village. Consequently, in order to avoid wider landscape and visual impacts, the built development should be restricted to lower elevations within the site.
- 3.32 The allocation is located 1km south of the British Gypsum Mine and subterranean extraction of Gypsum has extended under the northern boundary of the allocation. In order to ensure properties are not at risk of subsidence, resulting from the collapse of these workings, a suitable buffer around this area should be established.

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

Housing Allocations at Keyworth

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

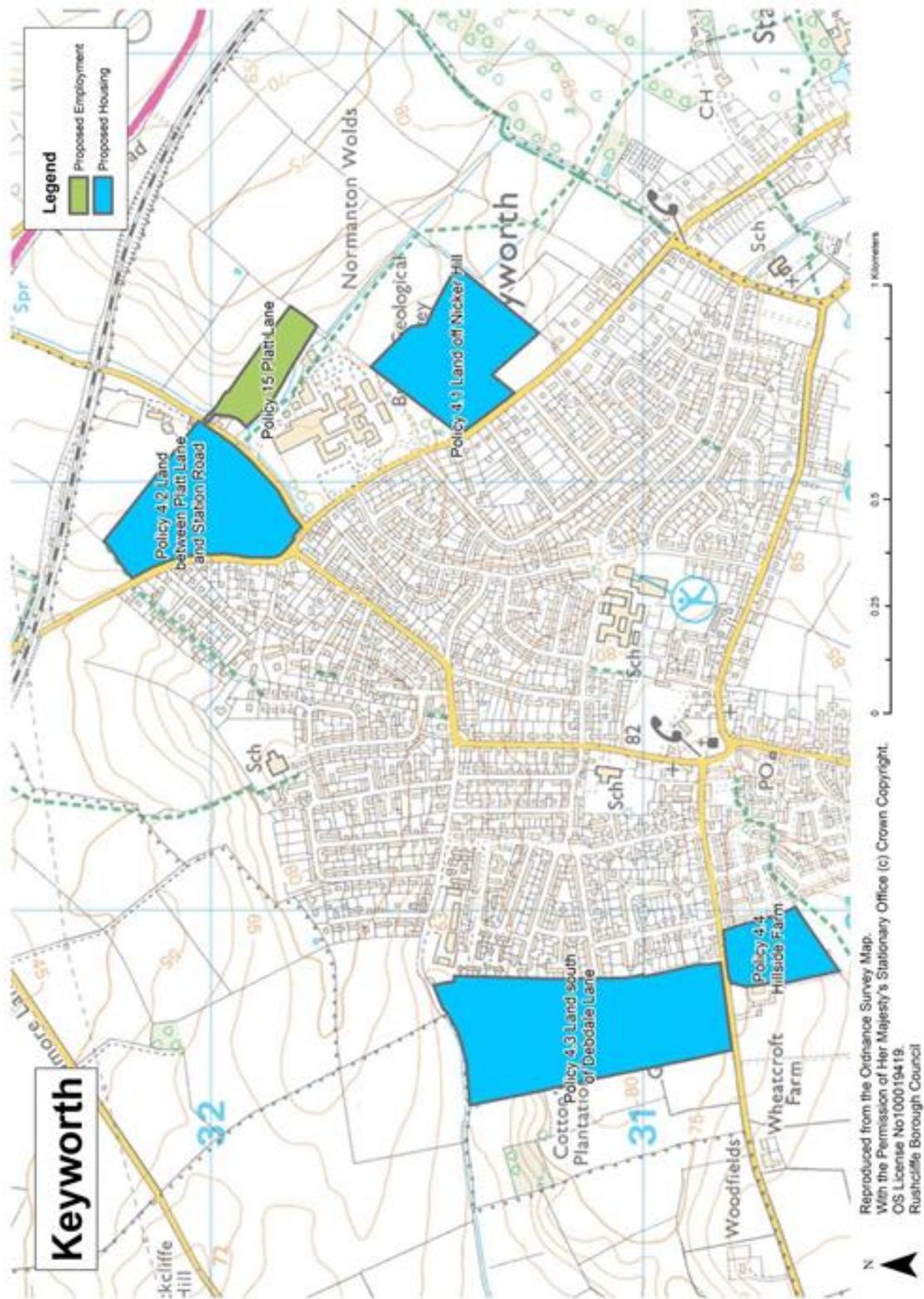
3.35 For instance, the new health centre has scope to accommodate this level of development subject potentially to developer contributions to support improvements. It is also judged that, given the existing size of the town which has around 3,000 dwellings, around 600 new homes should be able to be assimilated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

3.36 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 3) have been identified as housing allocations and have been removed from the Green Belt:

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

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

Figure 3: Housing and Employment allocations at Keyworth



POLICY 4.1 HOUSING ALLOCATION – LAND OFF NICKER HILL, KEYWORTH

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

The development will be subject to the following requirements:

- a) Green Infrastructure should improve connections to the right of way network and deliver net-gains in biodiversity;
- b) improvements to the junction of Platt Lane, Nicker Hill, Normanton Lane and Station Road to reduce speeds and increase visibility;
- c) significant impacts on the amenity of new residents resulting from the activities of the neighbouring British Geological Survey, that may also result in unreasonable restrictions on this business's activities, should be avoided or adequately mitigated;
- d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- e) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

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

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

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

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

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

The development will be subject to the following requirements:

- a) there should be two points of vehicle access, off Platt Lane and Station Road;
- b) carriageway and crossing improvements to Platt Lane including the delivery of appropriate safe footpaths on either side of the road;
- c) improvements to the junction of Platt Lane, Nicker Hill, Normanton Lane and Station Road to reduce speeds and increase visibility;
- d) Green infrastructure should deliver net-gains in biodiversity through tree planting which complements other green infrastructure objectives;
- e) subject to access requirements, the hedgerow on Platt Lane and tree belt on Station Road must be retained;
- f) Green infrastructure should include a suitable buffer with the neighbouring sports facility in order to protect the amenity of residents and users of the right of way;
- g) mitigation measures should be installed as appropriate on the north-east boundary to protect dwellings from damage from the adjacent sports facility;
- h) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- i) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

- 3.41 In accordance with Policy 8 the Core Strategy, 20% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.42 The site is within a local green infrastructure corridor. This corridor seeks to protect and enhance pedestrian connectivity east of Keyworth, towards Normanton on the Wolds and beyond to Cotgrave. It also encourages net-gains in biodiversity through increases in tree cover and the ecological connectivity of woodland sites.
- 3.43 The site is located adjacent to a cricket pitch and therefore an assessment should be carried out and, if appropriate, mitigation measures should be

installed along the boundary between this housing allocation and the sports facility. This would be to protect the new dwellings from possible damage from cricket balls.

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

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

The development will be subject to the following requirements:

- a) pedestrian and cycle access should be achieved via Croft Road;**
- b) Green Infrastructure will include a landscape buffer along the site's western boundary;**
- c) the two northern fields (adjacent to Debdale Lane) remain in the Green Belt and should comprise a landscape buffer and multifunctional open space;**
- d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and**
- e) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

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

POLICY 4.4 HOUSING ALLOCATION – HILLSIDE FARM, KEYWORTH

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

The development will be subject to the following requirements:

- a) the amenity of residents should not be significantly affected by noise, odour or dust resulting from the activities of the neighbouring farm;
- b) the continuation of agricultural operations within the neighbouring farm should not be prejudiced as a result of adverse effects on the amenity of residents;
- c) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- d) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

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

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

Housing Allocations at Radcliffe on Trent

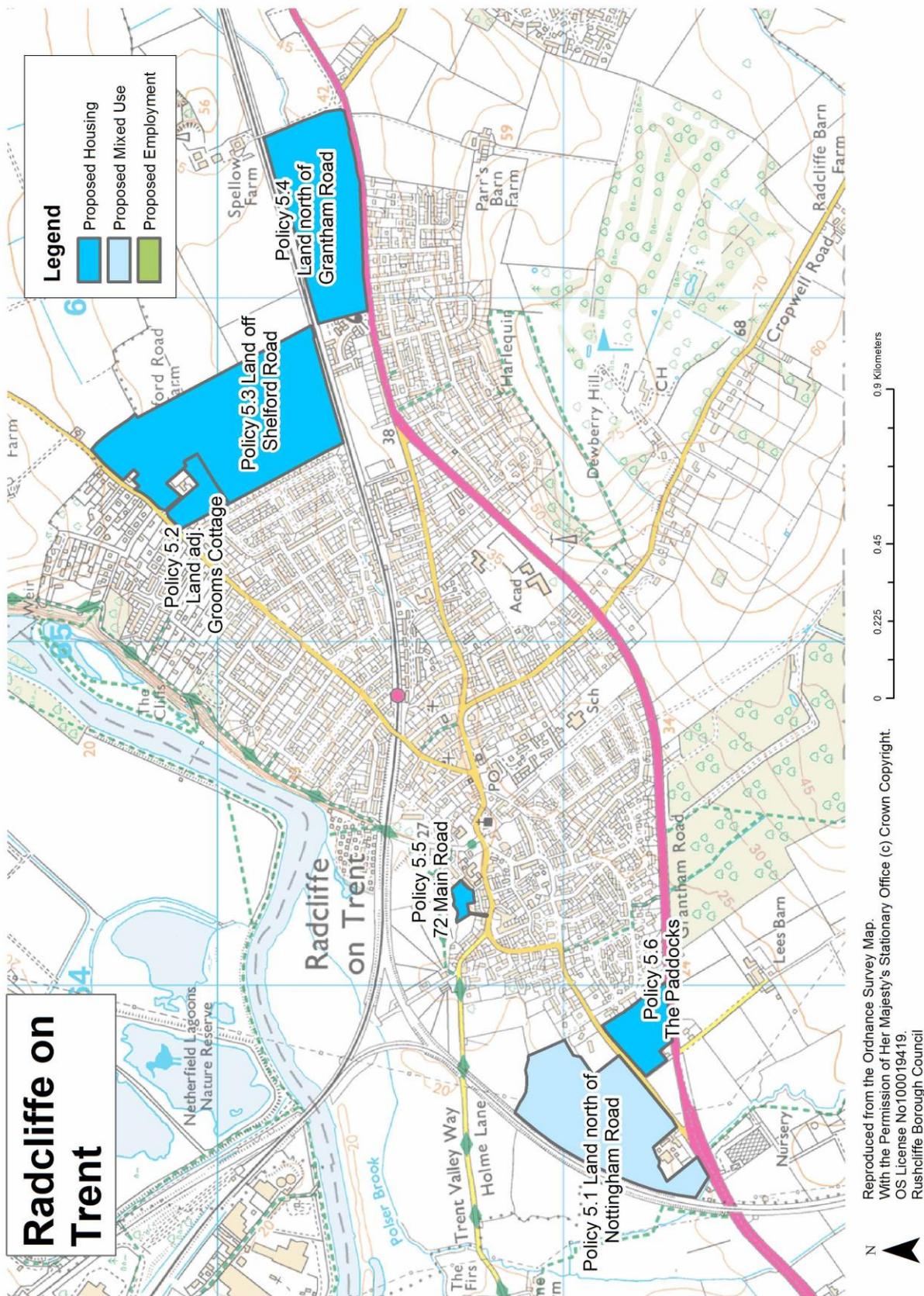
3.49 The Core Strategy sets a target of a minimum of 400 new homes that need to be built on greenfield sites within the existing Green Belt surrounding Radcliffe on Trent up to 2028.

3.50 A critical constraint influencing new housing numbers at Radcliffe on Trent is the limited primary school capacity and limited scope to expand existing school premises. It may therefore be necessary for new housing to be accompanied by a new primary school. Should a new primary school be required, one of the allocated sites will need to provide a serviced plot for the school. To generate the pupil numbers required to sustain a new one-form

entry primary school and to also generate sufficient developer contributions to cover the costs of a new school, it would require the delivery of upwards of 1,000 new homes on the edge of Radcliffe on Trent.

- 3.51 In addition the existing medical centre may not be capable of expansion and may not be able to accommodate the needs generated by the new housing. Therefore land should also be made available for a serviced plot for a new medical centre in case this is needed as an alternative site.
- 3.52 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity, flood risk, the availability of suitable sites for development and other relevant planning considerations, that the following sites (see Figure 4) are identified as housing allocations and have been removed, where applicable, from the Green Belt to deliver around 970 new homes:
- Land north of Nottingham Road;
 - Land adjacent Grooms Cottage;
 - Land off Shelford Road;
 - Land north of Grantham Road to south of railway line;
 - 72 Main Road; and
 - The Paddocks, Nottingham Road.
- 3.53 In the event that new sites are required for a primary school and/or medical centre due to new housing development, land off Shelford Road is identified as the preferred location for both within Policy 5.3.
- 3.54 It would be expected that all the sites would contribute financially and equitably to the provision of a new primary school and medical centre for the village.

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



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

The area, as shown on the policies map, is identified as an allocation for between 150 and around 200 homes and a minimum of 3 hectares of employment.

The development will be subject to the following requirements:

- a) land identified within the allocation on policies map will be developed for employment uses (B1, B2 and B8);
- b) vulnerable development within flood zone 3 (within a small area of the site's south western corner) must be avoided;
- c) a site specific flood risk assessment (FRA) should ensure the site is not affected by current or future flooding and it does not increase flood risks elsewhere;
- d) Green Infrastructure should improve connections to the rights of way network, including the neighbouring former Cotgrave Colliery Mineral Line (a pedestrian and cycle route), deliver net-gains in biodiversity and where necessary contribute to flood risk avoidance measures;
- e) appropriate financial contributions towards education and health capacity improvements to support development;
- f) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- g) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

- 3.55 Policy 5.1 (Land north of Nottingham Road) will include an element of employment land to form a mixed development. The adopted Radcliffe on Trent Neighbourhood Plan identifies a local community desire for a balance of new and revitalised employment to support housing growth at Radcliffe on Trent.
- 3.56 The land allocated under Policy 5.1 provides such an opportunity given its western location close to the main Nottingham urban area, its accessibility to the A52, its low lying topography and the benefits that the former minerals railway line embankment along the western edge of the site would provide in terms of screening future development and increasing pedestrian and cycle access.

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

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

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

The development will be subject to the following requirements:

- a) development should complement and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.3;
- b) sensitive boundary treatment should protect the amenity of existing neighbouring properties;
- c) appropriate financial contributions towards education and health capacity improvements to support development;
- d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- e) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

- 3.62 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.63 The site is bounded by land that is allocated for housing development under Policy 5.3 and which also provides land for the new primary school and health centre, both of which may be required to meet demand generated by new housing at Radcliffe on Trent. These could be located close to Shelford Road and the development of this allocation should not prevent the delivery of these important facilities or the neighbouring new homes. Particular attention should be paid to the amenity of residents, highways and access issues, and the pedestrian and cycling connectivity of these sites.
- 3.64 The development of this allocation, together with the allocation contained within Policy 5.3, should not prejudice the delivery of either site. In particular, there are no surface water or combined sewers in the vicinity of this site. Given the topography of the area, if surface water issues cannot be adequately managed within this allocation, surface water drainage solutions may have to be in place within the adjacent allocation (Policy 5.3) before the development of this allocation in order to allow appropriate drainage to be provided in accordance with the drainage hierarchy.

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

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

The development will be subject to the following requirements:

- a) a serviced site(s) within the north of the allocation should be provided for a new one form entry primary school and medical centre;
- b) appropriate financial contributions towards education and health capacity improvements to support development;
- c) land within the south of the site should be safeguarded for a future pedestrian and cycling bridge across the railway line;
- d) development should complement and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.2;
- e) sensitive boundary treatments should protect the amenity of existing neighbouring properties;
- f) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- g) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

3.65 The Local Education Authority and Clinical Commission Group have concerns regarding the capacity of existing educational and health facilities within Radcliffe on Trent. If existing educational and health facilities cannot be expanded to meet existing demand, land off Shelford Road is identified as the preferred location for the new primary school and medical centre. In order to ensure these facilities are in the most accessible location for the majority of residents, land within the north of the site, closer to Shelford Road, should be safeguarded as the location for the new primary school and medical centre. If increased demand can be met without requiring a new school or medical centre, the land required under policy 5.3 (part a) can be developed for other uses.

3.66 Whilst a financial contribution for the primary school and medical centre is likely to be required, as the owner/developer of this site may be required to provide the land for these facilities, they will not be expected to provide the same level of financial contributions (per dwelling) as the owner/developers of the other four allocations identified on the edge of Radcliffe on Trent. Until the adoption of the Community Infrastructure Levy, individual financial contributions will be established during the determination of each allocation's subsequent planning application.

- 3.67 The development of this site offers an opportunity to link this area of Radcliffe on Trent (which may include a new primary school and medical centre) with areas of the village on the opposite side of the railway line, which are only accessible via a detour through the centre of the village. In order to ensure this potential link is not jeopardised by development, land adjacent to the railway line should be safeguarded.
- 3.68 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.
- 3.69 The development of this allocation, together with the allocation contained within Policy 5.2, should not prejudice the delivery of either site. In particular, there are no surface water or combined sewers in the vicinity of this site. Given the topography of the area, if the neighbouring allocation cannot adequately manage its own surface water, drainage solutions for this allocation should be capable of allowing for the development of the allocation contained within Policy 5.2, in accordance with the drainage hierarchy.

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

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

The development will be subject to the following requirements:

- a) the existing junction off the A52 to the business park will, subject to required improvements, provide the primary access to the site;**
- b) development on the A52 frontage and which borders the open countryside should provide a visually attractive gateway and boundary to the village;**
- c) land within the west of the site should be safeguarded for a future pedestrian and cycling bridge across the railway line;**
- d) occupants should not be adversely affected by noise;**
- e) appropriate financial contributions towards education and health capacity improvements to support development;**
- f) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and**
- g) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

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

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

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

JUSTIFICATION

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

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

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

The development will be subject to the following requirements:

- a) occupants should not be adversely affected by noise disturbance caused by traffic on the A52;
- b) any surface water drainage issues should be managed by effective sustainable drainage systems;
- c) appropriate financial contributions towards education and health capacity improvements to support development;
- d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- e) it should be consistent with other relevant policies in the Local Plan.

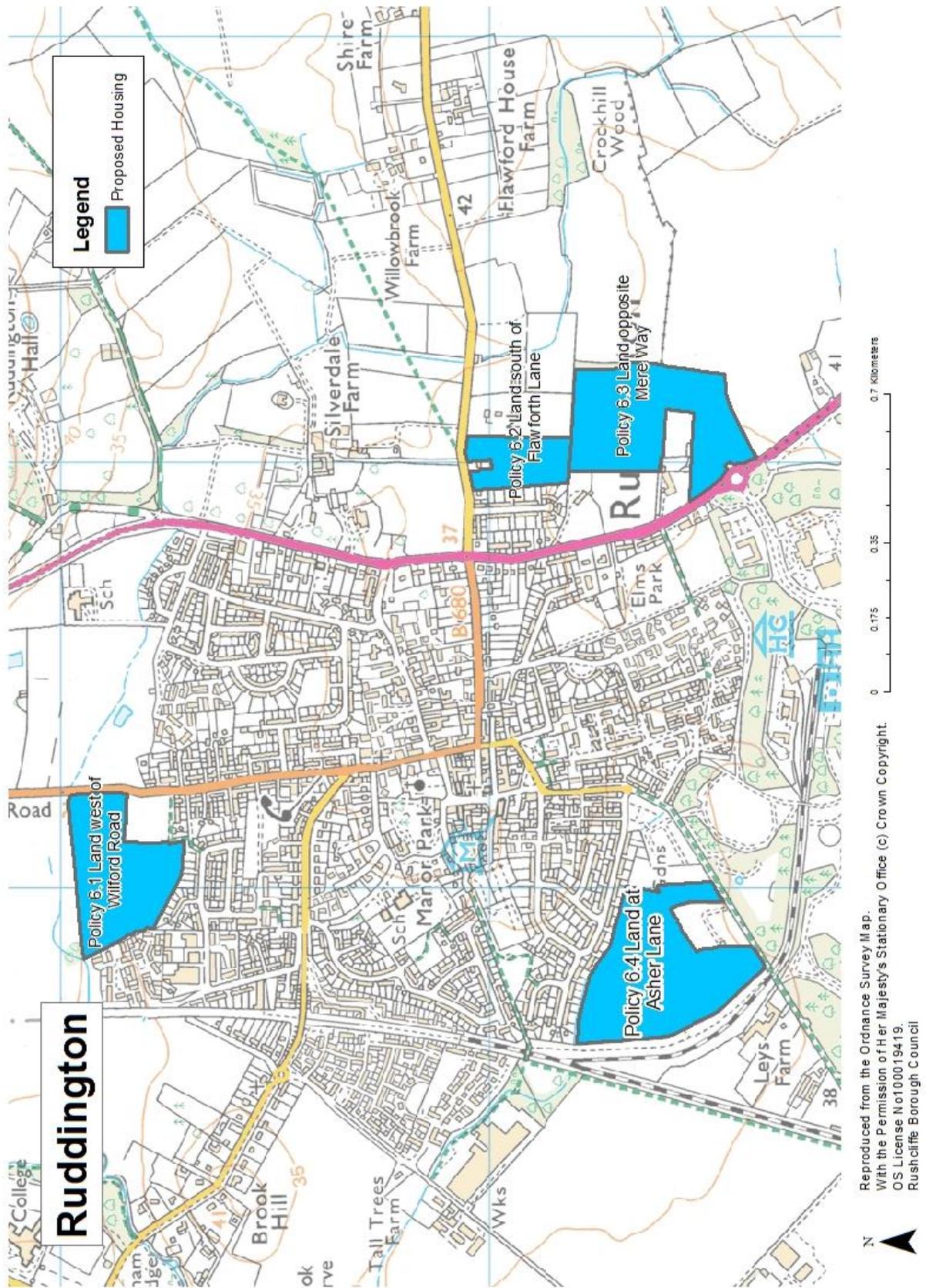
JUSTIFICATION

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

Housing Allocations at Ruddington

- 3.76 The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. It is considered that Ruddington has scope to sustain around 525 dwellings in total adjacent to the village, based on the capacity of local services and the availability of suitable sites for development.
- 3.77 In balancing sustainability, Green Belt, settlement capacity, heritage, flood risk and other relevant planning considerations, the following sites (see Figure 5) are identified as housing allocations and have been removed from the Green Belt:
- Land to the west of Wilford Road;
 - Land south of Flawforth Lane; and
 - Land opposite Mere Way.
- 3.78 All three sites are located on the edge of Ruddington and can be accessed either off the A60 or Wilford Road. In these locations, residents who commute to Nottingham or south and choose to drive can access their employment without travelling through the centre of the village, which, due to its historical layout, is congested at peak times.

Figure 5: Housing allocations at Ruddington



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

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

The development will be subject to the following requirements:

- a) vulnerable development should not be located within flood zone 3;
- b) a site specific flood risk assessment (FRA) should demonstrate that the development will be flood resilient and resistant and safe for its lifetime for its users and also ensure the site is not affected by current or future flooding and it does not increase flood risks elsewhere or overall;
- c) development on the Wilford Road frontage and which borders the open countryside should provide a visually attractive gateway and boundary to the village;
- d) on-site green infrastructure should deliver recreational open spaces, landscape buffers (including a buffer around Sellers Field Recreation Ground), net-gains in biodiversity and where necessary surface water flood mitigation. This should include a 10 metre buffer either side of the Packman Dyke;
- e) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
- f) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

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

- 3.81 The allocation is located within a prominent position on the approach to Ruddington along Wilford Road and extends into the open countryside. It is therefore important that the design and layout of the development on the frontage with Wilford Road and open countryside to the north provides a visually attractive entrance to the village. Development adjacent to the open countryside should respect the rural character of the area.
- 3.82 The allocation is located within the Fairham Brook and Packman Dyke Green Corridor which provides flood risk mitigation, contains priority habitat (including the designated Fairham Brook Nature Reserve and Wilwell Cutting Site of Special Scientific Interest), provides their ecological connectivity, contains recreational opportunities and pedestrian and cycling connectivity (particularly south of Ruddington within and adjacent to the Country Park). Within the site multi-functional green infrastructure should deliver recreational spaces and net-gains in biodiversity (comprising where appropriate new wetland, grassland and woodland). Critically, the ecological and surface water functions of Packman Dyke and its environs must be preserved and enhanced within a 10 metre wide buffer.
- 3.83 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

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

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

The development will be subject to the following requirements:

- a) the trees and hedgerows which form the boundary of the site should be retained;**
- b) the setting of the Conservation Area and Grade II Listed Easthorpe House should be preserved;**
- c) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and**
- d) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

- 3.84 Established trees and vegetation form the boundary of the site, most notably the frontage on Flawforth Lane and the boundary with Flawforth Avenue. These trees contribute to the character of the area and their retention would contribute to the landscape buffer (preserving the rural character of the area, including the Conservation Area) and reduce adverse effects on the amenity of neighbouring properties.
- 3.85 As Ruddington's Conservation Area is located adjacent to the site's southern boundary and it comprises, in this locality, extensive grounds to a private property, the development of this allocation should be set back at this point and the hedgerow enhanced in order to preserve the character of this part of the conservation area.
- 3.86 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

POLICY 6.3 HOUSING ALLOCATION – LAND OPPOSITE MERE WAY, RUDDINGTON

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

The development will be subject to the following requirements:

- a) the existing roundabout at the Mere Way/A60 junction will provide road access;**
- b) the setting of the Conservation Area should be preserved;**
- c) development along the Loughborough Road frontage, at the junction with Mere Way and which borders the open countryside should provide a visually attractive gateway and boundary to the village;**
- d) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and**
- e) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

- 3.87 The allocation is located at the Mere Way/A60 roundabout, this is a prominent gateway on the approach to Ruddington on the A60 (Loughborough Road). It is therefore important that the design and layout of the development on the

frontage with the A60 and at the junction with Mere Way provides a visually attractive entrance to the village. Parts of the western boundary of the site are adjacent to the Ruddington Conservation Area. This boundary largely consists of mature hedgerow. This boundary should be enhanced, and development set back from it in order to protect the setting of the conservation area. Development on the southern and eastern boundaries, adjacent to the open countryside, should respect the rural character of the area.

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

POLICY 6.4 HOUSING ALLOCATION – LAND NORTH OF ASHER LANE, RUDDINGTON

The area, as shown on the policies map, is identified as an allocation for around 175 homes.

The development will be subject to the following requirements:

- a) Asher Lane must be brought up to adoptable highway standard, including the provision of a footpath along its entire length;**
- b) appropriate junction Improvements including traffic signals to the High Street / Kirk Lane / Charles Street junction and the A60 / Kirk Lane / Flawforth Lane junction;**
- c) mitigation of on-street car parking on Asher Lane, between Musters Road and Distillery Street;**
- d) existing trees and hedges must be retained;**
- e) a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and**
- f) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

- 3.89 The allocation is situated on the southern edge of Ruddington and can only be accessed through the village centre, via the High Street or Church Street and The Green. Consequently impacts on the local highway network are significant issues and the highway improvement measures outlined within the policy must be delivered alongside the development of the allocation.

- 3.90 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and

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

Housing Allocation at Cropwell Bishop

- 3.91 Cropwell Bishop has capability to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed most suitable for housing development.
- 3.92 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, land east of Church Street (see Figure 6) is identified as a housing allocation and has been removed from the Green Belt.

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

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

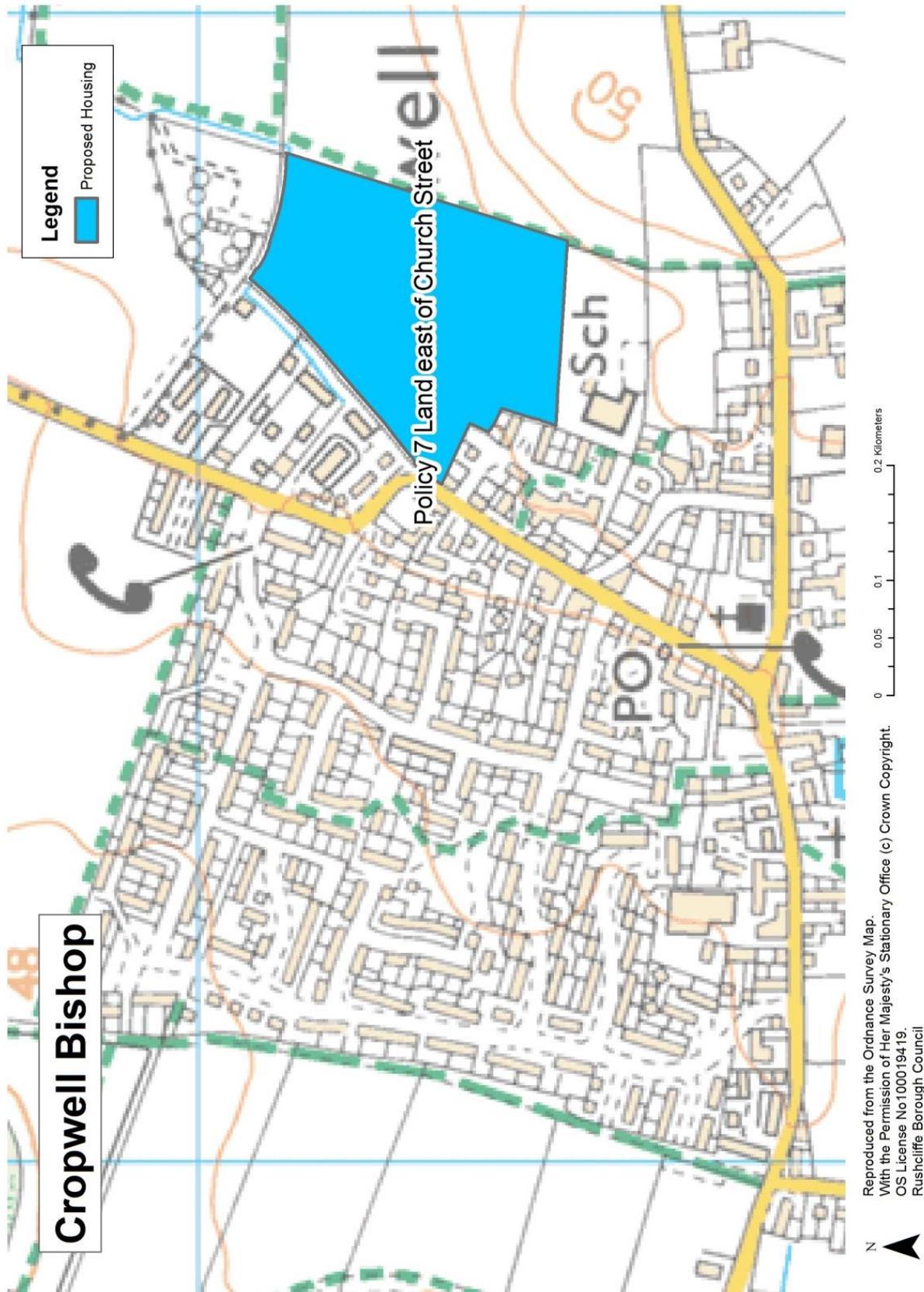
The development will be subject to the following requirements:

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

JUSTIFICATION

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

Figure 6: Housing allocation at Cropwell Bishop



Housing Allocations at East Bridgford

3.97 East Bridgford has scope to sustain around 125 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of those sites deemed suitable for housing development.

3.98 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, the following sites (see Figure 7) are identified as housing allocations and have been removed from the Green Belt:

- Land between Butt Lane and Closes Side Lane; and
- Land south of Butt Lane.

