

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

Our reference:
Your reference:
Date: Friday, 28 May 2021

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 8 June 2021 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>

Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sanjit Sull
Monitoring Officer

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Minutes of the Meeting held on 11 May 2021 (Pages 1 - 8)

4. Citizens' Questions

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

5. Opposition Group Leaders' Questions

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

Rushcliffe Borough
Council Customer
Service Centre

Fountain Court
Gordon Road
West Bridgford
Nottingham
NG2 5LN

Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

Opening hours:
**Monday, Tuesday and
Thursday**
8.30am - 5pm
Wednesday
9.30am - 5pm
Friday
8.30am - 4.30pm

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

NON-KEY DECISIONS

6. COVID -19 Memorials (Pages 9 - 12)

The report of the Director – Neighbourhoods is attached.

7. Levelling up Funding and Identification of Council Owned Land, East Leake (Pages 13 - 24)

The report of the Chief Executive is attached.

8. Petition: Community Governance Review (Pages 25 - 30)

The report of the Chief Executive is attached.

9. Ruddington Neighbourhood Plan (Pages 31 - 198)

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

10. Revised Mobile Homes Fees Policy 2021-2024 (Pages 199 - 216)

The report of the Director – Neighbourhood is attached.

11. Planning Committee Proposals Pilot (Pages 217 - 222)

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

Membership

Chairman: Councillor S J Robinson

Vice-Chairman: Councillor A Edyvean

Councillors: A Brennan, R Inglis and G Moore



Rushcliffe
Borough Council

Meeting Room Guidance

Safety Precautions for Covid: Seating in the Council Chamber is socially distanced, and seating for the public is available. Members of the public should wear a mask, unless they have an exemption, and in those circumstances, they may wish to wear a visor. Hand sanitisers are available in the room for anyone to use.

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

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

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

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

Recording at Meetings

The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

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

Rushcliffe Borough
Council Customer
Service Centre

Fountain Court
Gordon Road
West Bridgford
Nottingham
NG2 5LN

Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

Opening hours:
Monday, Tuesday and Thursday
8.30am - 5pm
Wednesday
9.30am - 5pm
Friday
8.30am - 4.30pm

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



This page is intentionally left blank



MINUTES OF THE MEETING OF THE CABINET

TUESDAY, 11 MAY 2021

Held at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road,
West Bridgford and live streamed on the
Rushcliffe Borough Council YouTube channel

PRESENT:

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

ALSO IN ATTENDANCE:

Councillors R Jones, C Thomas and J Walker

OFFICERS IN ATTENDANCE:

L Ashmore	Director of Development and Economic Growth
D Banks	Director of Neighbourhoods
P Linfield	Director of Finance and Corporate Services
K Marriott	Chief Executive
S Sull	Service Manager - Legal Services
H Tambini	Democratic Services Manager

APOLOGIES:

There were no apologies

59 Declarations of Interest

There were no declarations of interest.

60 Minutes of the Meeting held on 9 March 2021

The minutes of the meeting held on Tuesday, 9 March 2021, were declared a true record and signed by the Chairman.

61 Citizens' Questions

There were no questions.

62 Opposition Group Leaders' Questions

Question from Councillor Jones to Councillor Brennan.

“What specific outcomes did the Government’s Green Homes Local Authority Delivery Scheme Phase 1 achieve in Rushcliffe in its short timescale, how much of the allocated money was not used and what happened to that

money?”

Councillor Brennan responded by confirming that the first rounds – LAD1a and LAD1b were issued last year and it had been a competitive process. The Council had not applied for funding as the schemes were aimed towards housing stock holding local authorities. The Council had secured funding under the second phase, which was allocated through the Midlands Energy Hubs, and the Cabinet would be considering this report later in the meeting.

Councillor Jones asked a supplementary question to Councillor Brennan.

“Given the short timescale of seven months left in the Phase 2 Scheme, before the available money was presumably lost back to the Government, was it really realistic to get contractors to do that work in East Leake, and would the Cabinet consider telling the Government to stop those short term allocations and make long term, green allocations so that Councils could plan sensibly ahead?”

Councillor Brennan responded by stating that it would be a challenge to find suitable contractors to undertake the work and deliver within the set timescale; however, looking at internal resources and working with strategic partners, it was anticipated that the work would be delivered during the set timescale and it was noted that the Council would continue to support the Government with its ongoing objectives to promote green technology and funding.

Question from Councillor Thomas to Councillor Brennan.

“We are pleased that the proposal for the LAD funding is to target the Rushcliffe Estate in East Leake, though somewhat disappointed that we have heard about it only through the Cabinet papers. Do you see any role for the Ward Members and Parish Council in encouraging uptake?”

Councillor Brennan responded by confirming that the support of Ward Councillors and the Parish Council to encourage homeowners to take advantage of the available grants would be welcomed. If the Scheme was approved by Cabinet, further details would be available at the beginning of June 2021, and once the project delivery programme had been finalised, it would be the appropriate time to consider how to disseminate the information to residents, with the support of Ward Councillors and the Parish Council. It was noted that other potential areas across the Borough were also being considered for energy efficiency measures. Councillor Brennan referred to the issue of Ward Councillors being unaware of the Scheme until the Cabinet agenda had been published, and stated that although it was important that information was not announced prematurely, to avoid raising expectations, before a decision had been made, as a courtesy Ward Councillors should be notified before such information became public.

Councillor Thomas asked a supplementary question to Councillor Brennan.

“What was the Publicity Strategy to encourage people to take up the offer?”

Councillor Brennan responded by advising that when the Action Plan and Work Programme were in place, a Publicity Strategy would be produced to raise

awareness of the Scheme and Ward Councillors would continue to be updated.

Question from Councillor J Walker to Councillor Brennan.

“Will the Cabinet commit RBC to an open and transparent procurement process that prioritises the use of local suppliers and trades people so that we can keep money from being extracted out of our communities when tendering for the LAD scheme therefore ensuring Rushcliffe SME’s benefit as well as residents from this scheme?”

Councillor Brennan responded by confirming that the Council’s Procurement process was both open and transparent and accessible to all. The Council supported local business in many ways including work programmes and projects that it looked to commission. The Council was very keen to see local businesses successfully tender for Council contracts, and its Procurement Strategy would always be designed to secure value for money for local residents and provide opportunities to local businesses to either tender directly, or partner with other organisations. It was noted that there was a very significant budget attached to the LAD programme, together with a very tight timescale, and that would mean that any organisations involved in tendering must have the capacity, speed and scale of delivery to complete the project. Hence that was why the Council was working with key partners and where possible using existing contract frameworks some of which would include local companies to maximise delivery whilst following the Council’s standing orders and financial regulations.

63 Rushcliffe Equalities Scheme 2021-2025

The Cabinet Portfolio Holder for Community and the Environment, Councillor Brennan presented the report of the Director of Development and Economic Growth outlining the Rushcliffe Equality Scheme for 2021 to 2025.

Cllr Brennan advised that she was delighted to present the updated Rushcliffe Equality Scheme for 2021-25, which had been refreshed to reflect current circumstances and new actions required. Cabinet noted that the document had kept its focus at a strategic level, with equality and diversity issues embedded in the Council’s mainstream and daily activities. The importance of ensuring that all residents in the Borough could access services equally was emphasised, with any potential barriers being identified and performance monitoring undertaken to reduce those barriers. Cabinet was advised that the Scheme had been considered twice by the Communities Scrutiny Group and undergone a public consultation. Councillor Brennan advised that the Scheme had a broader focus than before and included progress on inclusion, to enable everyone to access services in the most appropriate way. Details of the aims and commitments of the Scheme were highlighted in the report and it was noted that the Scheme set out high level objectives and the actions referred to in the Appendix to the report would form the basis of Action Plans, which would be annually reviewed. In conclusion, Councillor Brennan advised that the Action Plans would be embedded across all of the Council’s Annual Service Plans and details of the Action Plan for 2021/22, highlighted in the Appendix to the report were noted.

In seconding the recommendation, Councillor Inglis reiterated the importance of this essential document, which had been developed following public consultation and scrutiny by the Communities Scrutiny Group, to ensure inclusion and accessibility for everyone and that no one in the Borough would be disadvantaged when accessing Council services and that all employees were respected and treated fairly. Cabinet noted that this was a live document, which would continue to be developed and enhanced.

Councillor Upton concurred with the previous comments and reiterated the importance of this live document, which would be reviewed regularly through the annual review of the Action Plans.

Councillor Robinson referred to the importance of this document in identifying the challenges for both the public and Council employees, and recognised the need for it to be a working, live document, that would be updated to reflect the environment that the Council worked in and the challenges that would bring.

It was RESOLVED that the Equality Scheme 2021-2025 and supporting Action Plan for 2021/22 be approved.

64 **Covid 19: Update Report**

The Leader presented the report of the Chief Executive, providing an update on the work completed to date on response and recovery due to the Covid 19 pandemic since February 2021, and detailing an outline of plans to support the recovery from Covid 19.

The Leader highlighted the key headlines in the report, which reflected the work undertaken both internally and externally by the Council during the pandemic. Cabinet noted the changes to lockdown levels since January 2021, and the overview of restrictions, including the recent confirmation by the Government of the lifting of some restrictions scheduled for 17 May 2021, with a further easing of restrictions currently planned for 21 June 2021, details of which were highlighted in the report.

In respect of community issues, Cabinet noted the excellent work undertaken to ensure that the Council's parks and open spaces have been appropriately managed, as usage increased, details of which were highlighted in the report. The Leader also referred to the success of the vaccine programme, which was underpinning the easing of restrictions and referred to the key role that the Council had played to support that programme, with the use of the Gamston Community Centre as a vaccination centre, which had so far administered over 50,000 vaccine doses. Cabinet was advised that the feedback from all users had been excellent and the Leader thanked all the staff and volunteers for their hard work and commitment. Reference was also made to the successful running of the test and trace facility at the Arena, which continued to play a key role.

The Leader reiterated the importance of the financial support given to businesses throughout the pandemic, including business rate grants, an extension to the Reopening High Streets Safely (RHSS) funding, and funding from the Department for Work and Pensions to support vulnerable families,

details of which were highlighted in the report. The speed, efficiency and effectiveness of the funding roll out was emphasised, and officers were thanked for their hard work to facilitate that.

In respect of leisure, the significant impact to this sector could not be underestimated and the Leader confirmed that the Council had been successful in securing funding of £224,000 from the National Leisure Recovery Fund. Cabinet noted the successful reopening of the leisure centres, and it was envisaged that with the further lifting of restrictions on 17 May 2021, more services would become available. Cabinet noted that the hospitality sector, which played a key role in the Borough's economy, had been able to start operating again, by expanding outdoor facilities, with the advice and support of Enforcement officers playing a key role in ensuring safety measures were adhered to.

The Leader referred to the funding given to community groups throughout the Borough, details of which were highlighted in the report, and the significant positive impact that had made to so many.

In conclusion, the Leader referred to positive news that the 'Proms in the Park' event was scheduled for 26 June 2021, with any social distancing guidelines being adhered to, and such an event provided an important message to residents and businesses that Rushcliffe was again open for business, with further events being planned.

In seconding the recommendation, Councillor Edyvean noted the positive outlook and confirmed that the Council was already well placed to deal with any situation, if circumstances changed. Cabinet noted the significant work undertaken already to ensure that support had been provided to those in need, and all those involved were thanked for their hard work. Councillor Edyvean referred to the RHSS funding, which it was hoped would help local hospitality businesses to continue to reopen safely and welcomed the opportunity to hold events such as 'Proms in the Park' again.

Councillor Moore provided an update on the Restart Grants and advised that as of today, the Council had given £3m to 392 businesses, and Cabinet noted that in a recent league table, Rushcliffe had been second in the country in providing payments, with over 99% of Government funding received being paid out.

Councillor Brennan reiterated the comments made and hoped that the positive work and joint collaboration with all sectors of the community would continue going forward.

In conclusion, the Leader advised that there was still a great deal to be done moving forward and the next key phase would be the recovery, and it was vital that the Council supported communities and businesses during the challenging times ahead by continuing to adapt to such unprecedented times.

It was RESOLVED that the work of officers of the Council and partners in responding to and supporting the recovery from Covid 19 be noted.

65 East Midland Freeport Update and Next Steps

The Leader presented the report of the Chief Executive, providing an update on the East Midlands Freeport and the next steps to be taken.

The Leader highlighted the key headlines in the report, and reminded Cabinet that at the beginning of March 2021, the Government had announced the successful bid for the East Midlands Freeport. Cabinet noted that there was still considerable work to be done, as the announcement did not mean that a Freeport had been granted, rather the expression of interest made had been supported. Cabinet was also advised that as the site would encompass three sites, which was unusual, the branding was extremely important, and an announcement would be made shortly regarding a change of name for the proposed Freeport. The Leader reiterated that the Council's main interests related to the Ratcliffe on Soar power station, which was planned to be decommissioned in 2025, and Cabinet noted the challenges that lay ahead due to the different aspects of the site itself, details of which were highlighted in the report.

The Council's ongoing support for the Freeport, including the other two proposed sites outside of Rushcliffe was reiterated. The Leader highlighted the timescales issued by the Government and the governance arrangements, details of which were highlighted in the report, and it was hoped that the Freeport would be in operation by the end of 2021. The considerable work being undertaken to meet that deadline was emphasised, with Leicestershire County Council being the Lead Authority, and six local authorities, including Rushcliffe on the Freeport Governing Board, with the majority of positions on that Board being taken by the private sector. Details of the management and delivery of the key workstream to be administered by the Board were highlighted in the report and noted. The Leader advised that of key importance was the development of an Outline Business Case (OBC) and it was envisaged that the Government timescales would be met. The Cabinet noted that engagement with key partners would be crucial to the success of the Freeport, and it was hoped that this would be through a shadow "Engagement Network". The Leader referred again to the challenges faced at the power station site, with part of the site designated as Green Belt and as a Centre of Excellence in the Council's Local Plan. Cabinet noted that officers were working very closely with the owners of the site to look at the planning challenges, and the potential plans and options going forward were highlighted in the report.

In conclusion the Leader reiterated the importance of the Freeports as a major platform for the Government, in playing a major role in the economy, with the potential for substantial additional employment, particularly new, high skilled jobs and new business opportunities, and Rushcliffe, as part of the Board would continue to make representations to ensure that occurred.

In seconding the recommendation, Councillor Edyvean referred to the very challenging timescales set by the Government, and the work already taking place to adhere to those deadlines, and noted the importance of working with the owners of the power station, to find the best way forward to create appropriate development, in particular in relation to green infrastructure, for the benefit of Rushcliffe as a whole. Councillor Edyvean referred to the importance

of avoiding the site becoming redundant and stated that considerable work had already been taking place to avoid that scenario.

Councillor Upton referred to the importance of the power station site as a major gateway into Rushcliffe and reiterated the importance of the site not becoming redundant and derelict. Cabinet was reminded that this would be the only internal Freeport in the country, the central location was ideal and the infrastructure already in place was very good, and this would be an excellent opportunity to improve the area.

The Leader referred to the ambitious timescales set by the Government and the challenges faced in meeting those deadlines, together with the need to ensure that the governance arrangements were correct, and it was pleasing to see everyone working together and showing great ambition to move this forward, with the potential for significant job creation. The Leader reminded Cabinet that the Freeport proposal was running in parallel with the Development Corporation, which was of key importance, and the strong competition from other areas bidding to be a Freeport was considerable. In conclusion, the Leader stated that the timing of the proposal was perfect, to create opportunities for the East Midlands, and the excellent location of the power station site was reiterated, as was the importance of not allowing it to become redundant and derelict.

It was RESOLVED that:

- a) retrospective approval to the nomination of a Cabinet Member to the Freeport Board be given;
- b) the progress made so far on the Freeport bid and the proposed next steps be noted; and
- c) the approach to working with the site owner and the Freeport and Development Corporation to explore developing a Local Development Order or other suitable Order, to deliver greater planning certainty for the site be endorsed.

66 Local Authority Delivery (LAD) Phase 2 Funding

The Cabinet Portfolio Holder for Community and the Environment, Councillor Brennan presented the report of the Director of Neighbourhoods outlining the Local Authority Delivery (LAD) Phase 2 funding programme.

Councillor Brennan confirmed that the funding was designed to improve the energy efficiency of low income households and low energy performance certificate rated homes of all tenure types. Cabinet was advised that an allocation had been ring fenced for each district, and in April 2021, Rushcliffe had been informed that its allocation would be just under £700,000. Cabinet noted that it was anticipated that the grant would deliver on a number of objectives, details of which were highlighted in the report. Councillor Brennan advised that the timetable for the delivery of the funding was extremely tight, and the report recommended that a geographical approach be adopted initially to ensure that as many properties as possible would benefit, and an area in

East Leake had been identified. Cabinet noted that a project delivery proposal was in the process of being finalised and had to be submitted by 24 May 2021, and it was confirmed that initially work would be undertaken on 25 properties, with that expectation of works to 64 properties going forward. Councillor Brennan reiterated that the turnaround time to spend the funding would be extremely tight, with the first 50% required to be spent by September 2021, with all of the activity completed by the end of the year. Cabinet was advised that the timetable would be challenged further by the requirement to identify specialist contractors to undertake the work; however, officers were confident that with the support of the Midlands Energy Hub and the internal resources available, the programme will be delivered on time.

In seconding the recommendation, Councillor Moore referred to the great distress caused by fuel poverty, the exacerbation of the problem due to Covid and lockdown, and stated that any scheme to improve energy efficiency would be welcomed by residents in Rushcliffe, and officers were thanked for their hard work in implementing the programme. Councillor Moore stated that as Chairman of the East Leake Growth Board, he was sure that the residents of East Leake would welcome the programme and that it would be well supported by the Ward Councillors and the Parish Council.

The Leader confirmed that the Government had set an extremely ambitious target in respect of environmental issues, and as part of that, energy efficient housing would be a key element of that, and it was hoped that the Government would expand the scheme and it would be pleasing to see the positive outcome from the programme.

It was RESOLVED that the report be noted, and the following be approved:

- a) the funding allocation has been accepted;
- b) the project is time pressured and must be delivered by the 31 December 2021;
- c) the potential target area for the project is initially focussed on East Leake; however, it may be extended across other areas in the Borough if uptake in East Leake is limited; and
- d) the Revenue Budget and Capital Programme be amended (as stated at paragraph 7.1.5) noting that the net impact on the budget is zero due to funding via external grant.

At the close of the meeting, the Leader announced that this would be Councillor Upton's last meeting as a member of the Cabinet and thanked him for his contribution over the years and wished him well.

The meeting closed at 7.55 pm.

CHAIRMAN



Cabinet

Tuesday, 8 June 2021

COVID-19 Memorials

Report of the Director – Neighbourhoods

**Cabinet Portfolio Holder for Communities and Climate Change,
Councillor A Brennan**

1. Purpose of report

- 1.1. The purpose of this report is to present to Cabinet a range of proposals for public COVID-19 memorial schemes in the Borough.
- 1.2. The report follows significant work undertaken by officers to assess several different options including feedback and liaison with the portfolio holder.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) approves the creation a public memorial garden in Bridgford Park, West Bridgford as a shared place to commemorate people who have lost their lives in Rushcliffe due to the COVID-19 pandemic;
- b) approves the creation of a temporary art installation / display at Rushcliffe Arena to recognise the contribution that keyworkers, community groups and volunteers from across the Borough have made to the local pandemic response; and
- c) approves support for town and parish memorials and remembrance activities, led directly by town and parish councils, incorporating:
 - i) the creation of a COVID-19 commemorations grant scheme; and
 - ii) the distribution of spring bulbs for memorial planting schemes in parishes.

3. Reasons for Recommendation

The coronavirus pandemic has had a significant impact on Rushcliffe's local population and economy, through both the direct impact of the virus upon public health and wellbeing and the secondary effects of measures introduced to control transmission. These measures resulted in an extended period of time where schools and businesses were closed, large proportions of those in employment were furloughed or changed to working from home, and there were

significant changes to the design and delivery of public services. There was also unprecedented disruption to community, recreational and cultural activities. By delivering a series of memorial activities, Rushcliffe Borough Council will support recognition of the impact of the virus on local communities, commemorating the loss but also celebrating the many individuals and groups who supported the pandemic response.

4. Supporting Information

- 4.1. Commemorative activities have been put forward for approval that will provide opportunities for reflection upon peoples' experience of COVID-19 and contribute positively towards recovery and growth.
- 4.2. A COVID-19 memorial garden will be created as a dedicated place for quiet reflection for bereaved families from across the Borough. The garden will be located in Bridgford Park, West Bridgford, and the scheme will include a monument, a small seating area and landscaping. **The required budget commitment is £15,000.**
- 4.3. An art installation will be created at Rushcliffe Arena to commemorate the stories of individuals and groups who have supported communities during the pandemic, particularly recognising the contribution of people who have supported social isolation and loneliness. **The required budget commitment is £2,500.**
- 4.4. The Council will provide financial support for commemorations in towns and parishes via the creation of a COVID-19 Commemorations Grant Scheme. Awards of up to £500 will be made available for parish councils to deliver local memorial schemes, which must be match funded by the applicant. **The required budget commitment will be up to £16,500.**
- 4.5. The Council will offer towns and parishes a batch of free bulbs to help create spring planting schemes, marking the annual anniversary of the first UK COVID-19 lockdown. **The required budget commitment is £5,000.**

5. Alternative options considered and reasons for rejection

- 5.1. The Council considered the creation of a memorial woodland at a cost of £25,000 - £50,000. This option was rejected on the basis of timescale, accessibility and that woodlands and planting projects were already in development through other schemes.
- 5.2. The Council considered the option of creating a large piece of public art to act as a roadside gateway at a cost of £100,000 - £250,000. This option was rejected on the basis of cost and development time.

6. Risks and Uncertainties

The Council has chosen schemes that can be delivered in a COVID-19 secure manner, in line with HM Government's proposed roadmap for the release of national social contact restrictions from the end of June 2021 onwards.

7. Implications

7.1. Financial Implications

The total commitment required to implement all memorial schemes detailed in section 4 is £39k. £15k funding has been identified from unspent capital allocations. The remaining £24k would require funding from 2020/21 in-year efficiency savings, associated adjustments will be made to revenue and capital budgets, these will be reported in the 2020/21 year end outturn report to Cabinet in July 2021.

7.2. Legal Implications

Budget allocation is to be made as above. The COVID-19 commemorations grant scheme will be subject to criteria agreed by the Director of Neighbourhoods in conjunction with the Portfolio Holder for Communities and Climate Change and will be allocated against that criteria so that audit requirements are met.

7.3. Equalities Implications

Accessibility will be a key consideration in the implementation of these options and as a result there are no specific implications arising from the recommendations in this report.

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

There are no specific crime and disorder implications arising from the recommendations in this report.

8. Link to Corporate Priorities

Quality of Life	The recommendations of this report link to all four of the Council's Corporate Priorities
Efficient Services	
Sustainable Growth	
The Environment	

9. Recommendation

It is RECOMMENDED that Cabinet:

- a) approves the creation a public memorial garden in Bridgford Park, West Bridgford as a shared place to commemorate people who have lost their lives in Rushcliffe due to the COVID-19 pandemic;
- b) approves the creation of a temporary art installation / display at Rushcliffe Arena to recognise the contribution that keyworkers, community groups and volunteers from across the Borough have made to the local pandemic response; and
- c) approves support for town and parish memorials and remembrance activities, led directly by town and parish councils, incorporating:
 - i) the creation of a COVID-19 commemorations grant scheme; and
 - ii) the distribution of spring bulbs for memorial planting schemes in parishes.