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

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

The development will be subject to the following requirements:

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

Figure 7: Housing allocations at East Bridgford



JUSTIFICATION

- 3.99 Land between Butt Lane and Closes Side Lane has a number of separate land owners but it comprises one allocation and it would be expected to be delivered as one single comprehensive development scheme, with an anticipated capacity of around 80 dwellings.
- 3.100 The allocation of the land for development offers an opportunity to provide an alternative link between Butt Lane and Closes Side Lane, which would reduce traffic on the existing route via Cross Lane. It would also mirror the historical layout of north/south and east/west arterial routes through East Bridgford.
- 3.101 This allocation extends into the open countryside on the north side of Butt Lane, a road which provides an attractive rural approach to East Bridgford. The development of this site should ensure that the rural character of the area is preserved, as far as is possible, through sensitive frontage development on Butt Lane and along those boundaries with the open countryside. Critically the design and layout of the development's frontages should complement development on the opposite side of Butt Lane.
- 3.102 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

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

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

The development will be subject to the following requirements:

- a) additional parking for the neighbouring medical centre should be provided;**
- b) frontage development on Butt Lane should complement the design of the residential development opposite, which is allocated within Policy 8.1, and not detract from the character of Butt Lane as a rural approach to the village, or affect the setting of the Conservation Area;**
- c) the development of this allocation should not prejudice the delivery of the site opposite which is allocated within Policy 8.1;**

- d) development which borders the open countryside to the east should be screened by a substantial tree belt which connects Butt Lane and the neighbouring Millennium Wood;**
- e) the right of way which connects Butt Lane and Millennium Wood should be retained; and**
- f) it should be consistent with other relevant policies in the Local Plan.**

JUSTIFICATION

- 3.103 The absence of sufficient parking for patients attending the medical centre has resulted in on-street parking on Butt Lane and neighbouring streets. The allocation of this site offers an opportunity to provide additional parking adjacent to the medical centre.
- 3.104 This allocation extends into the open countryside on the south side of Butt Lane, a road which provides an attractive rural approach to East Bridgford. The development of this site should ensure that the rural character of the area is preserved, as far as is possible, through sensitive frontage development on Butt Lane and along those boundaries with the open countryside. Critically the design and layout of the development frontages should complement the development on the opposite side of Butt Lane.
- 3.105 A substantial tree buffer along the site's eastern boundary would reduce the landscape and visual impacts of the development when viewed from the east and provide an extension of Millennium Wood, an area of deciduous woodland, which is a priority habitat.
- 3.106 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

Housing Allocation at Gotham

- 3.107 Gotham has scope to sustain around 70 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of the site deemed most suitable for housing development.
- 3.108 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations,

land east of Gypsum Way/The Orchards (see Figure 8) is identified as a housing allocation.

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

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

The development will be subject to the following requirements:

- a) significant impacts on the amenity of new residents resulting from the activities of the neighbouring bus depot must be avoided or adequately mitigated;**
- b) the neighbouring Local Wildlife Site should not be adversely affected;**
- c) Green Infrastructure should deliver net-gains in biodiversity, including grassland and woodland habitats;**
- d) sustainable drainage measures should ensure new and existing residents are not at risk of surface water flooding;**
- e) the amenity of residents should not be significantly affected during the construction and subsequent use of the highway access;**
- f) any loss of existing on-street parking on Leake Road should be compensated through the provision of replacement parking spaces within the development. These should be located in an easily accessible location, close to those residents who have lost parking; and**
- g) it should be consistent with other relevant policies in the Local Plan.**

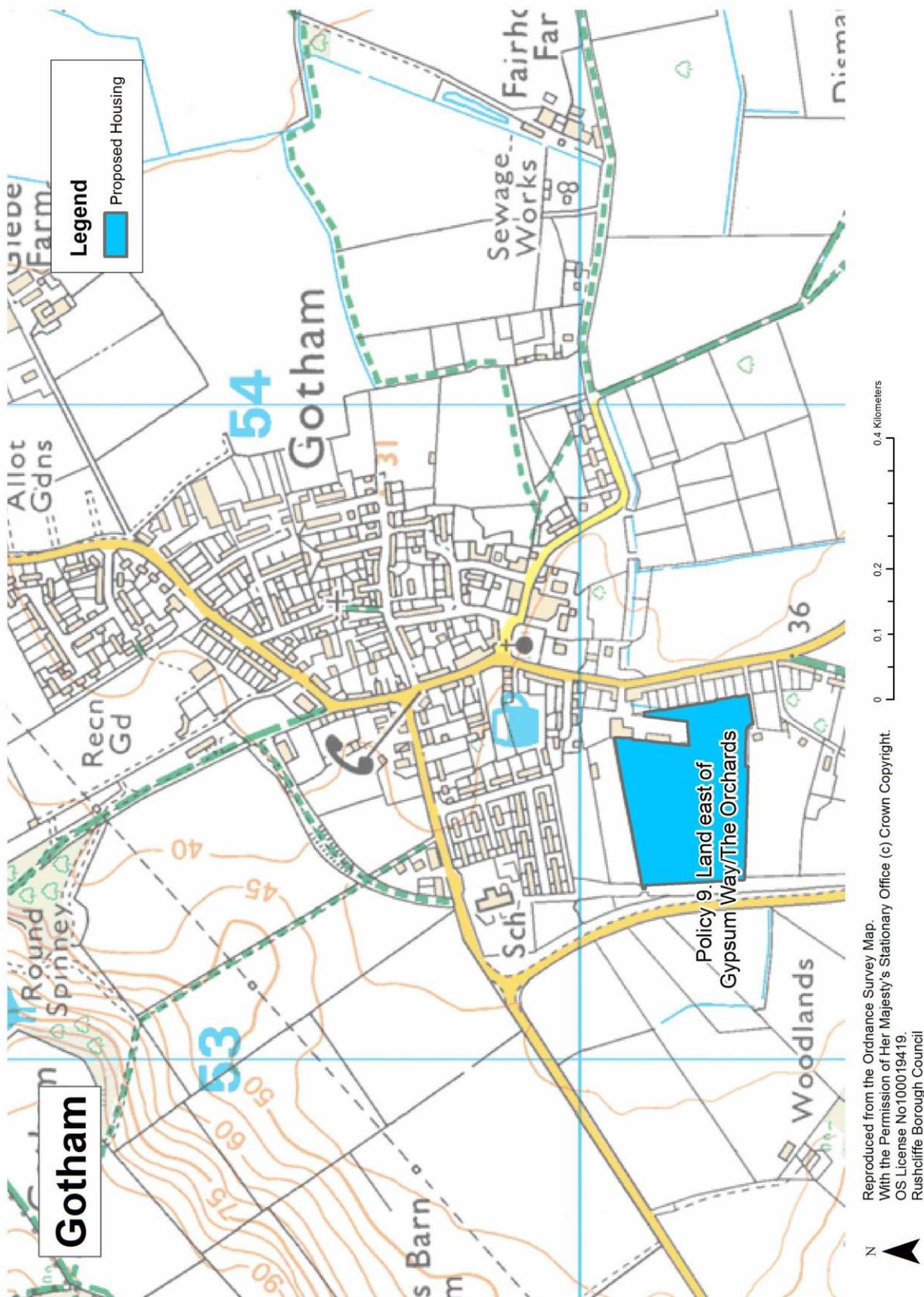
JUSTIFICATION

3.109 The neighbouring bus depot operates throughout the day, seven days a week and from the early morning. Given the proximity of the site to the depot, suitable mitigation measures must be incorporated into the design and layout of development that prevent the amenity of new residents being adversely affected by noise. This should include suitable landscape buffer comprising woodland.

3.110 The allocation is located within the Gotham Hills Ecological Network of woodland and grassland habitats. Therefore, this proposal should, where appropriate incorporate these habitats into on-site Green Infrastructure, including any buffer zones between the development, neighbouring properties, wildlife site and bus depot.

- 3.111 A significant area of the site is identified as being at high risk of surface water flooding. Therefore the development of this allocation should ensure sustainable drainage systems reduce risks of surface water flooding to new and existing residents.
- 3.112 Access to the allocation site should be achieved through the widening of the existing nursery entrance off Leake Road. To compensate for any loss in parking, Policy 9 includes provision of replacement parking spaces. In addition, the Policy includes a requirement that the residential amenity of nearby residents should not be significantly affected as a result of the construction and subsequent use of this new access.
- 3.113 In accordance with Policy 8 of the Core Strategy, 30% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing). This level of affordable housing was established following the consideration of local financial viability issues.

Figure 8: Housing allocation at Gotham



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Rushcliffe Borough Council

Housing Allocation at Sutton Bonington

3.114 Sutton Bonington has scope to sustain around 80 dwellings on greenfield sites adjacent to the village, based on the existing size and status of the settlement, the capacity of local services and the size of the single site deemed most suitable and sustainable for housing development.

3.115 In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, land north of Park Lane (see Figure 9) is identified as a housing allocation.

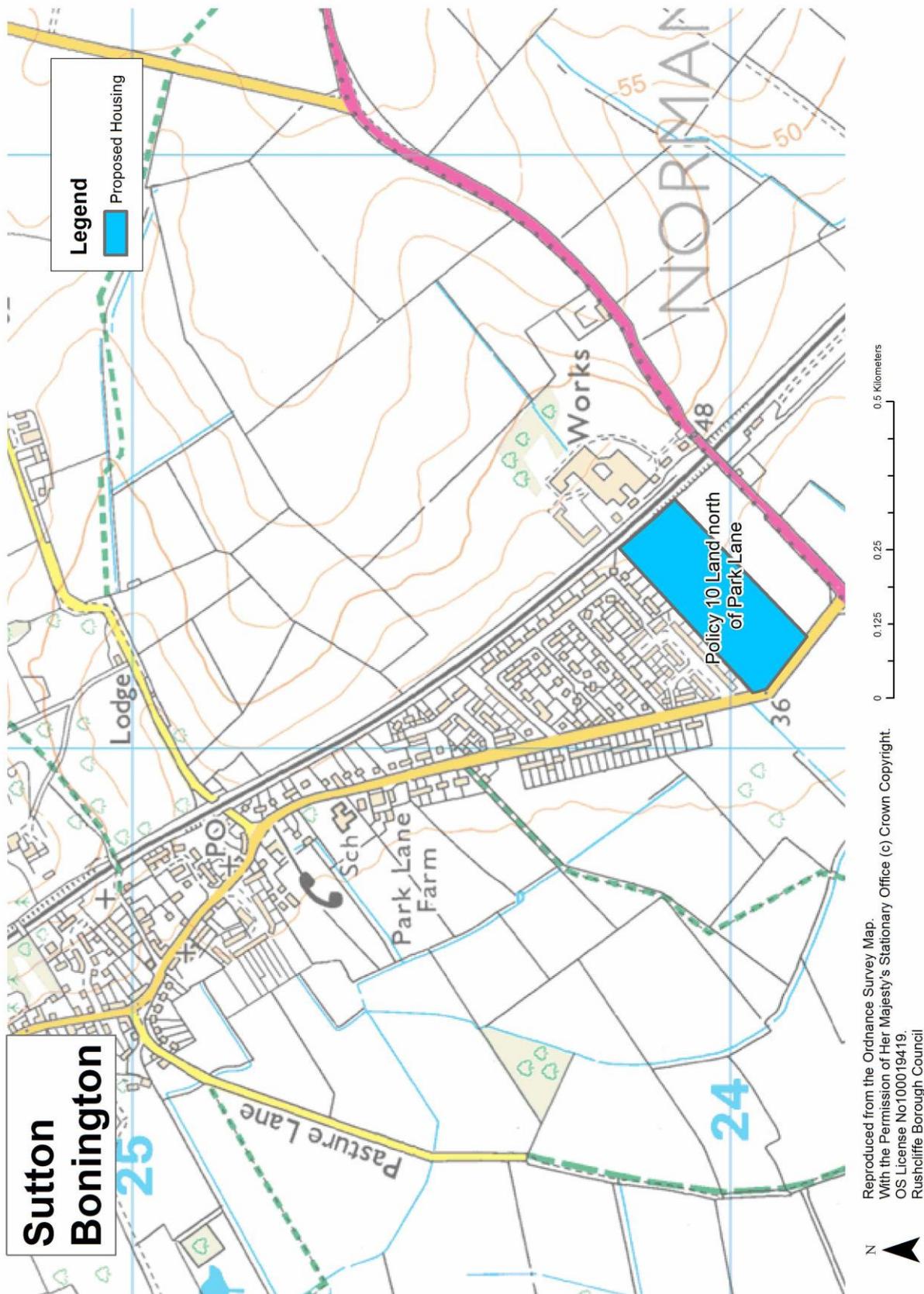
POLICY 10 HOUSING ALLOCATION – LAND NORTH OF PARK LANE, SUTTON BONINGTON

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

The development will be subject to the following requirements:

- a) frontage development on Park Lane should not detract from the character of Park Lane as a rural tree lined approach to the village;**
- b) a buffer on the site's northern boundary should ensure the amenity of the residents of Charnwood Fields and Charnwood Avenue is not adversely affected;**
- c) the amenity of new residents should not be adversely affected by noise generated by trains on the adjacent railway line;**
- d) sustainable drainage measures must address any identified surface water run-off issues;**
- e) development along the southern boundary of the site should respect the rural character of the area and provide a visually attractive boundary when viewed from the A6006; and**
- f) it should be consistent with other relevant policies in the Local Plan.**

Figure 9: Housing allocation at Sutton Bonington



JUSTIFICATION

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

MONITORING OF POLICIES 2-10

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

POLICY 11 HOUSING DEVELOPMENT ON UNALLOCATED SITES WITHIN SETTLEMENTS

- 1. Planning permission will be granted for development on unallocated sites within the built-up area of settlements provided:**
 - a) the proposal in terms of scale and location is in accordance with Local Plan Part 1: Core Strategy Policy 3 (Spatial Strategy);**
 - b) the proposal is of a high standard of design and does not adversely affect the character or pattern of the area by reason of its scale, bulk, form, layout or materials;**
 - c) the existing site does not make a significant contribution to the amenity of the surrounding area by virtue of its character or open nature;**
 - d) the proposal would not result in the loss of any existing buildings considered to be heritage assets unless the harm is, in the case of designated heritage assets, outweighed by substantial public benefits or, in the case of non-designated heritage assets, the loss of significance to the asset is justified;**
 - e) the proposal would not have an adverse visual impact or be unduly prominent from locations outside the settlement;**
 - f) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
 - g) appropriate provision for access and parking is made.**

- 2. Planning permission will be granted for the conversion and change of use of existing buildings to residential use within the existing built up area of settlements provided:**
 - a) all homes are self-contained with suitable access arrangements;**
 - b) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
 - c) appropriate provision for parking and access is made.**

- 3. Development in the rest of the plan area outside the built-up area of settlements is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with Policy 22 (Development within the Countryside).**

JUSTIFICATION

3.119 Local Plan Part 1: Core Strategy Policy 3 focuses development within the main urban area of Nottingham (within Rushcliffe), the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and

Ruddington. Beyond the main urban area and Key Settlements policy allows housing development in 'other villages' to meet local need.

- 3.120 In addition, this Local Plan Part 2 has identified four villages where, alongside small scale infill to meet local need, a limited number of new homes should be delivered on allocated sites. Two regeneration sites have also be identified at Bunny and Flintham.
- 3.121 For the purposes of determining residential developments on unallocated sites within 'other villages' (as defined in Core Strategy Policy 3) local need and infill are defined within paragraph 3.10 of this document.
- 3.122 The Local Plan does not identify the settlement boundaries within which Policy 11 will apply. The location of the proposal and its relationship to neighbouring buildings and the physical edge of the settlement will determine whether the application is within the settlement or within the open countryside. For example developments that do not extend beyond the identifiable settlement boundary are considered within the settlement.
- 3.123 During the plan period, opportunities for new residential development on sites which are not allocated in the Core Strategy and this Local Plan Part 2 (often termed windfall developments) will come forward and it is important to ensure that this development does not adversely affect the appearance of the area or the amenity of residents. Policy 11 ensures that residential development which complies with strategic policy, but which is not within an allocation, avoids these impacts.
- 3.124 This includes the conversion of houses into flats and the change of use of non-residential buildings to residential use, which can provide a valuable range and variety of new homes. It also includes the provision of houses in multiple occupation. In accordance with paragraph 51 of the National Planning Policy Framework, the Council is committed to bringing empty houses and buildings back into use. In recognition of this importance and to encourage this type of development, the Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres).
- 3.125 Policy 11 seeks to protect existing buildings or other features including open spaces which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful

consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

- 3.126 Housing developments within settlements should not have significant adverse effects upon the amenity of nearby residents. This includes, but is not restricted to: the loss of privacy (caused by overlooking of private gardens or views into neighbouring properties for example); overshadowing and reduction in natural light; noise (from traffic); or dust (during construction).
- 3.127 Policy 11 supports the conversion and change of use of existing buildings to residential use and the criteria which is applied ensures the property can be accessed and would not affect amenity of nearby residents. This policy applies equally to planning applications which propose the subdivision of existing properties.
- 3.128 There are certain areas which are protected from residential development. For example allocated or existing employment sites which are protected under Policy 15 (Employment Development). Development (including residential development) within the Green Belt is covered by the National Planning Policy Framework and Policy 21 (Green Belt) in this Local Plan.

POLICY 12 HOUSING STANDARDS

Accessibility standards

- 1. In order to meet the needs of the Borough's residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime, it is required that for developments of more than 100 dwellings, at least 1% should comply with requirement M4(3)(a) of the Building Regulations regarding wheelchair adaptable dwellings.**
- 2. The M4(3)a requirement will apply unless viability evidence or site specific factors such as vulnerability to flooding, site topography or other circumstances demonstrate that it is not possible for them to be applied.**

Water efficiency standards

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

JUSTIFICATION

- 3.129 In March 2015, the Government introduced a new approach for the setting of technical housing standards in England. This rationalised the many differing existing standards (e.g. Lifetime Homes and Code for Sustainable Homes (CfSH)) into a more streamlined system.
- 3.130 The Written Ministerial Statement, issued on 25 March 2015, sets out the Government's national planning policy on the setting of these technical standards. This explains that the new system gives local planning authorities the option of setting additional technical requirements exceeding the minimum standards required by Building Regulations for new homes in respect of access and water efficiency and introducing an optional national described internal space standard.

Water efficiency standards

- 3.131 Approved Document G (Requirement G2) and Regulations 36 and 37 of the Building Regulations 2010 set out how the required water efficiency standards should be calculated and met.
- 3.132 As with the other optional standards, the optional requirement for water efficiency can only be applied where there is evidence of local need and where the viability of development is not compromised by its application.
- 3.133 Policy 2 of Local Plan Part 1: Core Strategy requires that new dwellings should be built to incorporate a maximum consumption standard of 105 litres per person per day. This requirement, supported by the Environment Agency and Severn Trent Water Ltd, reflects the results of the Outline Water Cycle Study (2010) and the constrained nature of supply in the East Midlands, with Rushcliffe identified as being in an area of moderate water stress (i.e. scarcity).
- 3.134 The Government's Optional Technical Housing Standards supersedes the Core Strategy and requires councils to apply either the basic Building Regulation standard (of 125 litres/person/day) or a single optional higher national standard in areas of water stress of 110 litres per person per day. This optional higher standard, although slightly less stringent, is close to that proposed in the Core Strategy and is considered appropriate for Rushcliffe due to the evidence provided by the Outline Water Cycle Study. This standard should therefore be applied by planning condition and will apply to all new dwellings.

- 3.135 In order to ensure compliance with the National Planning Policy Framework and to ensure the approach is viable, a plan wide viability assessment has been undertaken which has included the impacts of additional statutory measures and optional policy requirements such as water consumption.
- 3.136 The Rushcliffe Borough Council Whole Plan and CIL Viability Assessment Report (February 2016) included costings for new housing equivalent to CfSH Code 4. Code 4 was considered by the study to incorporate the water standard of 110 litres per day. The assessments conclude that plan wide viability is not unduly affected by these requirements although careful assessment will be required on a site by site basis as part of the Development Management process. The policy approach acknowledges that some flexibility is required to address instances where the inclusion of sustainable measures is demonstrably unviable.
- 3.137 Further supporting evidence of the viability of adopting the optional standard for water efficiency is provided by the costs impact study ² that was produced by the Department for Communities and Local Government in support of the new standards. This concluded that the additional cost per dwelling for complying with the 110 litre per day standard would range between £6 per dwelling and £9 per dwelling.
- 3.138 This is not considered to have a significant impact on viability of schemes and it is therefore appropriate to apply the more stringent water efficiency requirement.

Accessibility and wheelchair standards

- 3.139 In order to help deliver a wide choice of homes and create sustainable, inclusive and mixed communities, paragraph 50 of the National Planning Policy Framework states that local planning authorities should plan for the needs of different groups in the community, including older people and people with disabilities.
- 3.140 Policy 8 of the Core Strategy sets out that a proportion of new development in the Borough should be capable of being adapted to suit the lifetime of its occupants in terms of their accessibility needs. The justification to the policy highlights that many older people have a strong desire to remain in the housing they currently occupy as long as possible.

²

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/353387/021c_Cost_Report_11th_Sept_2014_FINAL.pdf

- 3.141 In 2014 there were 22,900 older people (people aged 65 and over) in Rushcliffe with the latest population forecast suggesting this will increase to 35,100 in 2034 (an increase of 53%). The number of people over the age of 80 is projected to almost double over the same period. The proportion of people in the elderly age category is increasing at a much faster rate than the overall population of the Borough (which is predicted to increase by 15% by 2034 in comparison). Rushcliffe has an older age profile when compared to England as a whole with 20% of residents over the age of 65 in 2014 (2% higher than the national average).
- 3.142 Although an ageing population is a trend mirrored at national level, Rushcliffe is ageing at a faster rate than the national average with this gap widening to almost 6% by 2034.
- 3.143 There is therefore a clear need to plan for homes that meet the needs of older people. National planning policy allows local planning authorities to set optional technical standards in for new housing in relation to accessibility and wheelchair standards through their Local Plans. Imposing these standards will help ensure that Rushcliffe's housing stock is more easily adaptable and will help people to maintain their independence for longer.
- 3.144 Approved Document M of the Building Regulations 2010 sets out these standards. M4 (1): Visitability is the mandatory building standard which applies to all new homes. M4 (2): Accessible and Adaptable Dwellings and M4 (3): Wheelchair User Dwellings are the optional standards that local authorities can apply if there is a clearly evidenced need and the viability implications of introducing the standards have been adequately considered.
- 3.145 M4 (2) requires dwellings to meet the needs of occupants with differing needs, including some older or disabled people, and to allow adaptation of the dwelling to meet the needs of occupants over time. This category is broadly equivalent to the Lifetime Homes Standard. The most significant difference between M4(2) and Lifetime Homes is that step-free access is required to all properties. This means that all dwellings that are accessed from above the ground floor would require a lift access.
- 3.146 M4 (3) is split into 2 further sub-categories; (a) wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) and (b) wheelchair accessible (a home readily useable by a wheelchair user at the point of completion). The standard for wheelchair accessible homes can only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

3.147 Recognising that a number of elderly person households and those from other sectors of the community are likely to have a need for adaptable or accessible homes over the lifetime of the Plan, as part of providing a mix of housing to meet housing needs, the Council will seek to secure on developments of 100 or more 1% of new housing to be built to M4 (3) (adaptable) standard

MONITORING

Targets	Indicators	Policy Delivery
1% of homes on housing developments over 100 comply with M4(3)(a) of the Building Regulations	Developments which comply with requirement M4(3)(a) of the Building Regulations	<ul style="list-style-type: none"> Development Management Decisions
100% of all new dwellings meeting higher optional water efficiency standards	Developments that meet the higher optional technical housing standard for water consumption	

POLICY 13 SELF-BUILD AND CUSTOM HOUSING PROVISION

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

JUSTIFICATION

- 3.148 Self-build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.
- 3.149 The National Planning Policy Framework requires local planning authorities to identify local demand for people who wish to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self-build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self-Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self-build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Rushcliffe Borough is available on the Council's website.
- 3.150 Custom and self-build offers greater opportunity for the use of sustainable construction techniques and more innovative eco-friendly design. Proposals that maximise such techniques and incorporate sustainable design features and maximise design opportunities arising from the location of the site, will be encouraged by the Council where they accord with other Local Plan policies.

MONITORING

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

POLICY 14 SPECIALIST RESIDENTIAL ACCOMMODATION

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

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

JUSTIFICATION

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

- 3.152 The term ‘specialist accommodation’ is used to refer to the range of housing options built to assist people, such as older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. A variety of different specialist housing for people exists and new models are being created, such as Extra Care Housing, Retirement Housing and Sheltered Housing.
- 3.153 In 2014, Rushcliffe Borough was home to 22,900 people aged over 65. This figure is expected to increase to around 35,100 by 2034. The population aged over 85 is expected to more than double over the same period. As people get older, their housing needs change. Accessible and adaptable housing is needed for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.
- 3.154 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances. Where there are capacity issues raised in relation to existing healthcare facilities which serve a proposal, planning obligations may be sought in order to mitigate against such impacts.
- 3.155 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

MONITORING

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

4. Employment Development

POLICY 15 EMPLOYMENT DEVELOPMENT

- 1. The following sites are allocated for employment development:**
 - a) Chapel Lane Bingham (east);**
 - b) Chapel Lane Bingham (west);**
 - c) Hollygate Lane Cotgrave;**
 - d) Platt Lane Keyworth;**
 - e) Nottingham Road Radcliffe on Trent (as part of mixed use development); and**
 - f) Former Bunny Brickworks (as part of mixed use development).**

- 2. Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and other employment sites provided:**
 - a) the employment use is within Use Classes B1, B2 or B8, or is an employment generating use which is compatible with its surrounding uses;**
 - b) the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale; and**
 - c) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

- 3. Planning permission will not be granted for the redevelopment or reuse of existing employment sites or premises for other non-employment purposes unless:**
 - a) it is demonstrated that there is no demand for the site or premises for its specified employment use;**
 - b) the site is not viable for re-occupation (including through renewal or refurbishment); and**
 - c) the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

- 4. Planning permission will be granted provided there is no significant adverse impact on highway safety and adequate provision for access and parking is made.**

JUSTIFICATION

- 4.1. Since the adoption of their Core Strategies, the Greater Nottingham councils commissioned a new Employment Land Forecasting Study (August 2015).**

This new evidence indicates that the requirement for employment land within Rushcliffe Borough. The office floorspace requirements range between about 96,000 to 105,000 square metres, which is higher than previously projected. Industrial land requirements are generally within the range of 40 to 50 hectares, also higher than previously projected. This reflects that future growth in Rushcliffe is projected to be higher than past trends both in terms of job and labour supply growth, which accords with the objectives of Policy 5 of the Core Strategy. The strategic allocations in the Local Plan Part 1: Core Strategy are not additional to the employment land targets for Rushcliffe Borough set out above.

- 4.2. The additional employment sites within Local Plan Part 2, existing employment sites and the strategic mixed use allocations contained within the Core Strategy provide a good range and choice of sites and premises in terms of size, type and location. Policy 5 of the Core Strategy seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy 5 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas.
- 4.3. Policy 5 outlines that economic development of a lesser scale will be delivered elsewhere in sustainable locations and in accordance with the settlement hierarchy contained within the Core Strategy. Local Plan Part 2 reallocates sites for employment development at Chapel Lane, Bingham and at Hollygate Lane, Cotgrave, both of which are key settlements within the Borough. In addition an additional employment allocation is made at Nottingham Road Radcliffe on Trent as part of a mixed use allocation.
- 4.4. The two sites that are reallocated at Chapel Lane Bingham (see Figure 10) are small sites surrounded by existing employment development. Whilst these are long-standing employment allocations the nature of surrounding development being predominantly employment development as part of an industrial estate means that other uses are considered to be incompatible in these locations. The sites will also provide potential employment opportunities to support significant housing growth in the east of the Borough. The reallocation of land at Hollygate Lane Cotgrave (see Figure 1) will provide the opportunity for additional employment development to complement the additional housing allocations identified in Local Plan Part 2. The allocation at Platt Lane, Keyworth (Figure 3) will provide additional employment land in order to support the proposed housing growth. In addition the allocation is contained within the Keyworth Neighbourhood Plan as a recommended employment allocation. Access to the site may have to be achieved through land that is in the Green Belt. As an engineering operation, access arrangements are not considered to be inappropriate development within the

Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt.

- 4.5. The employment allocation at Radcliffe on Trent (see Figure 4) is part of a mixed use allocation. Other than the village centre and St James Business Park, there are limited opportunities for new employment development around the village. The employment allocation provides the opportunity for complimentary employment development adjacent to Radcliffe on Trent to support the housing allocations around the village. In addition the employment area will provide a buffer between the housing allocation and the RSPCA in terms of noise disturbance. The pylons that run through the wider mixed use allocation provides a boundary between the housing and employment as there is a requirement for a buffer along the route of the pylons.
- 4.6. Sequentially, new B1(a) office development should preferably be directed to town and local centres. It is, however, considered that there is limited opportunity for office development in such locations within Rushcliffe given a general lack of available or suitable sites. Proposals for B1(a) office development on the sites allocated by Policy 15 will not need to be subject to a sequential test. This is because the National Planning Policy Framework sets out that the test is not required for applications in accordance with an up-to-date Local Plan.
- 4.7. Existing employment sites are located throughout the Borough and the Council will consider releasing such sites for non-employment uses only where they are no longer in demand. This will require evidence that they have been marketed for their intended employment purpose without success for a sufficient period of at least 12 months (although this may be varied on a case by case basis); and they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for reoccupation or refurbishment for employment uses.
- 4.8. Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy.

Figure 10: Employment allocations at Chapel Lane, Bingham



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Rushcliffe Borough Council

4.9. Whilst most job growth within the Borough is forecast to be in traditional type employment, some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering). These are land uses which do not fall within the traditional definition of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;
- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

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

MONITORING

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

	floorspace or 0.1 hectares total area	
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5. Climate Change, Flood Risk and Water Management

POLICY 16 RENEWABLE ENERGY

- 1. Proposals for renewable energy schemes will be granted planning permission where they are acceptable in terms of:**
 - a) compliance with Green Belt policy;**
 - b) landscape and visual effects;**
 - c) ecology and biodiversity;**
 - d) best and most versatile agricultural land;**
 - e) the historic environment;**
 - f) open space and other recreational uses;**
 - g) amenity of nearby properties;**
 - h) grid connection;**
 - i) form and siting;**
 - j) mitigation;**
 - k) the decommissioning and reinstatement of land at the end of the operational life of the development;**
 - l) cumulative impact with existing and proposed development;**
 - m) emissions to ground, water courses and/or air;**
 - n) odour;**
 - o) vehicular access and traffic; and**
 - p) proximity of generating plants to the renewable energy source.**

- 2. In addition to the above criteria, wind energy developments will be permitted provided:**
 - a) the development site is in an area identified as being suitable for wind turbine development in a Neighbourhood Plan; or**
 - b) the development site is in an area identified as being of low or low-medium sensitivity to wind turbine development in Appendix C; and**
 - c) following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.**

JUSTIFICATION

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

- Wind energy;
 - Solar panels;
 - energy from waste;
 - biofuel;
 - ground source heat pumps;
 - geothermal; and
 - hydropower
- 5.2 Paragraph 93 of the National Planning Policy Framework highlights the importance of supporting the delivery of renewable and low carbon energy and emphasises that tackling and adapting to climate change is central to sustainable development.
- 5.3 Core Strategy Policy 2 (Climate Change) part 5 states that new decentralised, renewable and low-carbon energy schemes will be promoted and encouraged within Rushcliffe, where these are compatible with environmental, heritage, landscape and other planning considerations. Policy 16 outlines these considerations in greater detail and ensures they are considered when determining any planning application for renewable energy schemes.
- 5.4 As a significant proportion of the Borough is covered by the Nottingham-Derby Green Belt, it is likely that proposals for renewable schemes will be promoted within this designation during the plan period. Therefore Green Belt policy as set out in national policy will apply.
- 5.5 Paragraph 91 of the National Planning Policy Framework states when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. These very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
- 5.6 In accordance with the National Planning Policy Framework, these wider environmental benefits must be balanced against the harm that may be caused to the Green Belt's openness, its purposes and any other harm. Other harm would include non-compliance with the criteria set out in Policy 16.
- 5.7 Proposals for renewable energy schemes within the countryside, beyond the Green Belt boundary, or within settlements removed from the Green Belt should, where applicable, comply with the remaining criteria (parts (b) to (o)).
- 5.8 The criteria have been identified using the guidance provided in the National Planning Practice Guidance and the policy context in Rushcliffe. The policy

acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will be taken balancing the benefits and impacts of the proposal. The more significant the impact, the more likely it is that planning permission would be refused.