For more information contact:	Derek Hayden, Communities Manager 0115 914 8270 DHayden@rushcliffe.gov.uk
Background papers available for Inspection:	Not applicable
List of appendices:	None



Cabinet

Tuesday, 8 June 2021

Levelling Up Funding and Identification of Council Owned Land, East Leake

Report of the Chief Executive

**Cabinet Portfolio Holder for Business and Economic Growth,
Councillor A Edyvean**

1. Purpose of report

- 1.1. In the Budget, Government committed to an initial £4 billion Levelling Up Fund (LUF) for the next four years (up to 2024/25). Local authorities can bid for projects in their area based on Parliamentary constituencies rather than local authority boundaries. The closing date for applications for the first round of funding is 18 June 2021.
- 1.2. With the support of the local MP, Rushcliffe Borough Council is intending to explore the opportunity for submitting a bid for funding for a new health centre including community facilities in East Leake. The health centre in East Leake is the oldest in the County and, due to the housing growth in the area, needs additional capacity. In addition, the funding bid could include the required improvements at the sports pavilion on Costock Road in East Leake.
- 1.3. The proposed site for the new community hub, including the health centre, is on land owned by Rushcliffe Borough Council. Therefore, approval is being sought for the inclusion of this piece of land, should a bid be developed for the LUF.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) supports the use of the Council-owned land shown in Appendix A for the delivery of a new community hub including a health centre in East Leake, subject to relevant permissions (including planning) and surveys;
- b) supports the preparation of the LUF application to Government for funding towards a community hub and improved sports pavilion on Costock Road in East Leake; and
- c) approves the inclusion of the value of the land shown in Appendix A as match funding to support a LUF application, with the appropriate safeguards included in the agreements with partners, to ensure that the land is only used for these purposes.

3. Reasons for Recommendation

- 3.1. East Leake has grown significantly over the past few years and will continue to grow over the coming years with more housing planned. Due to the nature of the development in East Leake, the infrastructure is having to catch up with the increase in population. This includes the sewerage system, education and health provision.
- 3.2. The Nottinghamshire Clinical Commissioning Group (CCG) has identified East Leake as the top priority in Nottinghamshire for investment. The existing health centre is not fit for purpose and additional capacity is required. In addition, there is the opportunity to bring some services together to create a community hub; this could include a library, pharmacy and the Parish Council.
- 3.3. The LUF provides the potential opportunity to part fund an ambitious project to deliver a new community hub in East Leake. This is being led by the Borough Council working with the CCG, East Leake Parish Council and Nottinghamshire County Council.

4. Supporting Information

- 4.1. The LUF announced by Government in the Budget allows local authorities to bid for up to £20m (£50m for transport projects) for projects in their area. This is based on MP Constituency areas rather than local authority boundaries. Bids are therefore encouraged to gain the endorsement of their MP, but an area can still apply without this endorsement. 10% match funding is encouraged but not mandatory. The project must fit into one of the following investment themes:
 - Transport
 - Town centre regeneration
 - Cultural investment
- 4.2. To assist with the assessment of bids, the Government has categorised areas on a scale of 1 to 3, with 1 being the highest priority for funding. Rushcliffe has been categorised as a priority level 3 area. This does not mean the Council cannot access funding, it simply means a stronger case for the funding is required. In addition, bids will be assessed against:
 - Deliverability – will be based on supplementary finance, management and commercial cases, with bids able to demonstrate investment, or which begin delivery on the ground in the 2021-22 financial year being prioritised in the first round of funding.
 - Strategic fit with local and Fund priorities – this should include support from stakeholders.
 - Value for money – an economic case to explain the benefits of the bid and how it represents value for money.
- 4.3. It is the intention of the Borough Council to further explore the opportunity to bid for a community hub in East Leake as well as the refurbishment of the sports

pavilion on Costock Road. The bid would be submitted under the town centre regeneration and cultural investment themes of the LUF.

- 4.4. In Rushcliffe Borough Council's Local Plan, published in 2014, a housing allocation of 400 homes was identified for East Leake. Since then; however, East Leake has seen housing growth (with permission and delivery) of 1,355. Due to the nature of this growth (unplanned and across a number of sites), much of the supporting infrastructure is having to catch up.
- 4.5. The health centre is a 1960's built modular building, which is no longer fit for purpose and does not allow the GP practice to develop or expand its services to meet the future and growing needs of the population. The site, along with the neighbouring library and on-site private dentist, is in the ownership of NHS Property Services. The latest condition survey gave the current health centre premises a low rating. The premises have significant issues with regard to Disability Discrimination Act compliance and it was noted to be overcrowded and of poor quality.
- 4.6. Based on the population growth, the health centre will need to be able to accommodate an additional 3,252 patients (based on 2.4 people per household in 1,355 new dwellings). The East Leake health centre is the top priority for Nottinghamshire CCG for replacement with modern high-quality accommodation, fit for delivery of services.
- 4.7. With the redevelopment of the health centre, there is an opportunity to explore co-location of services to deliver an improved service to the residents of East Leake and the surrounding area. This could include a library, pharmacy, dentist, social services and the Parish Council. If achieved, it could deliver the following benefits:
 - Improved access to primary care and wider out of hospital services with more services available closer to home.
 - Improved health outcomes, better access to services and reduced health inequalities.
 - A fit for purpose building that is accessible for all.
 - A better experience through more joined up services.
 - Recruitment and retention of workforce.
 - Freeing up land in the village centre (existing health centre site) for redevelopment to improve the offer in the village centre.
- 4.8. The CCG had already started work on a business case to secure Government investment into the new health centre. This included the identification of a preferred site following the business case process. The shortlisting process involved reviewing six options which were assessed against a series of investment objectives including:
 - Improved access to effective care.
 - Build capacity outside hospital care.
 - Flexibility.
 - Achievability.

- Value for money.
- 4.9. Following this review a short list of three options was identified. These were assessed against further qualitative benefits, which were weighted based on relative importance based on the investment objectives. These qualitative benefits included:
- Optimising the environmental quality of services.
 - Ease of access to the site.
 - Sustainable in the long term.
 - Providing flexibility for the future.
 - Practicality and timeliness of delivery.
- 4.10. Following this independent assessment process, the preferred location was identified as land owned by Rushcliffe Borough Council, the car park adjacent to the bowling green on Gotham Road. It was found that this option would create purpose-built accommodation to meet current health standards and create a more efficient way of working, including the use of generic / flexible accommodation with associated car parking (including replacement car parking). Due to the new build location on the site, there would be potential options for future expansion and the ability to provide 8am to 8pm services with minimal residential disruption. This option presents further opportunity if required for co-location of services and better partnership working.
- 4.11. Appendix A shows the land owned by Rushcliffe Borough Council; the exact space requirement of the health centre is not yet known but it is not proposed that the land in its entirety would be required. A map of the existing health centre site, the sports pavilion and the proposed site are included at Appendix B.
- 4.12. Subject to planning permission and all required due diligence including property searches, this report requests the approval of Cabinet for use of the site for this purpose. Agreements with partners will be drafted to ensure the land is only used for this agreed purpose. In addition, approval is sought for the value of the land to be included in any future LUF bid as a contribution of match funding. Previous land valuations have put the value at £257k, this will be updated with an independent valuation to support the bid.
- 4.13. There is approximately £1.02m S106 funding allocated for a new health centre in East Leake, just over half of this has been received and the remainder is subject to milestones contained within the S106 agreements. This would also be included as match funding within the LUF bid.
- 4.14. It has not been agreed, at this stage, who would own the community hub building once it is built. These discussions will be progressed with all partners to ensure there is an ownership model in place to support delivery if the project is successful in gaining funding.
- 4.15. The sports pavilion on Costock Road is a project that the Parish Council has been working on in support of the Playing Fields Charity who own the facility. The funding would provide an initial replacement building and the refurbishment

of the existing facility to enable greater use of the sports pitches by different groups. The Parish Council has submitted a bid to the Football Foundation, which could pay for the first phase of work, the outcome of this will not be known until September 2021.

- 4.16. There is approximately £280k S106 funding allocated for the sports pavilion, which again could count as match funding in the LUF application.
- 4.17. As the project will achieve a return on investment (through rent paid at the community hub) this will affect the amount of funding the Council is able to apply for. The Government will want to see what the gap in funding is and this is likely to mean that only a proportion of the total cost can be met from the LUF. This will be explored further as the application form is developed. It is therefore highly likely that other external funding is required to achieve the ambition of delivering a new community hub and improved sports pavilion in East Leake.
- 4.18. The project is at a very early stage and there are a number of details that need to be agreed and issues to be resolved before a bid can be submitted. It is therefore anticipated that this project could be included in a future round of LUF as the work will not be completed by the round one deadline of 18 June 2021.

5. Alternative options considered and reasons for rejection

- 5.1. The alternative option is to not bid for the Levelling Up Funding and look to fund the health centre and community hub from another source, there are not currently other sources available. Therefore, the work being done to apply for the LUF could be used to inform future funding bids.
- 5.2. The health centre in East Leake is already at capacity and is Nottinghamshire CCG's top priority for investment. It is, therefore, not an option to not provide a new health centre in East Leake. Without additional funding, this is likely to not include the other elements that would make up the community hub. This would have an impact on the offer for residents in East Leake.

6. Risks and Uncertainties

- 6.1. As Rushcliffe is a priority 3 area for the LUF there is a risk that the project does not receive funding. In addition, the project could be judged to be ineligible based on the criteria of the LUF. If this is the case, other opportunities for funding or investment will be explored.
- 6.2. There is a risk that the other match funding required is not found and therefore a LUF application cannot be submitted. In addition, there is a risk that agreements with partners on ownership, space requirements, rent levels etc are not reached in time for future LUF deadlines. We are already working proactively with all partners and due to the success achieved in Cotgrave it is hoped that this will not be an issue.
- 6.3. There is a risk that partners, including East Leake Parish Council or Nottinghamshire County Council, decide they do not want to be, or cannot

afford to be, included in the building. Both partners are actively involved in the project at the moment and so it is hoped that this would not be the case. If it was; however, the building would be reduced in size to reflect the reduced number of occupiers.

7. Implications

7.1. Financial Implications

It is proposed that the value of the land is included in the LUF application as match funding. This land is currently a car park which is owned by Rushcliffe Borough Council and managed by East Leake Parish Council. It would, therefore, not ordinarily be a piece of land that would be considered for sale/redevelopment by the Council. The value of land is to be confirmed and therefore ratify Rushcliffe Borough Council's contribution as well as an assessment of any tax implications. An allocation of £10k will be earmarked from the year-end budget efficiency position to support the bid development.

7.2. Legal Implications

This report is presented to the Cabinet based on the timeline for LUF applications. Land registry searches have therefore not been carried out and may impact on the proposed use of the land identified at Appendix A. The details of ownership of the community hub and agreements with tenants when complete will be subject to legal review.

7.3. Equalities Implications

Delivering a new community hub in East Leake will provide a purpose built fully accessible facility that will cater for the needs of all residents. The CCG will complete an Equality and Health Impact Assessment which will inform key stages of the project to ensure it promotes equality and positive health outcomes for all.

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

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

8. Link to Corporate Priorities

Quality of Life	<p>Creating a new community hub in East Leake will provide a range of public services in one building to better meet the needs of local residents. The hub will be full accessible and fit for purpose.</p> <p>Improving the sports pavilion on Costock road will provide improved access to sports facilities in East Leake.</p>
Efficient Services	<p>The hub will be home to a number of different services including health centre, library and dentist. Having all these</p>

	services in one place provides the opportunity to deliver more efficient and effective services for the benefit of all.
Sustainable Growth	The hub and pavilion are required to support the housing growth that has happened and is planned in East Leake.
The Environment	The hub will include low carbon technology.

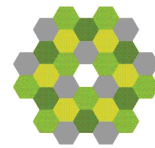
9. Recommendation

It is RECOMMENDED that Cabinet:

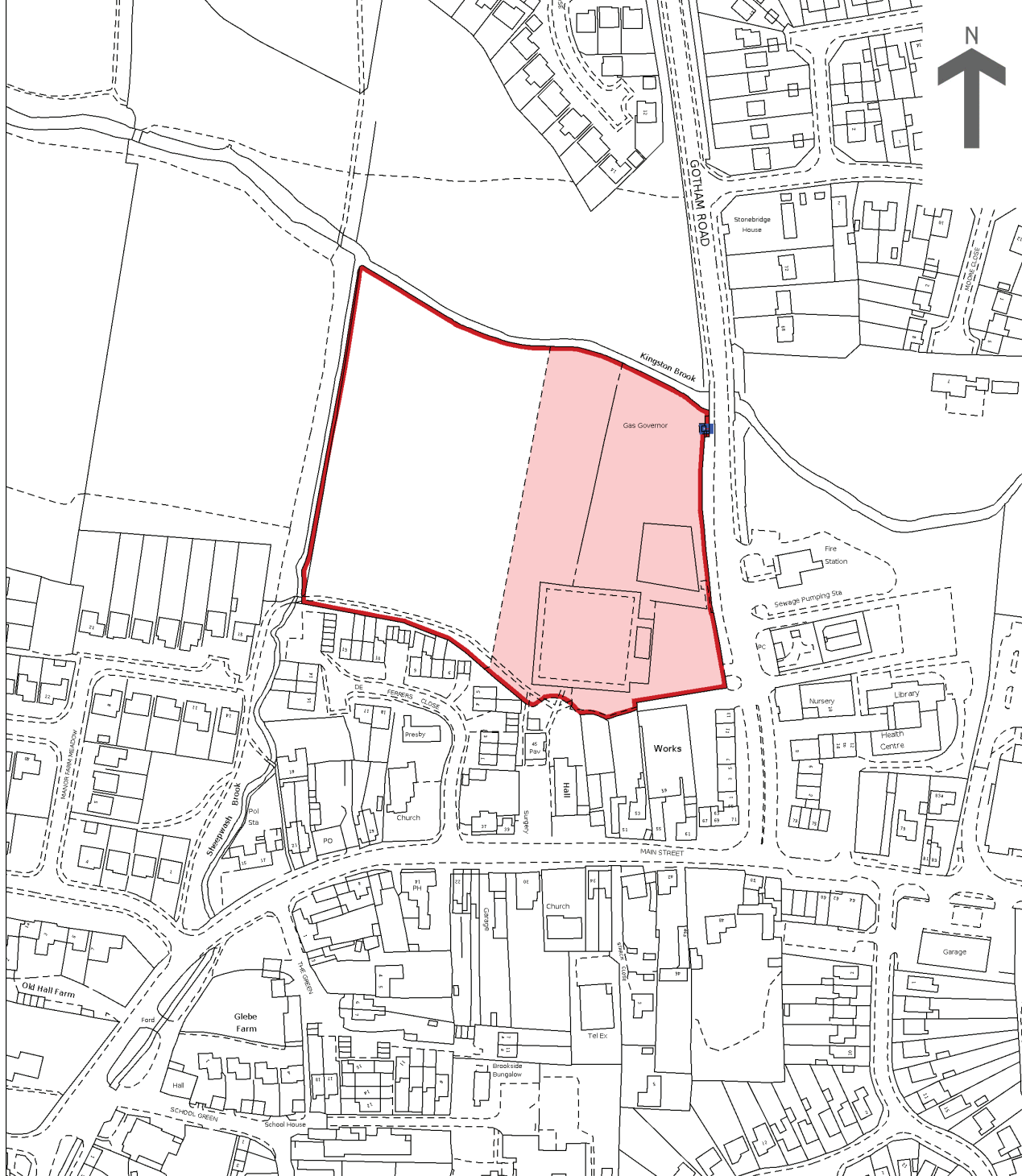
- a) supports the use of the Council-owned land shown in Appendix A for the delivery of a new community hub including a health centre in East Leake, subject to relevant permissions (including planning) and surveys;
- b) supports the preparation of the LUF application to Government for funding towards a community hub and improved sports pavilion on Costock Road in East Leake; and
- c) approves the inclusion of the value of the land shown in Appendix A as match funding to support a LUF application, with the appropriate safeguards included in the agreements with partners, to ensure that the land is only used for these purposes.

For more information contact:	Catherine Evans Service Manager Economic Growth and Property 0115 914 8552 cevens@rushcliffe.gov.uk
Background papers available for Inspection:	
List of appendices:	Appendix A – red line plan of land in RBC ownership Appendix B – map of sites in East Leake

This page is intentionally left blank

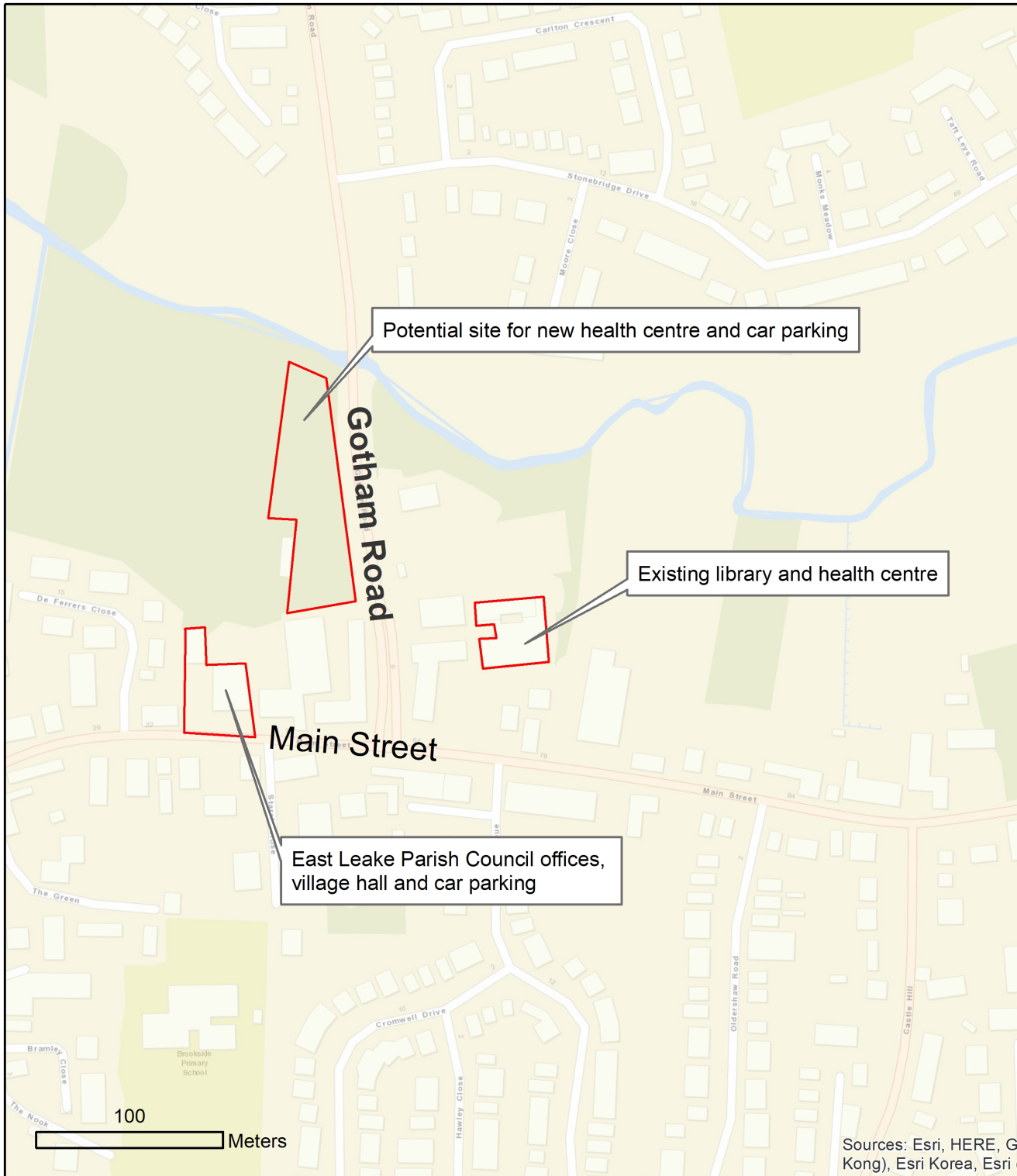


©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 26 May 2021 at 14:28:22. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This page is intentionally left blank



This page is intentionally left blank



Cabinet

Tuesday, 8 June 2021

Petition: Community Governance Review

Report of the Chief Executive

**Cabinet Portfolio Holder for Strategic and Borough Wide Leadership,
Councillor S J Robinson**

1. Purpose of report

- 1.1. The Council has received a petition of 635 valid signatories (i.e. from registered electors in Bingham), calling for a Community Governance Review of Bingham Town Council.
- 1.2. This report sets out the next steps to be taken in relation to the request contained within the petition.

2. Recommendation

It is RECOMMENDED that:

- a) Cabinet confirms Rushcliffe Borough Council's commitment to working collaboratively with Bingham Town Council to achieve the best outcomes for residents in response to the petition;
- b) a cross-party Cabinet-led Member Working Group is set up to consider the request contained within the petition for a Community Governance Review in Bingham;
- c) the Member Working Group report back to Cabinet by September 2021, with its views and suggested Terms of Reference on recommendation a) above;
- d) the Chief Executive writes to Bingham Town Council and Nottinghamshire County Council sharing the contents of this report and setting out what is agreed by Cabinet; and
- e) the Member Working Group will be supported by the Chief Executive, the Monitoring Officer, and external independent peer and legal support.

3. Reasons for recommendation

A petition has been received, signed by 635 valid signatories (i.e. from residents who live in Bingham and are registered on the electoral role) calling for the

Borough Council to undertake a Community Governance Review in Bingham. However, the Council needs to consider, with advice, whether the request contained within the petition is in all of the circumstances appropriate before determining a suitable course of action. This report does not seek to pass judgment on the contents of the petition but rather proposes the next steps so that Councillors can come to an informed, positive and productive decision in September 2021.

4. Community Governance Reviews

- 4.1. A Community Governance Review is a review that can be carried out by a principal authority (unitary or district council). The Local Government and Public Involvement in Health Act 2007 streamlined the process of a Community Governance Review and set out that not only can the principal authority decide to undertake a review, but the community can trigger a review process if it can organise a petition demonstrating sufficient support among the electorate for certain changes. The 635 valid signatories received meets the threshold based on the size of the Bingham electorate.
- 4.2. Community Governance Reviews are usually undertaken to set up a new parish council, to merge two or more parish councils or to alter the boundary of an existing parish.
- 4.3. The 2010 Guidance on Community Governance Reviews issued by the Communities and Local Government Department and the Local Government Boundary Commission for England (LGBCE) includes the following points:
 - 4.3.1. A principal council is under a duty to carry out a Community Governance Review if it receives a valid Community Governance Petition for the whole or part of the Council's area.
 - 4.3.2. In exercising the duty, principal councils should use their knowledge and awareness of local issues when deciding whether to undertake a review. However, principal councils should avoid starting a Community Governance Review if a review of district, London borough or county council electoral arrangements is being, or is about to be, undertaken or where the effect of a review would not achieve the best outcome for Bingham residents. Ideally, Community Governance Reviews should be undertaken well in advance of electoral reviews, so that the LGBCE in its review of local authority electoral arrangements can consider any parish boundary changes that are made. The LGBCE can provide advice on its programme of electoral reviews.
 - 4.3.3. Under the 2007 Act, local electors throughout England can petition their principal council for a Community Governance Review to be undertaken. The petition must set out at least one recommendation that the petitioners want the review to consider making. These recommendations can be about a variety of matters including:
 - the creation of a parish;
 - the name of a parish;

- the establishment of a separate parish council for an existing parish;
- the alteration of boundaries of existing parishes;
- the abolition of a parish;
- the dissolution of a parish council;
- changes to the electoral arrangements of a parish council;
- whether a parish should be grouped under a common parish council or de-grouped;
- a strong, inclusive community and voluntary sector;
- a sense of civic values, responsibility and pride;
- a sense of place – a place with a ‘positive’ feeling for people and local distinctiveness;
- reflective of the identities and interests of the community in that area; and
- effective and convenient;
- the impact of community governance arrangements on community cohesion;
- the size, population and boundaries of a local community or parish;
- people from different backgrounds having similar life opportunities; and
- people knowing their rights and responsibilities.