5.9 Depending on the technology proposed and its location, applicants will be expected to provide the following information:

- a landscape and visual impact assessment;
- a heritage impact assessment;
- noise assessments;
- ecological assessment; and
- evidence of consultation with utility providers.

Wind Energy

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

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

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

- 5.12 The Melton and Rushcliffe Landscape Sensitivity Study divides the Borough's landscape into 14 Landscape Character Assessment Units and makes a judgment on the landscape sensitivity to different heights of turbine.
- 5.13 It is considered that Landscape Character Assessment Units (LCUs) judged as being of Low or Low-Medium sensitivity are suitable for wind energy development for the turbine heights defined in the Melton and Rushcliffe Landscape Sensitivity Study. These Landscape Character Assessment Units and their sensitivity to wind energy development are identified in Appendix C.
- 5.14 It should be noted that the Study is not a definitive statement on the suitability of a certain location for wind energy development, and compliance with all pertinent criteria within Core Strategy Policy 2, the criteria set out in Part 1 of this policy, and other Local Plan policies is required.
- 5.15 Critically the development of wind turbines should comply with the Borough's Wind Energy Supplementary Planning Document (SPD). This document assists the interpretation and application of those policies within the Rushcliffe Local Plan Part 1: Core Strategy concerned with renewable energy, Green Infrastructure, biodiversity, design and enhancing local identity and historic environment is so far as they relate to wind energy development. This SPD was itself informed by the Landscape Sensitivity Study 2014.
- 5.16 The layout and design of wind energy development proposals should be informed by the SPD and the generic and detailed guidance for each Landscape Character Unit in the Melton and Rushcliffe Landscape Sensitivity Study 2014.

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

POLICY 17 MANAGING FLOOD RISK

- 1. Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:**
 - a. the sequential test and exception test are applied and satisfied in accordance with the National Planning Policy Framework and National Planning Policy Guidance; or**
 - b. where the exception test is not required, for example change of use applications, it has been demonstrated that the development and future occupants will be safe from flood risk over the lifetime of the development; or**
 - c. the development is for minor development where it has been demonstrated that the Environment Agency's flood risk standing advice has been followed, including:**
 - i. an industrial or commercial extension of less than 250 square metres;**
 - ii. alterations to buildings that do not increase the size of the building;**
 - iii. householder development including sheds, garages within the curtilage of the dwelling; and**
 - d. development does not increase the risk of flooding on the site or elsewhere, including through increased run-off due to areas of hardstanding, or reduction in ground water storage as a result of basements.**

- 2. Development proposals in areas of flood risk will only be considered when accompanied by a site specific flood risk assessment. Proposals will be expected to include mitigation measures which protect the site and manage any residual flood risk, such as flood resistance/resilience measures and the provision of safe access and escape routes.**

JUSTIFICATION

- 5.17 Local Plan Part 1: Core Strategy Policy 1 sets out the approach to development within areas at risk of flooding (Flood Zones 2, 3a and 3b), including the sequential test which directs development to low risk flood areas (Flood Zone 1) and, where this is not possible or less sustainable, the exception test which requires the development and future occupants to be safe from flood risk over the lifetime of the development. It also outlines the requirement to incorporate sustainable drainage systems. Further policies in this document outline how development within areas at risk of flooding should

be managed and how improved water management can deliver additional benefits, most notably to the wider environment.

- 5.18 Significant areas of Rushcliffe, notably within West Bridgford, are within flood zones 2, 3a and 3b and these areas will continue to see a significant number of windfall developments within the plan period. As set out in Core Strategy 3, the sustainable development of Rushcliffe will be achieved through a policy of urban concentration and regeneration, therefore development within West Bridgford, which is closer to local services and facilities, but within flood zone 2 is considered sequentially preferable to development on the edge of the main urban area or outlying settlements that is within flood zone 1.
- 5.19 Flood Zone 3b is defined as functional flood plain and national planning policy guidance makes clear that 'more vulnerable' residential development is not appropriate in these areas, and should not therefore be permitted. Development in these areas will only be considered as a last resort, where it is required for regeneration purposes, and it can be demonstrated that the proposals will reduce the existing levels of flood risk to both the application site and third parties. As required by the adopted Local Plan Part 1: Core Strategy, Policy 17 contains detailed criteria for determining planning applications which are located within areas at risk of flooding.
- 5.20 National Planning Practice Guidance makes it clear that the sequential test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, the National Planning Policy Framework confirms that proposals will still be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.
- 5.21 A site specific flood risk assessment (FRA) is required for all proposals including minor development and change of use in either flood zones 2 or 3 and in an area which has critical drainage problems. The FRA should examine the likelihood of a proposal being affected by current or future flooding from any source and take into account climate change. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy 18.
- 5.22 The FRA should include the following:

- evidence of the application of the sequential test and if necessary the exception test;
- an assessment of risks to the development site during a flood. The FRA should consider flooding from all sources including rivers and the sea and include an allowance for climate change;
- the estimated flood level for the site, i.e. the 1 in 100 year river flood level. Applicants may be able to obtain this from the Environment Agency or the Local Planning Authority;
- defences details of existing flood resistance and resilience measures on the site including existing flood defences or structures;
- state how the proposed design will reduce flood risk, e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk, or raising finished floor levels;
- evidence that the proposal will not increase flood risks elsewhere, for example through increased run-off due to areas of hardstanding, or reduction in ground water storage as a result of basements;
- access and egress arrangements including details of how people will leave buildings during flood;
- details of operation and maintenance of any flood mitigation measures; and
- confirmation of the residual risks to the site after any necessary flood defences have been built or considered, along with confirmation of how it is planned to manage these risks.

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

Flood Risk Management and Biodiversity

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

5.25 The Council will encourage and promote flood risk management measures that conserve and enhance biodiversity (seeking to achieve good ecological status) through Policy 18 which manage watercourses, reduce flood risk and protect and improve floodplains and biodiversity. The Council will seek to

promote the creation of new areas for habitats and species and to reconnect sites to their floodplain. New development should consider working with or restoring natural flooding processes with the aim of reducing flood risk and delivering biodiversity benefits.

MONITORING

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

POLICY 18 SURFACE WATER MANAGEMENT

1. **To increase the levels of water attenuation, storage and water quality, and where appropriate, development must, at an early stage in the design process, identify opportunities to incorporate a range of deliverable Sustainable Drainage Systems, appropriate to the size and type of development. The choice of drainage systems should comply with the drainage hierarchy.**

2. **Planning permission will granted for development which:**
 - a) **is appropriately located, taking account of the level of flood risk and which promotes the incorporation of appropriate mitigation measures into new development, such as sustainable drainage systems;**
 - b) **reduces the risk to homes and places of work from flooding;**
 - c) **delivers a range of community benefits including enhancing amenity (ensuring a safe environment) and providing greater resistance to the impact of climate change;**
 - d) **contributes positively to the appearance of the area;**
 - e) **accommodates and enhances biodiversity by making connections to existing Green Infrastructure assets; and**
 - f) **retains or enhances existing open drainage ditches.**

JUSTIFICATION

- 5.26 Nottinghamshire County Council as the Lead Local Flood Authority developed and adopted its Flood Risk Management Strategy (FRMS) in 2016³. The FRMS identifies the flood risks within Nottinghamshire (excluding Nottingham City) and provides a framework for coordinating the management of these flood risks. This strategy prioritises public funding for hard flood defences and also sets out other ways of managing flooding problems and flood risk. Examples of the latter may include advice on planning for sustainable development, guidance on development control and the environmental management of water courses. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.
- 5.27 Where appropriate development proposals must take account of relevant Surface Water Management Plans and local flood risk management strategies. The Council may seek financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these plans and strategies.
- 5.28 Where appropriate and technically feasible, proposals for both major and minor development proposals must incorporate sustainable drainage systems within both public and private areas of the development in order to provide source control features to the overall sustainable drainage design. These features may include attenuation ponds, green roofs, permeable driveways and parking, soakaways, water harvesting and storage features including water butts. . In accordance with national guidance, the selection of sustainable drainage systems should comply with the drainage hierarchy. The hierarchy identifies ground infiltration as the preferred method of managing surface water issues followed by: collection within a surface water body; directing to a surface water sewer, highway drain, or another drainage system; or, if none of these are possible, to a combined sewer.
- 5.29 In addition to the delivery of sustainable drainage systems, the long term management costs of these systems will also be paid for by the applicant. This usually occurs through the employment of a management company.
- 5.30 To ensure that sustainable drainage systems discharge water from the development at the same or lesser rate than pre-construction, the following criteria should be met:

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

- The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event;
- The design must also take account of the 1 in 100 year storm event plus 20% to 40% allowance for climate change, on stored volumes, to ensure that there is no flooding of buildings. Any excess flows must be contained within the site boundary, and within designated storage areas;
- Runoff from greenfield sites should be limited to the equivalent calculated green field runoff rates or 5 litres per second per hectare, whichever is lower; and
- Runoff from brownfield sites should be restricted to equivalent greenfield land requirements where possible/achievable, but should look to reduce the rate of runoff by a minimum of 30% from the existing discharge rates.

MONITORING

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

POLICY 19 DEVELOPMENT AFFECTING WATERCOURSES

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

- a) reconnects land to the functional floodplain and restores natural flooding processes;
- b) does not have an adverse impact on the functions and setting of any watercourse and its associated corridor;
- c) seeks to conserve and enhance the biodiversity, landscape and recreational value of the watercourse and its corridor through good design;
- d) pursues opportunities for de-culverting of watercourses. Planning permission will only be granted for proposals which do not involve the culverting of watercourses and which do not prejudice future opportunities for de-culverting (including on sites specifically identified in the Local Plan);

- e) **provides a minimum 10 metre buffer where physically feasible between the top of the watercourse and the development site which is free of built development, and includes a long term landscape and ecological management plan for this buffer; and**
- f) **includes, where appropriate, measures to allow for the natural movement of fish within the watercourse (where barriers to fish movement are present).**

JUSTIFICATION

- 5.31 Watercourses and their associated corridors are a vital element of the Green and Blue Infrastructure of the Borough. They have several valuable functions – as a landscape feature, for biodiversity especially as a corridor to allow movement of species, for recreation, as a water resource and to allow access for river maintenance. Of particular importance in the Borough is the River Trent, River Soar, River Smite and Fairham Brook, however smaller watercourses and waterbodies also have a key role.
- 5.32 Development sites which include watercourses are expected to maintain a 10 metre buffer either side of the watercourse within which developments should be restricted. This width of buffer provides the minimum width of habitat needed to provide for the functioning of wildlife habitats, while being able to facilitate management of the watercourse and informal access for enjoyment of the river. This width also ensures that the river is buffered from land-based activities, e.g. reducing the levels of diffuse pollution reaching the watercourse.
- 5.33 Where an undeveloped buffer of 10 metres (or more) already exists along a watercourse, a minimum 10 metre buffer should be maintained as a natural or semi-natural habitat free from built development, parking areas, private gardens and formal landscaping. A buffer should be provided on both sides of a watercourse that runs through a development. Developments proposed on previously developed land within 10 metres of a water course are exempt from the requirements of part (e) of the policy.
- 5.34 Detailed design of the buffer zone will be determined on a site-by-site basis in consultation with the Environment Agency.
- 5.35 Proposals that seek to combine new development with measures to restore heavily modified watercourses and their flood plains to a more natural state will be supported. Such measures include removing culverts, restoring meanders and reconnecting river channels with areas of flood plain obstructed by artificial features.

- 5.36 These types of measures can result in reductions in flood risk as well as significant improvements in amenity, biodiversity and water quality.
- 5.37 Any development proposals that come forward will be required to demonstrate that they do not prejudice de-culverting of any watercourse in the longer term.
- 5.38 Development proposals affecting, or in the vicinity of, watercourses classed as a 'main river' may also require an Environmental Permit from the Environment Agency. The permitting process is entirely independent of the planning system and any application will be determined under separate legislation. Applicants are therefore advised to contact the Environment Agency for pre-application permitting discussions as soon as possible in these particular instances.

POLICY 20 MANAGING WATER QUALITY

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

JUSTIFICATION

5.39 The European Union Water Framework Directive requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. Requirements of the Directive include:

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

- 5.40 The key means of implementing the Framework is the preparation of River Basin Management Plans which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Rushcliffe Borough is located within both Soar Basin Management Plan and the Erewash and Lower Trent Basin Management Plan areas and these contain objectives and measures and also set out current and objective status limits for water bodies in its catchment area.
- 5.41 In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Soar or Erewash and Lower Trent or any standards which supersede these. If this were the case then planning permission would not be granted. In this context, the Council may seek advice from relevant specialist bodies including the Environment Agency.
- 5.42 Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive (WFD) Assessment. This assessment should determine the effects of proposed works on ecological status and, identify any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its WFD objectives. The Environment Agency typically require a WFD assessment to accompany applications for Environmental Permits for flood risk activities, and may request to see one as part of planning applications where a permitting application has not yet been received.

6. Green Belt and the Countryside

POLICY 21 GREEN BELT

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

JUSTIFICATION

- 6.1 Local Plan Part 1: Core Strategy Policy 4 part 2 retained Cotgrave, Cropwell Bishop, East Bridgford, Keyworth, Radcliffe on Trent, Stanton on the Wolds (part of), Ruddington and Tollerton as inset settlements (surrounded by Green Belt).
- 6.2 In addition part 3 of Core Strategy Policy 4 identified Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford and Upper Saxondale as settlements that will be inset (removed from the Green Belt) through Local Plan Part 2. The defined policies map, informed by a Green Belt Review (Part 2b), therefore identifies the altered Green Belt boundaries for the additional inset settlements and those that have been retained as inset settlements.
- 6.3 Core Strategy Policy 4 part 3 also permits the alteration of the Green Belt in order to accommodate development requirements until 2028 (as set out in Core Strategy Policy 3). In addition to the allocation of land on the edge of the Key Settlements, exceptional circumstances have been established to remove land on the edge of Cropwell Bishop, East Bridgford and Gotham and allocate it for housing development in order to deliver a five years supply of the Core Strategy's development requirements.
- 6.4 The defined Green Belt boundary has also been altered to address minor inconsistencies between the boundaries which were previously established within the Local Plan (1996) and the physical situation today. Minor amendments have been made where necessary to rectify these anomalies and ensure the Green Belt boundary remains a defensible demarcation between the open countryside and inset settlements.

Health and Well-Being Benefits

- 6.5 The Government and the Council place considerable importance on promoting healthy communities. Paragraph 145 of the National Planning

Policy Framework (2019) states that facilities for outdoor sports and recreation are not inappropriate development as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Where a proposal would have such an effect on the Green Belt or its purposes and is consequently deemed inappropriate development, the benefits of the proposal to health and well-being will be given significant weight when assessing whether very special circumstances exist.

- 6.6 The Council believes that, in Rushcliffe, the protection of the Green Belt can be achieved alongside the encouragement of healthy lifestyles and the provision of appropriate outdoor sport and recreation facilities. When determining whether a proposal is appropriate development in the Green Belt, and if not, whether very special circumstances exist, in addition to the benefits to health and wellbeing, attention will be paid to detailed matters including the scale of the proposal, the openness of the site and its surroundings, its contribution to the Green Belt purposes, parking and lighting arrangements.

Historic Towns and Villages

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

POLICY 22 DEVELOPMENT WITHIN THE COUNTRYSIDE

- 1. Land beyond the Green Belt and the physical edge of settlements is identified as countryside and will be conserved and enhanced for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources, and to ensure it may be enjoyed by all.**

- 2. Within the countryside development for the following uses will be permitted subject to the requirements set out in (3) below:**
 - a) agriculture, equestrian, forestry and other uses requiring a rural location, including, where justified, associated workers dwellings;**
 - b) the re-use and adaptation of buildings for appropriate uses, including housing;**
 - c) exception sites for affordable housing;**
 - d) extension and replacement of dwellings;**
 - e) expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;**
 - f) small-scale employment generating development, retail and farm diversification;**
 - g) community services and facilities meeting a proven local need;**
 - h) recreation, wildlife conservation, leisure, tourism, and sports development which requires and is appropriate in a countryside location; and**
 - i) renewable energy in accordance with Policy 16.**

- 3. Developments in accordance with (2) above will be permitted where:**
 - a) the appearance and character of the landscape, including its historic character and features such as habitats, views, settlement pattern, rivers, watercourses, field patterns, industrial heritage and local distinctiveness is conserved and enhanced;**
 - b) except for replacement dwellings, conversions and changes of use, it does not constitute isolated residential development which is separated from the physical edge of the settlement;**
 - c) it does not create or extend ribbon development;**
 - d) built development is well integrated with existing buildings, where appropriate; and**
 - e) the development will not seriously undermine the vitality and viability of existing district and local centres, and centres of neighbourhood importance.**

JUSTIFICATION

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

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

- Aslockton
- Barnstone
- Bingham
- Car Colston
- Colston Bassett
- Costock
- East Leake
- Elton
- Flawborough
- Flintham
- Granby
- Hawksworth
- Hickling
- Kinoulton
- Kneeton
- Langar
- Normanton on Soar
- Orston
- Rempstone
- Scarrington
- Screveton
- Shelton
- Sibthorpe
- Stanford on Soar
- Stanton on the Wolds
- Sutton Bonnington
- Sutton
- Thoroton
- Tithby
- Upper Broughton
- West Leake
- Whatton in the Vale
- Widmerpool
- Willoughby on the Wolds
- Wysall

6.11 The Local Plan does not identify the settlement boundaries for the above settlements, beyond which Policy 22 will apply. The location of the proposal and its relationship to the physical edge of the settlements will determine whether the application is within the settlement or within the open countryside. For example developments that extend beyond the identifiable settlement boundary are considered within the countryside. Existing outlying buildings, or larger clusters of buildings, separated from the identifiable boundary of the settlement by more than a small scale infill plot are within the open countryside and development located between these buildings and the settlement would be subject to Policy 22. Policy 11 will be applied where a development is located within a settlement.

- 6.12 In the case of settlements beyond the Green Belt, which are surrounded by open countryside, settlement boundaries could be established through a Neighbourhood Plan. This would be written by the Parish Council and adopted by the Council as part of the statutory development plan. The settlement boundary would then determine where policies 11 and 22 are applied.
- 6.13 The uses listed above are those which it is considered would be potentially appropriate in the countryside but it will be necessary to ensure that proposed development does not unduly impact upon the character and appearance of the countryside.
- 6.14 The landscape of the countryside varies in character and appearance across the Borough. It is important that account is taken of these differences in considering development proposals in the countryside. As required by Core Strategy Policy 16, the Nottingham Landscape Character Assessment should inform the design and layout of proposals in the countryside.
- 6.15 Whilst policy seeks to facilitate the diversification of the rural economy, there are also benefits to the protection of the best and most versatile land. Where appropriate the Council shall seek the use of areas of poorer quality land in preference to that of agricultural land of a higher quality.
- 6.16 Applications for workers accommodation related to agricultural, equestrian, forestry or other business operations that require a rural location must be supported by evidence that the operation is economically viable, there is a firm intention to develop the enterprise, there is an essential long term need for permanent and full time labour, there is a necessity for the worker to live in close proximity, and there is no existing dwelling available or suitable. Temporary accommodation should be applied for prior to any application for permanent accommodation, as this would enable the applicant to establish need and economic viability. The size of dwelling should be appropriate for the needs of the worker, its location should not provide an obvious opportunity for infill development, and it should not require public expenditure on infrastructure.
- 6.17 The Council will impose an occupancy condition on any permission granted for any agricultural dwelling. Occupancy conditions are necessary to ensure that dwellings that would not normally be granted planning permission are used by people who because of their work have to live in the countryside.
- 6.18 Applications to remove occupancy conditions are not normally approved unless it can clearly be shown that there is no need in the long term for

accommodation in association with a countryside use. This would normally be demonstrated by marketing the property at a valuation which reflects the occupancy condition for a suitable length of time.

- 6.19 Proposals for the accommodation of Gypsies, Travellers and Travelling Showpeople that are located within the countryside should comply with Local Plan Part 1: Core Strategy Policy 9. This policy prioritises the provision of such accommodation to within existing settlements or as part of Sustainable Urban Extensions. However, where this cannot be achieved, part 3 of Policy 9 would be applied. Part 4 of Policy 9 specifically restricts the construction of permanent built structures in the countryside to small amenity blocks and other small buildings for appropriate associated business use.
- 6.20 The re-use and adaptation of certain buildings to dwellings makes a valuable contribution to the housing stock and to retaining the amenities of surrounding areas. Part 2 b) of the policy therefore permits, in principle, the conversion and change of use of existing buildings within the countryside for appropriate uses, including housing. The proposal should however comply with the development requirements outlined in Policy 22. In addition, it should not lead to the loss of employment uses and ensure that the architectural or historic qualities of the building are retained.
- 6.21 Applications for rural exception sites for affordable housing beyond the physical boundary of a settlement will be allowed where local need is identified in an up to date housing needs survey and the development is well related to and respects the character and scale of the settlement and its landscape setting. Planning permission will be subject to conditions and/or planning obligations which ensure that all initial and subsequent occupiers should be local people (applying the cascade approach where residents within the parish have priority, followed by neighbouring parishes and, if no occupier is found, the wider Borough) and that the restrictions on occupation and its status as an affordable home remains in perpetuity.
- 6.22 Whilst agricultural developments are acceptable, in principle, within the countryside, they must comply with Policy 1 (Development Requirements) of this Local Plan and ensure that it does not significantly affect the landscape, local character or the amenity of residents due to noise, odour or dust. Effects on the amenity of residents are likely to be a cause greater concern where agricultural developments are proposed within or close to settlements.
- 6.23 Rural businesses, including shops, make an important contribution to the rural economy. Therefore the expansion of existing business and new small scale employment generating development and retail establishments are permitted. These must however comply with the Core Strategy Policy 16 and be small in

scale. Small scale developments comprise self-employed / start-up companies, farm diversification, retail facilities that are ancillary to an existing use, and tourism and leisure operations. Critically these developments must be appropriate in and require a rural location and must not be detrimental to the vitality of villages, local and district centres.

7. Regeneration

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

POLICY 23 REDEVELOPMENT OF BUNNY BRICKWORKS

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

The development will be subject to the following requirements:

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

JUSTIFICATION

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

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

MONITORING

Targets	Indicators	Policy Delivery
Delivery of allocation promoted in policy	Completion of specific land uses allowed by Policy 23.	<ul style="list-style-type: none"> Development Management Decisions

POLICY 24 REDEVELOPMENT OF FORMER ISLAMIC INSTITUTE, FLINTHAM

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

The development will be subject to the following requirements:

- a) occupants should not be adversely affected by noise disturbance caused by traffic on the A46;
- b) the tree belts which separate the former institute from the A46 and the neighbouring sports field should be retained;
- c) development fronting Inholms Road should provide a visually attractive gateway and boundary to the village;
- d) mitigation measures should be installed as appropriate on the south-west boundary to protect dwellings from damage from the adjacent sports facility; and
- e) it should be consistent with other relevant policies in the Local Plan.

JUSTIFICATION

- 7.6 Although Flintham is not identified as a settlement where greenfield sites should be allocated for new housing, the former Islamic Institute offers an opportunity to deliver around 90 homes on a brownfield site. The suitability of the site has been established through the granting of planning permission and

in order to ensure the sustainable delivery of the site, this policy is included within the plan.

- 7.7 Due to the allocation’s close proximity to the A46 trunk road, residential amenity may be adversely affected by the noise of vehicles. If necessary, avoidance measures, including vegetation buffers, should be retained and incorporated into the layout and design of the development.
- 7.8 The allocation is in a prominent location on the approach to Flintham along Inholms Road. It is therefore important that the design and layout respects the rural character of the area and provides a visually attractive entrance to the village.
- 7.9 The site is located adjacent to a cricket pitch and therefore an assessment should be carried out and, if appropriate, mitigation measures should be installed along the boundary between this housing allocation and the sports facility. This would be to protect the new dwellings from possible damage from cricket balls.

MONITORING

Targets	Indicators	Policy Delivery
Delivery of allocation promoted in policy	Completion of specific land uses allowed by Policy 24.	<ul style="list-style-type: none"> • Development Management Decisions

8. Retail and Settlement Centres

POLICY 25 DEVELOPMENT WITHIN DISTRICT CENTRES AND LOCAL CENTRES

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

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

JUSTIFICATION

- 8.1 Core Strategy Policy 6 (Role of Town and Local Centres) identifies the hierarchy of retail centres within Rushcliffe. These were determined according to their position within the Greater Nottingham Area. Nottingham City Centre is highest in the hierarchy followed by Town Centres, District Centres and Local Centres, in that order. Below Local Centres, the lowest ranked centres are Centres of Neighbourhood Importance. These provide limited retail and community services within a local area and Policy 26 sets out the criteria against which proposals within them should comply.
- 8.2 Within Rushcliffe the following centres are identified within Core Strategy Policy 6:
- District Centres: Bingham and West Bridgford
- Local Centres: Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington.
- 8.3 Core Strategy Policy 6 also deferred the identification of the boundaries of the centres, primary shopping areas and the identification of allocations for District and Local Centres to this Local Plan Part 2. These boundaries are identified within the Policies Map which accompanies the Local Plan (parts 1 and 2).
- 8.4 The Core Strategy sets out a broad policy approach which is compliant with the National Planning Policy Framework and National Planning Policy Guidance. Policy 6 re-iterates the need to maintain and enhance the vitality and viability of all the centres whilst maintaining a strong retail character, environmental enhancements and improvements to access.
- 8.5 In order to support local and independent retailers and ensure the viability and viability of these centres is maintained, this Local Plan Part 2 identifies the policy approach for developments within the District Centres and Local Centres, the Primary Retail Area and the primary and secondary frontages. These requirements have been informed by the Greater Nottingham Retail

Study 2015, retail surveys of all the District Centres and Local Centres, and are set in Policy 25.

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

MONITORING

Targets	Indicators	Policy Delivery
Maintaining appropriate balance of uses as outlined within policy 25	<ul style="list-style-type: none">• Annual monitoring of percentage of units within each use classes within primary and secondary frontages• Vacancy rates of shop units	<ul style="list-style-type: none">• Development Management decisions

POLICY 26 DEVELOPMENT WITHIN CENTRES OF NEIGHBOURHOOD IMPORTANCE

- 1. The following Centres of Neighbourhood Importance in West Bridgford and Keyworth are defined within the policies map:**
 - a) Abbey Road;**
 - b) Boundary Road;**
 - c) Compton Acres;**
 - d) Gamston Centre;**
 - e) Hilton Crescent;**
 - f) Loughborough Road;**
 - g) Melton Road;**
 - h) Musters Road;**
 - i) Radcliffe Road;**
 - j) Trent Boulevard; and**
 - k) Nottingham Road in Keyworth.**
- 2. Within the Centres of Neighbourhood Importance planning permission will be granted for ground floor development proposals provided:**
 - a) individually or cumulatively it would not result in a significant adverse impact on the vitality, viability or character of the centre;**
 - b) it does not result in an unacceptable grouping of non-retails uses; and**
 - c) it does not result in A5 (hot food and take-away) uses exceeding 30% of the total units.**

3. **In Centres of Neighbourhood Importance, development will be expected to create a more accessible, well-connected and well-designed centre. It should therefore:**
- a) **be of a high standard of design and not adversely affect the centre by reason of its scale, bulk, form, layout or materials;**
 - b) **not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the centre;**
 - c) **not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
 - d) **not create inactive frontages of more than two units;**
 - e) **not give rise to unacceptable environmental or public safety impacts; and**
 - f) **provide appropriate provision for servicing and parking.**

JUSTIFICATION

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

Centres of Neighbourhood Importance:	Abbey Road, Boundary Road, Compton Acres, Gamston Centre, Hilton Crescent, Loughborough Road, Melton Road, Musters Road, Radcliffe Road, Trent Boulevard, and Nottingham Road, Keyworth.
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- 8.13 Centres of Neighbourhood Importance serve a geographically small area, beyond the District or Local Centres, and often contain smaller shops which sell everyday essentials (such as convenience stores, post office, bakers, butchers and newsagents) or provide local services (such as doctors or veterinary services). It is important that these locally accessible retail and service facilities are retained and that developments that result in their loss or the unacceptable grouping of non-retail uses (A1 to A5) should not be permitted. A continuous group of three non-retail uses on a frontage would be considered an unacceptable grouping.
- 8.14 In order to maintain the vitality of the frontage during the day, the percentage of A5 uses (hot food and take-away establishments), which are often closed

during the day, is restricted to 30% of units within Centres of Neighbourhood Importance.

- 8.15 Given the importance of maintaining them as local shopping and community destinations, Policy 26 also ensures a high standard of design is required, alongside the protection of open spaces, protection of residential amenity and public safety and the provision of appropriate levels of parking.

MONITORING

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

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

1. **Development, including significant extensions to existing facilities, for main town centre uses outside of the defined District and Local Centres and Centres of Neighbourhood Importance will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a suitable and available centre or edge of centre location having demonstrated appropriate flexibility in the format and scale of development proposed.**
2. **Development for main town centre uses, with a net floorspace of 500 square metres or above, in edge or out of centre locations, including within Centres of Neighbourhood Importance, will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.**

JUSTIFICATION

- 8.16 For the purposes of this policy and applying the National Planning Policy Framework (NPPF), an edge of centre location is determined according to the distances set out in the NPPF. This stipulates that retail developments within 300 metres of the primary retail area are considered edge of centre, for other main town centre uses the distance is 300 metres from the District or Local Centre boundary, and for office development the distance is 500 metres from a public transport interchange.
- 8.17 Core Strategy Policy 6 requires a sequential approach where retail and leisure uses are proposed in out-of and edge-of-centre locations. Proposals should be supported by evidence that there are no suitable sites within the centre or, if proposed in an out of centre location, no suitable sites within an edge-of-centre location also.
- 8.18 The need for a retail impact assessment is also identified and the floor space threshold of 500 square metres net floorspace, at which point this assessment is required to ensure development would not significantly affect existing centres, is set out in Policy 27. This threshold was established within the Greater Nottingham Retail Study 2015.
- 8.19 It applies within Centres of Neighbourhood Importance as well as locations outside District and Local Centres, as large retail developments are unlikely to be appropriate within Centres of Neighbourhood Importance and may adversely affect nearby district and local centres.

MONITORING

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

9. Historic Environment

POLICY 28 CONSERVING AND ENHANCING HERITAGE ASSETS

- 1) **Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.**

- 2) **Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:**
 - a) **the significance of the asset;**
 - b) **whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;**
 - c) **whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;**
 - d) **whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;**
 - e) **whether the proposals would contribute to the long-term maintenance and management of the asset; and**
 - f) **whether the proposed use is compatible with the asset.**

JUSTIFICATION

- 9.1 This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.

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

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

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

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

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

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

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

Listed Buildings

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

- 9.8 The owners of listed buildings should consider the impact of development (including changes of use) on the fabric and interior of a listed building, which are recognised as essential elements of its character. The nature of the proposals and their effect on the historic character of the building should be clearly illustrated in a supporting Heritage Statement. This should include both internal and external alterations and those necessary to comply with building, environmental health and fire safety regulations, and internal services requirements.