4.4. The points raised in paragraph 4.3 will need careful consideration and interpretation. The Borough Council’s ward boundaries are currently under review by the LGBCE. This may, or may not, have an impact on the timing of a review.

5. The Petition Received

5.1. The petition, entitled “Bingham Deserves Better” asks the Borough Council to undertake a Community Governance Review of Bingham Town Council under the provisions of the Local Government and Public Involvement in Health Act 2007 (using the 2010 guidance).

5.2. It goes on to state that, “Considerable time and money has been spent on Staff issues to the detriment of infrastructure projects. We also believe that progress on issues highlighted in the 2016 'Community Led Plan' and the 'Brilliant Bingham' initiative for the future of Bingham have been stifled by these distractions and regrettably neither fully embraced. This has led to ineffective performance, a weakened non-inclusive community and Council, where civic values, responsibility, and pride have been undermined, resulting in a lack of efficiency and community cohesion where standard Governance rules have been broken.”

- 5.3. The petition asks the Borough Council to:
- “Dissolve the Council [Bingham Town Council] and take over the operation until new elections can be held.
 - Reset the culture and strengthen the procedures at the Council [Bingham Town Council] so that the above mentioned concerns cannot continue.”
- 5.4. Clearly the dissolution of a town or parish council is not a matter to be undertaken lightly and the Borough Council needs to consider carefully the merits of the petition and an appropriate course of action to be undertaken. It is advised that this consideration is undertaken by a cross-party Member Group with external independent advice from the Local Government Association, NALC (National Association of Local Councils) and specialist legal advice. The law and accompanying guidance on Community Governance Reviews should be considered in relation to the petition received so that Rushcliffe Borough Council can make sound decisions on the next steps. In addition, Nottinghamshire County Council will need to be consulted and engaged.
- 5.5. Bingham Town Council should be consulted and engaged throughout any process undertaken in order that the most positive outcomes can be achieved.

6. Alternative options considered and reasons for rejection

The decision requested within this report is to set up the Member Working Group to consider the next steps. There are no alternative options being put forward.

7. Risks and Uncertainties

- 7.1 The request in the petition is unusual. There does not appear to be much precedent for such requests and so it will be imperative that the Council obtains legal advice on undertaking the next steps.
- 7.2 If in the event that Bingham Town Council was dissolved, the costs that are currently raised by a Parish Precept would need to be replaced by a form of local taxation.

8. Implications

8.1. Financial implications

It is very likely that there will be a financial implication to this piece of work. At the very least, external legal advice will need to be secured which is estimated to be no more than £5k. This will be funded from in-year underspends or alternatively from general contingency.

8.2. Legal implications

Bingham Town Council is an independent organisation with statutory powers. Rushcliffe Borough Council has been asked to take action and intervene in the running of Bingham Town Council under the provisions of the Local

Government and Public Involvement in Health Act 2007 (using the 2010 guidance). The next steps will be considered by applying the legal provisions of the Act and supporting guidance.

8.3. Equalities implications

There are no equalities implications arising from this report.

8.4. Section 17 of the Crime and Disorder Act 1998 implications

There are no crime and disorder implications arising from this report.

9. Link to Corporate Priorities

Quality of Life	N/A
Efficient Services	N/A
Sustainable Growth	N/A
The Environment	N/A

10. Recommendation

It is RECOMMENDED that

- a) Cabinet confirms Rushcliffe Borough Council's commitment to working collaboratively with Bingham Town Council to achieve the best outcomes for residents in response to the petition;
- b) a cross-party Cabinet-led Member Working Group is set up to consider the request contained within the petition for a Community Governance Review in Bingham;
- c) the Member Working Group report back to Cabinet by September 2021, with its views and suggested Terms of Reference on recommendation a) above;
- d) the Chief Executive writes to Bingham Town Council and Nottinghamshire County Council sharing the contents of this report and setting out what is agreed by Cabinet; and
- e) the Member Working Group will be supported by the Chief Executive, the Monitoring Officer, and external independent peer and legal support.

For more information contact:	Katherine Marriott Chief Executive 0115 914 8349 kmarriott@rushcliffe.gov.uk
Background papers available for Inspection:	None
List of appendices:	None



Cabinet

Tuesday, 8 June 2021

Ruddington Neighbourhood Plan

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Business and Growth, Councillor A Edyvean

1. Purpose of report

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

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) accepts all of the Examiner's recommended modifications to the Ruddington Neighbourhood Plan;
- b) approves the Ruddington Neighbourhood Plan Decision Statement and its publication;
- c) approves the holding of a referendum for the Ruddington Neighbourhood Plan, with the area for the referendum being the Parish of Ruddington; and
- d) delegates authority to the Director – Development and Economic Growth to make any necessary final minor textual, graphical and presentational changes required to the referendum version of the Ruddington Neighbourhood Plan.

3. Reasons for Recommendation

- 3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2. The Ruddington Neighbourhood Plan has been produced by Ruddington Parish Council, in conjunction with the local community. It was submitted to the Borough Council on 7 May 2020 and contains a number of policies which would form part of the statutory Development Plan and be applied to the determination of planning applications (see Appendix 1). The Borough Council is required by the Localism Act to assess whether the Plan and its policies meet certain criteria (the 'Basic Conditions' and other legal requirements). In order to assist in this

process, the Borough Council is required to invite representations on the Plan and appoint an independent Examiner to review whether the Plan meets the Basic Conditions and other legal requirements.

- 3.3. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 18 December 2020. The Plan has been assessed by an independent Examiner and, on 31 March 2021, he published his report which concluded that, subject to the modifications proposed in his report, the Plan should proceed to referendum (see Appendix 2).
- 3.4. The legislation sets out that the Borough Council must consider each of the recommendations made by the Examiner, including the reasons for them, and decide what action to take in response to each one. The Borough Council must also consider whether other modifications not recommended by the Examiner are necessary in order for the Plan to meet the Basic Conditions and legal requirements. Appendix 3 contains the draft Borough Council's Decision Statement in respect of each of the Examiner's recommendations and also whether other modifications are considered necessary.
- 3.5. Once the agreed modifications are made to the final version of the Ruddington Neighbourhood Plan it will be put to referendum in the Ruddington Parish to determine if local people support it.

4. Supporting Information

- 4.1. The draft Ruddington Plan has been produced by Ruddington Parish Council in conjunction with the local community. The Plan contains a number of policies which are intended to form part of the statutory Development Plan for the Borough and, therefore, to assist the Borough Council in the determination of relevant planning applications. The draft Neighbourhood Plan was submitted to the Borough Council in May 2020.
- 4.2. The Borough Council is required by legislation to assess whether the submitted Plan meets certain prescribed 'Basic Conditions' and other statutory requirements and whether it should proceed to referendum. In order to meet the Basic Conditions, the Neighbourhood Plan must:
 - have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the Development Plan for the area;
 - be compatible with and not breach retained European Union obligations; and
 - meet prescribed conditions and comply with prescribed matters.
- 4.3. In order to assist in this process, the Borough Council is required to invite representations on the submitted draft Plan and appoint an independent Examiner to examine the Plan and consider all representations received

through the consultation undertaken by the Borough Council. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 18 December 2020. The independent Examiner appointed was David Kaiserman. He has now completed his examination of the Plan and his report was published on 31 March 2021 (see Appendix 2). The Examiner was required to recommend either that:

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

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

(the Parish of Ruddington). It is the Examiner's recommendation that the referendum area should not be extended, based on the conclusion that the Plan, incorporating the recommended modifications, would contain no policies or proposals which are significant enough to have an impact beyond the designated Neighbourhood Plan boundary. It is considered that this recommendation is reasonable and should be accepted.

- 4.10. The referendum would follow a similar format to an election. All electors registered to vote and eligible to vote in Local Government elections within the neighbourhood area (the Parish of Ruddington) would be given the opportunity to vote in the referendum. In accordance with regulatory requirements, the ballot paper would have the following question: *'Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Ruddington to help it decide planning applications in the neighbourhood area?'* Voters would be given the opportunity to vote 'yes' or 'no'.
- 4.11. If more than 50% of those voting in the referendum vote 'yes', then the Borough Council is required to 'make' (adopt) the Neighbourhood Plan part of the Development Plan for Rushcliffe. If the result of the referendum is 'no', then nothing further happens. The Parish Council would then have to decide what it wishes to do.
- 4.12. If the Neighbourhood Plan is made part of the Development Plan then planning applications within the Parish would then have to be determined in accordance with both the Rushcliffe Local Plan and the Ruddington Neighbourhood Plan, unless material considerations indicate otherwise.

5. Alternative options considered and reasons for rejection

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

6. Risks and Uncertainties

To not follow the legislation and regulations correctly could lead the Borough Council open to legal challenge. The circumstances whereby a legal challenge,

through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.

7. Implications

7.1. Financial Implications

Once it has been decided a referendum can be held, then £20,000 can be claimed from the Ministry of Housing, Communities, and Local Government once the date for referendum has been set. This financial support ensures that local planning authorities receive sufficient funding to enable them to meet their legislative duties in respect of neighbourhood planning. These duties include provision of advice and assistance, holding the examination and making arrangements for the referendum.

7.2. Legal Implications

The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended). This is the view taken by the Examiner, as set out in his report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements. To not comply with the legislation and regulations correctly would expose the Borough Council to legal challenge. The circumstances whereby a legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.

7.3. Equalities Implications

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

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

There are no direct crime and disorder implications arising from matters covered in this report.

8. Link to Corporate Priorities

Quality of Life	The Neighbourhood Plan's vision seeks to sustain Ruddington as a thriving village, promoting a well-connected, sustainable, and safe environment whilst protecting its special historic and rural character with an attractive and vibrant village centre.
Efficient Services	The Neighbourhood Plan objective seeks to ensure all residents have access to high quality services and facilities, promoting healthy communities with an emphasis on wellbeing.

Sustainable Growth	Housing, economic, infrastructure and design objectives within the Neighbourhood Plan support development that is sustainable.
The Environment	The Neighbourhood Plan's environmental objective supports and protects green and open spaces in Ruddington, preserving wildlife and enhancing biodiversity and encouraging the development of community initiatives.

9. Recommendation

It is RECOMMENDED that Cabinet:

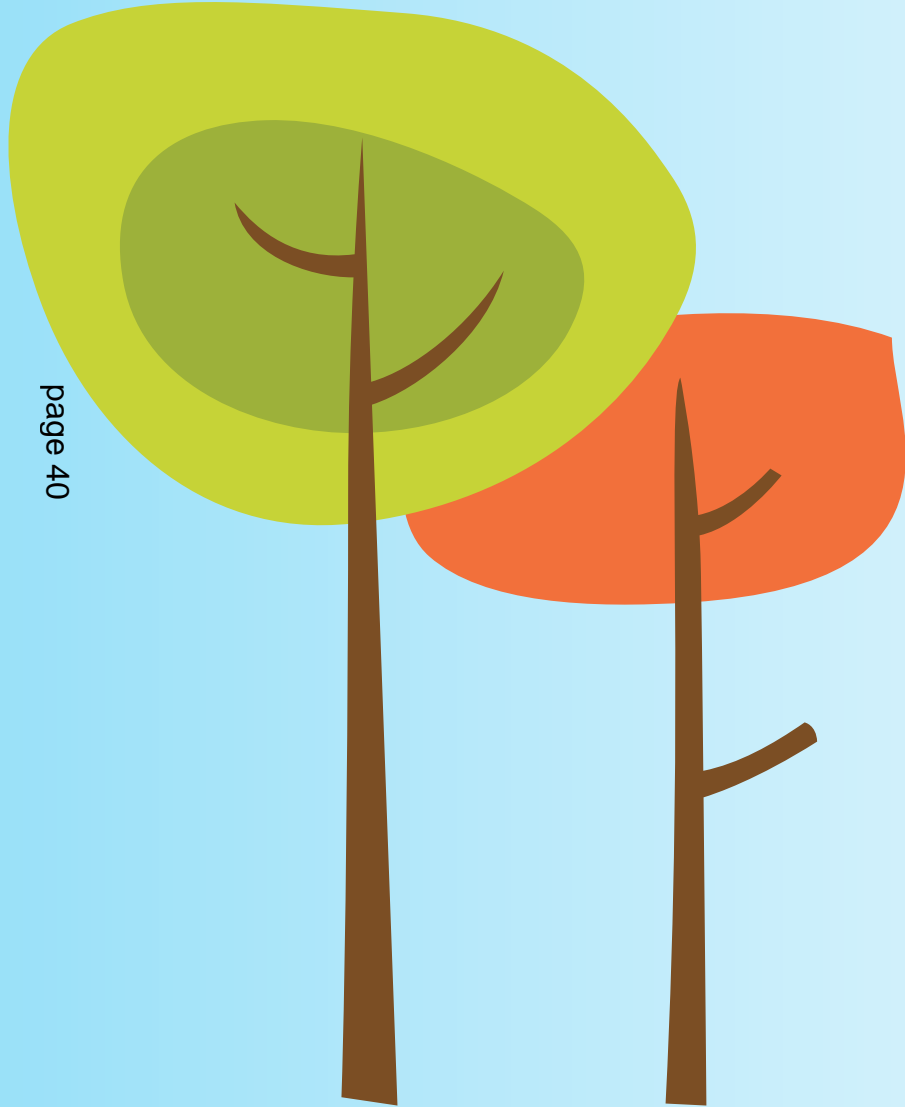
- a) accepts all of the Examiner's recommended modifications to the Ruddington Neighbourhood Plan;
- b) approves the Ruddington Neighbourhood Plan Decision Statement and its publication;
- c) approves the holding of a referendum for the Ruddington Neighbourhood Plan, with the area for the referendum being the Parish of Ruddington; and
- d) delegates authority to the Director – Development and Economic Growth to make any necessary final minor textual, graphical and presentational changes required to the referendum version of the Ruddington Neighbourhood Plan.

For more information contact:	Richard Mapletoft Planning Policy Manager 0115 914 8457 rmapletoft@rushcliffe.gov.uk
Background papers available for Inspection:	Electronic copies of the documents relating to the submitted Ruddington Neighbourhood Plan and its examination can be found at: http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/ This includes the following Appendices 6, 7 and 8 of the Neighbourhood Plan which are available separately (none are subject to any proposed modifications): <ul style="list-style-type: none"> • Appendix 6: Ruddington Design Guide: Part 1 – Character Assessment • Appendix 7: Ruddington Design Guide: Part 2 – Design codes for minor development • Appendix 8: Ruddington Design Guide: Part 3 – Design codes for major and strategic development

List of appendices:	Appendix 1: Submission Draft Ruddington Neighbourhood Plan Appendix 2: Examiner's Report on Ruddington Neighbourhood Plan 2017 – 2028 Appendix 3: Ruddington Neighbourhood Plan Decision Statement
----------------------------	--

This page is intentionally left blank

**Appendix 1: Submission Draft Ruddington
Neighbourhood Plan**



page 40

RUDDINGTON

Neighbourhood Plan

Regulation 15 submission version

May 2020

Ruddington Parish Council

PROJECT NAME AND NUMBER
Ruddington Neighbourhood Plan reg 15 submission version

DOCUMENT NAME AND REVISION
18-007_rpt_001_Rev3

DATE OF ISSUE
7 May 2020





Contents

1. Introduction	6
2. Background and context	9
3. Engaging the community	11
4. Vision and objectives	12
5. The spatial strategy for Ruddington	14
6. Policy overview and compliance with objectives.....	21
7. Village centre policies	25
8. Housing policies	32
9. Connectivity policies	35
10. Heritage policies.....	42
11. Economy policies.....	45
12. Design and sustainability policies	48
13. Environment policies	54
14. Community infrastructure policies	58
15. Monitoring and review	61
16. Glossary.....	63
17. Appendices	68

Continued...

Appendices

Appendix 1	Non-designated heritage assets list.....	68
Appendix 2	Community facilities and map.....	69
Appendix 3	Green infrastructure network	74
Appendix 4	Local green spaces	75
Appendix 5	List of community projects to be supported by CIL	76
Appendix 6	Ruddington Design Guide: Part 1 Character Assessment	78
Appendix 7	Ruddington Design Guide: Part 2 Design codes for minor development	78
Appendix 8	Ruddington Design Guide: Part 3 Design codes for major and strategic development	78
Appendix 9	Core Documents List	79

Maps

Map 1	Neighbourhood Plan Area	8
Map 2	Spatial strategy – Sub-regional context.....	16
Map 3	Spatial strategy – Parish context	17
Map 4	Spatial strategy – Village centre context.....	20
Map 5	Acceptable uses in the village centre	31



1. Introduction

What is Neighbourhood Planning?

- 1.1. Neighbourhood planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF). Neighbourhood planning aims to empower local communities to use the planning system to promote suitable and sustainable development in their area. Neighbourhood Plans must be in general conformity with the strategic policies of the Development Plan and take into consideration national policy and guidance.
- 1.2. The Development Plan comprises the Local Planning Authority's planning policies that set out the strategy for development of houses, employment land, and other uses over a certain time period, known as the plan period. In the case of Ruddington, the Development Plan consists of the Rushcliffe Local Plan Part One (2014) and the Rushcliffe Local Plan Part Two (2019).
- 1.3. Now that the document has been submitted to Rushcliffe Borough Council, the Ruddington Neighbourhood Plan (RNP) will be subject to public examination and a local referendum before being 'made' (adopted as part of the Development Plan).
- 1.4. Once made, the RNP will become a statutory document used to decide if planning applications within the Neighbourhood Plan Area (see Map 1), should be given planning permission. Aspirations within the RNP will be used to drive forward other projects in the village that do not fall within the remit of land use planning.

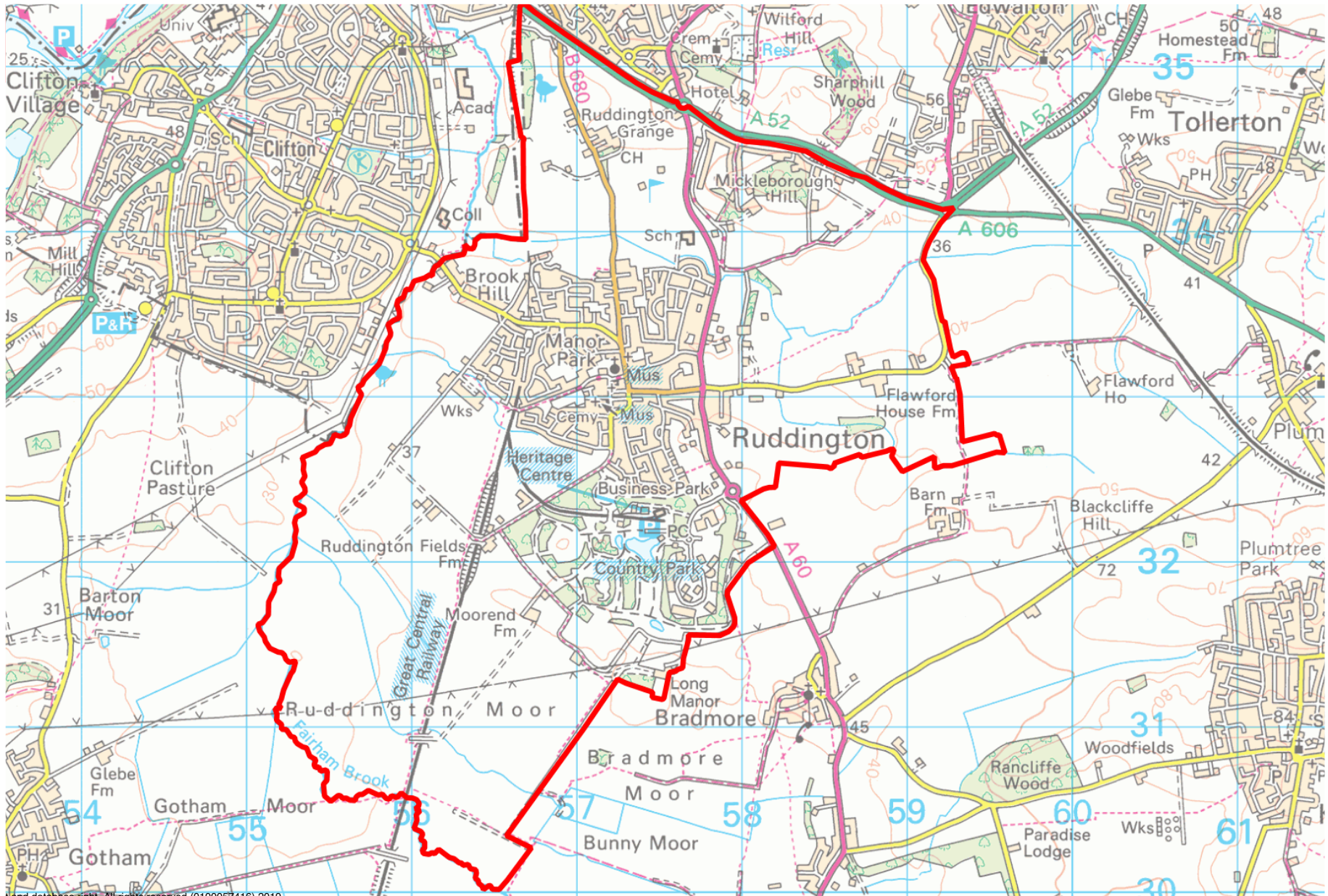
Preparing the Ruddington Neighbourhood Plan

- 1.5. In October 2017, Rushcliffe Borough Council designated Ruddington Parish as the Neighbourhood Plan Area, following an application from the Parish Council. Following this, Ruddington Parish Council commenced the preparation of the RNP with the help of a number of volunteer residents, Parish Councillors and other stakeholders. Urban Imprint, a town planning and urban design consultancy, were also commissioned to assist the group with the preparation of the plan.
- 1.6. In preparing the Neighbourhood Plan, a number of local volunteers gave their time to carry out community consultation and prepare a range of comprehensive documents that form the evidence base and underpin the policies within this plan.
- 1.7. Creation of a Neighbourhood Plan for Ruddington will give local residents influence in the planning decisions affecting their local area in terms of the types of development to come forward, as well as setting high standards of design and sustainability.

Who will use the Neighbourhood Plan?

- 1.8. The RNP seeks to assist a range of stakeholders, including the following:
 - Landowners and home owners proposing development (of a range of types and scales) within Ruddington
 - Local residents and other stakeholders as they comment on planning applications submitted in Ruddington
 - The Parish Council, who will remain a statutory consultee on all planning applications in Ruddington and who will monitor the RNP once made and use the results of consultation to promote key community projects
 - The Local Planning Authority (LPA), Rushcliffe Borough Council, who will be using the RNP to determine planning applications in Ruddington.

Map 1 – Neighbourhood Plan Area



2. Background and context

- 2.1. Ruddington lies within the Borough of Rushcliffe in the county of Nottinghamshire. The Parish lies approximately 5 miles south of the city of Nottingham, offering great accessibility to the city region.

History and townscape

- 2.2. Ruddington transformed in the 19th century from a predominantly agricultural community into a thriving centre of commerce and industry thanks to the emergence of the framework knitting industry.
- 2.3. Today the village echoes its industrial heritage and comprises narrow roads with many old workers' cottages still remaining. A wealth of listed buildings are located in the village, many of which are related to the framework knitting industry.

Socio-economic make-up

- 2.4. The population of Ruddington at the time of the last Census (2011) was 7,216 and comprised 51.6% female and 48.7% male residents. Approximately 63% of the population was between the ages of 16 and 64, 19% was 65 or older and 18% was between 0 and 15.
- 2.5. Historically, the village was a textile manufacturing hub. Today the village offers jobs over a wide range of sectors, including web development, nursing, sales, property, retail and administration. Ruddington also has a number of smaller independent businesses spread throughout the village, many of which are home-based.

Environment and landscape

- 2.6. Ruddington falls within the Trent and Belvoir Vales National Character Area (NCA: 48), which is characterised by strongly rural, and predominantly arable farmland, centred on the River Trent.
- 2.7. Ruddington contains a number of environmental designations in the surrounding countryside, and sections of the disused Great Central Railway (N) corridor are Sites of Importance for Nature Conservation. In addition to this, Rushcliffe Country Park is designated as a Local Nature Reserve.

Services and facilities

- 2.8. Rushcliffe Borough Council has identified Ruddington as a Local Centre, providing both shops and services for the surrounding settlements. There are a number of community facilities in the village, including: an active village hall, places of worship, public houses, children's play areas, outdoor sports facilities and allotments. The village also contains several health facilities, schools and a range of shops.

Technical baseline and evidence base

- 2.9. A significant number of evidence-based documents have been produced to support the preparation of the RNP. These form the Core Documents Library and are available on the Parish Council website.
- 2.10. A Technical Baseline document was prepared at the start of the project to help draw out key issues that could be addressed within the RNP. The document is available within the Core Documents Library and explores key baseline issues relevant to land use planning, including history, socio-economic factors, relevant planning policies (at the borough and national scale) and local planning activity. This was used in conjunction with a series of community consultation events and exercises to identify and understand the topics covered by the RNP.

3. Engaging the community

- 3.1. The Ruddington Neighbourhood Plan and its policies have been shaped by input and feedback from the local community through a series of consultation processes.
- 3.2. Engagement began in October 2017, when the Neighbourhood Plan Area was designated. A questionnaire was prepared asking residents and other stakeholders to identify key matters they wanted the RNP to address. This questionnaire was run both online and in hard copy from 21 May to 30 June 2018, in conjunction with a number of consultation events that invited stakeholders to come and find out more about neighbourhood planning and the type of issues the document can seek to address. The following events were held:
- Public consultations on 5 and 9 June 2018, which included presentations and Q&A by UI, a chance to meet the project team, review information display boards and comment on the key themes, children’s activities and a chance to share “wishes” for the village.
 - Focus group meetings by members of the project team to gather views of specific parts of the village demographic who were unlikely to attend the public consultations. Groups visited were Scouts, Rangers, Girl Guides, the pensioners’ coffee club, St Peter’s Church, St Peter’s Junior School and Rushcliffe School.
- 3.3. Following the initial consultation, the project team used the views expressed via the questionnaire and consultation events to shape the emerging neighbourhood plan policies. The Emerging Policies Document (EPD) contained an outline of the RNP policies in order to test the response to the document before each policy was prepared in full.
- 3.4. Consultation on this document then took place from 3 November to 15 December 2018, with a public consultation event on 10 November 2018. The aim of this period of consultation was to test the ideas and aims of each of the RNP policies with stakeholders – to check the ‘direction of travel’ of the RNP.
- 3.5. The findings of this consultation informed the production of the first draft RNP. In line with legislation (The Neighbourhood Planning (General) Regulations 2012), the first draft of the RNP must be subjected to public consultation, regulation 14 consultation. This consultation period took place between the 11th November and the 23rd December 2019.
- 3.6. Following regulation 14 consultation feedback, amendments have been made to the RNP. The RNP has now been submitted to Rushcliffe Borough Council who will undertake further consultation and submit the RNP for an independent examination.

4. Vision and objectives

- 4.1. The vision for Ruddington sets out the hopes and aspirations the community has for the future of the village. It aims to identify the role that the Neighbourhood Plan has in achieving this.

Vision

To sustain Ruddington as a thriving village, promoting a well-connected, sustainable, and safe environment whilst protecting its special historic and rural character with an attractive and vibrant Village Centre.

Objectives

- 4.2. The Ruddington Neighbourhood Plan objectives seek to address specific elements of the overarching vision and issues raised by the community in consultation events to date. The objectives are interrelated and cut across much of the content of the Neighbourhood Plan. Some policies and aspirations may contribute towards more than one objective. The objectives have, however, been used to lead groups of policies and aspirations based on key topics.

Village centre

To improve the village centre, promoting it as a vibrant and varied retail centre, with an attractive and useable public realm. To support improvements to accessibility for pedestrians and parking provision in the village centre.

Housing

To deliver a mix of housing, including affordable housing, to meet the needs of Ruddington, whilst enhancing the character of the village through sensitive, sustainable, and good quality design, without overly burdening the village infrastructure.

Connectivity

To promote sustainable alternatives to use of the private vehicles, with particular focus on improving infrastructure for walking and cycling and encouraging good access for all to public services, facilities, and other local connections.

Heritage

To protect and celebrate Ruddington's heritage, giving residents and tourists the opportunity to learn more about the area's history and maintaining key assets and the character of the village.

Economy

To support developments that would lead to increased economic activity and encourage the growth and creation of small and medium enterprises, promoting Ruddington as a diverse business community.

Design and sustainability

To provide design guidance that requires sustainability as well as high quality design that is in keeping with the character of the village. This is supported by the Ruddington Design Guide which the Local Planning Authority will also afford weight in decision making.

Environment

To support and protect green and open spaces in Ruddington, preserving wildlife and enhancing biodiversity and encouraging the development of community initiatives.

Community infrastructure

To ensure all residents have access to high quality services and facilities, promoting healthy communities with an emphasis on wellbeing.



5. The spatial strategy for Ruddington

- 5.1. National policy and guidance place emphasis on the importance of context in plan making and development design. The following maps and text set out the context and key drivers that will shape the emerging policies of the RNP. They set out the broad aspirations and opportunities alongside which the Neighbourhood Plan policies should be read and interpreted.



Sub-regional context (Map 2)

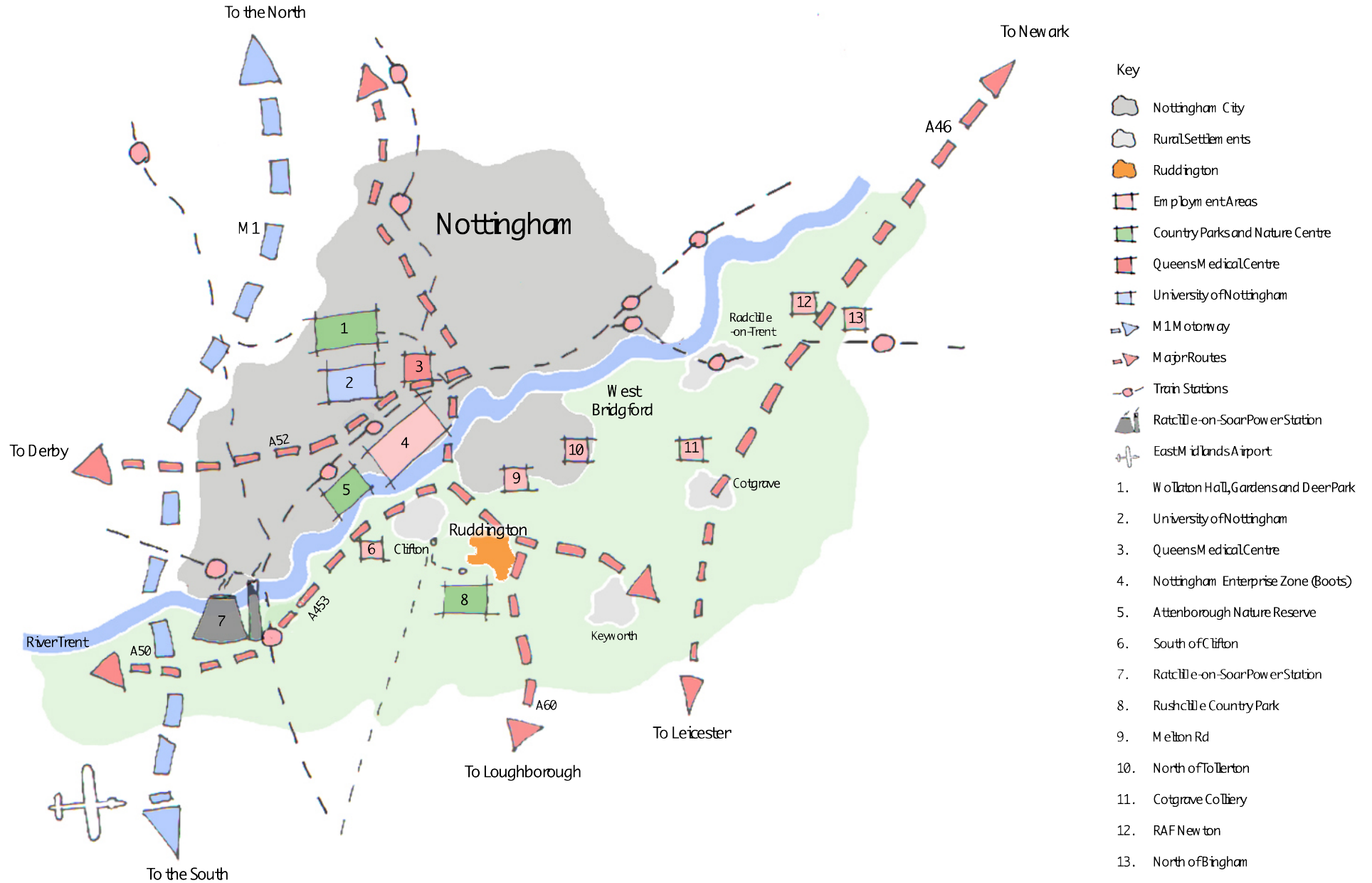
- 5.2. Ruddington is one of Rushcliffe's key settlements. It is inset in the Green Belt, which prevents the village from merging with the nearby settlements of Clifton, Wilford, and West Bridgford.
- 5.3. The Spatial Strategy highlights major routes within the region. Most notable is the M1 motorway to the west, connecting the region with the north and south of the country. The A60 connects the village with Nottingham city centre and the A52 is a direct route to nearby Derby. The A453 (Remembrance Way) follows the river south westwards connecting Ruddington to the M1 motorway, East Midlands Airport, East Midlands Parkway Railway Station and the A50.
- 5.4. Although the region as a whole is well connected through a variety of different modes of transport, areas to the south of the river lack in the same infrastructure. As shown on the Spatial Strategy, Ruddington does not benefit from a railway network, with the closest station located in Nottingham. The Nottingham Express Transit (NET) tram system has a stop 1.5 miles away in the neighbouring village of Wilford, providing direct access to the City Centre.

- 5.5. There is a heritage railway running from Rushcliffe Country Park towards Loughborough. At this stage, the line terminates at Rushcliffe Halt (East Leake) and the train returns to Ruddington. This railway attracts many tourists to the village, especially in the summer months.
- 5.6. Other tourism and leisure attractions are located nearby. The National Water Sports Centre and Attenborough Nature Reserve located to the northeast and southwest along the River Trent and Wollaton Hall Gardens and Deer Park is located to the north in Nottingham.
- 5.7. Although lacking in rail infrastructure, Ruddington is within close proximity and has great access to strategic employment areas. Identified on the Spatial Strategy is Nottingham Enterprise Zone (Boots), a designated Enterprise Zone contributing to the growth of both local and national

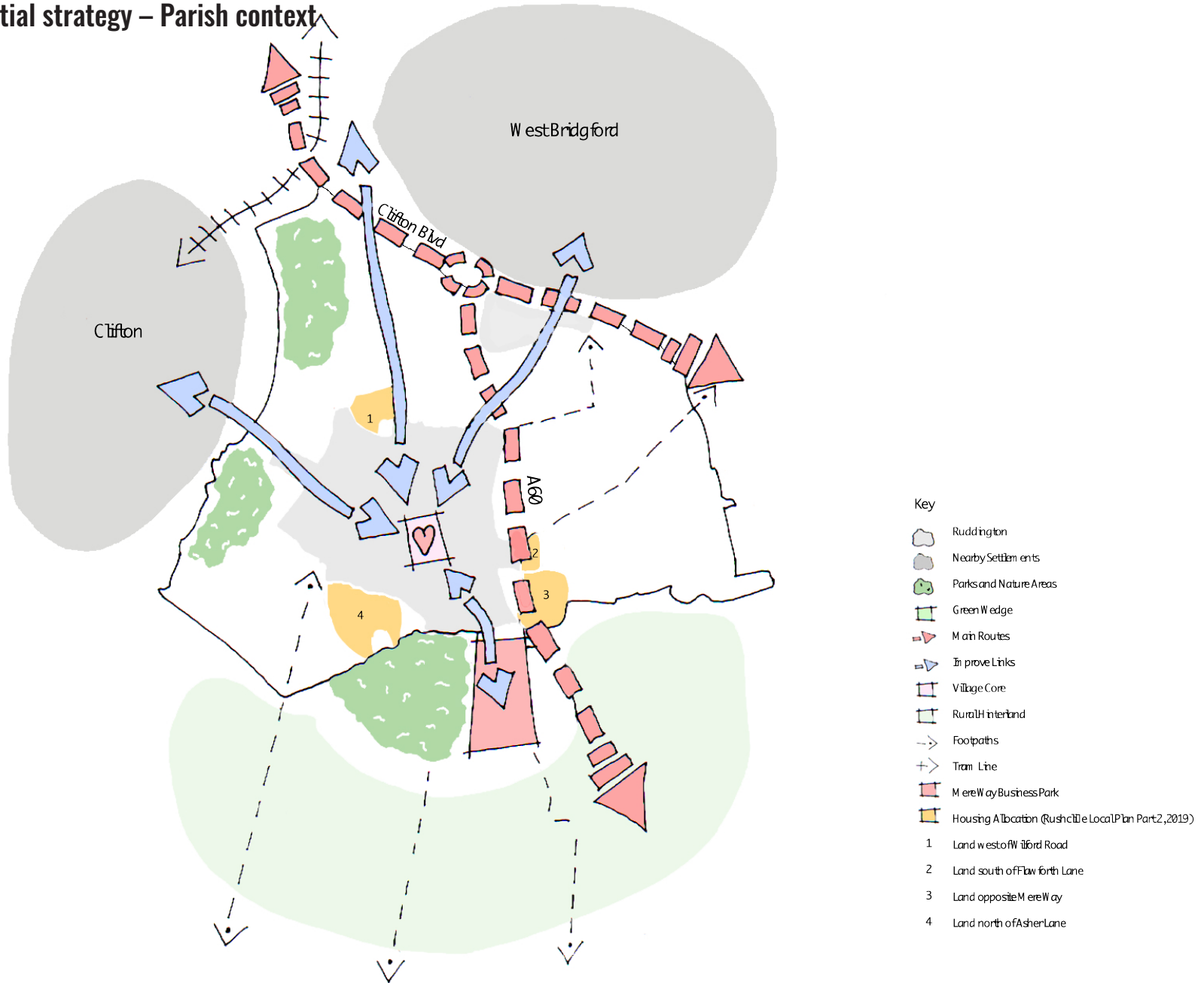
economies. Close to the Boots site are the University of Nottingham, Nottingham Science Park and Queens Medical Centre. Part of Nottingham Trent University is located nearby in Clifton. The visually prominent Ratcliffe-on-Soar Power Station is located along the A453. Within Ruddington, the Mere Way Business Park is a regionally important employer and centre of economic activity.

- 5.8. Identified in the Rushcliffe Local Plan Part One are several strategic employment and regeneration areas: Cotgrave Colliery and Wheatcroft Business Park, among others, are within close proximity to the village.

Map 2 – Spatial strategy – Sub-regional context



Map 3 – Spatial strategy – Parish context



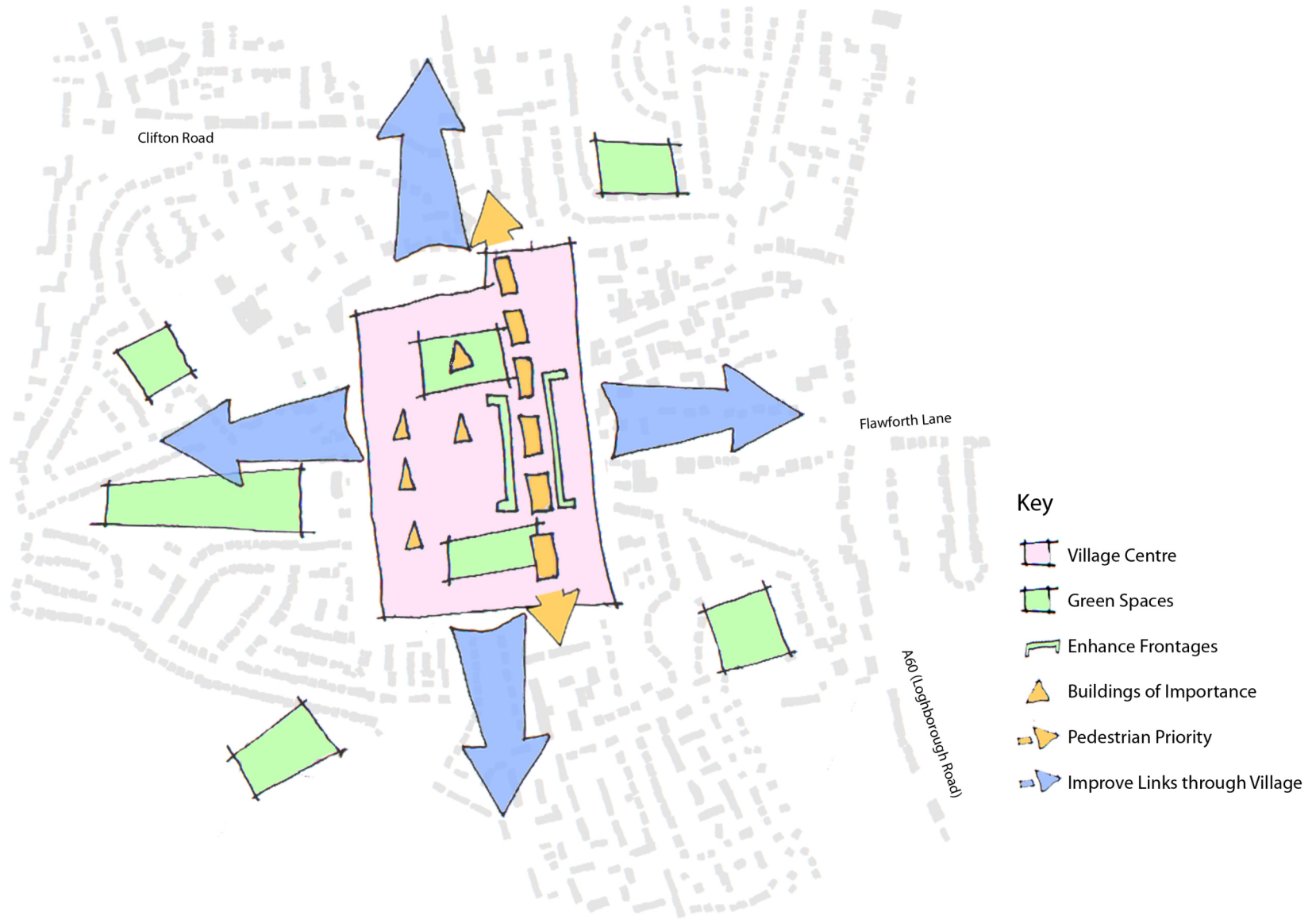
Parish context (Map 3)

- 5.9. The village's context within the parish is set out in Map 3. The surrounding countryside and setting is particularly prized by the community. This is designated Green Belt and its role for leisure and recreation is important for encouraging a better quality of life for residents.
- 5.10. The Spatial Strategy shows a series of links connecting the village with its surroundings, namely Clifton, West Bridgford and its rural hinterland, via a series of existing paths and links which require improvement.
- 5.11. Fairham Brook Nature Reserve is within close proximity to the village, due west on the border with Clifton. Rushcliffe Country Park is located to the south of the village and lies adjacent to Mere Way Business Park, while Wilwell Cutting Nature Reserve lies to the north. The Spatial Strategy emphasises the need for stronger links to connect the village with these assets.
- 5.12. One important aspect of the Spatial Strategy is the relationship between the village centre and the proposed and existing development sites on the edge of the settlement. The village centre is the heart of the community, and the creation of sustainable links for walking and cycling to and from the village centre is one of the key elements of the emerging Neighbourhood Plan. The village centre will be the focus for the economic, visitor and leisure facilities.

Village centre context (Map 4)

- 5.13. Ruddington's village centre (as identified on Map 4) forms the heart of the Neighbourhood Plan and the Spatial Strategy seeks to promote a strong and vibrant village centre. The centre contains most of the village's shops, offering a wide range of services that are attractive to both residents and shoppers. Key active frontages reside along the village's main routes, creating a retail core containing a mix of A1 (shops), A3 (food and drink), A4 (drinking establishments) and A5 (hot food takeaways) uses. The Spatial Strategy identifies how appropriate uses should be concentrated within the primary shopping frontage to support a vibrant and active streetscene.
- 5.14. Consultation revealed that traffic congestion is a major issue in the centre, especially along its key routes. This is exacerbated by on-street car parking and HGV movement through the village centre. The Neighbourhood Plan seeks to prioritise improvements to pedestrian movement through the village centre and beyond to the wider neighbourhoods of the village. This will aid in encouraging footfall through the village centre, stimulating the local economy.
- 5.15. Also highlighted on the Spatial Strategy are the village's valued open spaces and historically significant buildings, including St Peter's Church and the Green, attracting visitors from the wider area in to Ruddington. Improving links through the village to the centre, connecting the village's key buildings and managing traffic along the key routes are the main issues the emerging Neighbourhood Plan seeks to address.

Map 4 – Spatial strategy – Village centre context



6. Policy overview table and compliance with objectives

For full Vision and Objective descriptions see page 12

	Vision	Objectives							
		Village Centre	Housing	Connectivity	Heritage	Economy	Design and Sustainability	Environment	Community Infrastructure
Village Centre Policies									
Policy 1 Sustainable access	✓	✓		✓		✓	✓	✓	✓
Policy 2 Public areas	✓	✓		✓				✓	✓
Policy 3 Acceptable uses in the village centre	✓	✓	✓	✓	✓		✓		✓
Policy 4 Areas for improvement	✓	✓		✓	✓	✓	✓		✓
Policy 5 Shop fronts	✓	✓			✓	✓	✓		
Aspiration 1 Independent businesses	✓	✓				✓	✓		

	Vision	Objectives							
		Village Centre	Housing	Connectivity	Heritage	Economy	Design and Sustainability	Environment	Community Infrastructure
Housing policies									
Policy 6 Housing mix	✓		✓	✓			✓		
Policy 7 Custom and self-build	✓		✓	✓			✓		
Aspiration 2 Community right to build	✓	✓	✓	✓		✓	✓	✓	✓
Connectivity policies									
Policy 8 Pedestrian network	✓	✓		✓					
Policy 9 Cycle network	✓			✓					
Policy 10 Connection to new development	✓		✓	✓					
Aspiration 3 Safe routes to schools	✓	✓	✓	✓					
Policy 11 Traffic and new development	✓		✓	✓					
Aspiration 4 Highways measures	✓	✓		✓		✓	✓		
Policy 12 Parking and servicing	✓	✓	✓	✓		✓	✓		✓

	Vision	Objectives							
		Village Centre	Housing	Connectivity	Heritage	Economy	Design and Sustainability	Environment	Community Infrastructure
Heritage policies									
Policy 13 Conservation area	✓				✓		✓	✓	
Policy 14 Non-designated heritage assets	✓	✓			✓	✓	✓		✓
Policy 15 Views, vistas, landmarks and gateways	✓				✓		✓	✓	✓
Economy policies									
Policy 16 Business park	✓	✓		✓	✓	✓	✓	✓	✓
Policy 17 Home working	✓	✓	✓	✓	✓	✓	✓		
Policy 18 Digital access	✓	✓			✓	✓			
Design and sustainability policies									
Policy 19 Ruddington Design Guide		✓	✓	✓	✓	✓	✓	✓	✓
Policy 20 Sustainable design					✓		✓		
Aspiration 5 Future proof design					✓		✓		
Policy 21 Landscape in new developments		✓	✓				✓		
Policy 22 Biodiversity in new developments			✓				✓	✓	

	Vision	Objectives							
		Village Centre	Housing	Connectivity	Heritage	Economy	Design and Sustainability	Environment	Community Infrastructure
Environment policies									
Policy 23 Village setting	✓	✓					✓	✓	
Policy 24 Green infrastructure network	✓		✓					✓	
Aspiration 6 Management of wildlife and habitats	✓		✓					✓	
Community infrastructure policies									
Policy 25 Community facilities	✓	✓							✓
Policy 26 Local green space	✓		✓				✓	✓	✓
Policy 27 Accommodating growth	✓	✓	✓						✓

7. Village centre policies

Policy 1 - Sustainable access

Policy

All development proposals within the village centre (as identified on Map 5, page 31), regardless of scale, should demonstrate, where appropriate, that they have achieved the following:

- Integrated into the existing pedestrian and cycling routes or created new connections where this is required or desirable, to encourage healthy living through increased activity and reducing vehicle traffic
- Provided safe cycle storage as an integral part of the proposed development, including appropriate changing and showering facilities where appropriate. Guidance for the delivery of cycle storage is provided in Part 2 of the Ruddington Design Guide.
- Sited the proposed development to take advantage of public transport facilities within the village including the existing bus routes
- Provided charging points for electric vehicles.