Conservation Areas

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

Registered and Non-Registered Parks and Gardens

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

accompanying Policies Map and are protected by other policies in this document.

Non-designated heritage assets

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

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

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

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

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

POLICY 29: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES

- 1) Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.**

- 2) Where archaeological remains of significance are identified permission will only be granted where:**
 - a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or**

 - b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation, recording and for the post-excavation analysis, publication, and archive deposition of any findings (to be undertaken by a suitably qualified party), provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh harm to heritage assets of archaeological interest in line with NPPF requirements.**

JUSTIFICATION

- 9.16 Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge. Whilst archaeological sites and remains are 'heritage assets', and policy 28 continues to apply, their nature requires some additional considerations above and beyond those which apply to other heritage assets. The exact nature, state of preservation and extent of archaeological sites is unknown until investigations associated with potential development are undertaken.
- 9.17 There are currently 26 Scheduled Monuments in the Borough, many of which are either archaeological sites or standing structures likely to have associated buried archaeological remains. The extent of the designated area does not imply a known limit to the extent of archaeological features.
- 9.18 Where the assessment or other information indicates that it would be appropriate, an archaeological assessment and evaluation will be required before the application is determined. Where it is considered that, following the

field evaluation, there are remains of archaeological significance which would be adversely affected by the proposed development, the Council may:

- refuse planning permission; or
- require the application to be modified to allow remains to be preserved 'in situ'; or
- require a detailed scheme of survey, recording and excavation of remains, where it is considered that the proposed development should proceed and the remains not be retained 'in situ'.

9.19 Where evaluation is not considered appropriate, the Council may require the implementation of an archaeological 'watching brief' during the course of the development as a condition of planning permission, allowing for the recording and excavation of remains which may be discovered during the site works.

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

10. Community Facilities, Tourism and Leisure

POLICY 30 PROTECTION OF COMMUNITY FACILITIES

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

- 2. Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.**

JUSTIFICATION

- 10.1 Paragraph 70 of the National Planning Policy Framework (NPPF) states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.

- 10.2 The supporting text for Policy 12 of Rushcliffe Local Plan Part 1: Core Strategy defines community facilities as including:
 - schools and nurseries;
 - post offices;
 - local shops in rural areas;
 - public houses (especially in rural areas);
 - places of worship, religious instruction and church halls;
 - health centres, GP practices, community pharmacies, dentists;
 - community centres or halls;
 - libraries;
 - leisure centres; and

- emergency services.
- 10.3 The list of defined community facilities is not exclusive. Other types of facility, including cultural facilities, may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy 32.
- 10.4 The policy permits the loss of a community facility provided that an alternative provision exists with sufficient capacity which is reasonably accessible. Planning contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out within the policy, alternative provision could be provided as part of the redevelopment of the site. The Policy ensures that any alternative provision provided is in an appropriate location and is not isolated from those that will use it.
- 10.5 Any viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively and viably marketed at a sale or rental value appropriate for its existing use and condition for a significant period of time without success.
- 10.6 Paragraph 28 of the NPPF identifies the specific importance of retaining local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. In the case of public houses and shops specifically, it must be demonstrated that there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building, or it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.
- 10.7 The Community Right to Bid gives community groups a chance to save community assets that are important to them. Community assets include village shops, pubs and allotments. Local planning authorities are required to keep a list of all of these 'assets of community value'. If an owner of a listed asset wants to sell it they have to notify the local planning authority who, in turn, notify any interested parties. If community groups are interested in buying an asset they can use the Community Right to Bid to 'pause' the sale,

giving them six months to prepare a bid before the asset can be sold. Further information can be found on the Council’s website – see <http://www.rushcliffe.gov.uk/>

MONITORING

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

POLICY 31 SUSTAINABLE TOURISM AND LEISURE

- 1) **The Borough Council will maximise the potential of tourism and leisure in the Borough and increase opportunities for residents and visitors by supporting the:**
 - a) **retention of existing tourist and leisure attractions and accommodation which contribute to the local economy;**
 - b) **enhancement of existing tourist and leisure attractions and accommodation, including their expansion, where it accords with the principles of sustainable development and is not detrimental to the surrounding area;**
 - c) **development of new tourist and leisure attractions, including the provision of new accommodation to facilitate the opportunity for overnight stays;**
 - d) **development of attractions and accommodation that are well connected to other tourist and leisure destinations and amenities, particularly by public transport, walking and cycling; and**
 - e) **enhancement of the environment and local distinctiveness, including heritage and landscapes, which will increase the attractiveness of the Borough to visitors.**

- 2) **In accordance with Core Strategy Policy 13, new tourist attractions and accommodation will be directed towards district centres where it can make use of existing infrastructure. It is recognised however there may be instances where a proposal requires a local centre, edge of centre or countryside location. Within the countryside, preference would be for tourism and tourism related development to re-use land and buildings.**

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

JUSTIFICATION

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

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

MONITORING

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

11. Open Space and Recreational Facilities

POLICY 32 RECREATIONAL OPEN SPACE

- 1. Where there are identified local deficiencies in the quantity, accessibility and/or quality of recreational open space, sports pitches and ancillary facilities, new residential development of more than 10 dwellings will be required to contribute towards their provision and/or enhancement, subject to viability considerations.**
- 2. The form of new or enhanced recreational open space provision, sports pitches and ancillary facilities will be determined on a site by site basis depending on evidence of local need including, but not limited to, the Playing Pitch Strategy and the Council's open space assessment.**
- 3. Provision will be made in one of the following ways:**
 - provision of new recreational open space, sports pitches and ancillary facilities within the development where this is most appropriate;**
 - a financial contribution to provide new recreational open space, sports pitches and ancillary facilities on or off site, subject to the approval of the Borough Council; or**
 - a financial contribution to enhance existing recreational open spaces nearby, subject to the approval of the Borough Council.**
- 4. In all cases, through a Section 106 agreement, the Borough Council will secure appropriate management arrangements for any provision, to be delivered by use of a management company or through a parish council with its agreement. Recreational open space includes provision for children and young people (including play areas), outdoor sports facilities (including formal playing pitches), amenity green space (including green infrastructure provision) and allotments.**

JUSTIFICATION

- 11.1** The Council expects that development will provide or contribute toward increasing the quantity and quality of recreational open space and ancillary facilities where there is a need arising from new development and where there are identified local deficiencies in the quantity, accessibility and/or quality of recreational open space, sports pitches and ancillary facilities.

- 11.2 Recreational open spaces are important parts of social and community infrastructure which promote health and social inclusion. They provide several benefits including social, educational and environmental contributions to the communities they serve. A sense of community ownership and pride is stimulated by recreational open space whilst providing opportunities for the community to improve their health. They can also provide habitats for wildlife if they are well landscaped, which are important in urban environments.
- 11.3 In respect of proposals of over 50 dwellings, expectation is that the provision of recreational open space and facilities will be made on site within the development where this is most appropriate. Where in the Council's view off-site provision is more suitable, then this will be provided for through developer contributions. There may be cases where a mix of onsite and offsite provision is most appropriate. In the case of proposals for residential development between 11 and 50 dwellings, the expectation is that financial contributions will be required to improve the quantity or quality of recreational open space, sports pitches and ancillary facilities in the surrounding area. This expectation is based on the presumption that on developments of less than 50 dwellings, it may not be appropriate to designate areas of land for recreational open space use on site due to the limited amount of space.
- 11.4 The Rushcliffe Playing Pitch Strategy and action plan, open space assessment, consultations with town and parish councils, together with potential users of the green space where this is possible, will be used as evidence to ensure that provision meets local needs. The Playing Pitch Strategy has been endorsed by all of the main pitch based sporting organisations. It recommends that on-site provision of playing pitches will normally be appropriate for developments of 600 dwellings or over.
- 11.5 The design, location and type of open space provided as part of a residential development must be well related to the proposed and existing layout. Its function and layout should be well integrated within the rest of the development.
- 11.6 If the proposed development is located within an identified area of deficiency for children's play, playing pitch, or allotment provision, it may be necessary for additional land to be brought into the relevant open space use. The developer could be asked to make a contribution towards the provision of the open space. It may be appropriate for such provision to be incorporated within the curtilage of the development. Alternatively a contribution to off-site provision may be appropriate.
- 11.7 If the proposed development is not located within an area which is deficient in either quantity or access to open space provision, consideration should then

be given to any deficiency in open space quality or value. The developer could be required to make a contribution towards the enhancement of the quality of nearby open space provision including the range facilities and their condition.

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

MONITORING

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

POLICY 33 LOCAL GREEN SPACE

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

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

JUSTIFICATION

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

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

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

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

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

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

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

11.18 Additional Local Green Spaces may be identified within Neighbourhood Plans, subject to compliance with the criteria set out in the National Planning Policy Framework (NPPF) and above.

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

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

MONITORING

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

12. Green Infrastructure and the Natural Environment

Green Infrastructure

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

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

POLICY 34 GREEN INFRASTRUCTURE AND OPEN SPACE ASSETS

- 1. The following Green Infrastructure assets will be protected from development which adversely affects their green infrastructure function (or their contribution to a wider network) unless the need for the asset is proven to no longer exist and the benefits of development, in that location, outweigh the adverse effects on the asset:**
 - **Allotments;**
 - **Amenity Space and Semi-Natural Green Space;**
 - **Grantham Canal, Rivers, Streams, Lakes, Ponds and Wetlands;**
 - **Cemeteries and Churchyards;**
 - **Former Railway Lines (including former Cotgrave Colliery Mineral Line);**
 - **Flood Alleviation Areas;**
 - **Golf Courses;**
 - **Nature Conservation Sites, Geological Sites and Priority Habitats;**
 - **Parks, Recreation Grounds and Country Parks;**
 - **Rights of Way;**
 - **School Playing Fields;**
 - **Sports Pitches (including disused and lapsed pitches); and**
 - **Woodlands and Traditional Orchards.**

- 2. Development that protects, enhances, or widens their Green Infrastructure importance will be supported, provided it does not adversely affect their primary functions.**

- 3. Where a proposal would result in the loss of Green Infrastructure which is needed or will be needed in the future, this loss should be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location. Replacement Green Infrastructure should, where possible, improve the performance of the network and widen its function.**
- 4. Planning permission will not be granted for development which would adversely affect access to open spaces and opportunities should be sought to protect or enhance the rights of way network and, where applicable, its open environment.**

JUSTIFICATION

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

often a local facility which people use frequently, and visit on foot, and is accessible to all ages and all walks of life.

MONITORING

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

POLICY 35 GREEN INFRASTRUCTURE NETWORK AND URBAN FRINGE

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

JUSTIFICATION

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

Report, Rushcliffe Nature Conservation Strategy and emerging strategies and projects will form an important part of this evidence.

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

Biodiversity and Geodiversity

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

- 12.21 Policies 36, 37 and 38 below build on Core Strategy Policy 17, setting out the Borough's detailed approach to the creation, protection, and enhancement of the wider ecological network and the protection that individual ecological assets are given, according to their importance (at a national or local level) and their sensitivity to development.
- 12.22 All planning applications should consider the impact of development on the natural environment. Applications should, where appropriate, contain evidence that the development will not affect protected or priority habitats or species. This information can be obtained from the Nottinghamshire Biological and Geological Records Centre, with further supporting information available from MAGIC mapping, local authority ecologist or local wildlife organisations (which may charge for advice). The Nottinghamshire Biodiversity Action Plan and Rushcliffe Biodiversity Opportunity Mapping Report should be used to help identify locally important habitats, species and sites.
- 12.23 Applications which may affect priority habitats or species, or nationally or internationally protected species will require an Ecological Impact Assessment (EclA), which will usually be supported by a preliminary ecological appraisal (also known as an extended phase 1 habitat survey) and/or protected species survey, all of which should be carried out prior to determination.. Larger schemes may require an Ecological Impact Assessment. The precautionary principle should be applied when deciding whether these or further surveys are required. All surveys should be carried out prior to determination by a suitably experienced and qualified ecologist and comply with the Biodiversity Code of practice for planning and development.
- 12.24 Advice regarding surveys of protected species and designated sites and avoidance or mitigation measures can be obtained from Natural England and the Chartered Institute of Ecology and Environmental Management.
- 12.25 Measures to address increased flood risk from watercourses and waterbodies within the Borough and their biodiversity value, notably along the River Trent, River Soar and River Smite Corridors is recognised and addressed within Policy 19.
- 12.26 Policies in this Local Plan Part 2 regarding nature conservation should be read alongside those policies in the Core Strategy and other policies within this plan which seek to protect and enhance the green infrastructure network and Rushcliffe's Nature Conservation Strategy. Where appropriate, developments should take all opportunities to achieve net-gains in

biodiversity, improve the ecological network and provide multi-function and accessible Green Infrastructure.

POLICY 36 DESIGNATED NATURE CONSERVATION SITES

Nationally Designated Sites

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

Locally Designated Sites

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

resort, any compensation could be expected to include off-setting habitats adjacent to or within the vicinity of any losses proposed.

JUSTIFICATION

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

MONITORING

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

POLICY 37 TREES AND WOODLANDS

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

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

- 12.31 Any proposal that would result in loss of a mature tree or woodland covered by Policy 37 will be resisted unless it can be clearly demonstrated by evidence, the need for development and that public benefit would clearly outweigh the loss.
- 12.32 When replacing a removed tree the principle of the 'right tree in the right place' ensure trees can grow to reasonable maturity without the need for regular pruning to control their size and be in character with the various landscape character areas set out within the Greater Nottingham Landscape Character assessment.
- 12.33 Ancient woods are those areas of woodland which have had a continuous cover of native trees and plants since at least 1600AD, and have not been cleared and/or extensively replanted since then. These ancient woodlands are vitally important for biodiversity and as part of the historic landscape of the Borough. As a habitat, ancient or semi-natural woodland are home to many of the UK's most threatened species. Rushcliffe has seven ancient woodlands, however only 5.7 square km of the Borough is covered by woodland, so all trees are important.
- 12.34 An ancient tree is one that is old relative to the longevity of other trees of the same species, that is in the ancient stage of its life or that has biological, historical, aesthetic or cultural interest because of its age. A veteran tree is usually in the mature stage of its life and has important wildlife and habitat features due to its age, size or condition.
- 12.35 In accordance with national policy and Policy 37, developments should seek to achieve net-gains in biodiversity and the enhancement of the Borough's ecological network. The planting of trees and the creation or improvements to woodlands will, where appropriate, provide opportunities to accomplish this.
- 12.36 Within Rushcliffe woodland is more common within the Nottinghamshire Wolds area, on ridge lines e.g. between Kingston on Soar, Gotham and Bunny and East Bridgford to Flintham, and the area between Radcliffe on Trent to Cotgrave Forest.
- 12.37 In other areas of the Borough, woodland planting could be detrimental to local landscape character and due to the lower density of existing woodland provide lower ecological gain. Outside of these areas, tree planting would be best limited to trees within hedgerows, field corners, along waterways and highway corridors and around the periphery of settlements, if important ecological habitats do not already exist.

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

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

JUSTIFICATION

12.38 Much of the Borough's biodiversity assets are found within locations that are not subject to local planning protection or legal protection under national and international law. These include woodlands, grasslands, hedgerows, wetlands and watercourses. These provide wildlife corridors and stepping stones which support the movement of species, and sustain designated and non-designated conservation sites and habitats. Ensuring these habitats are bigger, better and more joined up and not isolated is one of the most important factors in maintaining biodiversity.

12.39 The Government's Environment White Paper 2011 - The Natural Choice: securing the value of nature and National Planning Policy Framework require land-use plans create a resilient and coherent ecological network of designated and non-designated habitats. These networks are those which, by virtue of their linear and continuous structure (such as rivers with their banks and hedgerow field boundaries) or their function as stepping stones (water bodies, grassland sites and woodland) are essential for the migration,

dispersal and genetic exchange of wild species. It is important that the preservation and enhancement of biodiversity and the wider ecological network is considered as part of the design of proposed development schemes from the outset.

- 12.40 In accordance with national planning policy, all development should where possible enhance biodiversity within the site and the surrounding area by creating new habitats or improving existing habitats. The priority habitats within Rushcliffe are identified within the Nottinghamshire Biodiversity Action Plan, Rushcliffe Nature Conservation Strategy and Rushcliffe Biodiversity Opportunity Report. The action plan identifies hedgerows, woodlands (coniferous and broad leaf), lowland grasslands and water courses (as well as others) as priority habitats and sets out a broad range of actions which should be taken to protect and enhance them. This includes local authority planning decisions.
- 12.41 Development should seek to achieve a net gain in biodiversity and protect existing habitats. Where appropriate, they should also incorporate elements of biodiversity such as areas of natural green space (as part of multi-functional green infrastructure), green walls, roofs, integrated bat and bird boxes and lofts as well as landscape features that minimise adverse impacts on existing habitats (whether designated or not). Development should also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces, for example hedgerow, shelter belts and drainage ditches. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Biodiversity Opportunity Areas

- 12.42 The Rushcliffe Biodiversity Opportunity Mapping Report identifies a network of priority habitats (woodland, grassland, and water bodies) which could be improved, expanded, and connected. It also identifies focal areas where existing habitats and opportunities are located. These habitat networks and focal areas are identified as Biodiversity Opportunity Areas (BOA) within the report and are identified in Appendix E of this Local Plan. Appendix E also identifies the habitats and objectives within each of the BOAs.
- 12.43 Where development proposals are likely to have an impact on species or habitats within the BOAs, the Ecological Impact Assessment (EclA) should include a properly conducted assessment of the impacts that the development, and any mitigation, may have on the BOA. Development proposals that do not reasonably address opportunities for enhancing BOAs through their design, layout and landscaping or access/management shall not

be permitted. Where a development scheme would result in a habitat loss, mitigation measures should be proposed as part of the proposed scheme and such measures agreed with the Council prior to the determination of any planning application.

- 12.44 Outside the BOA and network of designated sites, the Biodiversity Opportunity Mapping report also identifies opportunities to deliver net gains in biodiversity and an expansion of the ecological network. These opportunities include improvements to the hedgerow network and shelterbelts in order to improve linkages between woodlands; grassland strips around fields, alongside ditches and roads to link up isolated grassland sites, and the improved management of ditches, including the creation of buffer strips alongside streams and water courses to link up wetland sites as well as reduce diffuse water pollution (through run-off of sediments, pesticides, fertilisers and animal slurry). Whilst these improvements can be delivered through other methods (for example countryside management), planning proposals, that could secure any of the above measures and strengthen the BOAs, will be looked upon positively.

13. Health

POLICY 39 HEALTH IMPACTS OF DEVELOPMENT

- 1) **The potential for achieving positive health outcomes will be taken into account when considering development proposals. Where any significant adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.**
- 2) **Where applicable, development proposals should promote, support and enhance health by:**
 - a) **providing the right mix of quality homes to meet people's needs and in locations that promote walking and cycling;**
 - b) **providing employment developments in locations that are accessible by cycling and walking;**
 - c) **supporting the provision and access to healthcare services;**
 - d) **retaining and enhancing accessible Green Infrastructure;**
 - e) **alleviating risks from unhealthy and polluted environments such as air, noise and water pollution and land contamination;**
 - f) **designing homes that reflect the changes that occur over a lifetime, meet the needs of those with disabilities and reduce the fear of crime; and**
 - g) **supporting and enhancing community cohesion.**

JUSTIFICATION

- 13.1 The links between planning and health and wellbeing are found throughout the National Planning Policy Framework (NPPF) and creating and supporting strong, vibrant and healthy communities is a key element of delivering sustainable development.
- 13.2 There are many different factors which have an influence on people's health including education, employment opportunities, good housing, open space, an active lifestyle, care and health facilities and safe environments.
- 13.3 The Health Impact of Development was produced by Nottinghamshire County Council, in consultation with partner authorities and organisations (including Rushcliffe Borough Council), and was published in 'Spatial Planning for the Health and Well-being of Nottinghamshire, Nottingham City & Erewash' (2016). Comprising a checklist, its use will help to ensure that the health and well-being of residents is given appropriate weight when applications are prepared and considered. The Health Impact of Development' was produced by Nottinghamshire County Council, in consultation with partner authorities

and organisations (including Rushcliffe Borough Council), and was published in 'Spatial Planning for the Health and Well-being of Nottinghamshire, Nottingham City & Erewash' (2016). Comprising a checklist, the criteria within it are reflected in Policy 39 part 2) and the use of this checklist may help to ensure that the health and well-being of residents is given appropriate weight when applications are prepared and considered. Applicants are encouraged to use this checklist to ensure compliance with this policy.

- 13.4 Not all of the points in the checklist will be relevant to all applications; equally there may be additional health-related issues that are relevant to particular applications.
- 13.5 Whilst evidence from Public Health England 'Rushcliffe Health Profile' (appended to 'Spatial Planning for the Health & Well-being of Nottinghamshire, Nottingham City & Erewash', 2016) shows health of people in Rushcliffe is generally better than the England average, it is important to maintain and further improve the health of residents.

14. Environment Protection

POLICY 40 POLLUTION AND LAND CONTAMINATION

- 1. Permission will not be granted for development which would result in:**
 - a) An unacceptable level of pollution, or is likely to result in unacceptable exposure to sources of pollution or risks to safety;**
 - b) Lighting schemes unless they are designed to use the minimum amount of lighting necessary to achieve their purposes and to minimise any adverse effects beyond the site, including effects on the amenity of local residents, the darkness of the local area and nature conservation (especially bats and invertebrates);**
 - c) Development which would be liable to result in the infiltration of contaminants into groundwater resources, having regard to any cumulative effects of other developments and the degree of vulnerability of the resource, unless measures would be carried out as part of the development to prevent such contamination taking place; or**
 - d) Development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk or prejudice the use or development of nearby land.**

- 2. Development of land potentially affected by contamination will not be permitted unless and until:**
 - a) A site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council;**
 - b) Details of effective and sustainable remedial measures required to deal with any contamination have been agreed in writing with the Council, taking into account actual or intended uses;**
 - c) There will be no significant risk to the health and safety of the occupants of the development; and**
 - d) There will be no contamination of any surface water, water body, groundwater or adjacent land.**

- 3. Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.**

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

JUSTIFICATION

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

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

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

POLICY 41 AIR QUALITY

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

JUSTIFICATION

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

- 14.16 In July 2015, a chapter on air quality was incorporated into the Nottinghamshire Health and Wellbeing Board's Joint Strategic Needs Assessment (JSNA). One of the recommendations from this chapter is "consider incorporation of revised air quality aspirations into Local Development Plans."
- 14.17 The particular problems with air quality within Rushcliffe are mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of two Air Quality Management Areas due to a breach of the air quality objective for nitrogen dioxide. These are located in the Radcliffe Road/Lady Bay Bridge area and at the junction of the A52 and Stragglethorpe Road, west of Radcliffe on Trent. Air Quality Action Plans were subsequently published for both areas in 2005 and 2011.
- 14.18 Whilst the focus of this policy concerns issues arising from road transport emissions, it should be noted that emissions from point sources (i.e. biomass, combined heat and power and anaerobic digestion installations) also need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives¹².
- 14.19 The Council's Local Air Quality Management: Air Quality Considerations for Developers guidance was published in February 2010. As part of the Action Plan required by the designation of Air Quality Management Areas, the guidance provides assistance to developers in the approach to undertake when assessing the impact of new developments on air quality and whether a formal air quality assessment is required. This guidance underlines the importance that Rushcliffe Council attaches to air quality issues.
- 14.20 The key aims of this guidance are as follows:
- To identify those circumstances when an air quality assessment will be required to accompany a development proposal;
 - To provide technical guidance on the process of air quality assessments; and
 - To provide guidance with regard to the circumstances in which air quality conditions and S106 planning obligations will be sought in accordance with national guidance and Rushcliffe's policies for air quality. This guidance aims to ensure that air quality is considered in sufficient depth, to help minimize the potential impacts.

MONITORING

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

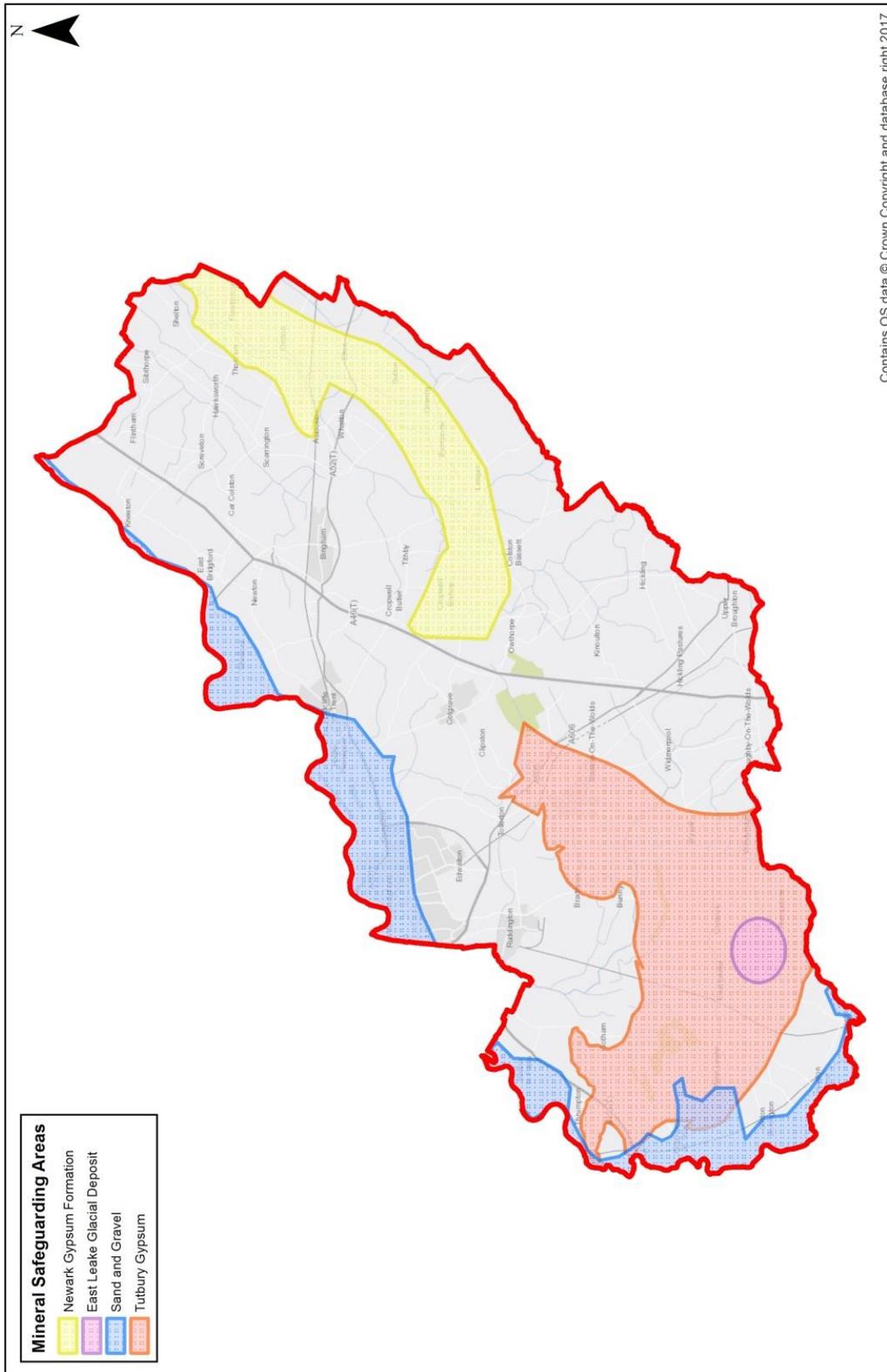
POLICY 42 SAFEGUARDING MINERALS

Development will not be permitted which would sterilise mineral resources of economic importance or pose a serious hindrance to future extraction in the vicinity. Where development proposals are located within minerals safeguarding areas, prior extraction of such minerals will be encouraged, subject to whether this is practicable or economically feasible.

JUSTIFICATION

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

Figure 11: Minerals Safeguarding Areas within Rushcliffe



15. Infrastructure and Developer Contributions

POLICY 43 PLANNING OBLIGATIONS THRESHOLD

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

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

JUSTIFICATION

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

and at a site-specific level. The IDP, together with responses received from infrastructure providers to planning applications, will be used when negotiating planning obligations.