Justification

- 7.1. This policy seeks to improve and promote access to sustainable modes of transport in the village centre. Focus is given to walking, cycling and public transport. However, the policy recognises the importance of connections, networks and storage in promoting these activities. This policy links to other policies that provide further detail on specific elements, such as a strategy for the village centre as a whole and for walking and cycling.

Policy 2 – Public areas

Policy

Development proposals will be supported where they singularly or cumulatively improve the public realm within the village centre, including areas such as The Green. Proposals should purposefully prioritise pedestrians within road and junction layout design using high quality, robust materials that are sympathetic to the village centre's historic context.

These improvements should focus on delivery of the following elements:

- Improved pedestrian routes and infrastructure to create a pedestrian friendly village centre
- Improved integrated parking provision
- Improved signage and wayfinding, which provides opportunities for an overall reduction of street signage in the historic village centre
- Improved accessibility for those with reduced mobility or visual impairment (disabled bays, ramps and additional seating)
- Green infrastructure and planting for aesthetic and environmental benefit.

Schemes within the village centre should, where appropriate, contribute to the improvement of the public realm, including ensuring that pavements and forecourts are reinstated to a high quality in line with the criteria set out above. Schemes in the village centre that seek to provide improved spaces suitable for events and village activities will be supported.

The Parish Council will work with partners to arrive at a strategy for the village centre that incorporates improvements for all transport modes, with priority to non-vehicular modes of transport and public transport.

In order to gain understanding of local context, developers should refer to Part 1 of the Ruddington Design Guide which sets out the context for the Village's 21 character areas.

Justification

- 7.2. This policy seeks to improve public areas around the village centre, including the preparation of a strategy for the village centre as a whole. It focuses on improving existing streets, pavements and spaces and promotes improvements to street furniture and signage. In addition, it promotes greater use of planting and green infrastructure in the village centre.

Evidence base

Ruddington Design Guide - Appendix 6, 7 and 8

Policy 3 – Acceptable uses in the village centre

Policy

Within the Primary Retail Frontages, as defined on Map 5, non-retail uses will not be supported at ground floor level. The design of these shop frontages should comply with the Ruddington Design Guide and Policy 5 - Shop fronts.

Within the village centre boundary but outside of these primary shopping frontages, alternative uses at ground floor level will be supported where they can demonstrate enhancement of the vitality of the village centre. These include residential and community uses, such as spaces for youth groups or for community learning.

Justification

- 7.3. The aim of this policy is to ensure that within the village centre, retail and community uses are promoted and protected. The aim is to ensure a concentration of business in the village centre. Maintaining this cluster of retail uses should result in fewer empty units. This is also encouraged by restricting the conversion of ground floor retail units into residential use within the most important parts of the village centre i.e. the primary shopping frontages. It is also essential to bring vacant properties back into community or commercial use as they have an adverse effect on the visual amenity and commercial viability of the village centre.

Policy 4 – Areas for improvement

Policy

The Neighbourhood Plan supports the regeneration of identified areas in the village centre:

- Corner of the High Street and the Green
- The Community Centre

Schemes that focus on retail and community uses, with appropriate parking provision, will be supported. Schemes should contribute to create a pedestrian friendly environment and the aims of Policy 1 - Sustainable access, limiting traffic flow and ensuring appropriate parking and servicing.

Justification

- 7.4. This policy identifies three priority areas for improvement within the village centre. These sites all form part of the heart of the village, have different historic roles and offer different opportunities for the village.
- 7.5. The policy requires those promoting development to demonstrate that proposals complement surroundings and are sensitive to the context of each site.

Evidence base

Village centre strategy (Core document 12)

Policy 5 – Shop fronts

Policy

Where planning permission is required for the refurbishment or replacement of existing shop frontages and the installation of new shop fronts, applicants must demonstrate how they have considered and addressed the following design criteria:

- Consideration of the architectural styles of adjoining buildings and shop fronts and the wider street scene, including where appropriate, contemporary design
- Fascias should be of a scale proportionate to the rest of the building; they should not obscure windows and other architectural detailing; they should align with other fascias in the parade. Box fascias and box lighting will not be permitted.
- The subdivision and proportions of windows should relate to the character of the building and its neighbours
- Signage should respect the character of the individual building and adjoining properties.
- Solid shutters will not be supported. Security measures should maintain a level of transparency to and from the street, such as laminated glazing, lattice grilles and perforated shutters.
- Projecting boxes and external shutters are also considered to be inappropriate and will be resisted.

Further detail on the design of shop fronts is provided in Part 2 of the Ruddington Design Guide.

Justification

- 7.6. This policy sets out criteria for how new shop frontages should be designed. It includes details of proportion, glazing and street displays as well as how the frontage will be secured when the premises are closed.
- 7.7. The village centre has special heritage and conservation value, recognised by its status as a conservation area and its listed buildings. The design of shop frontages should make a positive contribution to the sense of place and local character and be in line with the Ruddington Design Guide and Conservation Area Appraisal.

Evidence base

Ruddington Design Guide - Appendix 6, 7 and 8
Ruddington Conservation Area Appraisal and Management Plan

Aspiration 1 – Independent businesses

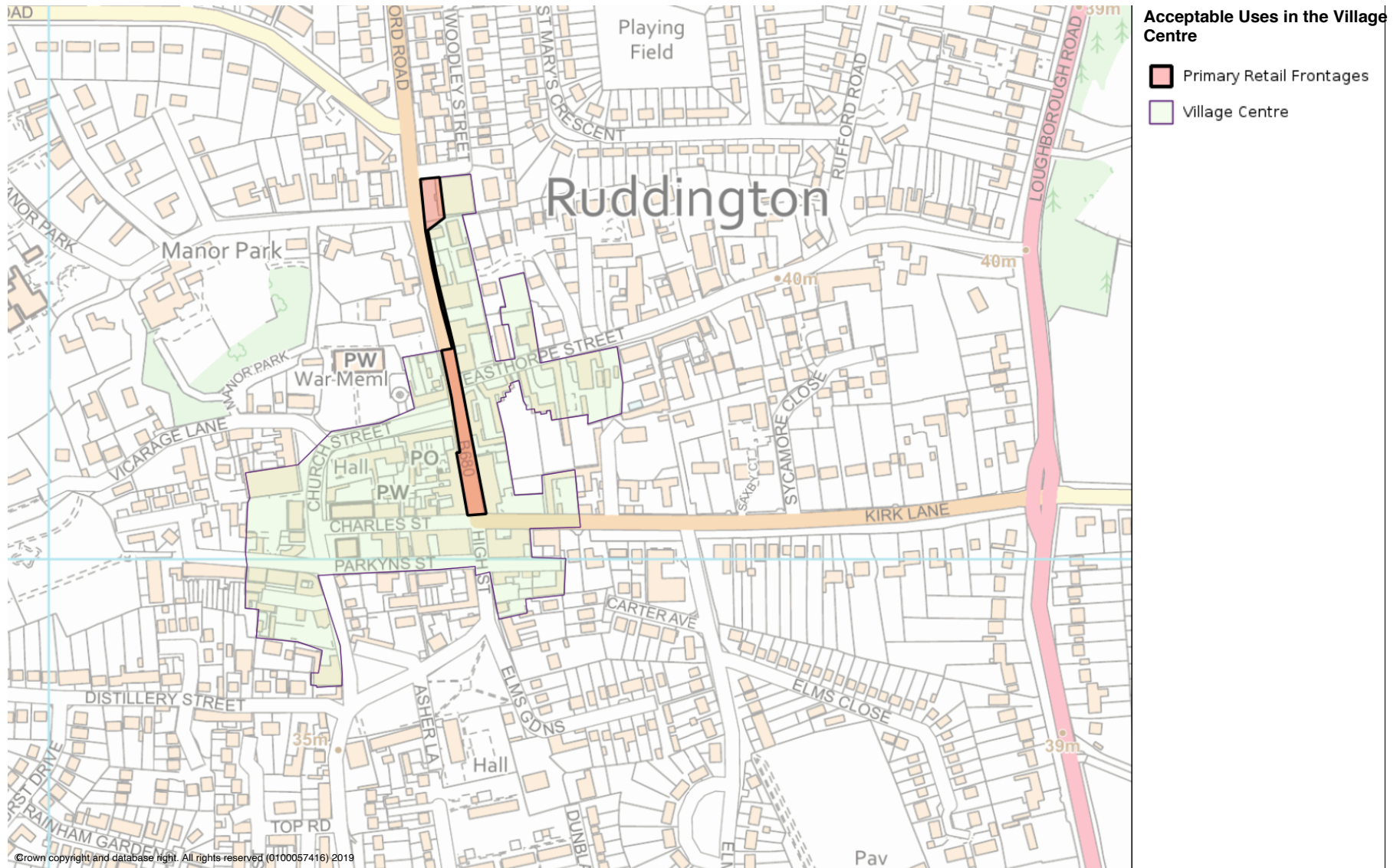
Aspiration

The Parish Council strongly supports the role of new and existing independent business within the village and will work with local business owners to continue to devise campaigns, events and activities that promote locally owned businesses.

Justification

- 7.8. This aspiration sets out the Parish Council's commitment to encouraging independent businesses in Ruddington. Schemes to encourage the use of local and independent business form a crucial element of the Parish Council's plan for the village. Such schemes however, fall outside the planning system and so are included under this aspiration.

Map 5 – Acceptable uses in the village centre



© Crown copyright and database right. All rights reserved (0100057416) 2019

8. Housing policies

Policy 6 – Housing mix

Policy

Residential development proposals, including householder applications, will be supported where they deliver an appropriate housing mix that meets the needs of the community and contributes to the diversity of the village's housing stock. Planning applications for new residential development within the village boundary, or on larger sites should, in addition to other types and where appropriate, deliver the following mix of house types:

- Homes for first time buyers (2 and 3 bed)
- Homes for residents to downsize, including bungalows
- High quality flats and maisonettes for both the young and the elderly.

All residential applications will be required to set out how they have considered the Ruddington Design Guide and demonstrate that they are of high quality design that reflects local character and takes into consideration the criteria set out within other design-based policies within this Neighbourhood Plan.

Where appropriate, all proposed developments must supply sufficient parking provision in accordance with Policy 12 - Parking and servicing of the Neighbourhood Plan.

In all cases, new residential developments should provide a 30% proportion of affordable housing on qualifying sites in line with the approach to Affordable Housing in policy 8 of the Rushcliffe Local Plan Part One.

Justification

- 8.1. This policy seeks to ensure a mix of housing types are delivered in the village. The policy is based on evidence gathered from a series of sources. The Rushcliffe Local Plan Part One sets a framework for setting out appropriate housing mixes based on local needs and the evidence within their Strategic Housing Market Assessment (SHMA) and Housing Strategy, as well as considering locational factors and demographics.
- 8.2. There is a need for smaller properties for first time buyers and the elderly who wish to downsize. The proposed housing mix seeks to address the balance in part by targeting a greater proportion of dwellings into these categories.
- 8.3. The provision of affordable housing is set out in policy 8 of the Rushcliffe Local Plan Part One. This policy accords with figures provided at the local level. This figure also includes the provision of affordable housing on allocated strategic sites.

Policy 7 – Custom and self-build

Policy

Applications seeking to deliver custom or self-build residential properties will be supported by the Neighbourhood Plan. Proposals seeking custom or self-build projects should demonstrate that they have been informed by the Rushcliffe Borough Council's self and custom build register.

Custom and self-build projects seeking to deliver dwellings of a type and scale that reflect and complement existing character will be encouraged.

All custom or self-build development proposals should take into consideration the criteria set out in the Ruddington Design Guide and demonstrate how they meet the guidance within other design-based policies set out within this Neighbourhood Plan. Where appropriate, all proposed developments must supply sufficient parking provision in accordance with Policy 12 - Parking and servicing, of the Neighbourhood Plan.

Justification

- 8.4. In accordance with the Self and Custom Housebuilding Act (2015), Rushcliffe Borough Council maintains a register of those seeking to acquire land to build their own homes. This provides evidence of demand within the Borough. The Council must have regard to the register when carrying out planning, housing, disposal of land and regeneration functions. Within Ruddington, this evidence should be used to inform the development of self or custom build plots.
- 8.5. The community have expressed that all residential development, including custom or self-build plots, should seek to deliver proposals that reflect the local character and meet the requirements within the design policies in this Neighbourhood Plan.

Aspiration 2 – Community right to build order

Aspiration

Ruddington Parish Council will work with local community organisations to bring forward a 'community right to build order' in order to deliver specific types of development identified by the community such as new homes, shops, businesses, community facilities or playgrounds, which comply with the order. The Parish Council will lead such projects and seek to work with the Borough Council to utilise the 'community right to build order' and incorporate it into the Neighbourhood Plan.

Justification

- 8.6. The Localism Act allows for community organisation to bring forward a 'community right to build order', which is a type of neighbourhood development order. This will allow members of the community to bring forward smaller-scale development on a specific site, without the need for planning permission. This gives communities the freedom to develop, for instance, small-scale housing, and other facilities that they want as a Parish Council led project.
- 8.7. Any benefit from this development stays within the community to be used for the community's benefit, for example, to maintain affordable housing stock or to provide and maintain local facilities such as playgrounds and village halls.

9. Connectivity policies

Policy 8 – Pedestrian network

Policy

Where appropriate new development, excluding householder planning applications, should be supported where they contribute to the creation of a network of safe and well-surfaced footpaths. Developments that would reduce or undermine the network through the stopping up or diversion of footpaths, public rights of way or permissive routes, without acceptable alternative routes being provided, will not be supported.

All new routes should be designed with safety in mind and should, where appropriate, be well overlooked to ensure they benefit from passive surveillance.

Developments that include new footpaths, streets or spaces, or improved or new links to the wider public footpath network and which are designed to cater for a wide range of ages and abilities will be supported. Developments that enhance a footpath, public right of way or permissive route to ensure access for a wider range of ages and abilities will also be supported.

Developments on larger sites (greater than 50 units, or 1,000 square metres of commercial space) must ensure continuous pedestrian routes are provided between the development site and residential areas, local shops, services, and facilities.

Development that contributes towards the provision and enhancement of the links within the village, wider area and whole parish, specified in the Ruddington Pedestrian Strategy Core Document 11, will be supported.

Justification

- 9.1. Planning applications are required by this policy to invest in public footpaths and pavements. This can be by simply ensuring that a new access point is reinstated appropriately, or by delivering new links within new development sites both on and off site. Schemes should use, upgrade, and connect, where possible, the existing network of public rights of way and permissive routes. A pedestrian strategy has been prepared.
- 9.2. It is important that in designing new pedestrian routes, applicants take into account a wide range of users, including but not limited to the elderly, those with disabilities and those with young children. The policy also requires that routes are well overlooked, which means that they should be in front of homes, shops, and offices rather than as alleys. Alleys are narrow and unattractive to walk along, especially after dark.

Evidence base

Ruddington Pedestrian strategy v3 (Core document 11)

Policy 9 – Cycle network

Policy

Where appropriate, new development, excluding householder planning applications, will be required to demonstrate how it will seek to support cycling within the village for all ages and abilities.. New developments should provide appropriate cycle infrastructure and cycle parking and, where relevant, showering and changing facilities. Further guidance on cycle parking is available in Part 2 of the Ruddington Design Guide.

The design of all streets and spaces within developments should be cycle friendly and provide connections to the main shops, services and facilities. A cycle strategy has been prepared to guide the implementation of this policy and identifies key cycle routes for creation and improvement as part of a wider network, which should include segregated, continuous cycle routes. Applicants will be required to demonstrate how they have contributed to these elements, where relevant, and have provided cycle infrastructure such as cycle storage.

Justification

- 9.3. Planning applications, are required by this policy to invest in the cycle network and supporting infrastructure. Schemes should use, upgrade, and connect where possible, the existing network. A cycle strategy has been prepared and is available in Core Document 3.
- 9.4. All developments can support cycling through the provision of secure cycle parking, whilst larger developments (greater than 50 homes or 1,000 square metres) should provide more substantial infrastructure including new cycle routes or highways designed to be cycle friendly.

Evidence base

Cycle Strategy (Core Document 3)

Policy 10 – Connection to new development

Policy

All new development, where relevant, should demonstrate how residents and users will access key village services, facilities and public transport services via enhanced or new routes. Contributions will be sought to ensure these routes are provided to serve new development.

Justification

- 9.5. Where new development results in increased demand for services and facilities or provides a facility that existing residents wish to use, measures should be taken to encourage access via sustainable modes of transport. The key aim is to discourage use of the private vehicle and to encourage increased physical activity and use of public transport. Contributions will be sought from new development, where appropriate, to ensure routes are of a high quality and provide useable, safe routes for a range of users and modes.

Aspiration 3 – Safe routes to schools

Aspiration

Applications for all major developments (greater than 50 homes or 1,000 square metres) should demonstrate how they can ensure appropriate access to schools via safe and well-lit sustainable transport routes, such as for walking and cycling. Contributions may be sought to achieve this. Such routes should also join to existing footpaths, bridleways and permissive routes in the village and where possible, existing footpaths, bridleways and permissive routes will be upgraded to facilitate these school routes.

Where appropriate, applications for new and expanded educational buildings should include facilities for cycling and changing and will be required to prepare a travel plan demonstrating how they will encourage access by cycling and walking with reference to the Ruddington Pedestrian and Cycle Strategies (Core Documents 3 and 11).

Justification

- 9.6. Congestion around schools at the start and end of the school day has been recognised as a concern by residents. This aspiration requires that major developments demonstrate how they have considered this matter.
- 9.7. School developments will be encouraged to look at a variety of measures to mitigate the above identified issues, which would include the following:
- Encouraging users to walk or use bicycles
 - Providing school buses or walking buses
 - Providing more onsite parking and waiting space
 - Changing the pattern of the school day to reduce peak congestion.

Evidence base

Cycle Strategy (Core Document 3)

Ruddington Pedestrian strategy v3 (Core document 11)

Policy 11 – Traffic and new development

Policy

All developments, where relevant, will be required to demonstrate how they have ensured they can be accessed via sustainable transport modes (walking, cycling and bus) for all ages and abilities.

All development proposals, regardless of scale should demonstrate, where appropriate, that they have:

- Integrated the proposed development seamlessly into the existing walking and cycling routes or created new connections where this is required or desirable, to encourage active travel
- Provided safe cycle storage as an integral part of the proposed development, including appropriate changing and showering facilities where appropriate
- Sited the proposed development to take advantage of public transport facilities within the village.

All new developments, which would increase demand for car parking, should ensure that they provide appropriate facilities for electric vehicles, including the provision of charging points.

Development which supports or proposes community transport or shared transport options will be strongly supported.

Justification

- 9.8. The community has identified that traffic and congestion within the village is a key issue that ought to be addressed. Every effort needs to be made to challenge the use of the private car and make it more attractive to use the sustainable transport modes.
- 9.9. This policy affects all developments, regardless of type, and ensures that they are sustainably located and maximise the opportunities to connect to walking, cycling and public transport networks.
- 9.10. This will not only address a desire for a reduction in vehicle movements but will target the overall environmental goals, reducing pollution from private vehicles, and assisting health and wellbeing by encouraging active travel.
- 9.11. Many householder developments not directly affected by this policy should still ensure provision of cycle storage and electric charging points. Schemes that result in the loss of cycle storage are unlikely to be supported unless alternative storage can be provided on-site.

Aspiration 4 – Highways measures

Aspiration

The impact of traffic through the village is an issue that needs to be carefully managed and monitored.

The Parish Council and other community organisations are committed to working with the highways authority to monitor traffic travelling through the village in order to design and develop solutions. Parking enforcement, parking schemes and one way systems may be explored as part of this strategy.

Justification

- 9.12. This aspiration sets out the Parish Council's aim to assess the impact of parking and traffic on the village and work with relevant partners and stakeholders to put measures in place to address matters such as parking and traffic flow. Whilst the neighbourhood plan seeks to encourage reduced use of private vehicles, it is recognised that some people do need to drive.
- 9.13. This may involve the adoption of measures such as a one-way system, parking, weight and speed restrictions and pedestrian facilities. The steering group has consulted on these matters and has prepared a document that sets out key aims and aspirations for these interlinked issues.

Policy 12 – Parking and servicing

Policy

Applications will be expected to demonstrate how they have met the following design criteria for parking spaces:

- All parking will be on plot, without impacting or protruding onto surrounding streets and pavements
- Schemes should provide sufficient parking, in line with the highways authority standards
- Parking spaces should measure a minimum of 2.4 m x 5.5 m with 0.5 m added to the width if the space is adjacent to a boundary (1 m to be added if the space is bounded on both sides)
- Garages will not be counted towards parking provision unless it can be demonstrated that they are sufficient in size in line with guidance
- Tandem parking should be avoided where alternative solutions are available.

Justification

- 9.14. Dependency on the private car is an ever-increasing issue. This is particularly relevant in residential and retail areas, where on-street parking can lead to traffic congestion. This issue has been highlighted by residents in consultation events.
- 9.15. This policy seeks to ensure that where new parking is provided, it is of sufficient size to fit a modern car and is on-plot to avoid pressure on existing streets. It also seeks to avoid the construction of garages counted towards parking provision but are too small or never used by occupants.

10. Heritage policies

Policy 13 – Conservation area

Policy

Applications within or adjacent to the Conservation Area will be supported where they enhance the character of the Conservation Area and its heritage assets and follow the guidance stated within the Conservation Area Appraisal Management Plan, which includes the following considerations:

- building design
- boundary treatment
- landscaping
- materials
- street furniture
- signage

Schemes that demonstrate that they have met the guidance stated within the CAAMP and the Ruddington Design Guide will be looked upon favourably.

Justification

- 10.1. Ruddington benefits from a number of historic buildings, spaces, street patterns, and architectural detailing, which together contribute to the village's local character. This policy supports the approach to protecting heritage assets and their setting, as set out under chapter 16 of the NPPF, and policy 11 of the Rushcliffe Local Plan Part One.
- 10.2. At consultation, residents highlighted that the protection and enhancement of the Conservation Area should be a priority and that proposals must be of high quality design to ensure the development makes a positive contribution to the special character of the Conservation Area.
- 10.3. The Neighbourhood Plan will look favourably on new developments and alterations to existing properties that utilise good design and contribute to the protection and enhancement of the special character of the Parish. The Ruddington CAAMP and the Ruddington Design Guide are key documents that provide guidance for new developments (including alterations and extensions) on sites within, or adjacent to the Conservation Area.

Policy 14 – Non-designated heritage assets

Policy

Planning applications must take into account the impact of development on non-designated heritage assets in the village, seeking to protect and, where appropriate, enhance them.

Proposals must demonstrate that they have considered guidance for proposals affecting non-designated assets and consulted the Conservation Area Appraisal Management Plan and the Ruddington Design Guide.

Justification

- 10.4. This policy supports the approach to protecting non-designated heritage assets and their setting, as set out under chapter 16 of the NPPF, and policy 11 of the Rushcliffe Local Plan Part One. The buildings listed in Appendix 1 have been identified as buildings of importance and should be included in the Borough's Local List. These heritage assets help to define the village's character and portray much of its history.
- 10.5. It is important that non-designated heritage assets are accounted for and covered within this policy as their value to the community is significant.

Policy 15 – Views, vistas, landmarks and gateways

Policy

All new development should, where relevant, demonstrate how it protects and enhances key views, vistas, landmarks, and gateways identified within the Ruddington Design Guide, through meeting the following criteria:

- Views and vistas should be protected from inappropriate development and landscape planting. The closing of views due to excessive scale, or mass, and planting of inappropriate species is to be avoided. Development that uses planting and buildings to frame key views will be looked on favourably.
- The loss of landmark structures will be strongly resisted in accordance with Policy - 13 Conservation area and Policy 14 - Non-designated heritage assets.
- Planning applications that adversely affect a gateway into the village will not be supported. In some instances, it may be appropriate to extend or create a new gateway into the village.

In all cases, applicants must demonstrate how they meet the requirements set out in the Ruddington Design Guide and demonstrate how they meet the guidance within other design-based policies set out within this Neighbourhood Plan.

Furthermore, where appropriate, all proposed developments must supply sufficient parking provision in accordance with Policy 12 - Parking and servicing.

Justification

- 10.6. This policy recognises the important contribution that landmarks, views, vistas, and gateways make to the character of the village. Development will be required to respond to these identified features through their building and landscape design. These features are important to the setting and character of Ruddington, its Conservation Area, and its overall landscape setting and are strongly valued by the community, as demonstrated during consultation. Landmarks and gateways that help with local wayfinding and give a sense of arrival in the village and should be carefully considered.

11. Economy policies

Policy 16 – Business Park

Policy

New employment development (Use classes B1 and B2) will be permitted within the existing Mere Way Business Park where it relates to the replacement or enhancement of the accommodation. New specialist engineering, research, and development uses will be supported. The loss of employment uses will be resisted.

All new development should meet the following criteria:

- The site provides and retains sufficient parking in line with the guidance within the Local Plan, avoiding impermeable surfaces and integrating sustainable drainage
- New development is well integrated within the existing landscape and planting in the area – specifically the adjacent country park – preserving mature vegetation where possible
- Traffic is managed, where appropriate, through the use of a travel plan which includes, but is not limited to, HGV routing and employee travel to work as well as regular review mechanisms
- Contributes, where appropriate, to increased provision of pedestrian and cycle links between the village core and the business park.
- Make reasonable effort to incorporate renewable energy generation such as solar panels, micro wind turbines and grey water recycling.

Justification

- 11.1. Mere Way Business Park, adjacent to the country park is an existing employment asset providing jobs for the local area and further afield. Currently it is occupied by a range of office based, research, development, and industrial uses, across a series of units that are between 10 and 20 years old.
- 11.2. Whilst this policy does not promote an increase in size, it acknowledges that businesses may change and grow at Mere Way Business Park over the plan period and therefore there will likely be planning applications for either the extension of premises and/or replacement buildings.
- 11.3. Consultation on this policy revealed that whilst economic growth was supported by the community, this should not be at the expense of residential amenity or the environment. As a result, and based on the matters raised by the community, a series of clear criteria have been included to manage this development within the Neighbourhood Plan. Whilst much of this is covered in part by the Rushcliffe Borough Local Plan, the specific relationship of the business park to both the village centre and the country park require detailed policy consideration, which is provided by this policy.

Policy 17 – Home working

Policy

Where planning permission is required for ancillary employment uses as part of dwelling houses (including separate office or workshop space within the residential curtilage), permission will be granted where the proposal meets the following criteria:

- The use is commensurate with a residential area and will not negatively impact on residential amenity through noise, vibration, fumes, smells or other emissions
- The use does not impact negatively on the visual character or amenity of the area, through large areas of external hard standing, parking or storage
- The use does not rely on regular additional staff members or clients/customers visiting the site on a day-to-day basis without provision of appropriate on-site parking
- The use does not intensify the vehicular comings and goings from the residential property as a result of visitors/staff, deliveries or other servicing requirements.

New residential development should be built to allow for at least one room to be converted, as required, to a home office, without requiring the loss of storage or garaging space. This should be well connected to digital communications facilities as outlined in Policy 18 - Digital access.

Justification

- 11.4. Home working is becoming an ever-increasing reality in the 21st century. With advancements in communications and technology it is becoming increasingly common that people work from home and run businesses online. The Neighbourhood Plan wishes to support this, ensuring that economic growth and diversity can happen throughout the parish at all levels. In most cases this is acceptable, but where the intensity or scale of development increases, this becomes an issue for residential amenity and quality of life.
- 11.5. It is not clearly defined as to when a home employment use becomes a planning matter, but as a general rule of thumb where over 10% of the floor space is used solely for employment purposes, or there are specialist external and internal buildings and hard surfaces introduced, or the comings and goings are significantly increased (staff/ deliveries/visitors), then it is often considered that a change of use has occurred. In these cases, it is important to include criteria to assess the acceptability of such developments.
- 11.6. Based on the feedback from the community and considering the key tests for employment set by national guidance and Local Plan policy, the policy sets out four tests to determine the acceptability of employment uses in a residential area associated with home working. It also introduces an important requirement for adaptability of rooms within a new dwelling to be able to accommodate home office requirements, which will allow new homes to benefit and encourage home working and the benefits that provides.

Policy 18 – Digital access

Policy

High capacity and high speed digital communication networks (including broadband, mobile telephone and the most up to date connectivity) will be supported throughout Ruddington to meet the needs of businesses and local people, subject to ensuring radio and telecommunications infrastructure is appropriately located and the number of masts minimised to ensure the efficient operation of the network.

Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments. Where appropriate, conditions will be imposed to ensure connections to broadband is delivered prior to occupation of new developments.

Justification

- 11.7. Throughout the various consultations of this plan, the matter of digital communication was considered important to the overall success and wellbeing of the parish. Many respondents commented on the poor mobile reception in the village centre and the lack of broadband connectivity in the Parish as a whole. In many cases, the infrastructure required to deliver such improvements requires planning permission, and this policy sets out a general encouragement for this type of development, subject to it being appropriately located.
- 11.8. The second part of the policy ensures that new development is connected to high speed broadband. The introduction of a 5G broadband connection will require the Parish Council to review and update this policy in advance of a complete review of the Neighbourhood Plan.

12. Design and sustainability policies

Policy 19 – Ruddington Design Guide

Policy

All development, regardless of size or type, will be supported where it demonstrates how it has contributed towards delivering contextually responsive design, as outlined within the Ruddington Design Guide, an appendix to this Neighbourhood Plan. The Ruddington Design Guide has been completed in consultation with the local community and in accordance with the National Design Guide. Where developments do not fully meet the Ruddington Design Guide, applicants will be expected to justify, as part of their planning submissions (usually within a Design and Access Statement) why they have taken a different design approach.

The Ruddington Design Guide does not seek to stifle innovative or contemporary design, which will be supported where delivered to a high standard. Development proposals of all sizes should ensure that they reflect the local character in terms of density, scale, and mass, materials and landscape, and boundary treatments.

Major developments, which are submitted for outline permission, will be expected to develop design codes and detailed parameters to help meet high quality design required by the Ruddington Design Guide parts 1 and 3. Such codes and guides will be conditioned where appropriate to ensure high design standards.

Applicants should seek to integrate sustainable design features into any proposed development, in accordance with Policy 20 - Sustainable design.

Justification

- 12.1. National planning policy sets out that design quality is an important element of achieving sustainable development, and that neighbourhood plans have a vital role to play in setting out the important qualities of a local area and how they should be reflected in new development. In support of the Framework, a National Design Guide was published September 19 with the purpose of aiding local planning authorities and councillors in their decision making, helping applicants to prepare planning applications and people in local communities to make representations. As part of this push for greater consideration of good design, the Ruddington Design Guide has been prepared, coupled with its supporting character study. The Ruddington Design Guide sets out a series of design considerations for developments both within the existing built up area (including the conservation area) and also for the larger allocated sites within Local Plan Part Two prepared by Rushcliffe Borough Council.
- 12.2. The character assessment and the Ruddington Design Guide support this Neighbourhood Plan and the operation of this policy. It has considered independent assessments of character undertaken by the supporting consultants and the conservation officer (as part of the conservation area appraisal). Work associated with the

Ruddington Design Guide has included a series of community walkovers (summer 2019) to determine what the people of Ruddington truly value about their environment.

- 12.3. This policy sets out that major developments, which are commonly delivered through the two stage process of outline planning applications followed by more detailed reserved matters applications, will be expected to be supported by a series of detailed site parameters and codes to ensure that design quality remains at the heart of the planning process. So often, larger schemes result in a 'dumbing-down' of design quality between outline and detailed design stages as sites change ownership and consultants. By conditioning these elements as part of any outline approval, the design qualities are secured during the detailed design stage.

Policy 20 – Sustainable design

Policy

All new development (excepting householder applications) should demonstrate how it has met, and where possible exceeded, the minimum standards for energy efficiency and construction quality. Applicants should demonstrate how they have embraced and where possible delivered, the following features as part of their applications:

- The use of sustainably sourced and energy efficient materials as part of the building's construction, which seek to reduce the overall carbon footprint of the building
- The use of innovative design techniques that reduce the demand for energy, including, but not limited to, the incorporation of passive solar gain, passive cooling and ventilation, heat pumps and neutral design
- The avoidance of mains gas connection, to prevent the use of non-renewable fossil fuels by new properties for heating
- The use of on-site energy generation technologies to reduce the demand for energy
- Where appropriate, the inclusion of electric vehicle charging points.
- Technologies which minimise the use of water
- The end of life plan for the building including the ability to recycle materials used

Justification

- 12.4. The design of our buildings and spaces can have a very important role to play in mitigating the effects of climate change and addressing wider sustainability goals such as managing energy and other resources. This policy is developed based on guidance and research from the UK Green Building Council and their work with the housebuilders and policy makers in the UK to create policies that will drive improvements in sustainable design. The government has set a target to reduce greenhouse gas emissions to net zero by 2050 (Climate Change Act 2008). In response Rushcliffe Council have declared a climate emergency placing matters of climate change higher up the local agenda. This involves setting carbon neutral targets and widespread carbon reductions across the borough. This policy provides a response at the village level to that declaration and seeks to contribute towards the Borough Council and government's work to encourage local action against climate change.
- 12.5. The policy, based on the guidance (that includes policies from elsewhere in the UK), is designed to set higher standards for sustainable design and construction. The policy seeks to ensure that sustainable design is considered for the lifetime of the building and a 'cradle to grave' approach is taken when making decisions about the use of materials and technologies.

Aspiration 5 – Future proof design

Aspiration

The Neighbourhood Plan seeks to encourage future proof and sustainable design for developments of all scales and uses. Projects which promote the following methods, technologies and practices will be strongly supported:

- The siting and orientation of buildings and spaces for passive solar gain
- The use of thermally efficient, durable, recyclable and environmentally sustainable building materials
- The reduction of water usage through use of water saving technologies, for example, bubble taps, grey water usage and rainwater harvesting
- The retrofitting of historic and older buildings to improve energy efficiency (whilst protecting their historic significance)
- The incorporation of green roofs, walls and street trees into the fabric of the village
- Community owned or led renewable energy production
- Connection to a district heating system if available in the future

All schemes should demonstrate how they are appropriate and sensitive to the local character and appearance of the village with reference to the Ruddington Design Guide.

Justification

- 12.6. Some elements of the village's vision for sustainable design fall outside the remit of neighbourhood planning and so this aspiration seeks to encourage those proposing development to consider a range of factors which will help limit environmental impact. A number of techniques are suggested however, this is not an exhaustive list. Projects which seek to limit energy use and promote renewable energy production in innovative and sensitive ways are strongly encouraged and welcomed within the village.

Policy 21 – Landscape in new developments

Policy

All new developments, regardless of type and scale, will be supported where they enhance the contribution that the site can make to the wider green and blue infrastructure network (see Policy 24 - Green infrastructure network). In doing so, they should seek to provide high quality external spaces and features, based around the following key principles:

- Avoid the loss of mature trees, hedgerows, and other planted features, or mitigate for any unavoidable loss through replacement planting of a mixture of native species and types
- Avoid hard features as part of boundary treatments, where this is practicable, in favour of natural planted features, including hedges (in line with guidance in Policy 22 - Biodiversity in new developments)
- Ensure green infrastructure is integral in the design of the buildings, in the form of green roofs, green walls and appropriate private gardens and semi-private amenity spaces
- Integrate the provision of sustainable urban drainage as part of hard surfacing to reduce surface run-off, seeking to ensure that surface run-off is managed within the boundary of the application site.
- Where appropriate, provision or enhancement of blue and green corridors should be considered.

Where a householder application is submitted, applicants should be expected as a minimum to demonstrate how they have retained and/or enhanced the green landscaped features and ensured that all surface water drainage is sustainably managed within the property boundary.

Justification

- 12.7. New developments, especially those on larger sites, have an important role to play in improving preserving and enhancing the environmental qualities of the parish. The national planning policy guidance and design guidance identify the importance of networks of habitats and biodiversity, which have been studied as part of the evidence behind this plan (see policy 24 - Green infrastructure network). In order to do this, the qualities of the external environments – gardens, spaces, boundary treatments, parking areas – are all important elements in achieving the overarching goals.
- 12.8. Planning applications, regardless of scale or type, are required to include detailed landscape proposals (where as part of the application or via condition that must be discharged), and details of how existing trees, hedgerows and other natural elements on the site will be protected and enhanced. This policy is simply designed to provide guidance as to how such details should be considered, based on best practice design considerations and feedback from the community.
- 12.9. The criteria included in this policy focus on four ways in which the careful design of the exterior spaces of a building can help achieve sustainable design, supporting biodiversity, wildlife, and overall quality of life for those who use them.

Policy 22 – Biodiversity in new developments

Policy

All new development (excepting householder applications) will be supported where they provide net gain for local biodiversity and human health and wellbeing. Net gain in biodiversity should be demonstrated through the use of appropriate evaluation and delivery methodologies. Compensation through biodiversity off-setting will be sought where there is an unavoidable net loss of biodiversity.

Where appropriate, all new proposals should address the following six points through their landscape design and planting proposals;

- Inclusion of native (or native hybrid) species as part of planting schemes including, where appropriate species that offer nectar, fruit or berries for wildlife. Where native species cannot be used justification for use of non-native alternatives will be required.
- Inclusion of new habitats or facilities for amphibians and insects, including, where appropriate, unmanaged areas of native grassland and planting and open water features and marginal water habitats
- Inclusion of plants and planting suitable for encouraging butterflies, bees and other pollinating insects, especially species to support insects all year round
- Inclusion of bird and bat boxes for a variety of species, beyond any mitigation requirements
- Inclusion of 'hedgehog holes' in fences, to allow hedgehogs to travel between gardens
- Inclusion of sufficient soil depth in garden areas for the growing of a variety of plants and shrubs, including the growing of vegetables.

Justification

- 12.10. National policy is keen to ensure that new developments deliver biodiversity net gain. In reality. This means that new development should take every opportunity to improve opportunities for wildlife and habitats when they are developed. This policy, tying into Local Plan policies at the Borough level, sets out a series of design criteria that can collectively help to deliver this net gain.
- 12.11. The choice of species and the landscape proposals delivered for any site can operate at a number of scales from the smallest residential extension, where new hedgerows and bird boxes can work, right up to larger strategic schemes, where new planted features and unmanaged habitats can also be introduced as part of the network of green and blue spaces. Guidance and best practise examples available from the Construction Industry Research and Information Association (CIRIA) recommend how sustainable urban drainage systems (SuDS) can be designed to maximise the potential for wildlife (CIRIA C753 The SuDS Manual).
- 12.12. The choice of species and the landscape proposals delivered for any site can operate at a number of scales from the smallest residential extension, where new hedgerows and bird boxes can work, right up to larger strategic schemes, where new planted features and unmanaged habitats can also be introduced as part of the network of green and blue spaces.

13. Environment policies

Policy 23 – Village setting

Policy

Applications that affect the visual amenity of the main gateways or the settlement edge of Ruddington should follow guidance provided within the Ruddington Design Guide (parts 1, 2 and 3) and Policy 19 Ruddington Design Guide, Policy 21 - Landscape in new developments and Policy 22 - Biodiversity in new developments.

Development proposals at the settlement edge must demonstrate how their design takes into account the rural setting and character and provides a positive transition between the built form and the wider landscape. In all cases development proposals should be well landscaped with native species, developed to a lower density and should not create a townscape that 'backs onto' the landscape.

Applications beyond the settlement should seek to reflect guidance within the Nottinghamshire Landscape Character Assessment (2009) (or any subsequent replacement document), and ensure they address the following principles:

- To the north and east of the parish, applications should recognise and respond to the important mature landscape character, and seek to restore and enhance the landscape patterns of this area.
- To the south and west of the parish, applications should recognise the importance of the pattern of woodlands and wetlands associated with the Fairham Brook.

Justification

- 13.1. Green infrastructure refers to features such as trees, hedgerows, woodlands and other natural planted features or habitats. Blue infrastructure refers to waterbodies and watercourses. Collectively these features combine to form a network of nature features known as the green and blue infrastructure network and act as important wildlife and biodiversity corridors.
- 13.2. The 2018 Green Infrastructure Background Paper (Rushcliffe Borough Council) identifies Ruddington as sitting within the urban fringe landscape environment around Greater Nottingham. This means that there is an important relationship between the built form (the villages, settlements, and urban area) and the wider landscape that needs to be carefully managed.
- 13.3. Whilst the landscape is protected from sprawling development by Green Belt restrictions, there are a number of sites allocated by the Rushcliffe Borough Council Local Plan Part Two that sit within it. Where exceptions are made to permit development in the Green Belt, as defined by national and local policies, it is important that the design qualities of these new developments respond to the wider landscape

character. New development at the settlement edge needs to be carefully managed to ensure that a sensitive transition is provided between built-up areas and the wider landscape character.

- 13.4. The 2009 Landscape Character Assessment (Nottinghamshire County Council/The Environment Partnership) further identifies that there are two important landscape characters surrounding Ruddington, including a mature landscape to the north and west that should be preserved and enhanced wherever possible through careful management and development. It also identifies an important landscape of woodlands and wetlands alongside Fairham Brook and its tributaries which criss-cross Ruddington Moor to the south and west.

Policy 24 – Green infrastructure network

Policy

All planning applications, except householder applications, will be supported where they demonstrate, as part of detailed landscape schemes (or strategies if an outline proposal), that they have preserved or enhanced the network of blue and green infrastructure within Ruddington as set out in appendix 3. Schemes that result in the loss of green and blue features, or the diminution of the network, will be refused.

Despite being outside the Parish, all schemes should reflect the importance of the Fairham Brook (a regionally significant piece of blue and green infrastructure) to the south and west of the parish and seek to enhance its role through appropriate landscape design.

Planning applications should demonstrate how they have preserved existing features into their developments in accordance with Policy 21 - Landscape in new developments and Policy 22 - Biodiversity in new developments. Where practical, development proposals should enhance the network of green and blue infrastructure, making reference to the framework set out in appendix 3.

Justification

- 13.5. Appendix 3 comprises a strategy which identifies the key features that make up this network. This has been undertaken in support of this Neighbourhood Plan.
- 13.6. The strategy also identifies opportunities to enhance the network, through improved natural habitats. By following the design criteria in Policy 22 - Biodiversity in new developments, even the smallest schemes are able to introduce new features that can contribute to the network. The network identifies important connections that can be made through strategic sites that are identified as part of the Borough's Local Plan housing allocations. Larger sites can make more of a contribution, but planning applications that fail to make a contribution, where this is possible, will not be looked upon favourably.
- 13.7. The landscape to the south and west is a regionally important piece of green and blue infrastructure, being a mixture of wetlands, ponds and woodland associated with the Fairham Brook. The Nottinghamshire city region landscape strategy identifies this important element. The policy identifies important features that should be enhanced and connected to by any developments. Further details of specific improvements are set out in the strategy.

Aspiration 6 – Management of wildlife and habitats

Aspiration

The Parish Council and other community groups and organisations, including the Nottinghamshire Wildlife Trust, will work together to develop a comprehensive strategy to protect and enhance the existing wildlife assets within the Parish. This includes Priority Habitats which are generally concentrated to the north east of the village and adjacent to the southern boundary. Focus will be placed on the extant Local Wildlife Sites (LWS) at:

- Rushcliffe Country Park to the south.
- Ruddington Disused Railway to the west
- Ruddington Moor Drain to the southwest
- Wilwell Farm Cutting Nature Reserve to the north

The strategy should also look to enhance the role of the existing local green spaces, many of which are in public ownership, through the introduction or diversification of new wildlife habitats.

In accordance with the Rushcliffe Core Strategy, development which affects non-designated sites with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

The strategy should focus on ways to manage the wetland landscape to the west and south of Ruddington Parish (including Ruddington Moor), recognising its importance as a potential woodland and wetland landscape focused on the Fairham Brook and seek ways to address the damage caused by modern agricultural methods to the overall landscape integrity.

Justification

- 13.8. There are many improvements to the wider landscape character and the network of habitats and wildlife that cannot be delivered through developments alone (via financial or 'in kind' contributions). Some will need to be undertaken by community groups and organisations. As part of this, and following on from the work of the green and blue infrastructure strategy, this piece of work has the role of ensuring that the wider benefits are delivered.

14. Community infrastructure policies

Policy 25 – Community facilities

Policy

Applications that seek to deliver the provision of new community facilities, extend, enhance, or re-purpose existing community facilities and spaces, will be supported by the Neighbourhood Plan. This includes, but is not limited to:

- Care homes
- Open spaces
- Sport and recreation facilities
- Public houses
- Heritage and museum facilities
- Educational and religious facilities
- Health facilities

Applications should avoid negatively impacting or lead to the loss of community assets identified in appendix 2, unless they can be replaced by equal or better provision elsewhere.

Applications must demonstrate how they have considered the criteria set out in the Ruddington Design Guide and other design-based policies within this Neighbourhood Plan.

Justification

- 14.1. Ruddington possesses several community places that are of significant value to the community. Community facilities are important assets for residents for a variety of reasons and the increase in population generated from new residential development will increase the demand for community facilities in the village. Consultation revealed a need to protect existing facilities, as well as provide for additional facilities for all.
- 14.2. This policy supports any application that would result in an increase in the capacity of these facilities, or the development of new ones. Existing facilities will be safeguarded from future development to prevent the loss of these services.

Policy 26 – Local green space

Policy

The sites identified in appendix 4 are designated as Local Green Spaces (LGS) due to their special character, significance, and community value. The sites will be protected from inappropriate development that will lead to the loss or degradation of these green spaces.

Flood alleviation schemes within areas of open space will generally be supported provided that they do not have an adverse impact on the primary function of the open space.