APPENDICES

Appendix A: Glossary

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

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

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

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

B1, B2 and B8 (employment) use classes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B: Housing Trajectory

Completions	Future Years												Total 2028-2033 (beyond plan period)	Total 2028-2033 (beyond plan period)										
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 (beyond plan period)	2029-2030 (beyond plan period)	2031-2032 (beyond plan period)	2033 (beyond plan period)	
Completions on non-allocated sites and identified SHLAA capacity	293	209	199	373	375	338	343	326	250	507	152	62	0	43	32	1	0	20	20	10	0	3,254	50	
Land at Melton Road, Edwilton (1,500 (Policy 20))					40	126			250		200	200	200	150	150	50							1,516	0
Land at former Coggrave Colliery (450) (Policy 21)				112	150	124			77														463	0
Land at Former RAF Newton Phase 2 (950) (Policy 22)									25	125	150	150	150	150	150	150							1,050	0
Land north of Bingham (1,050) (Policy 23)											50	200	250	250	250	250	250	250	250	250	250	250	1,750	1,950
Land south of Clifton (3,000) (Policy 24)											50	200	200	250	250	250	250	250	250	250	250	250	1,500	1,250
East of Gimson/North of Tolleron (2,500-4,000) (Policy 25)											50	200	200	250	250	250	250	250	250	250	250	250	1,500	1,250
Infill and changes of use in broad locations											104	104	104	104	104	104	104	104	78	78	78	78	728	300
Land rear of Mill Lane/The Old Park, Coggrave											50	50	50	50	50	50							180	
Land south of Hollygate Lane, Colgrave											50	50	50	50	50	50							190	
Land north of Rempstone Road, East Leake										50	50	50	50	50	50	50							235	
Land north of Lantern Road, East Leake										50	50	50	50	50	50	50							195	
Land off Nicker Hill, Keyworth										50	50	50	50	50	50	50							150	
Land between Platt Lane and Station Road, Keyworth										50	50	50	50	50	50	50							190	
Land south of Debdale Lane, Keyworth										50	50	50	50	50	50	50							190	
Hillside Farm, Keyworth										25	45												70	
Land north of Nottingham Road, Radcliffe on Trent										50	50	50	50	50	50	50							150	
Land adjacent to Grooms Cottage, Radcliffe on Trent										25	25	25	25	25	25	25							50	
Land Off Shelford Road Radcliffe on Trent										50	50	50	50	50	50	50							400	
Land north of Grantham Road Radcliffe on Trent										50	50	50	50	50	50	50							240	
72 Main Road, Radcliffe on Trent										1	2	2	2	2	2	2							5	
The Paddocks, Nottingham Road Radcliffe on Trent																							75	
Land west of Wilford Road, Ruddington											50	50	50	50	50	50							130	
Land south of Flaworth Lane, Ruddington										25	25	25	25	25	25	25							50	
Land opposite Mere Way, Ruddington										20	50	50	50	50	50	50							170	
Land at Asher Lane Ruddington										50	50	50	50	50	50	50							175	
Land east of Church Street Cropwell Bishop										25	45												70	
Land between Butt Lane and Cloves Side Lane, East Bridgford										25	55												80	
Land south of Butt Lane, East Bridgford										25	20												45	
Land east of Gypsum Way, Gotham										20	50												70	
Land north of Park Lane, Sutton Bonington										30	50												80	
Former Bunny Bickworks																							100	
Former Islamic Institute, Filtonham										25	50	20											95	
Projected completions	293	209	199	373	487	528	593	678	1,057	1,443	1,853	1,736	1,532	1,101	930	680	604	588	588	588	578	578	14,296	2,940
Cumulative Completions	293	502	701	1,074	1,561	2,089	2,682	3,360	4,417	5,860	7,713	9,449	10,981	12,082	13,012	13,692	14,296	14,884	15,482	16,080	16,658	17,236		
Core Strategy annual average requirement	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	2,500	1,000
Core Strategy annual average requirement - cumulative	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250	2,500	2,750	3,000	3,250	3,500	3,750	4,000	4,250	4,500	4,750	5,000	5,250	5,500	13,150	13,150
Delivery performance (cumulative completions minus cumulative requirement)	43	2	-269	-366	-449	-291	-168	-790	-733	-290	563	1,296	1,831	1,932	1,862	1,542	1,146							

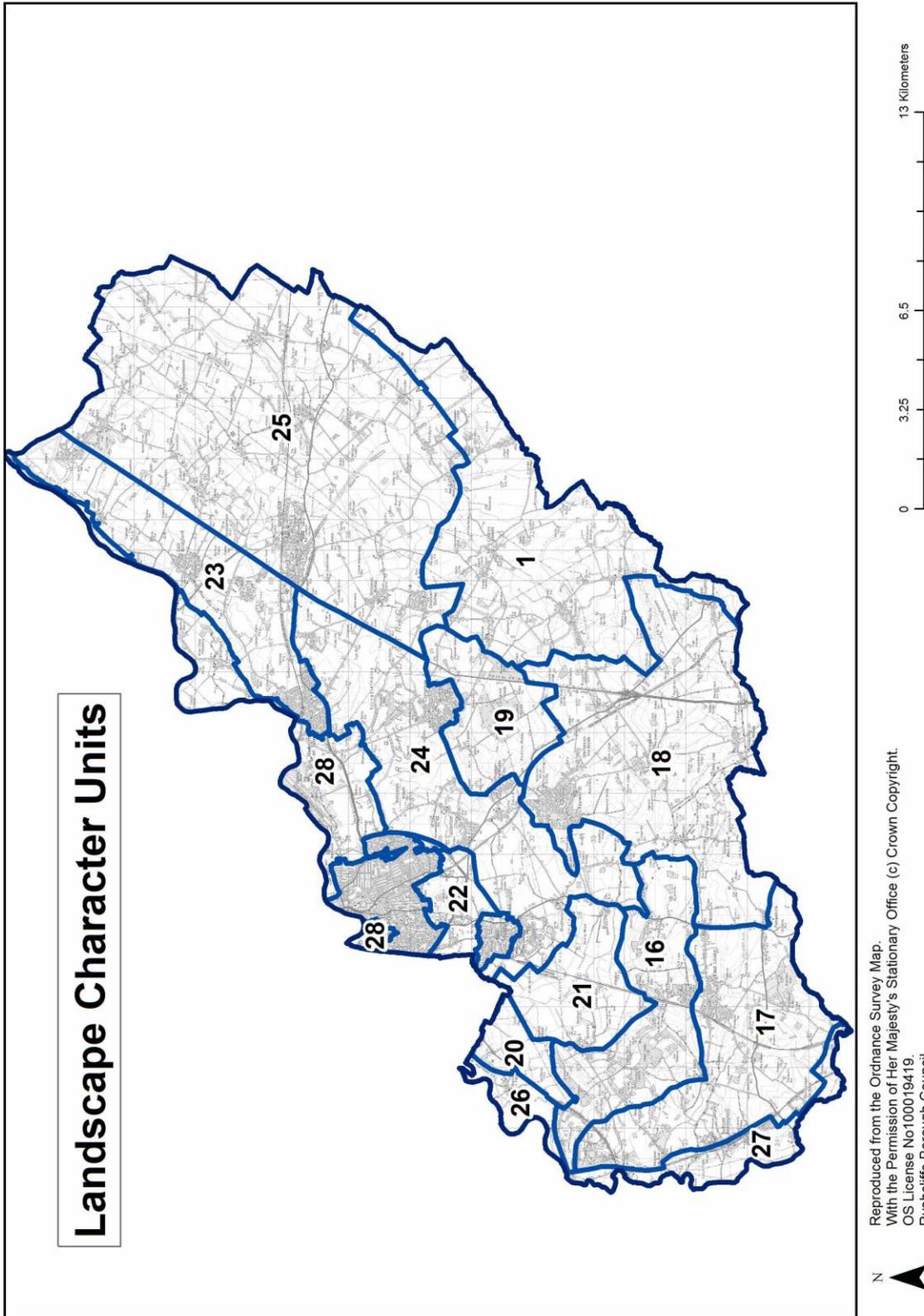
Appendix C: Landscape Sensitivity Study: Wind Energy Development.

Table C1: Landscape sensitivity to wind turbine development

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

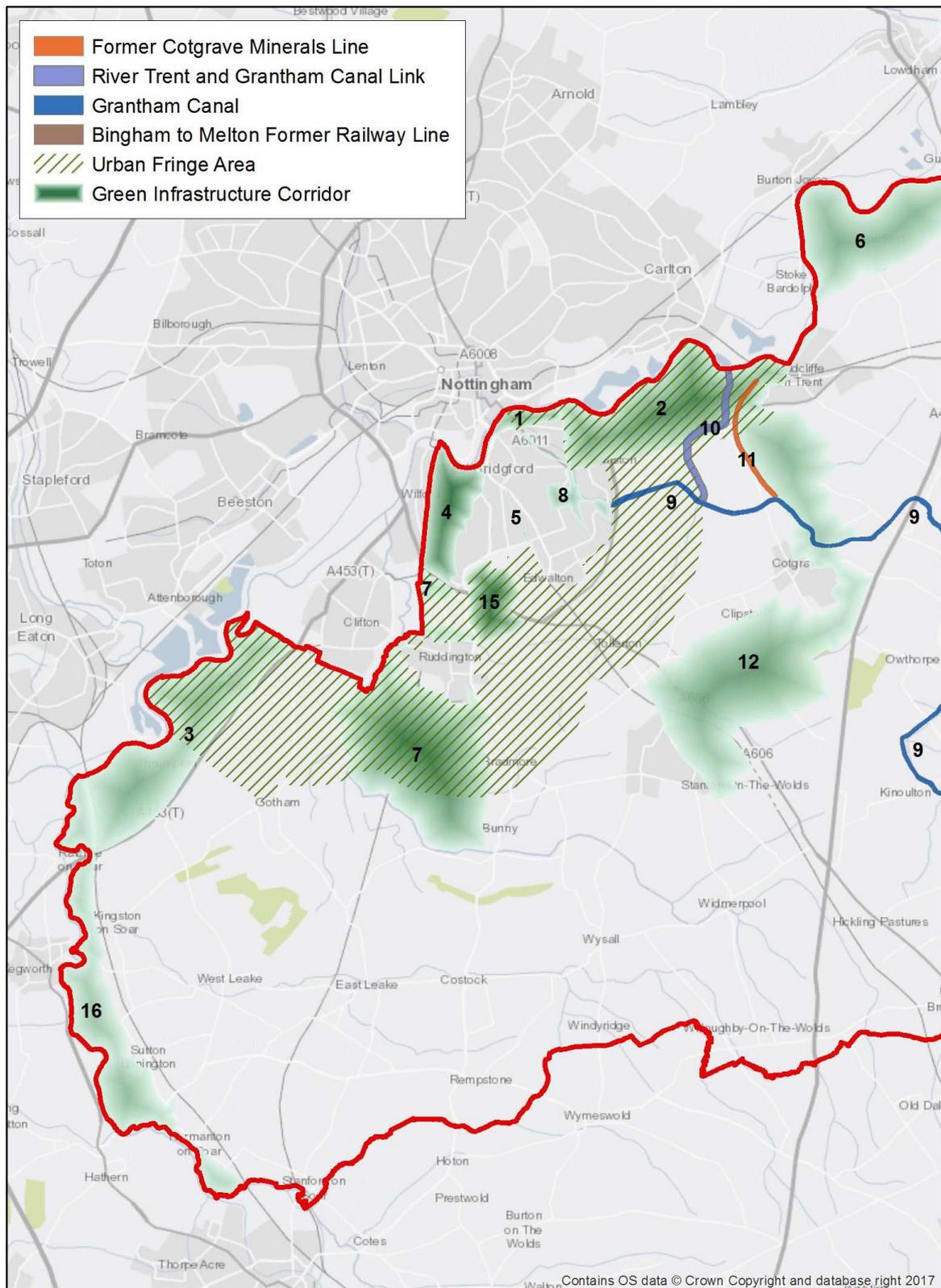
L	Low	M	Medium	H	High
L-M	Low-Medium	M-H	Medium-High		

Figure C1: Landscape Character Units



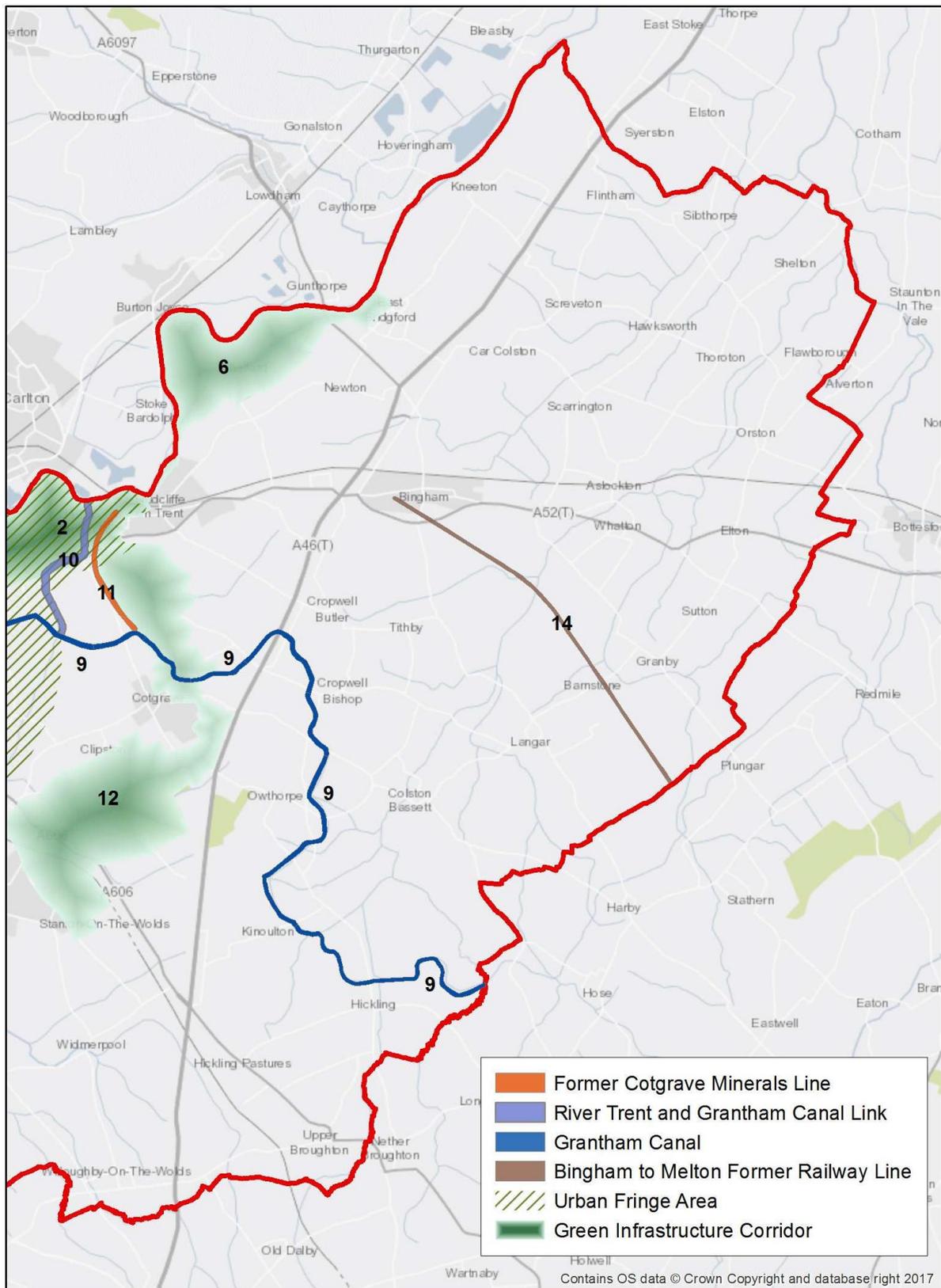
Appendix D: Green Infrastructure

Figure D1: Rushcliffe West Green Infrastructure



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Figure D2: Rushcliffe East Green Infrastructure



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Table D1: Green Infrastructure Corridors

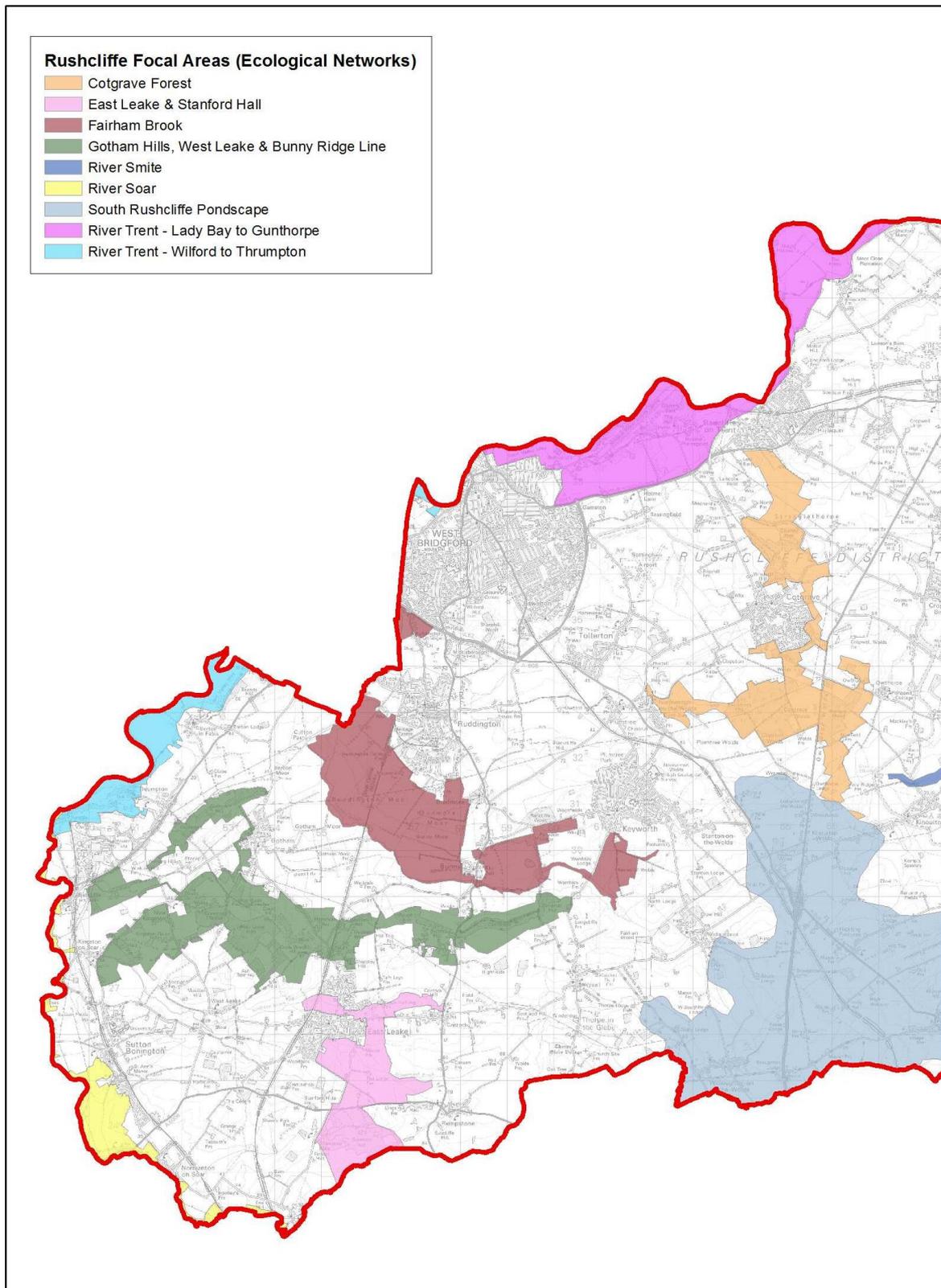
Corridor Number	Local Corridor/Ecological Network	Primary Functions
1	West Bridgford/Trent Washlands Green Corridor	<ul style="list-style-type: none"> • Sports and recreation • Ecological Networks (wetland and grassland creation, protection and enhancement) • Floodwater storage • Improved pedestrian/cycleway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

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

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

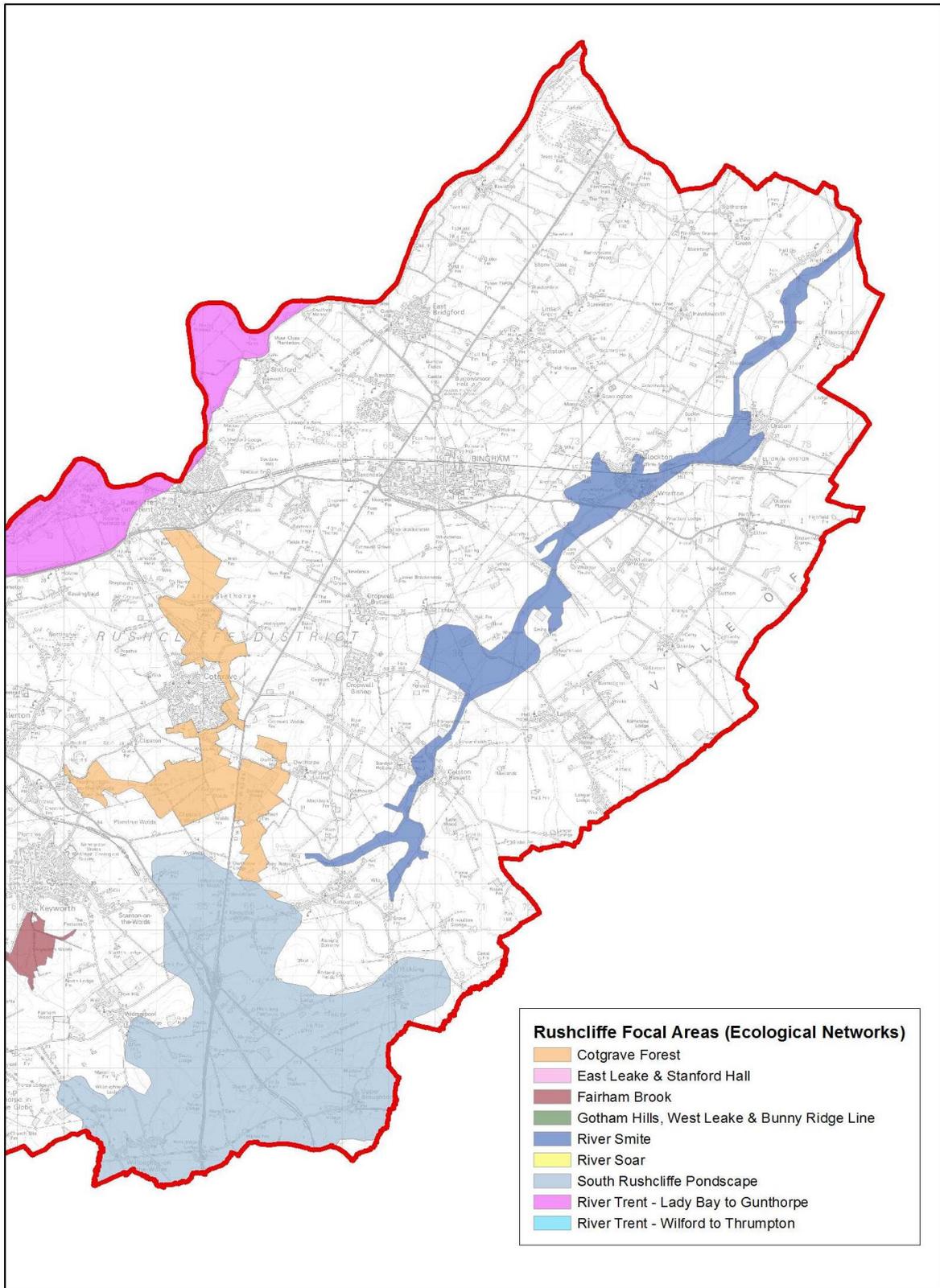
Appendix E: Biodiversity Opportunity Areas

Figure E1: Rushcliffe West Ecological Networks (Focal Areas)



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Figure E2: Rushcliffe East Ecological Networks (Focal Areas)



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Table E1: Rushcliffe Ecological Networks (Focal Areas)

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

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

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

**Appendix 3: Rushcliffe Local Plan Policies Map
(final version)**

Contents

Policies Map West

Policies Map East

Bingham Inset 1

Bingham Inset 2 (District Centre)

Bradmore

Bunny

Cotgrave Inset 1

Cotgrave Inset 2 (Local Centre)

Cropwell Bishop

Cropwell Butler

East Bridgford

East Leake Inset 1

East Leake Inset 2 (Local Centre)

Flintham

Gotham

Keyworth and Stanton on the Wolds Inset 1

Keyworth Inset 2 (Local Centres)

Radcliffe on Trent Inset 1

Radcliffe on Trent Inset 2 (Local Centre)

Ruddington Inset 1

Ruddington Inset 2 (Local Centre)

Shelford

Sutton Bonington

Tollerton and Plumtree

Upper Saxondale

West Bridgford

West Bridgford District Centre

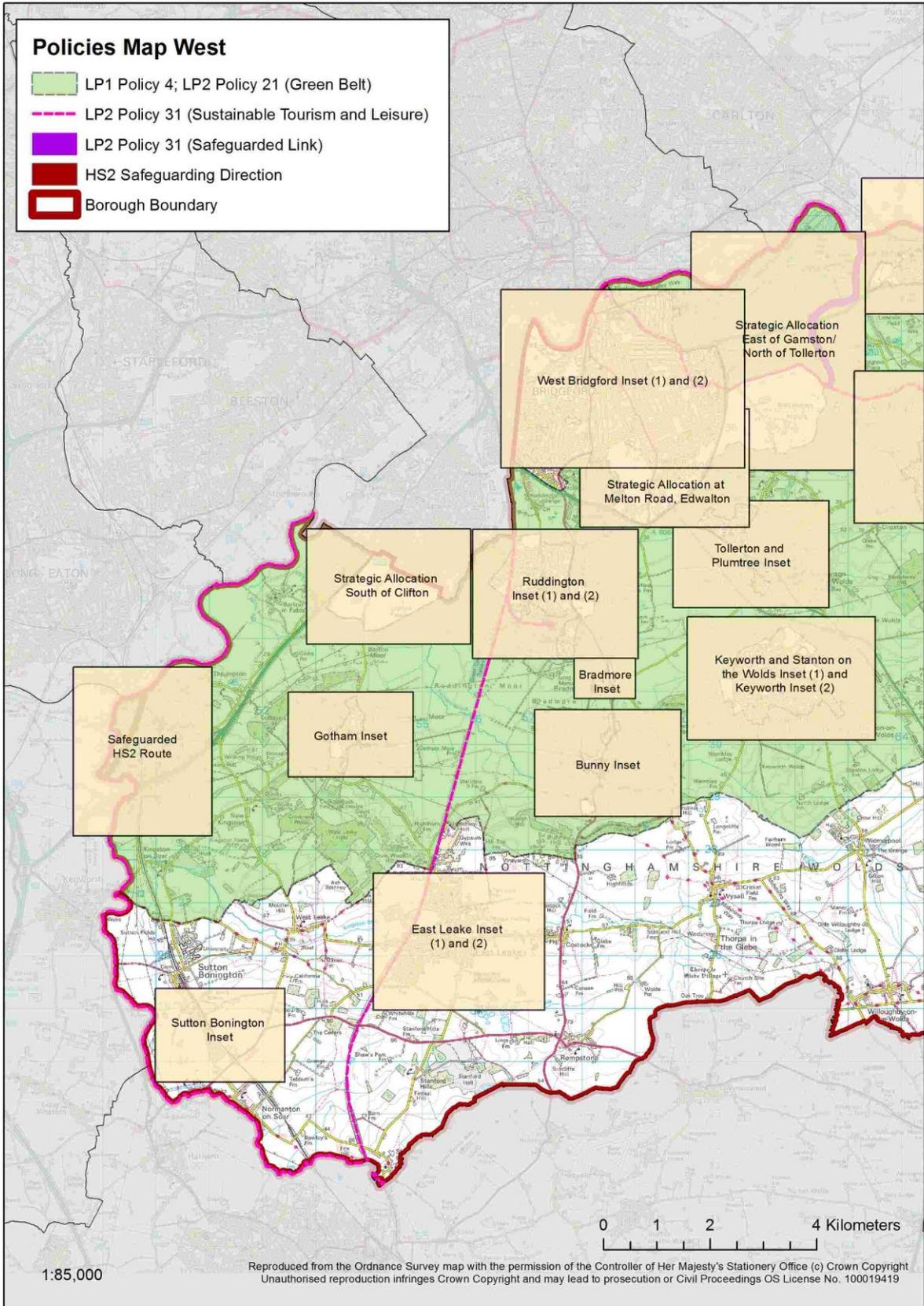
Strategic Allocation at East of Gamston/North of Tollerton

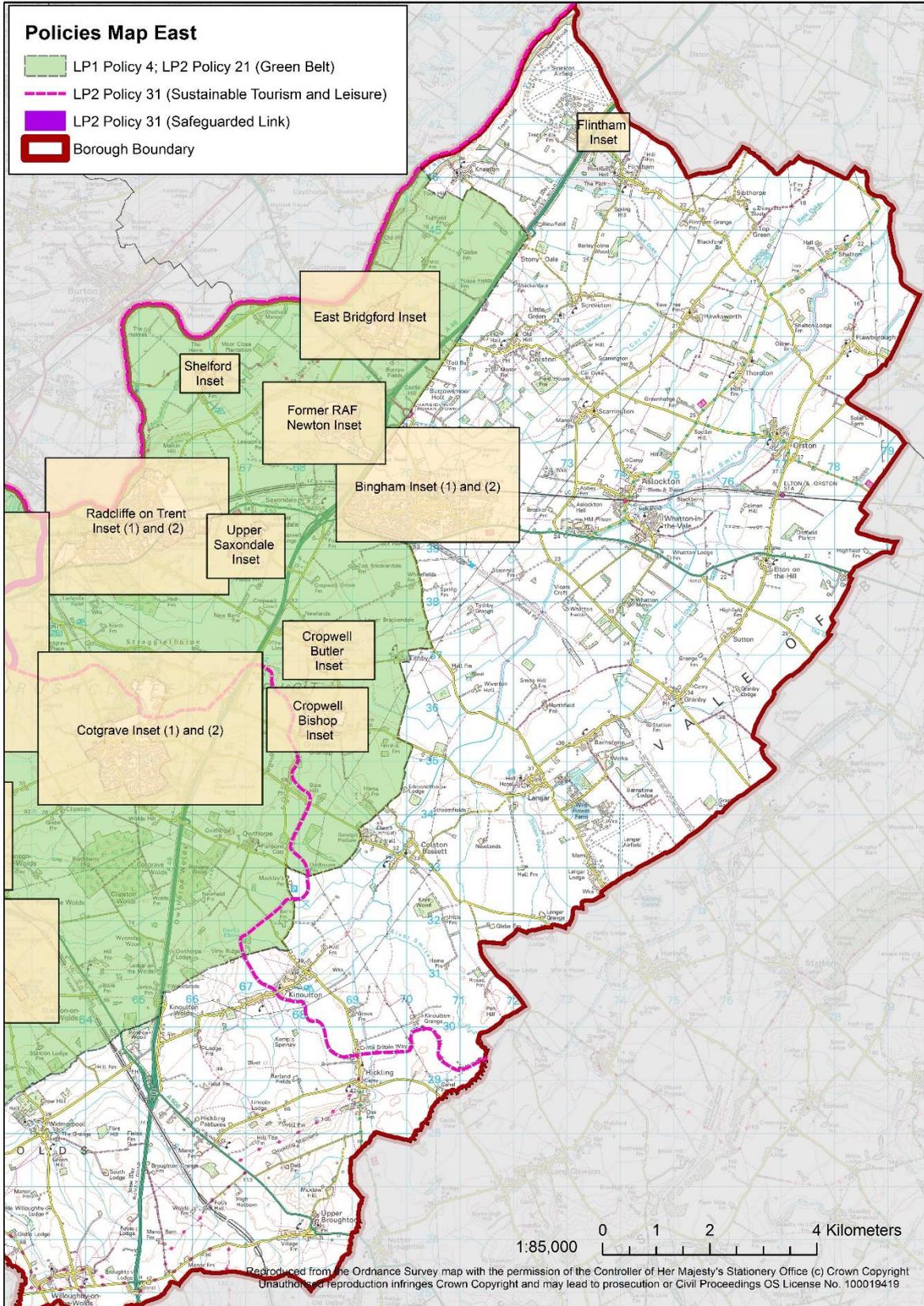
Strategic Allocation at Former RAF Newton

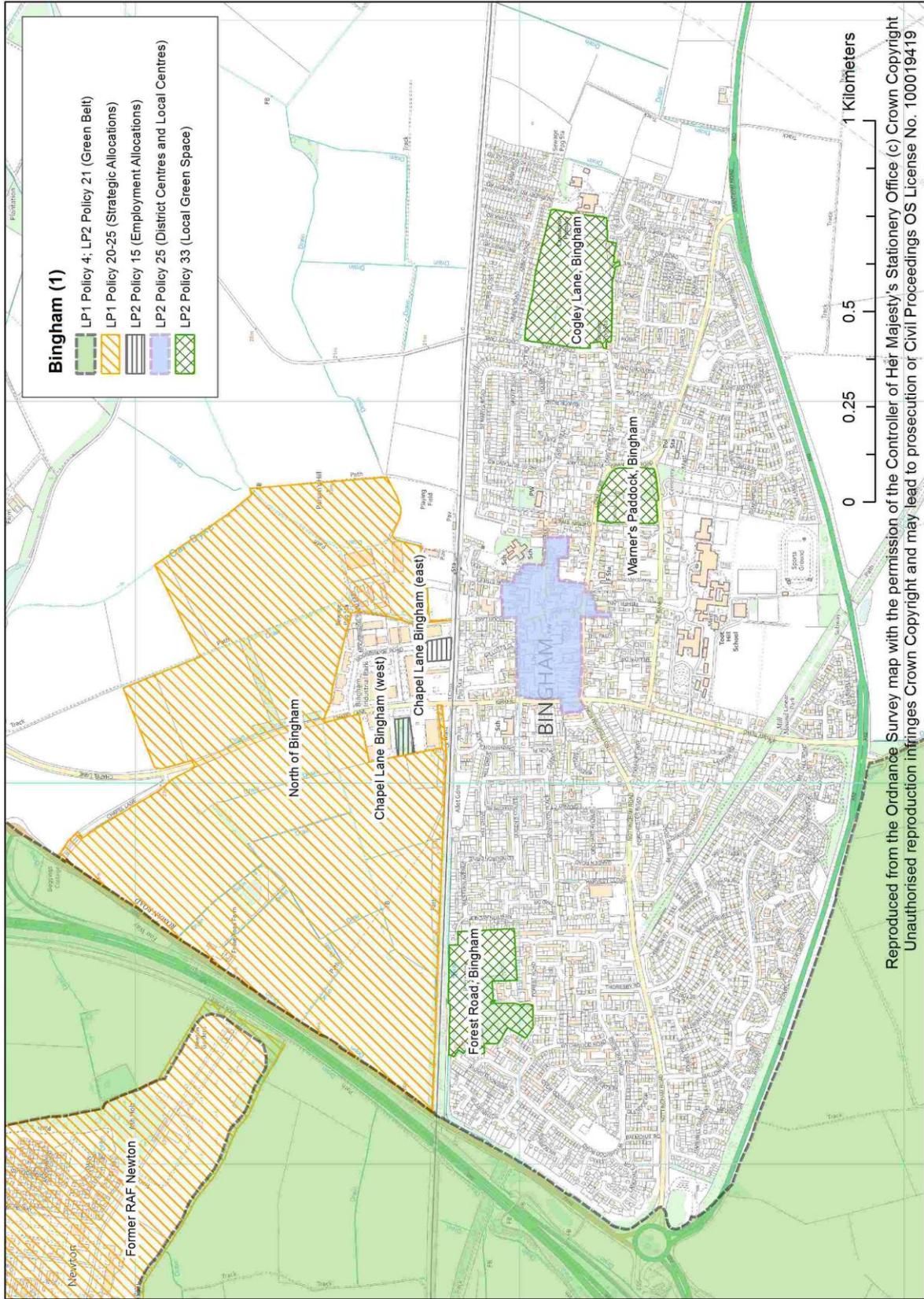
Strategic Allocation at Melton Road, Edwalton

Strategic Allocation South of Clifton

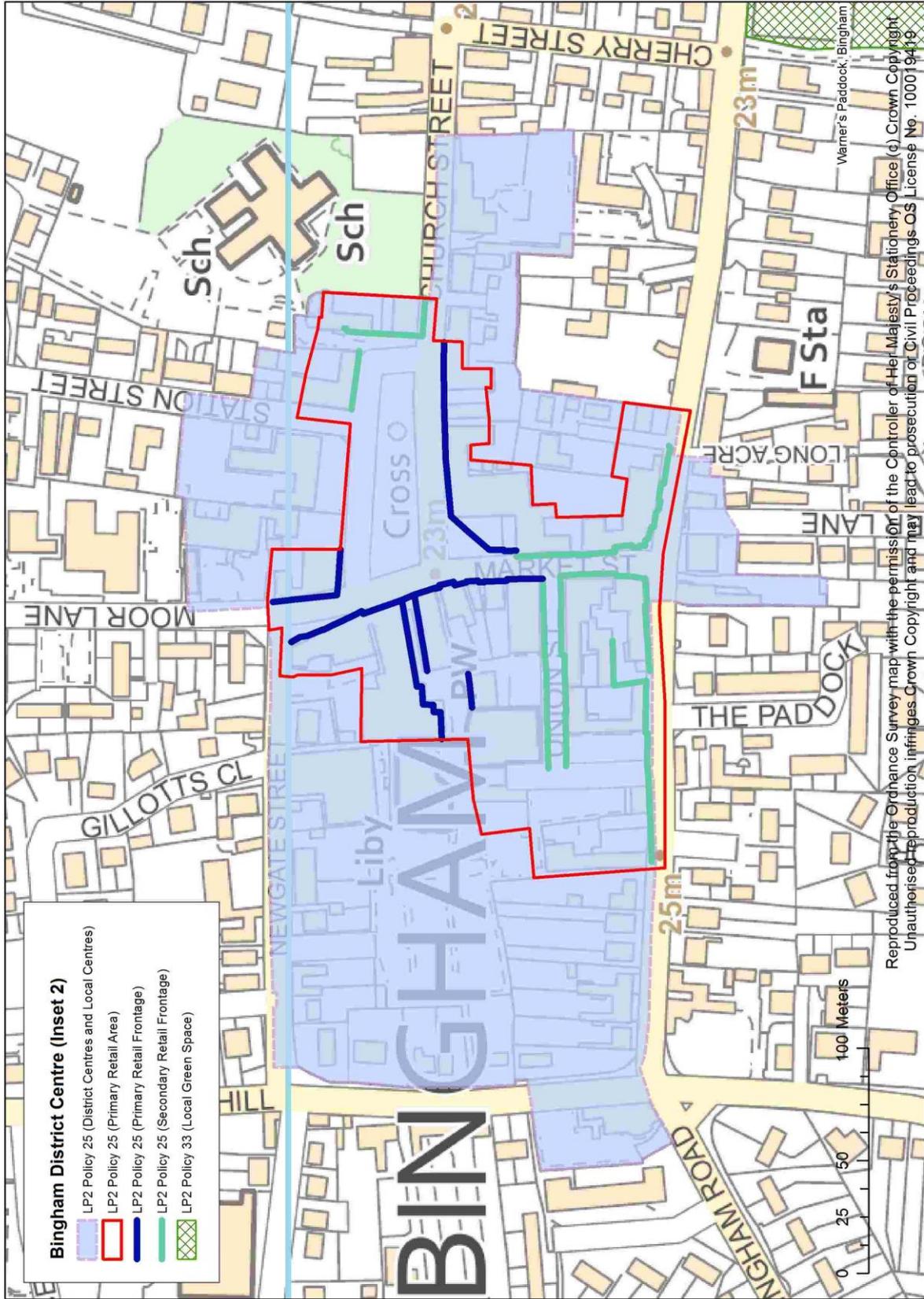
HS2 Safeguarded Route

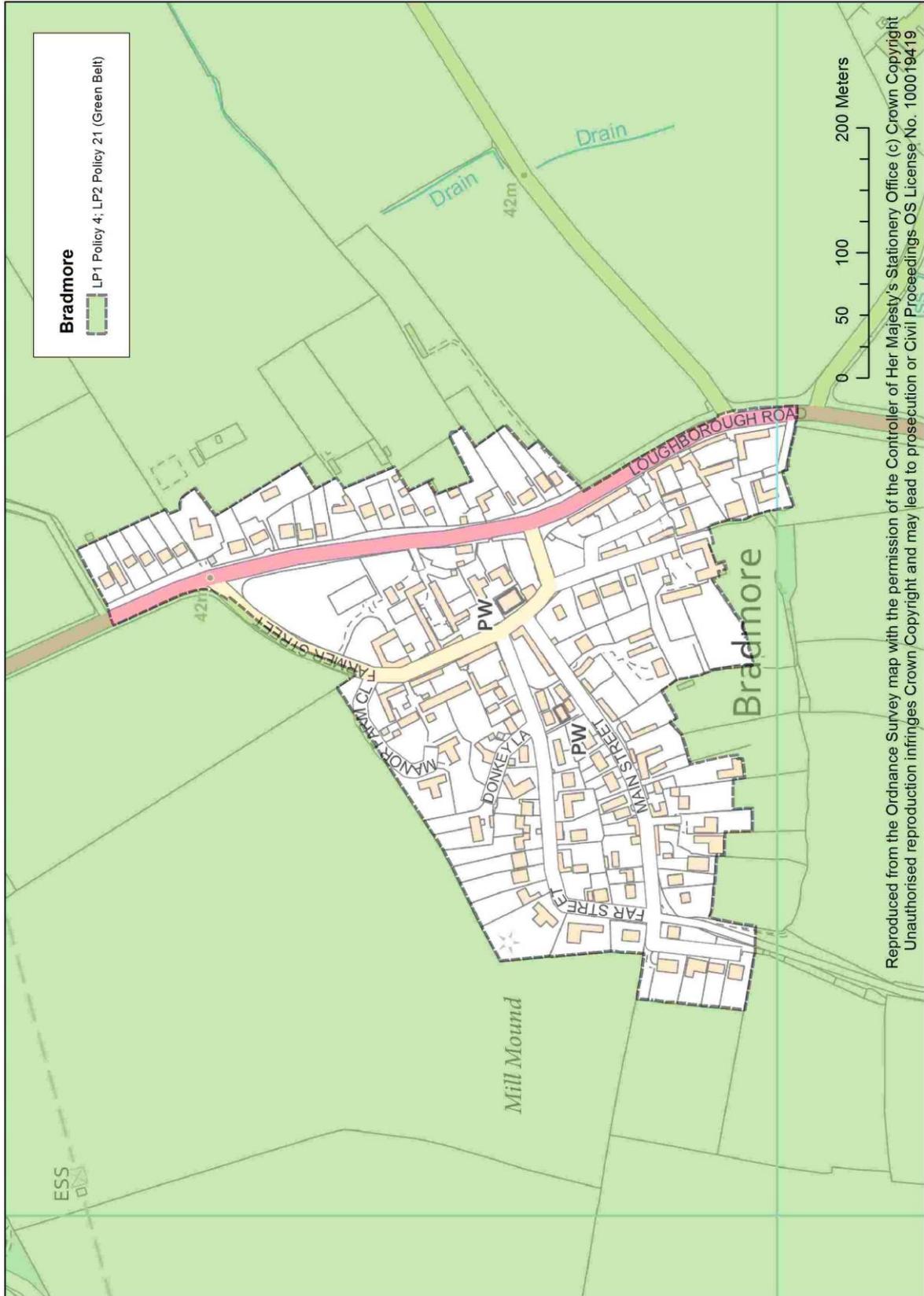


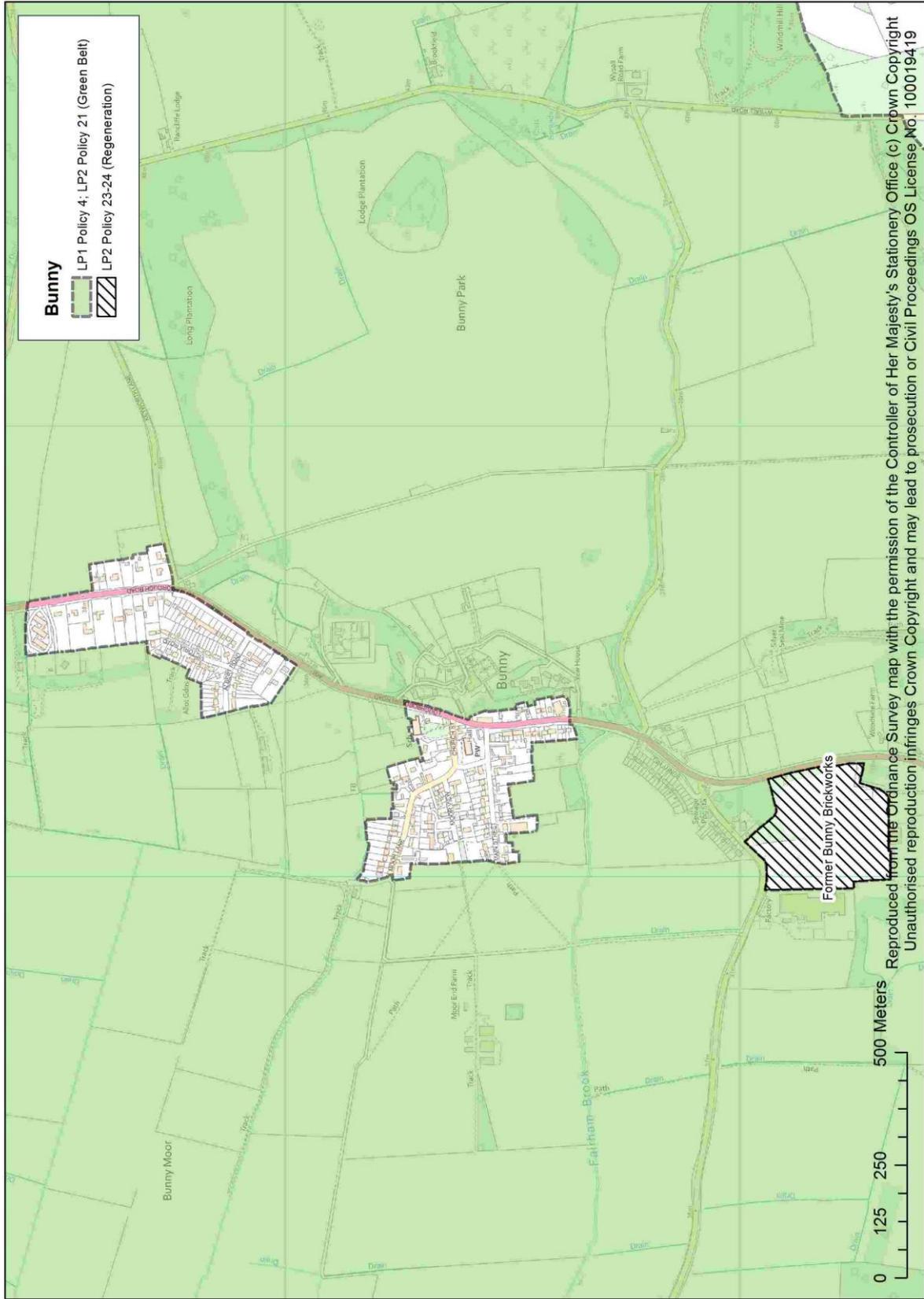


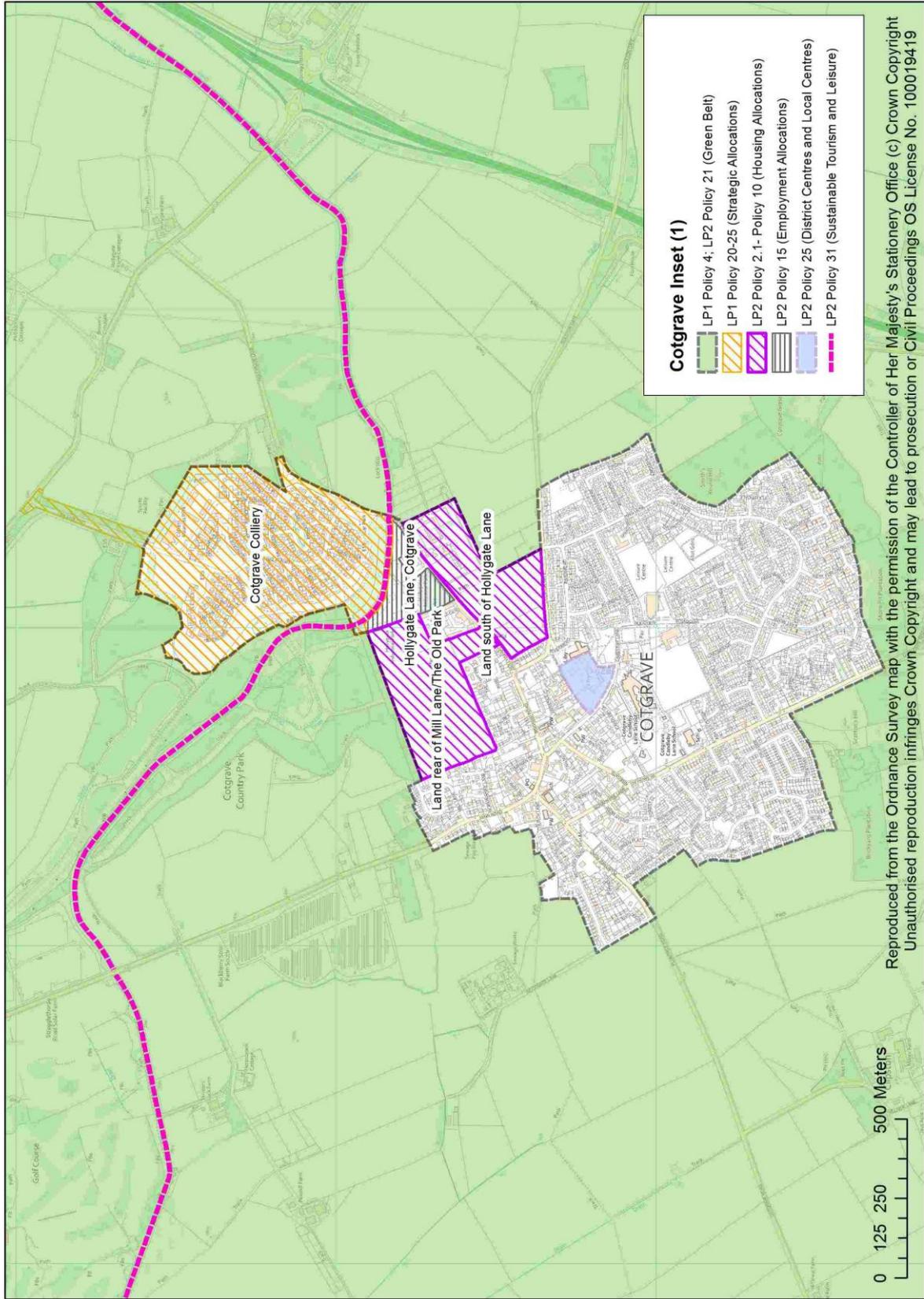


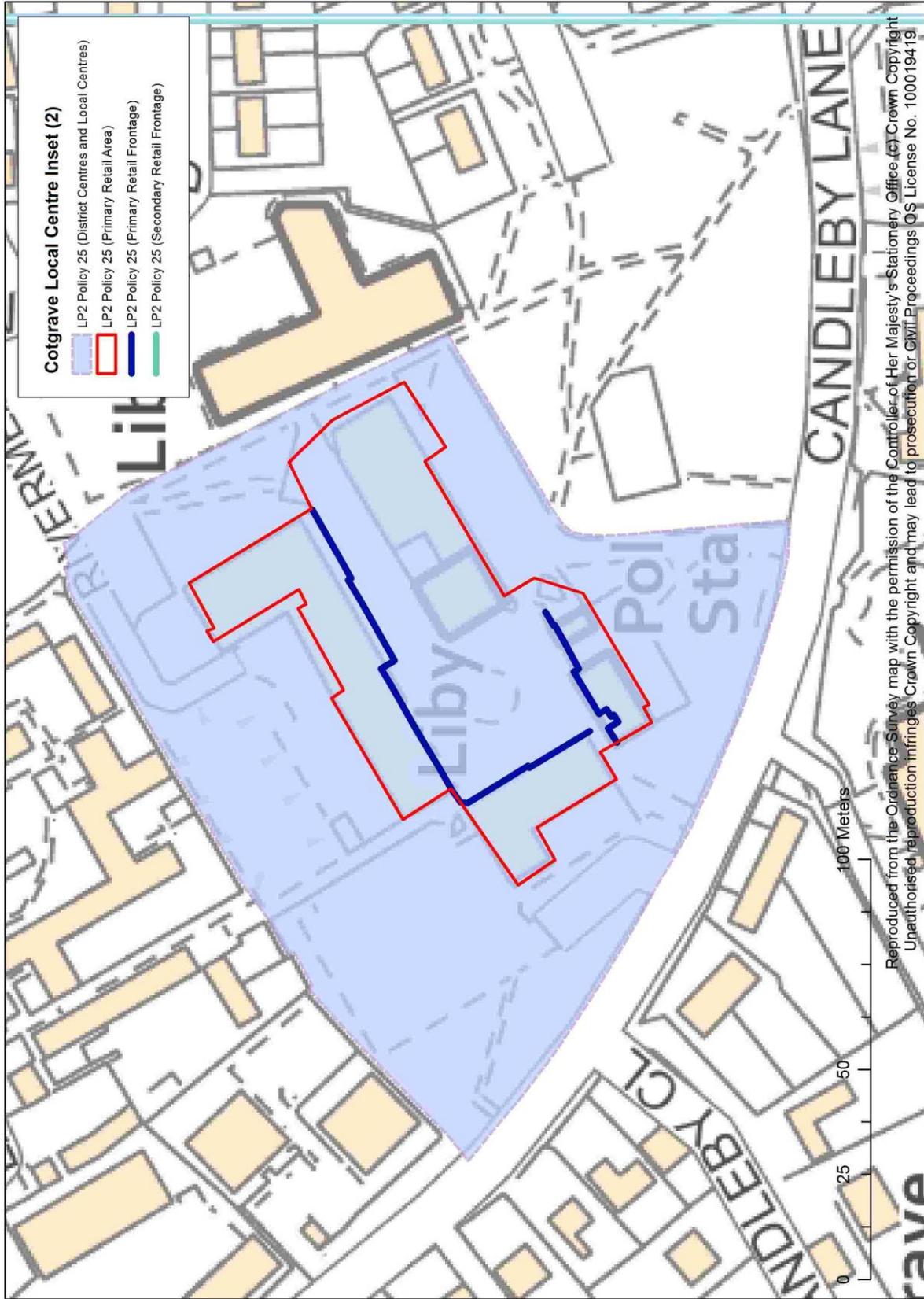
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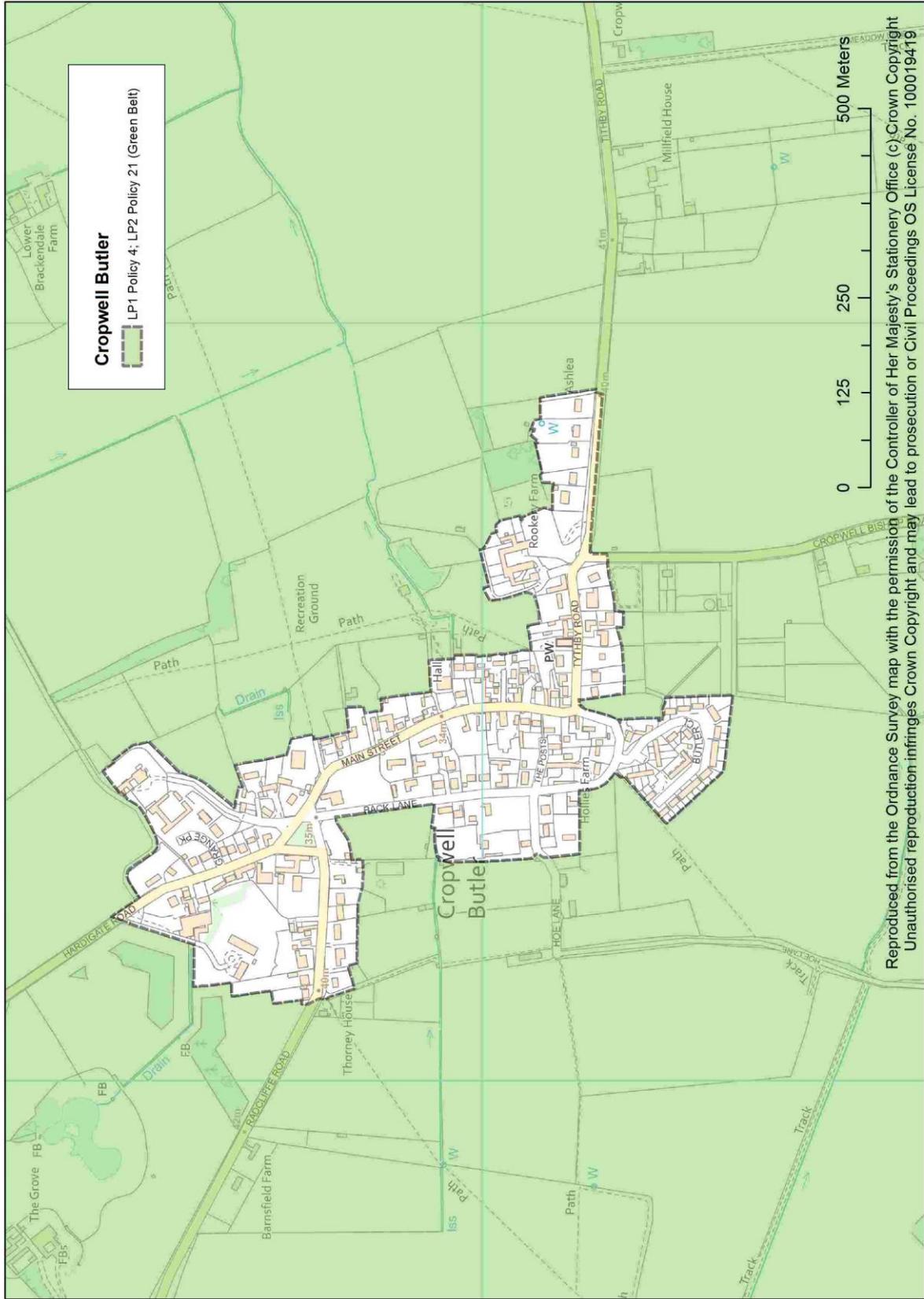