Justification

- 14.3. Many open and green spaces within built environments have special value or purpose for the communities they serve. These include, but are not limited to, activities and functions which may be regularly held in the area, or regular recreational use.
- 14.4. Paragraphs 99-101 of the National Planning Policy Framework gives neighbourhood plans the power to designate important areas of open and green space within their boundaries as Local Green Space. Once designated, these areas are afforded strong protection against any further development which may be proposed for them.
- 14.5. These sites have been assessed against the criteria for LGS as set out under Paragraph 100 of the NPPF. Detailed assessment of these sites is provided within the evidence base of the Neighbourhood Plan. This assessment demonstrates that the LGS sites fulfil the requirements of the criteria in the NPPF:
- Where the green space is in close proximity to the community it serves
 - Where the green area is demonstrably special to a local community and has local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness in wildlife
 - Where the green area concerned is local in character and is not an extensive tract of land.
- 14.6. It is clear that due to new strategic development around the village, new open spaces and habitat areas may evolve. The Parish Council will continue to review these spaces as they are created, and if necessary review and update this policy to include their protection.

Policy 27 – Accommodating growth

Policy

The community has identified a range of local improvements that can be supported by development contributions arising from planning permission being granted within the plan area. Funds collected under Section 106 (S.106) or Community Infrastructure Levy (CIL) will be distributed for proposals in the interest of the community, especially the provision of community infrastructure and facilities. A list of these improvements is available at appendix 5 and includes:

- Funding for the new community centre
- New footpaths and cycle paths
- Sports facilities and play equipment
- A new library and Scout Hut
- Improvements to St Peter's church
- Improved road crossings
- Tree planting and green space maintenance

Justification

- 14.7. The community has identified a range of issues of concern and interest that can appropriately be addressed through developer contributions. Appendix 5 lists these projects.

15. Monitoring and review

Monitoring

- 15.1. The Neighbourhood Plan, once made, will form part of the Development Plan for Rushcliffe, and will be subject to the Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.
- 15.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan Part One and Part Two will be sufficient for most of the Neighbourhood Plan policies.
- 15.3. It may be necessary for the Ruddington Parish Council, in conjunction with Rushcliffe Borough Council, to monitor specified indicators or to agree to a certain time period for review. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.
- 15.4. Subsequently, key indicators from approved planning applications and relevant policies (although other policies in the Plan should also be taken into account) covering applications only within Ruddington relating to the Neighbourhood Plan are (but not limited to):
- Revisions to national policy and guidance
 - Revision to the Local Plan or its evidence base
 - The list of designated and non-designated heritage assets in the Parish (set out under policies 13 and 14) should any new sites or structures be required to be added to the lists of both designated and non-designated heritage assets
 - Changes to the Local Green Spaces in Ruddington, as set out in Policy 26 Local Green Space.

Review

- 15.5. The Neighbourhood Plan has been prepared to guide development up to 2028. This is in line with the Rushcliffe Local Plan Part One – the document which provides the strategic context for the Neighbourhood Plan.
- 15.6. There are a number of circumstances under which a partial review of the Neighbourhood Plan may be necessary. These may include a revision of the existing local planning documents or if the policies highlighted for review are not adequately addressed in the Objectives set out for the Neighbourhood Plan.



16. Glossary

Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to

purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

- C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. (National Planning Policy Framework 2019)

Air Source Heat Pumps

A system that transfers heat from outside to inside a building, or vice versa. It uses a refrigerant system to absorb heat at one place and release it at another. In domestic use, heat is absorbed from the outside air and released into the building as hot air, commonly through radiators or under-floor heating.

Biodiversity

The number and types of plants and animals that exist in a particular area, or in the world generally, or the problem of protecting this. (Cambridge Dictionary)

Biophilic Points

Biophilic Points systems are designed to encourage developments which deliver green and blue infrastructure as part of development for the benefit of local ecology and human wellbeing. These have been developed and refined through schemes in the UK and Europe based on advice from the Town and Country Planning Association. Applicants should demonstrate how they have incorporated as many of the points as possible into the design of their new development.

Conservation Area Appraisal and Management Plan (CAAMP)

A Conservation Area Appraisal and Management Plan defines the areas of special architectural or historic interest. The appraisal and management evaluates the contribution made by these features to the character of an area and how to manage the protection of these areas.

Community Facilities

An area of public space, designed, built or installed to serve the local community.

Conservation Area

An area considered worthy of preservation or enhancement due to its heritage or environmental assets.

Design Guide

Design Guides are used to promote the importance of good quality design in a specific area. They include guidelines for developers and communities that can be used to improve the standard of design in any development.

Green and Blue Spaces

Green space is used to refer to open areas of vegetation. Blue space refers to areas of visible water.

Green Belt

Land around a settlement where development is restricted to prevent the merging of settlements. Green belt have five purposes: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the countryside from encroachment; (d) to preserve the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land (NPPF).

Heritage Assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Infrastructure

The term infrastructure refers to the basic physical organisation of structures and facilities needed for the operation of a society or community.

Local Green Spaces

The National Planning Policy Framework (NPPF) introduced a new concept of Local Green Space designation. This is a discretionary designation to be made by the inclusion within a local development plan or neighbourhood development plan. The designation should only be used where the land is not extensive, is local in character and reasonable close to the community and where it is demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife. (NPPF Paragraph 77).

Localism Act 2011

The Localism Act sets out a series of measurements intended to transfer power from the central government to local authorities or communities.

Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.

National Planning Policy Framework (NPPF)

Guidance provided from central government for local planning authorities and decision-makers, on drawing up plans and making decisions about planning applications.

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or class of development (NPPF).

Neighbourhood Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2044), which sets out specific planning policies for the parish which are the primary policies for determining planning applications within that parish.

Neutral Design

(Energy) Neutral Design promotes low energy consumption and considers the environmental impacts at all stages of planning.

Passive Cooling and Ventilation

Refers to the use of heat gain control and heat dissipation to improve the indoor thermal comfort and lower energy consumption.

Passive Solar Gain

Passive solar design tries to optimise the amount of solar energy that can be derived through sun exposure. This includes the careful planning of building orientation and use of materials.

Public Realm

The space between buildings comprising of the highways, land, footpaths and verges.

Ruddington Design Guide

A two part document that consists of a study of the existing character with design guidance for smaller scale development as well as specific guidance for large scale housing developments. The document was created in conjunction to the community to respond to local needs and also supports the Neighbourhood Plan.

Spatial Strategy

A plan containing strategic policies which establishes a vision to improve the balance of economic, social and physical development specific to a region.

Sustainable Development

The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principles of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Tandem Parking

Two car parking spaces that are configured so that one space is in front of the other.

Use Class Order

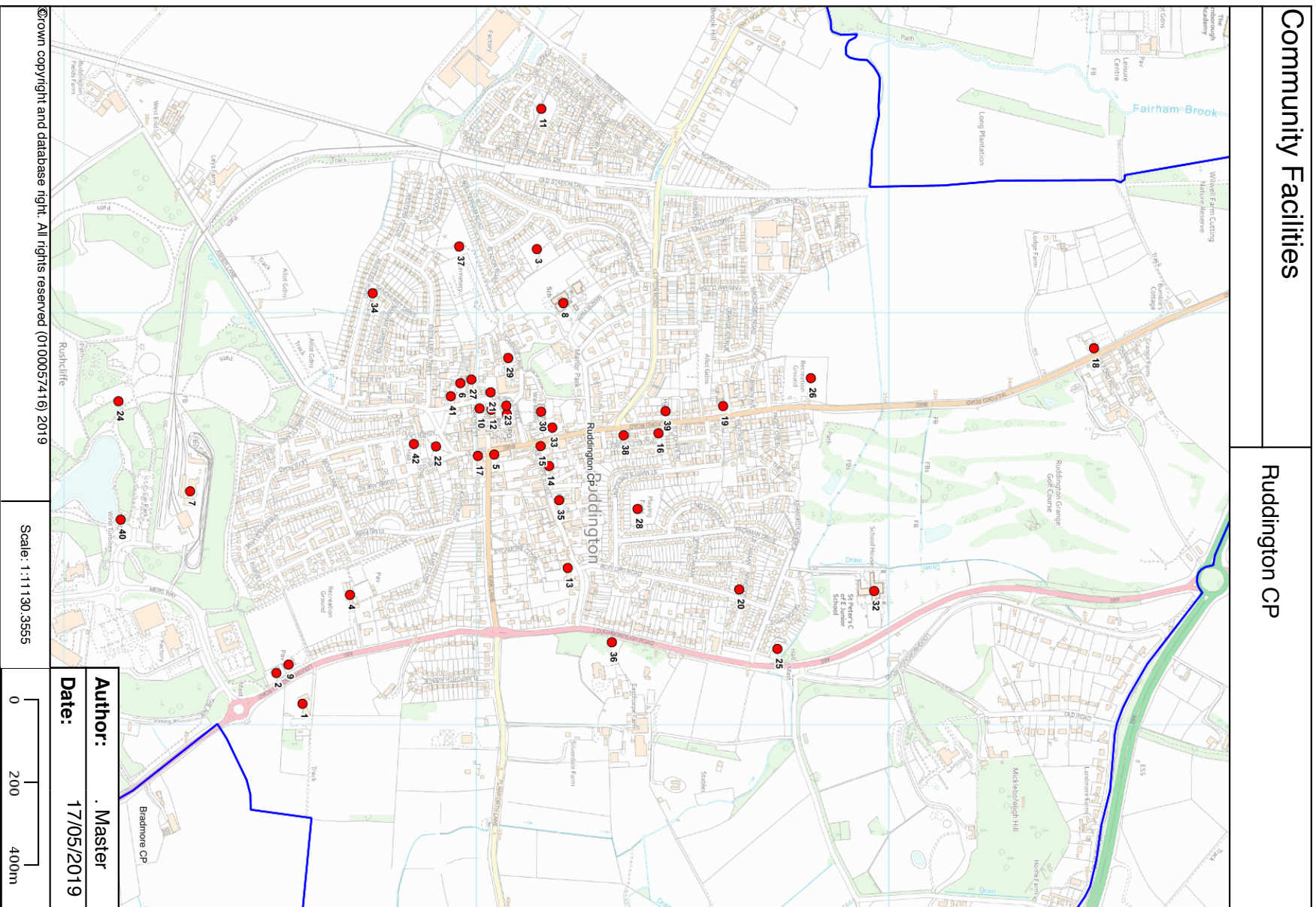
The framework that determines the various categories of land and buildings. Use Class Order states what a particular area may be used for (Town and Country Planning (Use Classes) Order 1987).

17. Appendices

Appendix 1 - Non-designated heritage assets list

	Asset	Comments
1.	Ruddington Grange, Ruddington.	Parkland thereof, as the house was demolished in the 1930s.
2.	Ruddington Hall, Ruddington.	The house is listed. Include existing parkland and ancillary buildings.
3.	Grounds of Easthorpe House, Ruddington.	
4.	Basford Dyers, Ruddington.	Latterly Beeva Garments and now Victoria Court.
5.	Red Lion Cottage, Vicarage Lane.	
6.	21-25, Church Street, Ruddington.	
7.	Hosiery Works, Kirk Lane, Ruddington.	Now occupied by John Hallam Carpets
8.	10, Asher Lane, Ruddington.	Former Framework Knitters Cottage.
9.	Fifty Steps Bridge	
10.	The Rookery, behind Easthorpe Cottages, Ruddington.	
11.	Original Manor Park properties, including Bulwell stone walls, Ruddington.	
12.	Top Road, Ruddington.	Original 1-up 1-down Framework Knitters' cottages c 1800 with the frame housed in the living room
13.	Savages Row, Ruddington.	Framework Knitters cottages built in Flemish bond by a bag hosier (Savage), c1840, built for workers in large communal frame shops.
14.	Fuller Street , Ruddington (West Side).	Terrace of houses for FWKs with one small frame shop for every four properties in rear gardens.

Appendix 2 - Community facilities map and list



Appendix 2 - Community facilities map and list

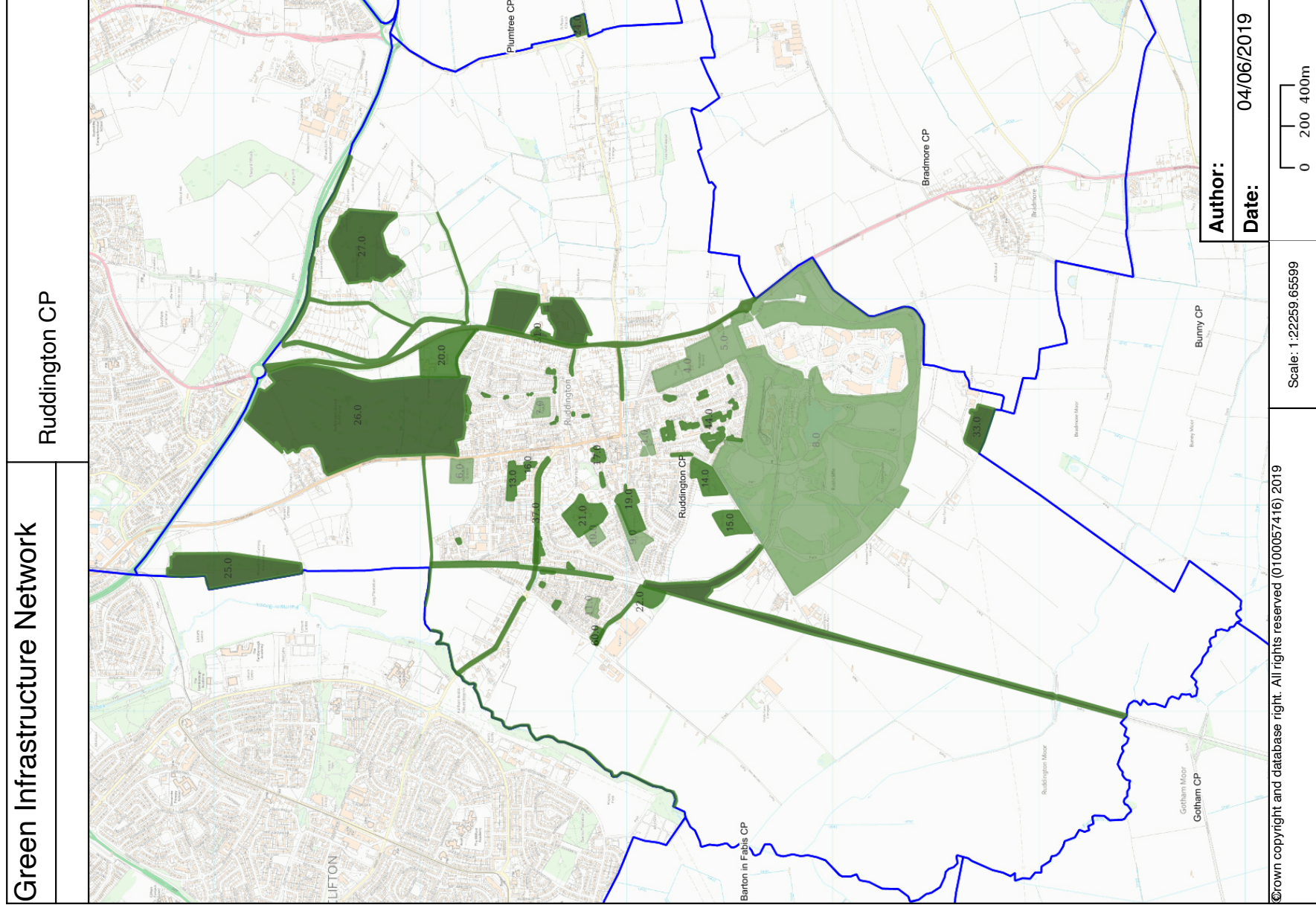
Facility	Address	Community Function
Baltimore Nursing Home	245-247 Loughborough Rd, Ruddington, Nottingham NG11 6NY	Residential Care Home
Cadet Building	ACF Centre, Loughborough Road, Ruddington, Nottingham, Notts, NG11 6NY	Air Cadet Force Centre
Churchill Drive Green	Churchill Drive, Ruddington, Nottingham. NG11 6DG	Public open space
Elms Park Pavillion	Loughborough Road, Ruddington, Nottingham. NG11 6NX	Sports facility and changing rooms. Meeting room. Community activities. Children's play area.
Framebreakers Public House	15 High St, Ruddington, Nottingham NG11 6DT	Public House serving beer, wines and spirits. Meeting place. Also serves food.
Framework Knitters' Museum	Chapel St, Ruddington, Nottingham NG11 6HE	Museum including a unique surviving example of a 19th century framework knitters' yard. Includes restored machines and the history of the Luddite riots.
GCRN Heritage Railway	Mere Way, Ruddington, Nottingham NG11 6JS	The Great Central Railway (Nottingham) is a heritage railway and Transport Museum.
James Peacock Infant and Nursery School	Manor Park, Ruddington, Nottingham NG11 6DS	Primary education for children aged from 3 to 7. Play area.
Jubilee Clubhouse	Loughborough Road, Ruddington, Nottingham. NG11 6NX	Sports facility and changing rooms. Meeting room. Community activities including dance and Bridge. Children's play area.
Library	Church St, Ruddington, Nottingham NG11 6HD	Library facilities, scrabble, educational, displays.
Martin's Crescent and Tongue Way Green	Martin's Crescent / Tongue Way, Ruddington. NG11 6BA	Public open space with wetland
Methodist Church	Charles St, Ruddington, Nottingham NG11 6HD	Place of worship. Meeting place for Community Groups.

Facility	Address	Community Function
Orchard House	46 Easthorpe St, Ruddington, Nottingham NG11 6LA	Residential Care Home
Red Heart Public House	11, Easthorpe St, Ruddington, Nottingham NG11 6LB	Public House serving beer, wines and spirits. Meeting place.
Red Lion Public House	1 Easthorpe St, Ruddington, Nottingham NG11 6LB	Public House serving beer, wines and spirits. Meeting place.
Ruddington Arms Public House	56 Wilford Rd, Ruddington, Nottingham NG11 6EQ	Public House serving beer, wines and spirits. Meeting place. Also serves food.
Ruddington Conservative Club	1 Kempson St, Ruddington, Nottingham NG11 6DX	Licenced Social Club including indoor games
Ruddington Day Nursery	Grange House, Wilford Rd, Nottingham NG11 6NA	Day nursery for pre-school age children
Ruddington Dental Practice	89 Wilford Rd, Ruddington, Nottingham NG11 6BN	Dental facility.
Ruddington Estates Social Club	1-3, Abingdon Dr, Ruddington, Nottingham NG11 6FX	Licenced Social Club including indoor games
Ruddington Medical Centre	Church St, Nottingham NG11 6HD	GP surgery, nursing services, health education.
Ruddington Village Green	The Green, Ruddington, Nottingham NG11 6HH.	Public amenity and community activity.
Ruddington Village Museum	St. Peter's Rooms, Church St, Ruddington, Nottingham NG11 6HD	Ruddington Village Museum was founded in 1968. It explores retail life in late Victorian and early Edwardian Ruddington through a series of displays which recreate Ruddington's shops of yesteryear.
Rushcliffe Country Park	Mere Way, Nottingham NG11 6JS	Open park space, wildlife, children's play area, walks, sports.

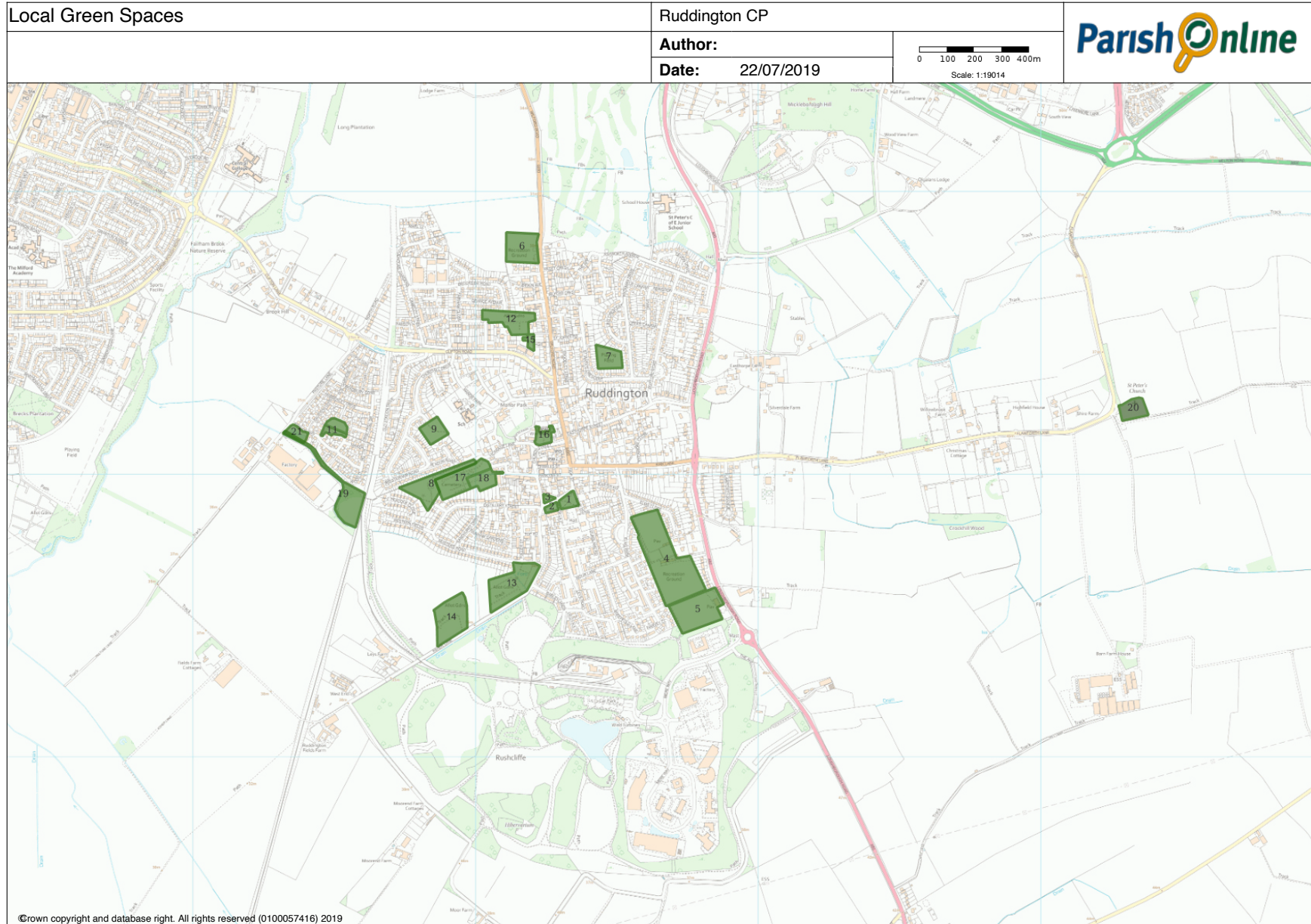
Facility	Address	Community Function
Scout Hut	Ashworth Avenue, Ruddington, NG11 6GB	The First Ruddington Scouts building accommodates around 120 young people aged 6 to 14 across Beavers, Cubs and Scouts.
Sellors' Field	Wilford Rd, Ruddington, Nottingham.	Children's play area. Sports. Public amenity.
Shaw Street Medical Centre	Shaw St, Ruddington, Nottingham NG11 6HF	GP surgery, nursing services, health education.
St Mary's Park	St. Mary's Crescent, Ruddington, Nottingham.	Children's play area. Sports. Public amenity.
St Peter's Care Home	15 Vicarage Ln, Ruddington, Nottingham NG11 6HB	Residential Care Home
St Peter's Church.	The Hermitage, The Church Office, Wilford Rd, Ruddington, Nottingham NG11 6EL	Place of worship.
St Peter's Rooms.	Church Street, Ruddington, Nottingham. NG11 6HA	Parish Council Offices, community facility.
St Peter's School	46 Ashworth Ave, Ruddington, Nottingham NG11 6GB	Primary education for children aged from 7 to 11. Play area.
The Hermitage	Wilford Rd, Ruddington, Nottingham NG11 6EL	Meeting rooms, community use facility, additional activities from St Peter's Church.
The Hub, Ruddington Baptist Church	62, Musters Road, Ruddington, NG11 6HW.	Place of worship, meeting place for Community Groups. The Hub is the home of Ruddington Baptist Church.
Three Crowns Public House	23 Easthorpe St, Ruddington, Nottingham NG11 6LB	Public House serving beer, wines and spirits. Meeting place. Also serves food.
Tiny Teddies Day Nursery	163 Loughborough Rd, Ruddington, Nottingham NG11 6LQ	Day nursery for pre-school age children
Vicarage Lane Park	Vicarage Lane, Ruddington, Nottingham. NG11 6HB	Children's play area. Sports. Public amenity.