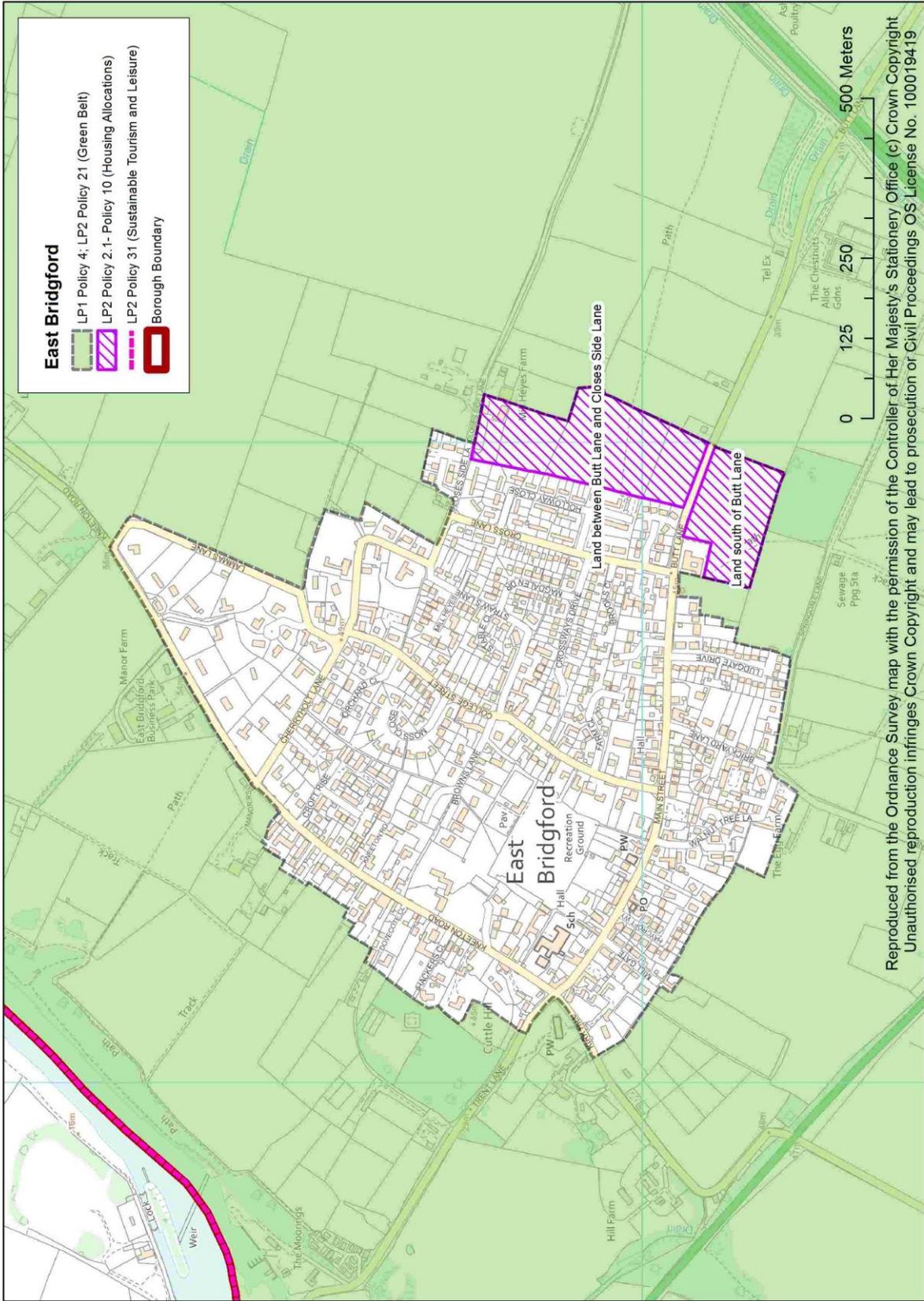




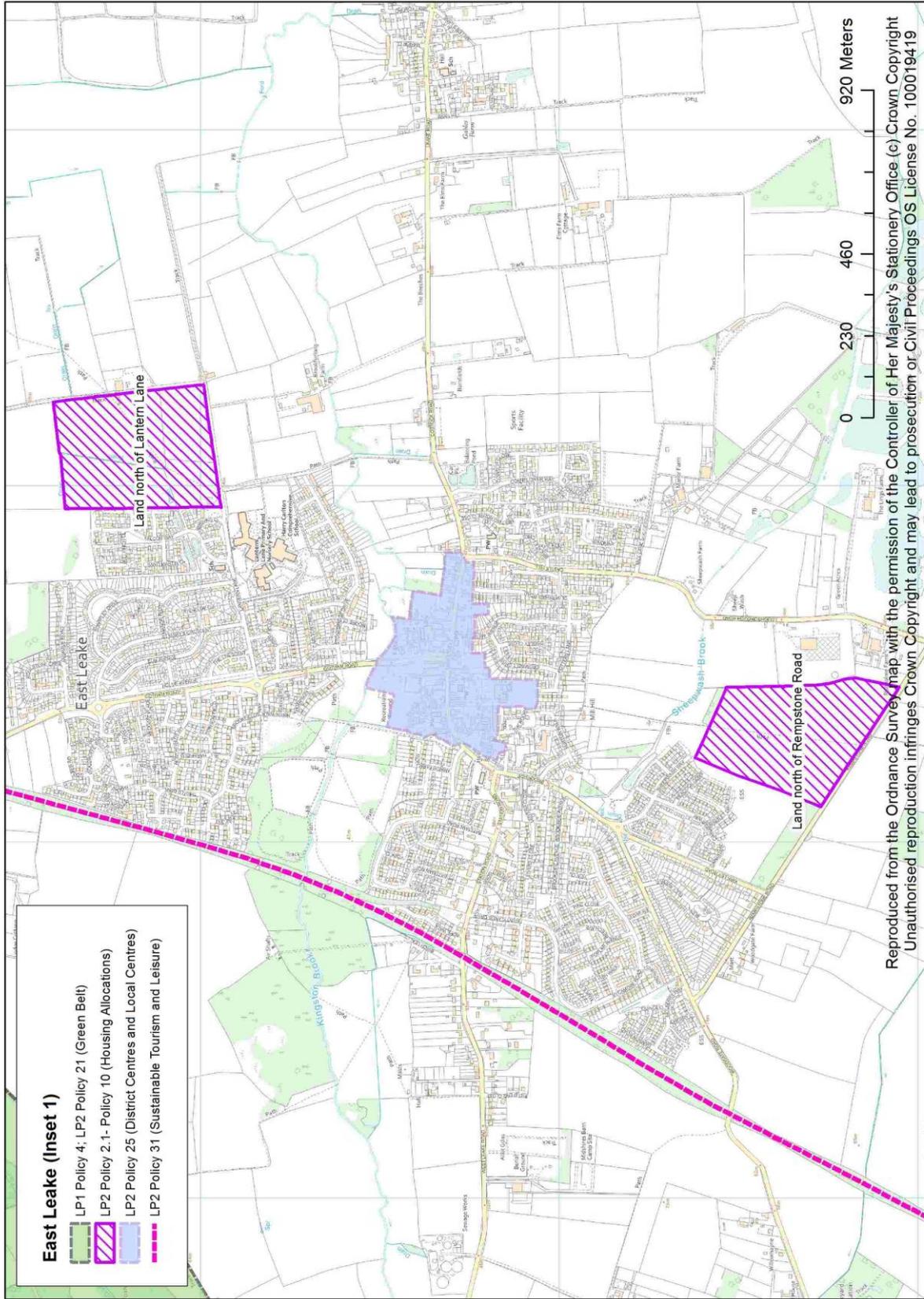


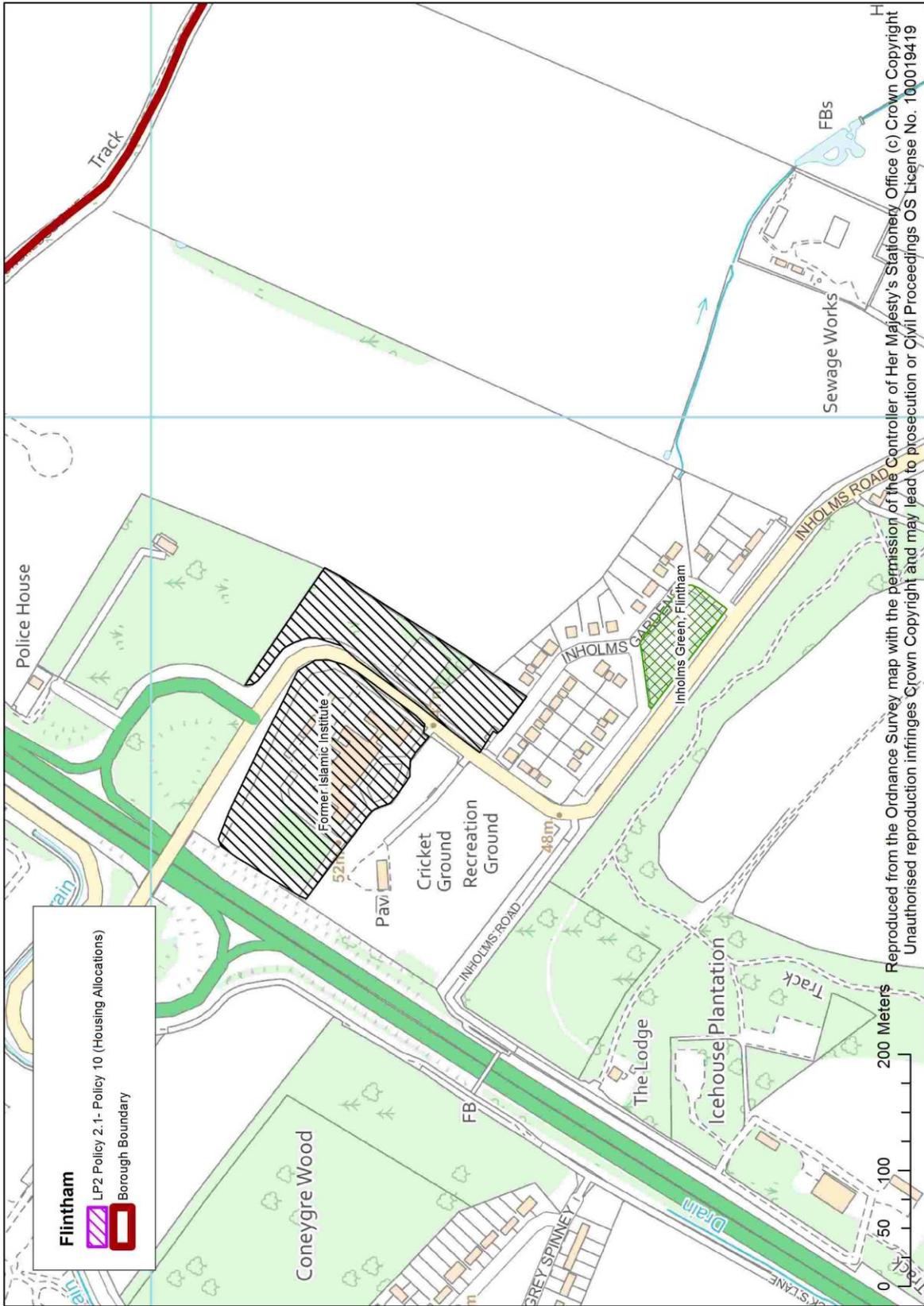


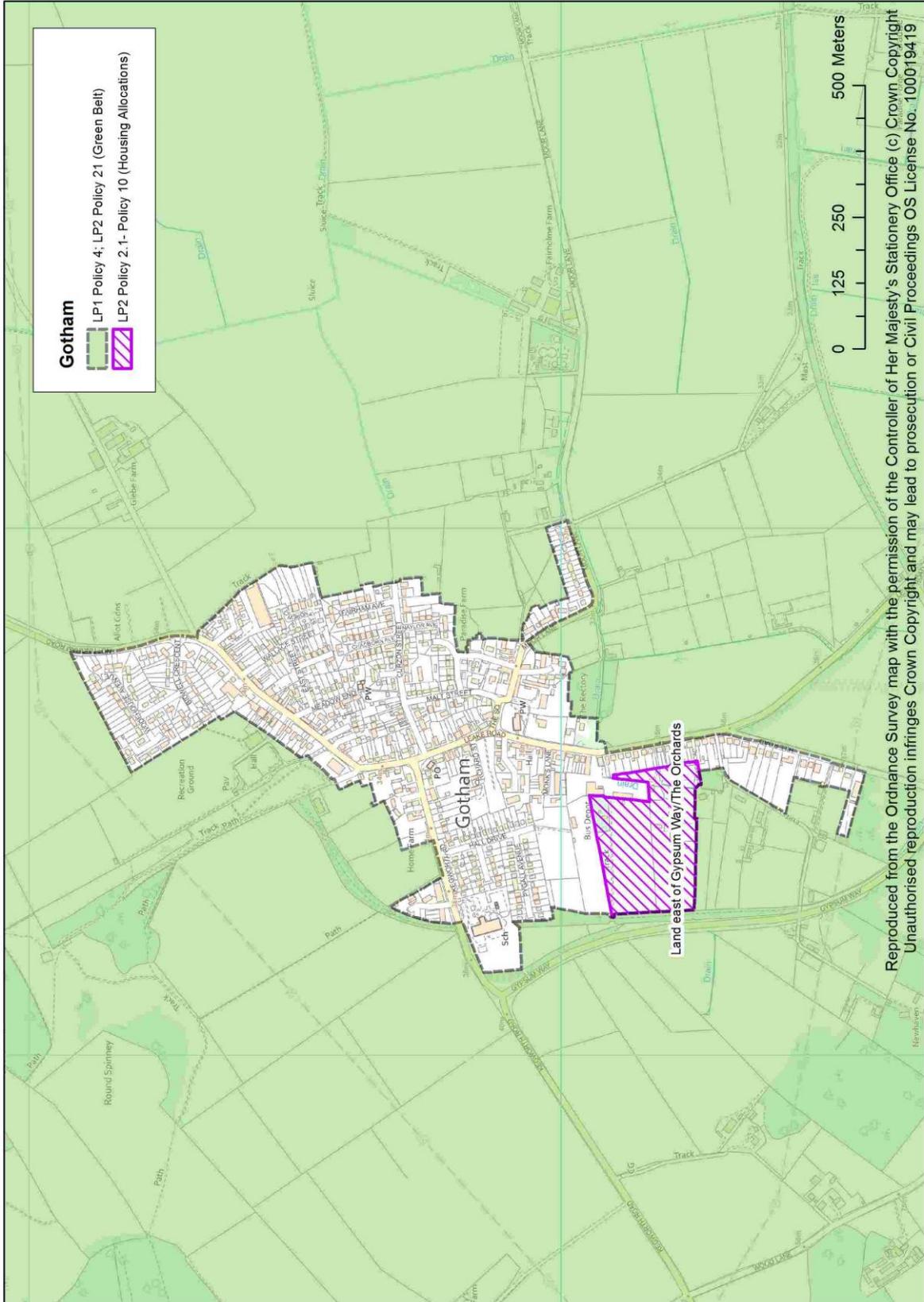




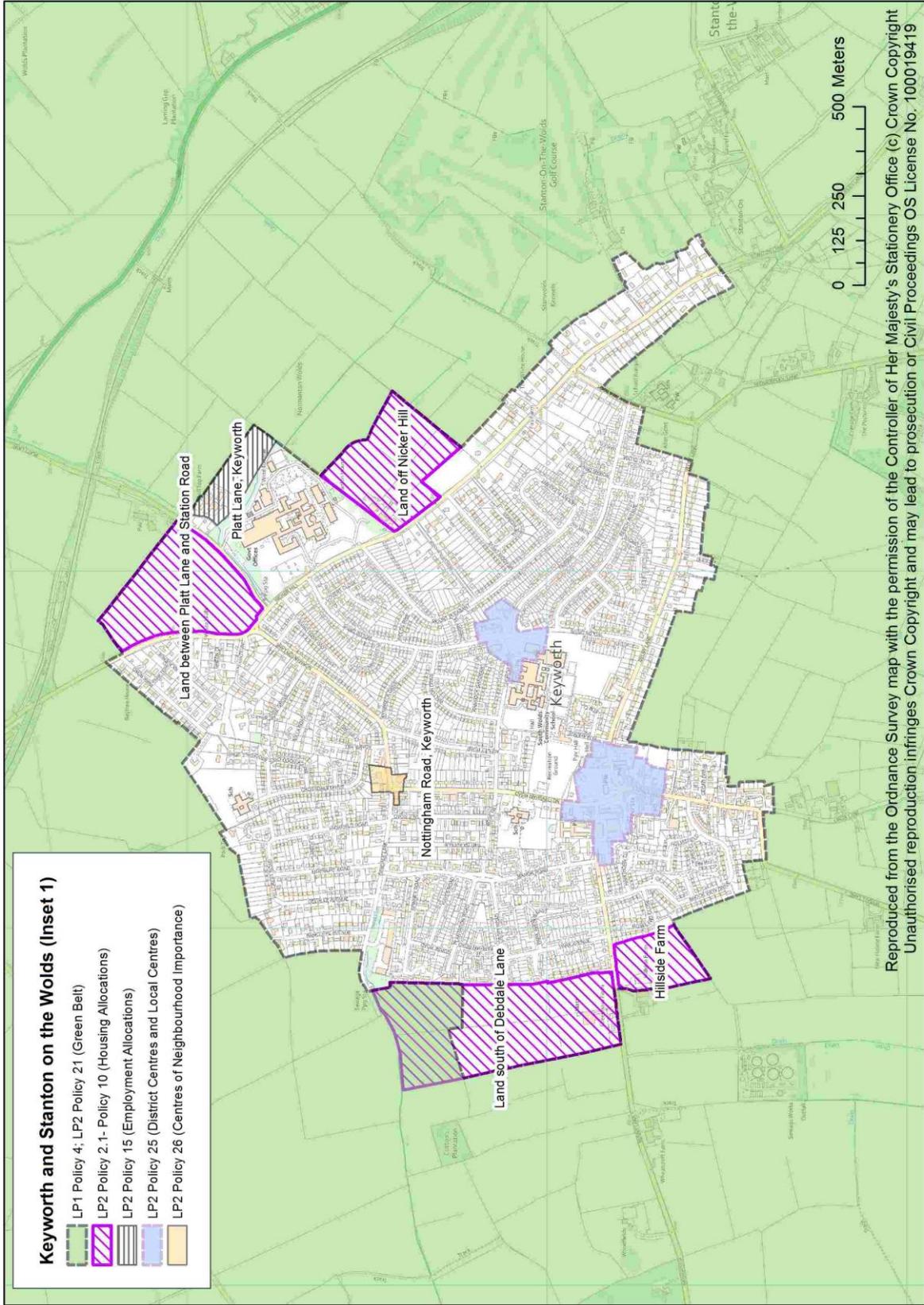
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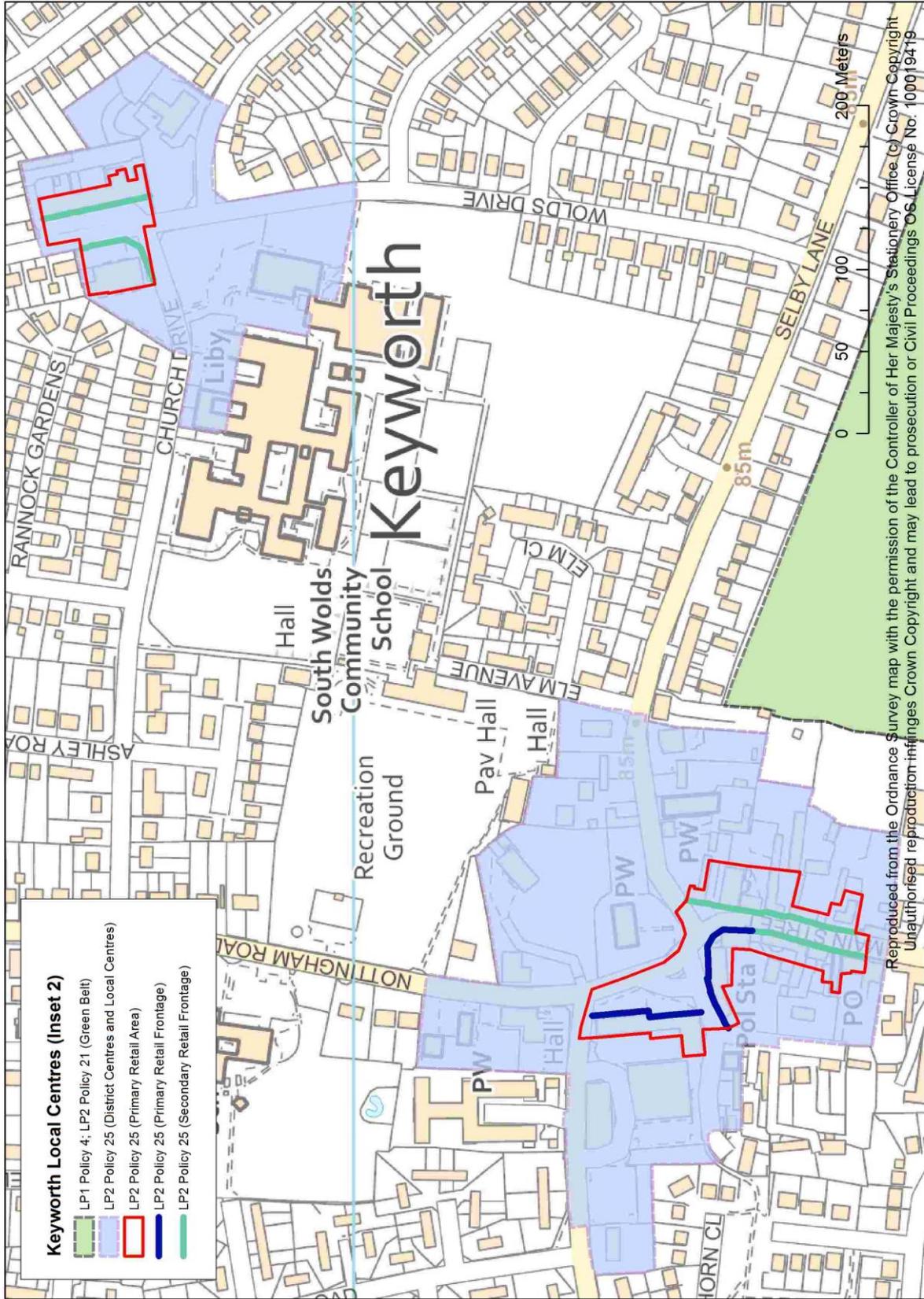


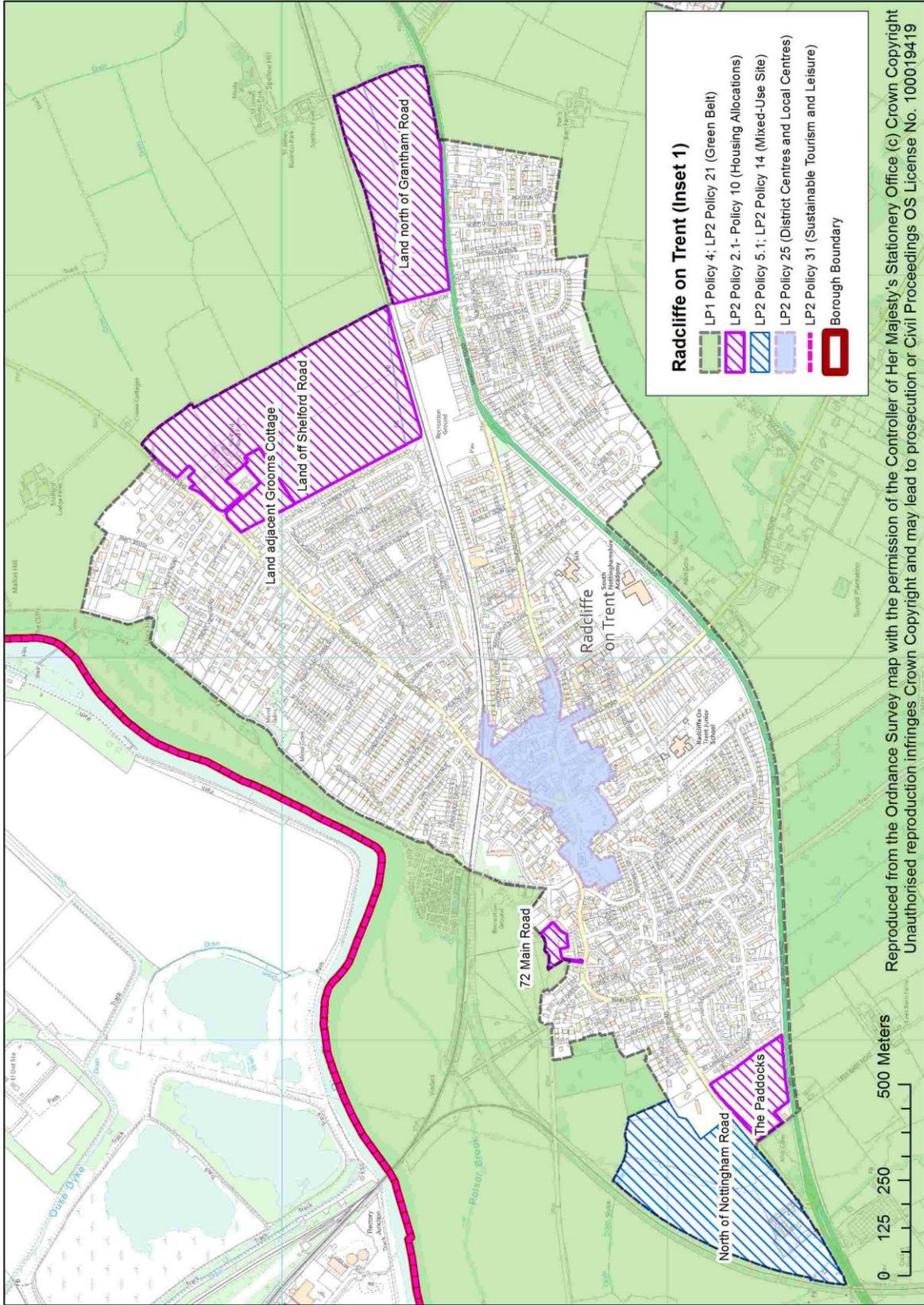




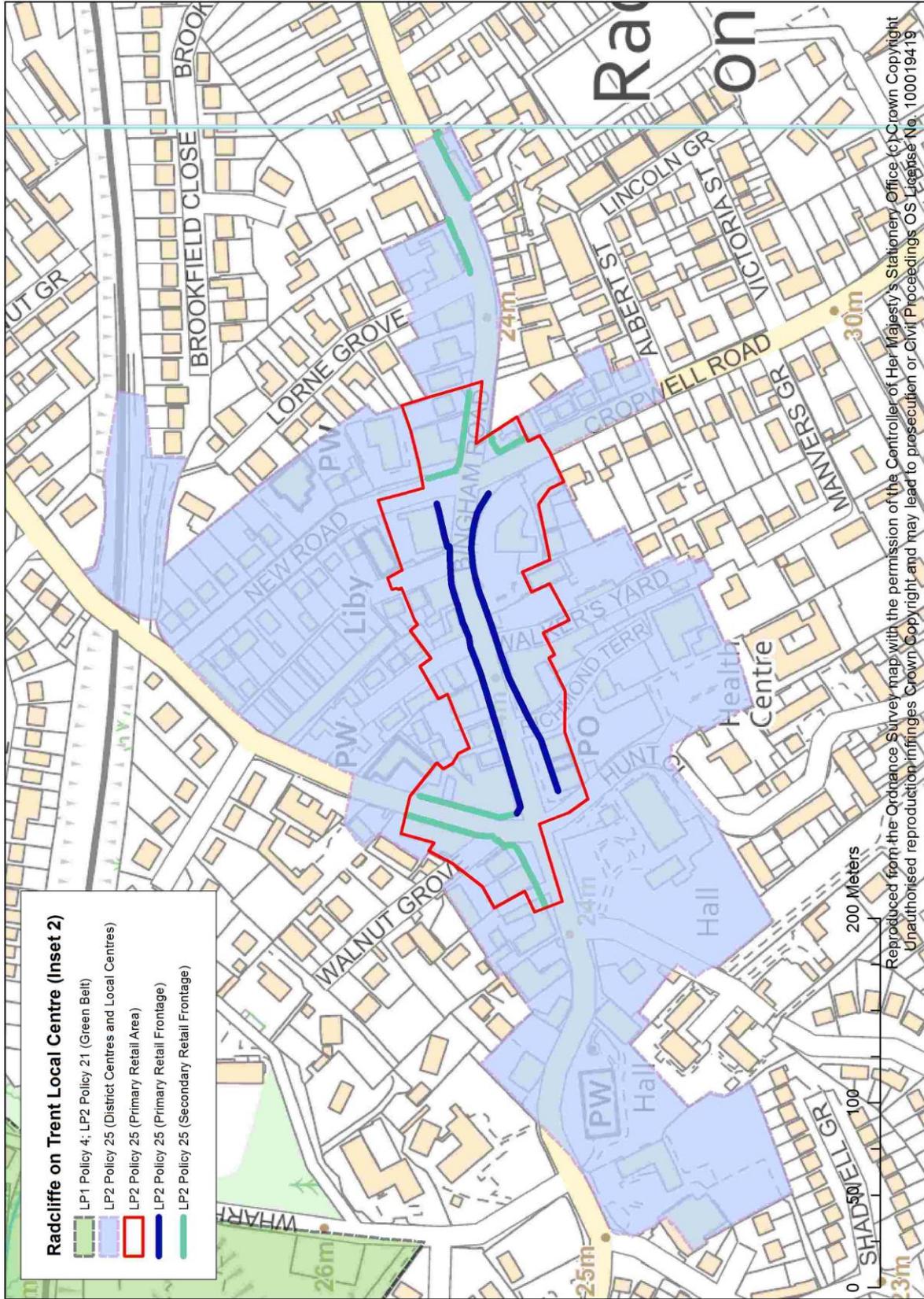
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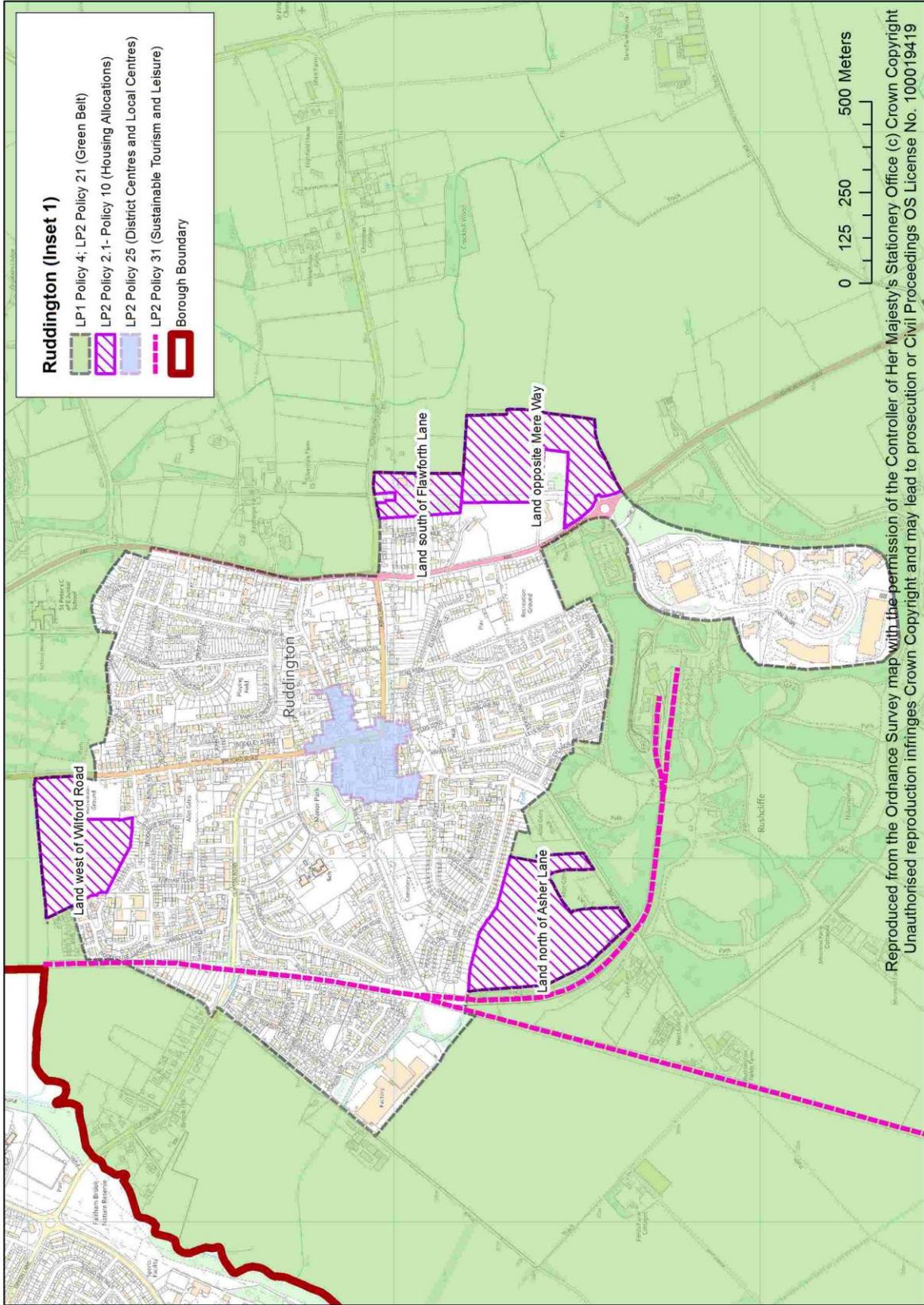




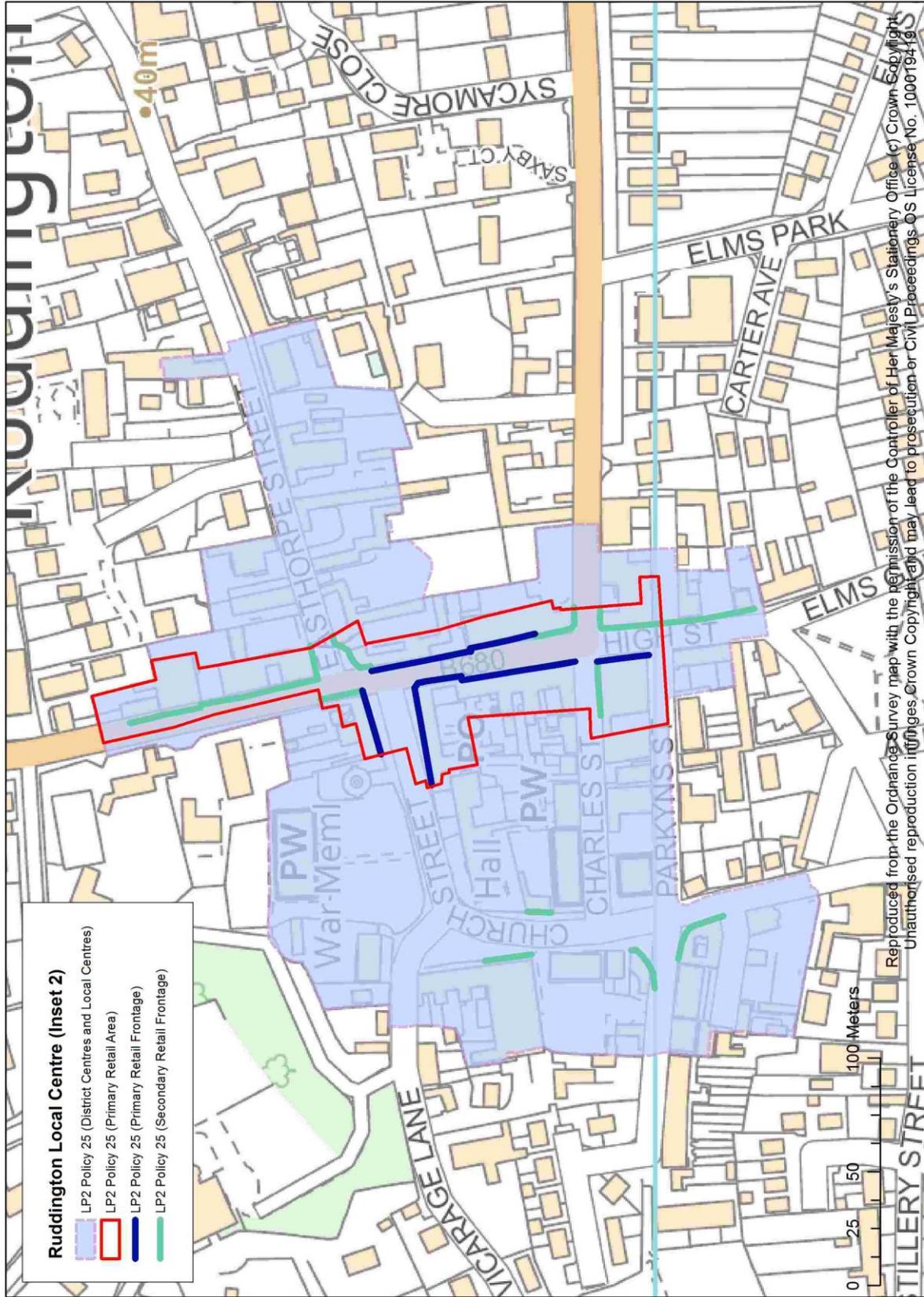


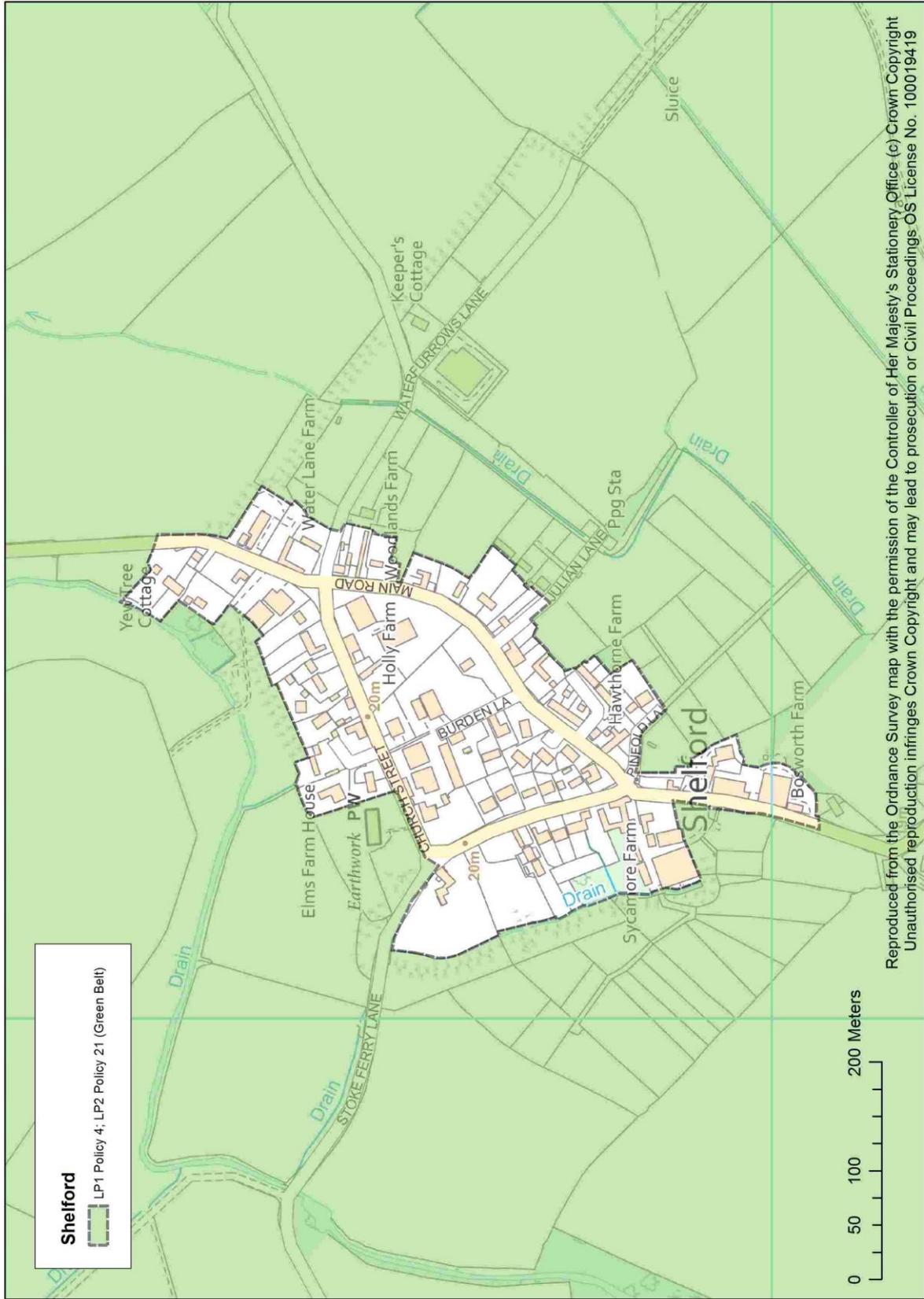
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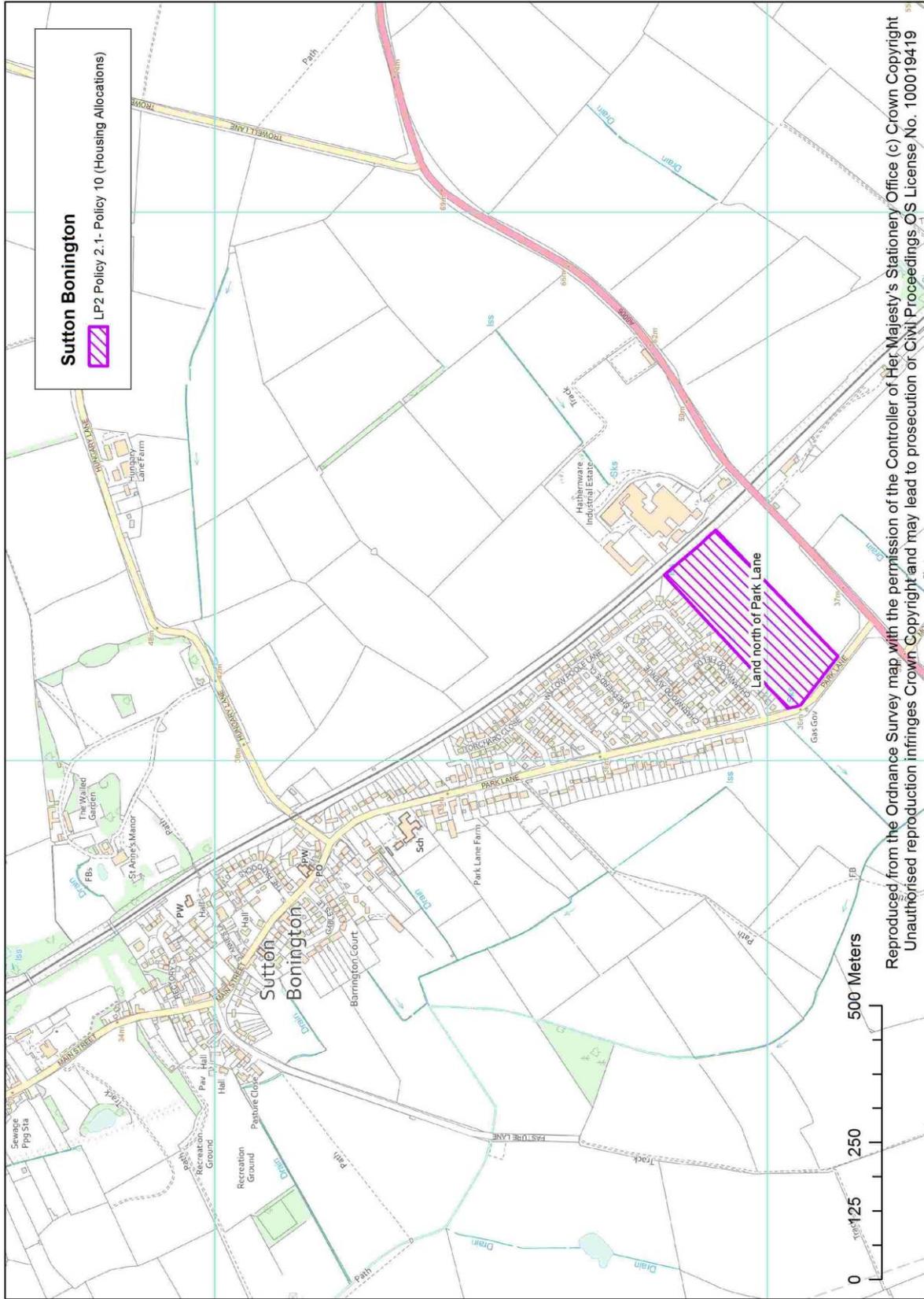


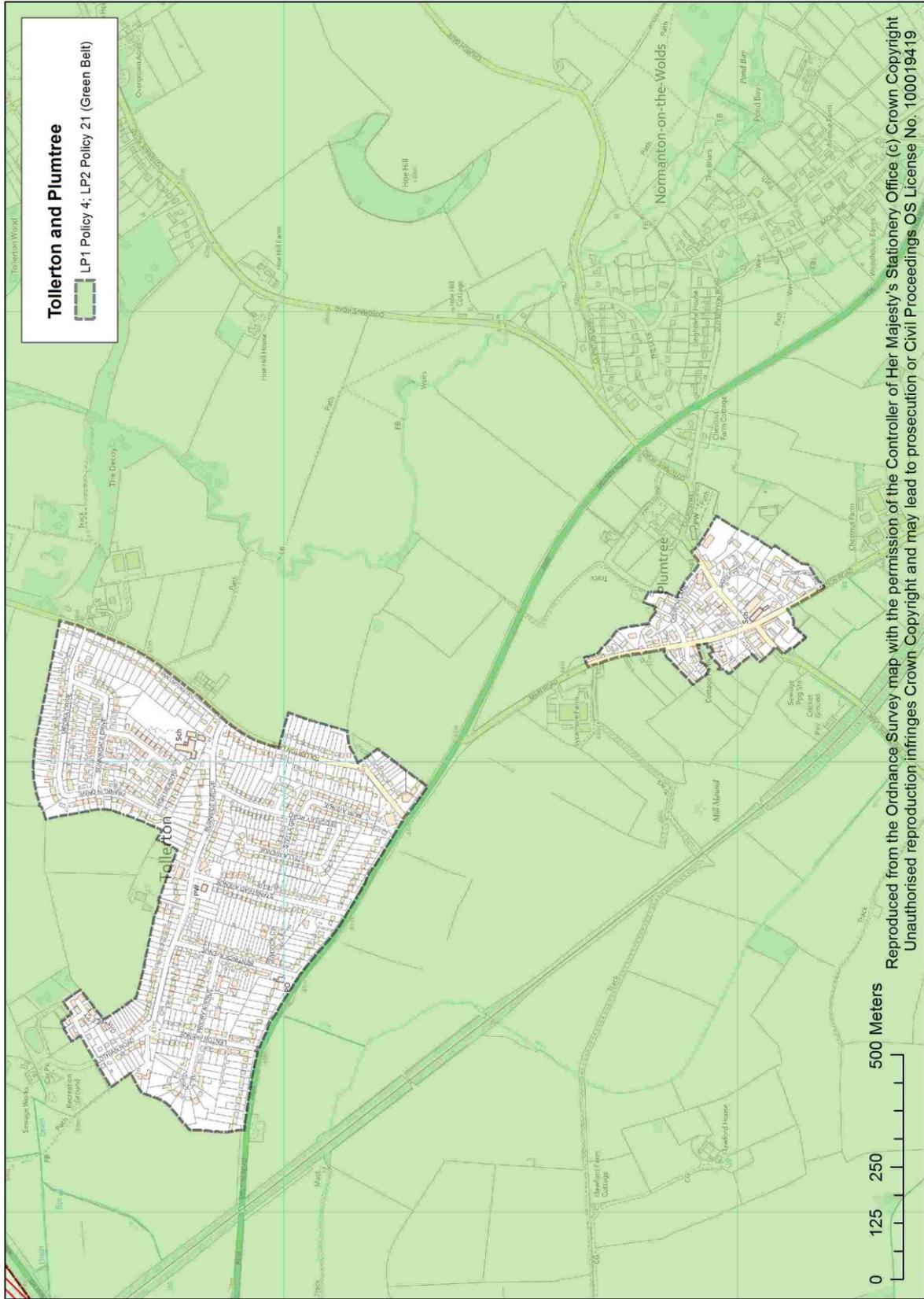


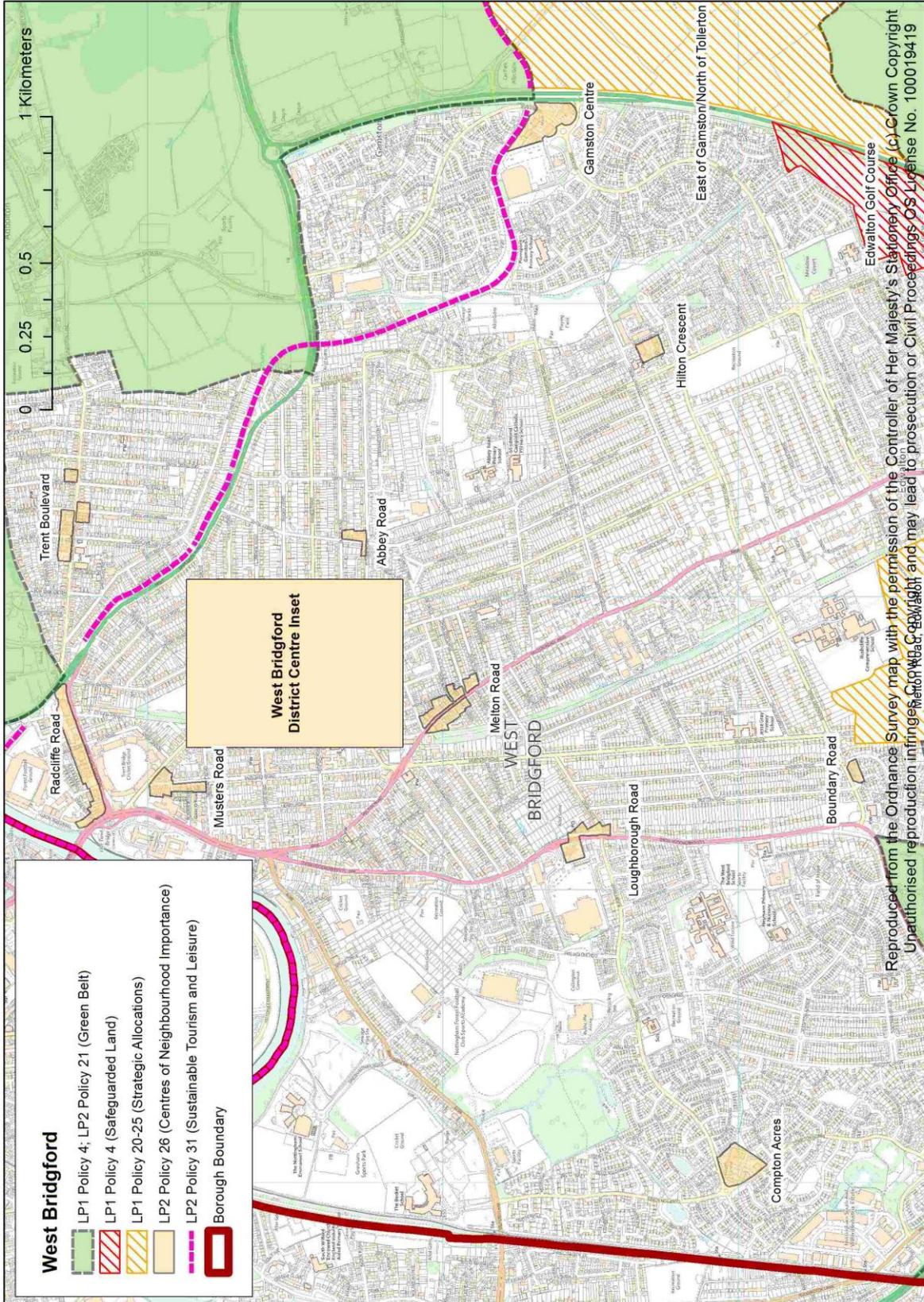
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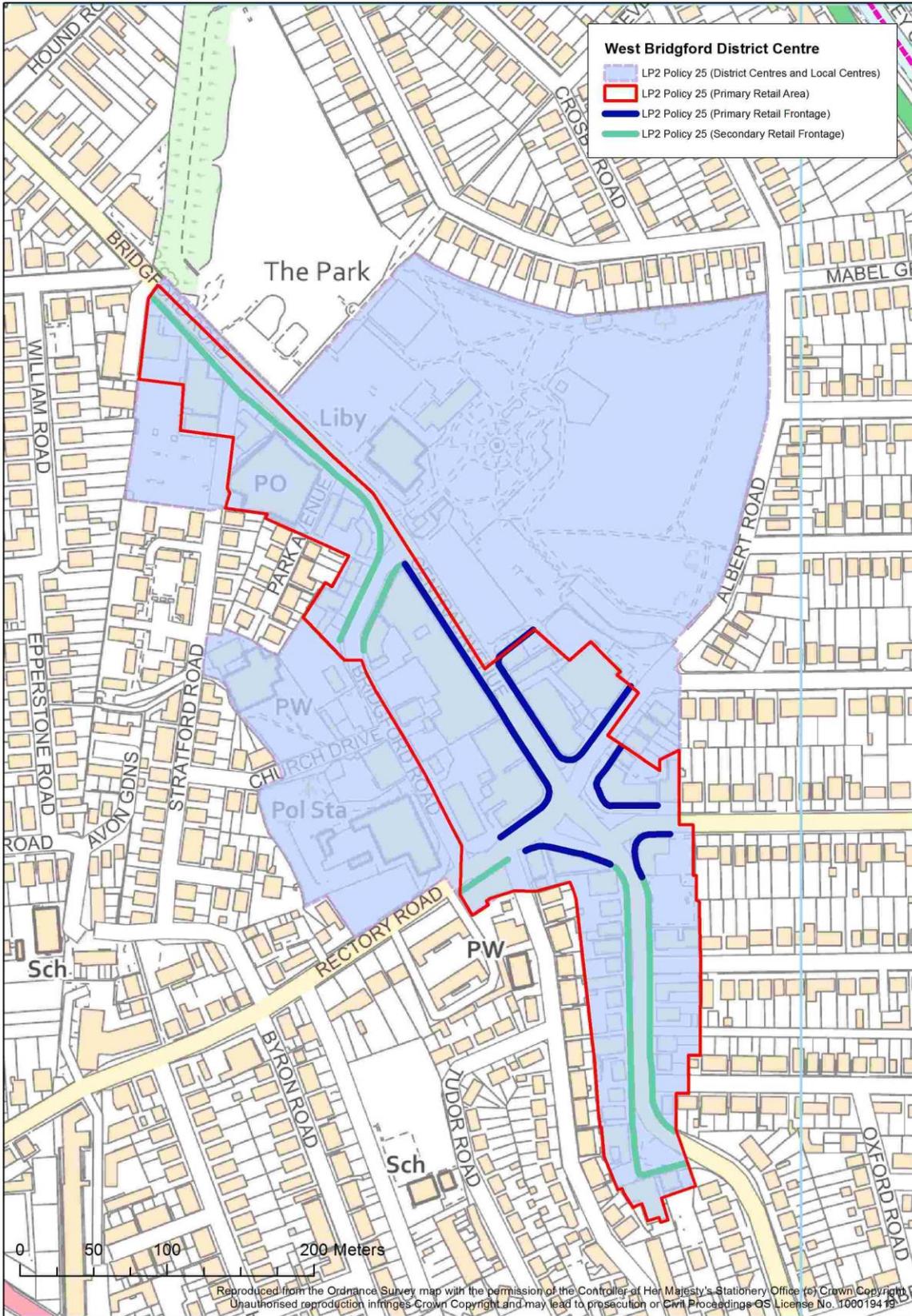


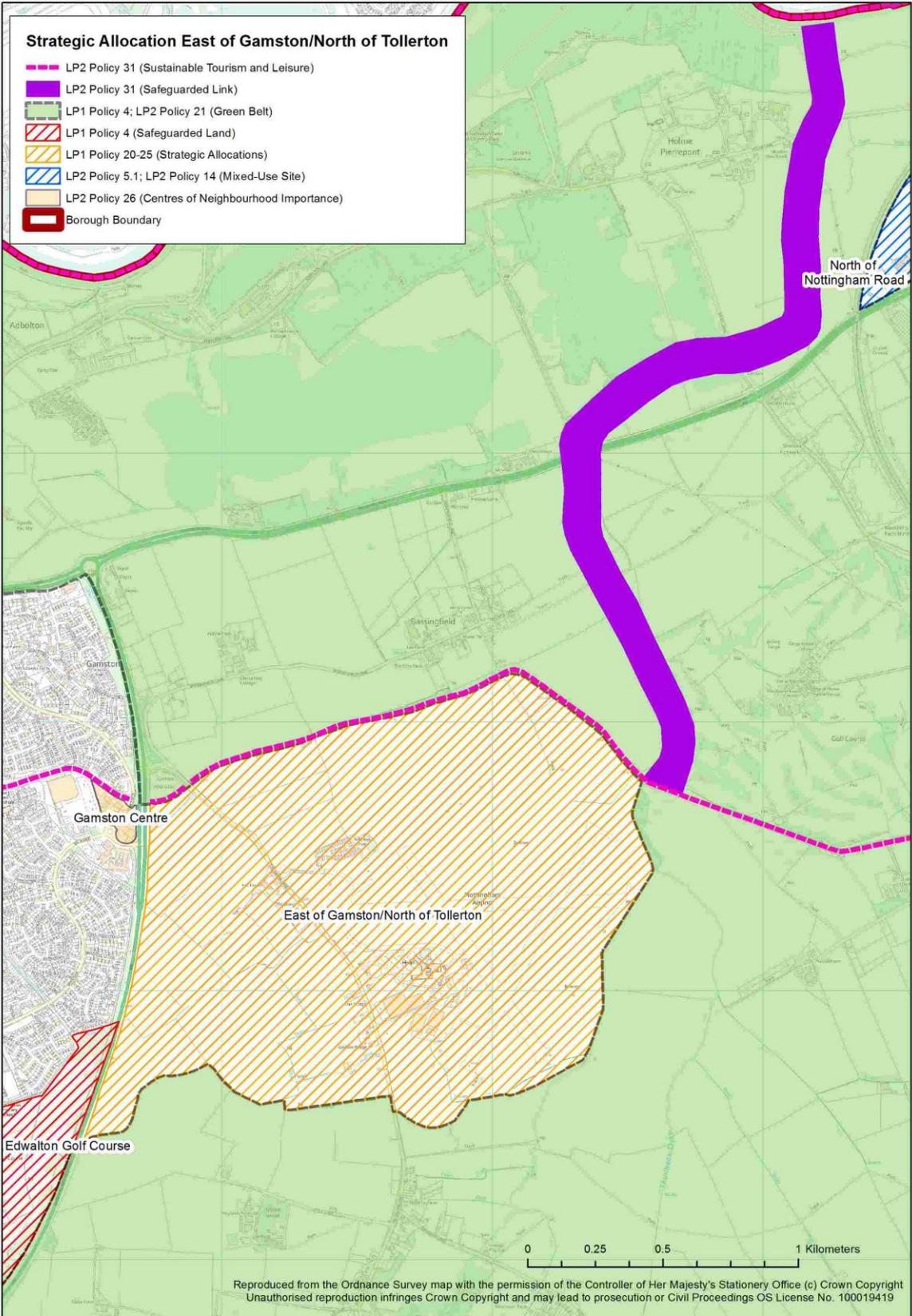


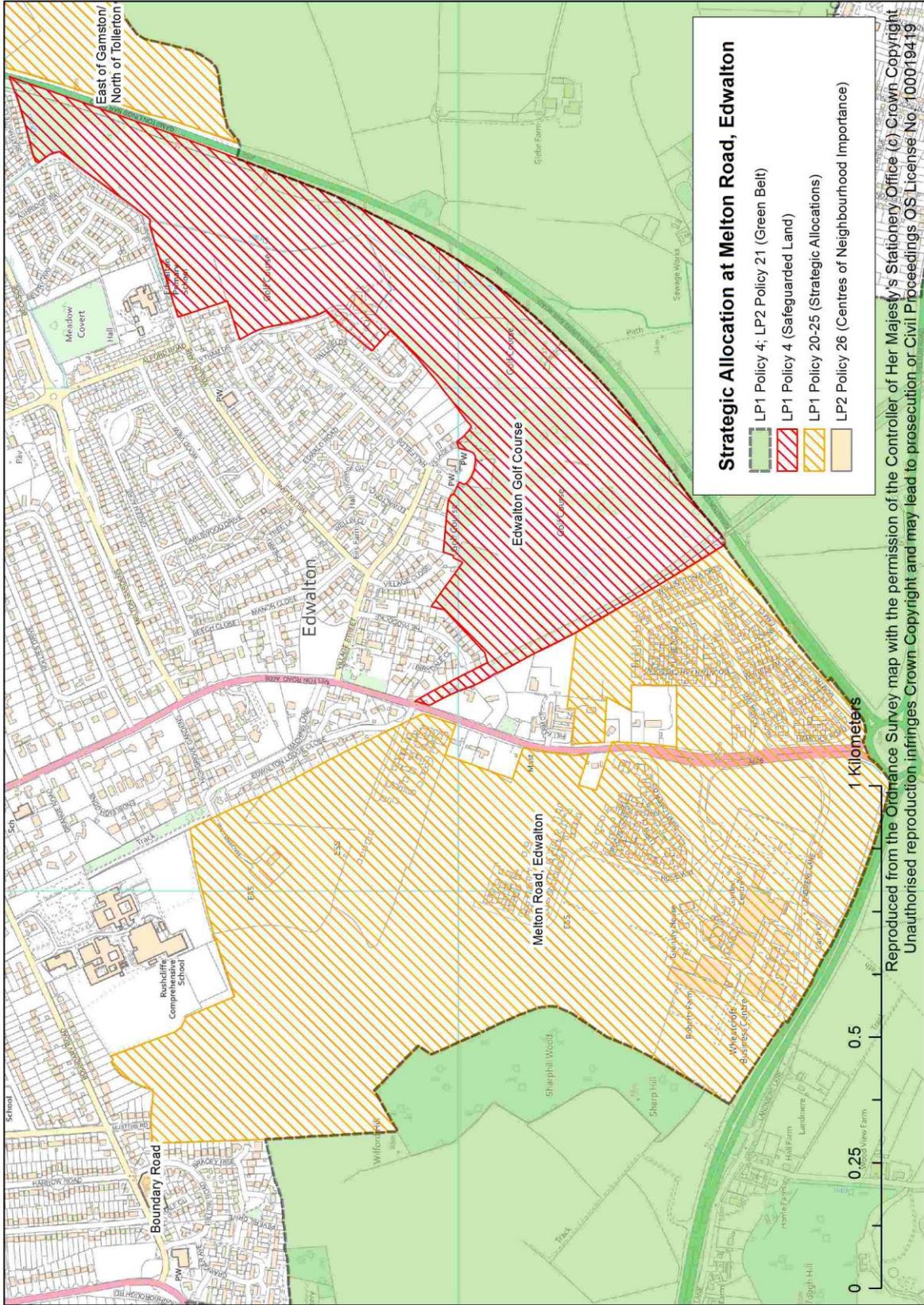




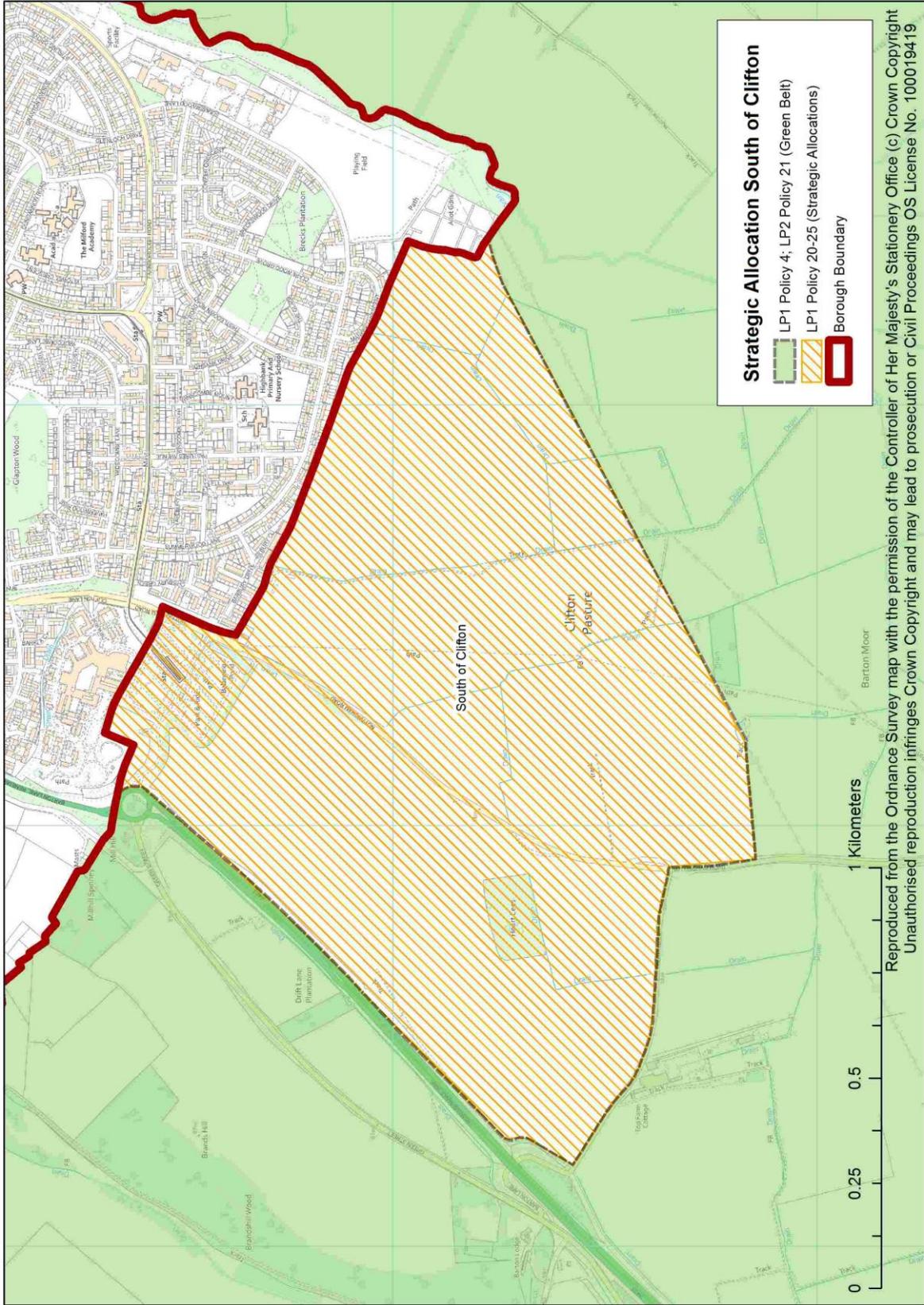




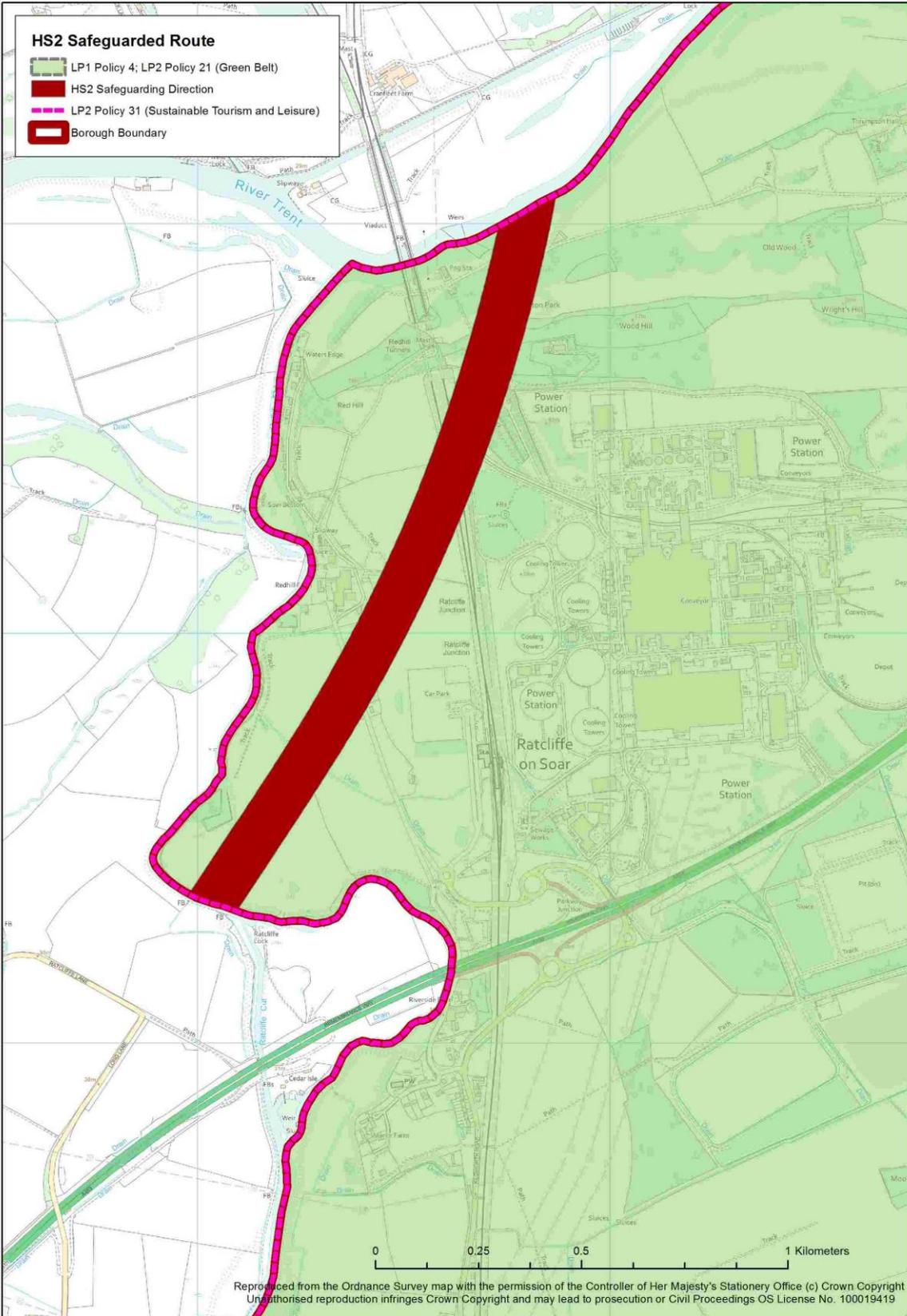




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