Facility	Address	Community Function
Victoria Tavern Public House	40 Wilford Rd, Ruddington, Nottingham NG11 6EQ	Public House serving beer, wines and spirits. Meeting place.
Village Hall	45 Wilford Rd, Ruddington, Nottingham NG11 6BN	Parish Council owned facility. Used for community activities including dancing, exercise, parties etc
Visitor and Educational Centre	Rushcliffe Country Park, Ruddington, Nottingham.	Educational and leisure facility.
White Horse Inn Public House	60 Church St, Ruddington, Nottingham NG11 6HD	Public House serving beer, wines and spirits. Meeting place. Also serves food.
Youth and Community Centre	The Green, Ruddington, Nottingham. NG11 6HH.	This facility is currently unoccupied however, the intention is for the existing building to be demolished and a new community facility built.

Appendix 3 - Green infrastructure network



Appendix 4 - Local green spaces



Appendix 5 - List of community projects to be supported by CIL

1. Funding for re-building of the new Community Centre on The Green.
2. Create new parking within the village centre
3. Purchase of land from Ruddington Grange Golf Club to build a footpath / cycle path connecting Sellors' Field Estate to St Peter's School. Toucan crossing at this location, across Wilford Road. (One person supported extending the footpath past Sellors' Field, possibly along the railway cutting to Old Station Drive).
4. Tarmac path to join 50 steps to Vicarage Lane path.
5. A press button crossing on Easthorpe Street where the school crossing used to be to cater for the additional school children which will be coming from the Asher Lane development.
6. Connect all new estates with footpath/cycle access to village centre.
7. Upgrading of grass path between Jubilee Field and Elms Park playing fields to provide tarmacked footpath / cycle path, connecting the Mere Way and Flawforth Lane developments to the village. Provision of Toucan crossing at this location, across Loughborough Road.
8. Wheelchair/buggy ramped access over railway line.
9. Provide improved mobile phone reception in village centre
10. Widen the section of footway on Easthorpe Street beside the barn and narrow this section of roadway to a single lane with an Eastbound priority.
11. Provide new and improved Scout Hut.
12. Invest in improved left turn from Kirk Lane north on A60 (widen junction). Add repeater signal to assist cars turning right southbound from A60.
13. Contributions to heritage railway.
14. Produce a footpath map showing the whole Parish and also the Village Centre available as a handout to new residents and visitors
15. New signs with the locations and destinations of footpaths passing through the village.
16. Remove the fence between the Tongue Way and Martin Crescent open spaces.
17. New play equipment at Vicarage Lane playground.
18. Build new library.

19. Provide roof repairs and solar panels for St Peter's church.
20. Invest in beautifying The Green and corner of Church Street by Co-op.
21. Move manhole on edge of cycle path on Wilford Lane.
22. Improved traffic lights at Kirk Lane to aid the Mere Way development including pedestrian push buttons.
23. Asher Lane development should provide a number of car parking spaces/small car park on its site, to alleviate the loss of car parking along Asher Lane, for the use of residents on Asher Lane and also the visitors to Rushcliffe Country Park or, alternatively, Asher Lane Developers should build/ provide funds for car parking spaces to be made alongside the recycling area on Asher Lane (number to be decided) to alleviate the inevitable loss of car parking along Asher Lane. Spaces to be for the use of residents on Asher Lane and also the visitors to Rushcliffe Country Park.
24. A pedestrian crossing on St Mary's Crescent opposite the footpath entrance.
25. Paint footway signage to show the end of the shared pavement on Duttons Hill.
26. Replace the sign for the footpath connecting Rufford Road and Loughborough Road.
27. Connect end of the 9 stiles footpath (NT.6176) and the Stoney Gate bridle path (NT.5343) as anyone wanting to do a circular walk has to use the verge of the A52 to connect the two, which is unsafe and unpleasant to walk along. This could be achieved by a concessionary footpath at the edge of the adjacent field.
28. Provide a footway on Flawforth Lane between Flawforth Avenue and Flawforth Church site.
29. Provide a footway on Flawforth Lane between the Flawforth Church site and the stream. This will link footpaths NT.5358 and NT.6176 to create a circular walk.
30. New tree planting on - Old Station Drive 2 open areas, Clifton Road/Camelot Street embankments, Ashworth Avenue open areas, Easthorpe Street verge east end, Leys Road open areas.
31. Tennis courts (dedicated, not shared use with other sports), a MUGA and a full size petanque piste.

Ruddington Design Guide

The design guide is available separately and is divided as follows.

- Appendix 6: Ruddington Design Guide: Part 1 – Character Assessment
- Appendix 7: Ruddington Design Guide: Part 2 – Design codes for minor development
- Appendix 8: Ruddington Design Guide: Part 3 – Design codes for major and strategic development

Appendix 9 – Core Documents List

Evidence name

CD01	Community facilities list 2019	CD29	Neighbourhood Planning and the Historic Environment, Historic England
CD02	Communities facilities map 2019	CD30	Non designated Heritage assets
CD03	Cycle strategy 2019	CD31	Natural England, National Character Areas
CD04	Green spaces beyond the main village 2019	CD32	Neighbourhood Plan area designation
CD05	Green spaces in the main village 2019	CD33	Initial Consultation Poster
CD06	Green verges, islands and open areas 2019	CD34	Initial Consultation Questionnaire
CD07	Public parks and gardens 2019	CD35	Initial consultation Issues and Options Presentation
CD08	Tree and hedge lined streets 2019	CD36	Initial consultation Key Issues Paper (1)
CD09	Allotments 2019	CD37	Initial consultation Key Issues Paper (2)
CD10	Local green spaces (v4) 2019	CD38	Emerging Policies Consultation Poster
CD11	Pedestrian Strategy (v3) 2019	CD39	Emerging Policies Questionnaire
CD12	Village Centre Strategy 2019	CD40	consultation mood boards
CD13	Village centre acceptable uses map 2019	CD41	Emerging Policies Document
CD14	Housing Site Selection Interim Report Local Plan Part 2 2017	CD42	Emerging policies consultation exhibition boards
CD15	Local List_Rushcliffe 2018	CD43	Emerging Policies Recommendations Report
CD16	Nottinghamshire Local Transport Plan Strategy 2011-2026	CD44	Regulation 14 consultation letter
CD17	Natural England National Landscape Areas 2013	CD45	Draft Neighbourhood Plan (Regulation 14)
CD18	Rushcliffe Residential Design Guide 2009	CD46	Ruddington Design Guide Part 1, introduction and character assessment
CD19	Ruddington Conservation Area Boundary Map	CD47	Ruddington Design Guide Part 2, design code for minor development
CD20	Ruddington Conversation Area Appraisal 2009	CD48	Ruddington Design Guide Part 3, Design code for major ad strategyegic development
CD21	Ruddington townscape appraisal map	CD49	Regulation 14 Recommendation Report
CD22	Rushcliffe Nature Conservation Strategy_2016-2020 2016	CD50	Ruddington Neighbourhod Plan SEA
CD23	Rushcliffe Local Plan Part 1: Core Strategy 2014		
CD24	Rushcliffe Local Plan Part 2: Land and Planning Policies 2019		
CD25	Rushcliffe Climate Change Action Plan 2014 - 2020		
CD26	CIRIA C753 The SuDS Manual		
CD27	The 6Cs Design Guide		
CD28	Nottinghamshire Landscape Character Areas 2009		



Urban Imprint Limited
16 -18 Park Green
Macclesfield
SK11 7NA

01625 265232
info@urbanimprint.co.uk
www.urbanimprint.co.uk



This page is intentionally left blank

**Appendix 2: Examiner's Report on Ruddington
Neighbourhood Plan 2017 – 2028**

Ruddington Neighbourhood Plan 2017-2028

A report to Rushcliffe Borough Council

**David Kaiserman BA DipTP
MRTPI Independent Examiner**

31 March 2021

Executive summary

I was appointed by Rushcliffe Borough Council on 20 January 2021, with the agreement of Ruddington Parish Council, to carry out the independent examination of the Ruddington Neighbourhood Plan.

The examination was completed solely on the basis of the written representations received, no public hearing appearing to me to have been necessary. I made an unaccompanied visit to the area covered by the Plan on 15 February 2021.

Ruddington is a large village about five miles south of the centre of Nottingham, at the last census having a population of well over 7,000. It has a significant industrial heritage, especially in relation to framework knitting and its connections with the Great Central Railway. It was clear from my visit that the village has grown significantly since the end of the Second World War. Ruddington is also home to an important business park. It sits within open countryside and is separated from neighbouring built-up areas by statutory Green Belt.

Part 1 of the Rushcliffe Local Plan, adopted in 2014, is the Core Strategy for the area and designates Ruddington as one of six “Key Settlements” identified for growth within the Local Plan period (ie up to 2028). Ruddington is required to provide a minimum of 250 new dwellings within that period, on land either in, or adjacent, to the village. No specific allocations are put forward within the neighbourhood plan as contributions towards the need for housing land – indeed, no reference to the need for housing land is made within the Plan document. This is a matter which is the subject of a specific recommendation in my report. The bulk of the Plan deals with detailed measures designed to secure high quality design, protect important local open spaces and local views, conserve and enhance the natural and built environment, support the local economy and services, and address issues relating to access, parking and connectivity.

I have concluded that, subject to the modifications set out in the report, the Ruddington Neighbourhood Plan would meet the basic conditions, and I therefore recommend that, as modified, it should proceed to a referendum.

Contents

- Introduction
- Procedural matters
- A brief picture of the Neighbourhood Plan area
- The basic conditions
- Other statutory requirements
- National policy
- The existing Development Plan for the area
- The consultation exercise (Regulation 14)
- Description of the Plan
- General observations and recommendations
- Representations received (Regulation 16)
- **The policies**
 - Village Centre policies*
 - Policy 1 – sustainable access
 - Policy 2 – public areas
 - Policy 3 – acceptable uses
 - Policy 4 – areas for improvement
 - Policy 5 – shopfronts
 - Housing policies*
 - Policy 6 – housing mix
 - Policy 7 – custom and self-build
 - Connectivity policies*
 - Policy 8 – pedestrian network
 - Policy 9 – cycle network
 - Policy 10 – connection to new development
 - Policy 11 – traffic and new development
 - Policy 12 – parking and servicing
 - Heritage policies*
 - Policy 13 – conservation area
 - Policy 14 – non-designated heritage assets
 - Policy 15 – vistas, views, landmarks and gateways
 - Economy policies*
 - Policy 16 – business park
 - Policy 17 – home working
 - Policy 18 – digital access
 - Design and sustainability policies*
 - Policy 19 – Ruddington Design Guide
 - Policy 20 – sustainable design
 - Policy 21 – landscape in new developments
 - Policy 22 – biodiversity in new developments
 - Environment policies*
 - Policy 23 – village setting
 - Policy 24 – green infrastructure network
 - Community infrastructure policies*
 - Policy 25 – community facilities
 - Policy 26 – local green space
 - Policy 27 – accommodating growth

- Monitoring and review
- Conclusions on the basic conditions and formal recommendation
- Appendix 1: Summary table of recommendations
- Appendix 2: Suggested explanatory material concerning housing

Introduction

1. This report sets out the findings of my examination of the Ruddington Neighbourhood Plan (the RNP), submitted to Rushcliffe Borough Council (RBC) by Ruddington Parish Council on 7 May 2020. The Neighbourhood Area for these purposes is the same as the Parish boundary.
2. Neighbourhood plans were introduced into the planning process by the Localism Act 2011. They aim to help local communities shape the development and growth of their area, and this intention was given added weight in the National Planning Policy Framework (NPPF), first published in 2012. The current edition of the NPPF is dated June 2019, and it continues to be the principal element of national planning policy. Detailed advice is provided by national Planning Practice Guidance on neighbourhood planning, first published in March 2014.
3. The main purpose of the independent examination is to assess whether or not the Plan satisfies certain “basic conditions” which must be met before it can proceed to a local referendum, and also whether it is generally legally compliant. In considering the content of the Plan, recommendations may be made concerning changes both to policies and any supporting text.
4. In the present case, my examination concludes with a recommendation that, subject to the modifications set out in my report, the Plan should proceed to referendum. If this results in a positive outcome, the RNP will ultimately become a part of the statutory development plan, and thus a key consideration in the determination of planning applications relating to land lying within the Parish.
5. I am independent of the Parish Council and do not have any interest in any land that may be affected by the Plan. I have the necessary qualifications and experience to carry out the examination, having had 30 years’ experience as a local authority planner (including as Acting Director of Planning and Environmental Health for the City of Manchester), followed by over 20 years’ experience providing training in planning to both elected representatives and officers, for most of that time also working as a Planning Inspector. My appointment has been facilitated by the independent examination service provided by Penny O’Shea Consulting.

Procedural matters

6. I am required to recommend that the Ruddington Neighbourhood Plan either
 - be submitted to a local referendum; or
 - that it should proceed to referendum, but as modified in the light of my recommendations; or
 - that it not be permitted to proceed to referendum, on the grounds that it does not meet the requirements referred to in paragraph 3 above.
7. In carrying out my assessment, I have had regard to the following principal documents:
 - the submitted RNP
 - a number of background documents submitted alongside the Plan
 - the post Regulation 14 consultation recommendation report (February 2020)
 - the Basic Conditions Statement (May 2020)
 - the Strategic Environmental Assessment Screening Opinion (December 2019)
 - the representations made in relation to the RNP under Regulation 16

- selected policies of the adopted Rushcliffe Local Plan
 - relevant paragraphs of the National Planning Policy Framework
 - relevant paragraphs of national Planning Policy Guidance.
8. It is expected that the examination of a draft neighbourhood plan will not include a public hearing, and that the examiner should reach a view by considering written representations¹. In the present case, I have concluded that no hearing was necessary. One of the representations included a request for a hearing, and I will explain my reasons for denying that request shortly. The recommendations in my report are therefore based on consideration of the written representations, supplemented by my visit to the village and the area around it.
9. My unaccompanied visit took place on 15 February 2021, when I looked at the overall character and appearance of the Parish, together with its setting in the wider landscape, those areas affected by specific policies in the Plan, and the locations referred to in the representations. I refer to my visit as necessary elsewhere in this report.
10. I have addressed the policies in the order that they appear in the submitted plan. My recommendations for changes to the policies and any associated or free-standing changes to the text of the Plan are highlighted in ***bold italic print***.

A brief picture of the Neighbourhood Plan area

11. Ruddington is a large village lying about five miles south of the centre of Nottingham. It is separated from the surrounding urban areas of West Bridgford, Clifton, Keyworth and smaller villages by statutory Green Belt, the boundaries of which are drawn tightly around Ruddington's built-up area. I was able to see the importance of its nineteenth-century industrial base from my visit to the village, together with a wide range of historic dwellings and other buildings associated with it, especially close to the village core. It was also clear to me that a great deal of post-war development has taken place around the edge of the settlement, a process which is ongoing. There is little consistency of built form, materials or layout; the village centre is largely made up of narrow, winding streets, which add to its particular character and which have been recognised in its status as a designated conservation area.
12. To the south of the main part of the village is a popular country park which sits next to an important business park and the well-known transport museum, focused on the village's links with the Great Central Railway, which is now part-restored as a tourist attraction.

The basic conditions

13. I am not required to come to a view about the "soundness" of the plan (in the way which applies to the examination of local plans). Instead, I must principally address whether or not it is appropriate to make it, having regard to certain "basic conditions", as listed at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The requirements are also set out in paragraph 065 of Planning Practice Guidance. I deal with each of these conditions below in the context of the RNP's policies but, in brief, all neighbourhood plans must:
- have regard to national policy and guidance (Condition a);
 - contribute to the achievement of sustainable development (Condition d);
 - be in general conformity with the strategic policies in the development plan for the local area

¹ Paragraph 9(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

(Condition e);

- not breach, and otherwise be compatible with, EU obligations, including human rights requirements (Condition f);
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017; and
- comply with any other prescribed matters.

14. The Basic Conditions Statement (BCS) is dated May 2020 and, as with the Plan itself, was prepared by the Parish Council's RNP Working Group with the assistance of planning consultants Urban Imprint. Appendix 2 is a spreadsheet intended to show how each policy of the Plan relates to relevant sections of the NPPF, while Appendix 3 uses the same approach in relation to the strategic policies of the Local Plan.
15. These checklists contain no analysis or commentary. While the document states that each of them "demonstrates how the final proposed policies all link back to specific chapters in the NPPF/comply with all of the strategic policies of the development plan and (are) in line with the aims of Local Plan Part 2", they in fact simply assert with a colour-code where a plan policy either "complements" an NPPF paragraph or Core Strategy policy (green) or is not applicable (blue). A third possibility in the spreadsheets (red) is a policy "where a conflict may occur" with the NPPF or Local Plan, although none are identified.
16. This approach is an extremely limited one. Nevertheless, the BCS indicates that the RNP has at least "had regard" to national policy (in particular to the objective of achieving sustainable development); and for this reason, and because it does not reveal any conflict with strategic policies, the minimum statutory requirements are met.

Other statutory requirements

17. A number of other statutory requirements apply to the preparation of neighbourhood plans. These are:
- that the Parish Council is the appropriate qualifying body (Localism Act 2011) able to lead preparation of a neighbourhood plan;
 - that what has been prepared is a Neighbourhood Development Plan, as formally defined by the Localism Act; that the plan area does not relate to more than one Neighbourhood Area; and that there are no other neighbourhood plans in place within the area covered by the plan;
 - that the plan period must be stated; and
 - that no "excluded development" is involved (this primarily relates to development involving minerals and waste and nationally significant infrastructure projects).
18. All but the third of these have been satisfied in this case. The RNP is intended to cover the period from 2017 to 2028, although this is not made as clear as it might be in the document itself². I have taken what I assume to be the appropriate timescale from the BCS at section 1c³. ***I recommend that the period which the Plan is intended to cover be set out clearly at an appropriate point in the document, and that this be included within the Plan's title.***
19. I have also borne in mind the particular duty, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of

² there is reference to the end-date under the "Review" section (paragraph 15.5)

³ I note that the SEA screening report uses a start-date of 2017

“preserving or enhancing the character or appearance” of any conservation area.

20. A screening report is required in order to determine whether a neighbourhood plan needs to be accompanied by a Strategic Environmental Assessment (SEA), under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004. It is the qualifying body’s responsibility to undertake any necessary environmental assessments, but it is the local planning authority’s responsibility to engage with the statutory consultees.
21. In December 2019, RBC, acting on behalf of the Parish Council, published the relevant Screening Opinion. The report notes that both parts of the Local Plan had already been subject to a full SEA and Sustainability Appraisal, as well as appropriate assessment in relation to the Habitats Regulations, and that the conclusions of these processes were taken into account for the purposes of the exercise on the RNP. The report concludes that, subject to any observations from the three statutory bodies involved, a full SEA is not required for the RNP and that, overall, the policies proposed in the Plan would have a neutral or even a positive environmental impact.
22. In the event, neither Natural England nor the Environment Agency have questioned the outcome of the screening exercise; I have seen no response from Historic England, the third statutory consultee. On this basis, I have no reason to question the conclusion reached.
23. It is a requirement under the Planning Acts that policies in neighbourhood plans must relate to “the development and use of land”, whether within the Plan area as a whole or in some specified part(s) of it⁴. I am satisfied that this requirement is generally met, although there are one or two exceptions which I deal with under the individual policies.

National policy and guidance

24. National policy is set out primarily in the NPPF, with a key theme being the need to achieve sustainable development. The NPPF is supported by Planning Practice Guidance (PPG), an online resource which is continually updated by Government.
25. I have borne particularly in mind the advice in the PPG that *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.”*⁵

The existing Development Plan for the area

26. Basic Condition (e) requires neighbourhood plans to be “in general conformity with the strategic policies of the development plan for the area”. For Ruddington, these are to be found in the Rushcliffe Local Plan, both in Part 1, the Core Strategy (adopted in December 2014) and in Part 2, the detailed Land and Planning Policies document (adopted October 2019). I refer to policies within the Rushcliffe Local Plan (RLP) as necessary at appropriate points in my report.

⁴ s. 38A(2) of the Planning and Compulsory Purchase Act 2004, inserted by the Localism Act 2011

⁵ PPG paragraph 041. ID:41-041-20140306

The consultation exercise (Regulation 14)

27. This regulation requires the Parish Council to publicise details of their proposals “in a way that is likely to bring [them] to the attention of people who live, work or carry on business in the area”, and to provide details of how representations about them can be made. Regulation 15 requires the submission to the local planning authority of a statement setting out the details of what was done in this respect, and how the qualifying body responded to any matters which arose as a result of the consultation process.
28. Section 3 of the Plan summarises the way the Parish Council sought to engage with the community, a process which began in October 2017 and continued with questionnaire surveys and consultation events of various kinds. A key stage was the production of an “Emerging Policies Document” upon which views were invited towards the end of 2018. This led to the preparation of the first draft of the Plan. Further consultation was carried out on the Plan a year later and some subsequent amendments were made. The process is set out in full in a report dated February 2020.
29. Further details of the various stages of the public engagement exercises are set out in the Consultation Statement, and I am satisfied that the work done by the Parish Council’s team fully meets the requirements of the Regulations in this respect.

Description of the Plan

30. The submitted version of the Plan is dated May 2020. After setting the general background to neighbourhood planning, it describes the physical and social characteristics of Ruddington before crisply stating the overall vision for the Parish: *“To sustain Ruddington as a thriving village, promoting a well-connected, sustainable, and safe environment whilst protecting its special historic and rural character with an attractive and vibrant Village Centre”*. This is followed by eight objectives which the Plan seeks to address in relation to the village centre, housing, connectivity, heritage, the economy, design and sustainability, the environment and community infrastructure (in that order).
31. Section 5 is described as the “spatial strategy” for Ruddington, setting the Parish into the context of Rushcliffe as a whole and describing important links with the wider area beyond. This part of the Plan also introduces the key physical elements both of the Parish itself and of the village centre; it is accompanied by schematic maps which are a helpful and (for neighbourhood plans) rather novel way of bringing the descriptive material to life.
32. Before the policies themselves, Section 6 consists of a table which assesses, by way of a simple “tick”, whether or not they address the Plan’s overall vision and eight specific objectives. This is another helpful way of showing how the Plan itself “works”.
33. Each policy is then set out, appropriately separated from material alongside it which contains the justification for it. There are six related “aspirations”, again with their own justifications. These are properly distinguished from the land-use policies but are helpfully placed close to those policies to which they are related.
34. There is no statutory requirement to review or update a neighbourhood plan⁶. Paragraph 15.5 of the RNP simply states that it has been prepared to align with the end-date of the Local Plan (ie 2028), while paragraph 15.6 acknowledges that there might be circumstances

⁶ PPG paragraph 084. ID 41-084-20190509

when a partial review may be necessary.

35. The Plan document ends with a comprehensive glossary of terms and a total of nine appendices. I will refer to these as necessary in due course.

General observations and recommendations

36. In many respects, the RNP is a user-friendly document (as I have indicated above). However, I do have concerns about how some policies are expressed, and this has led me to make a number of recommendations for changes to it.
37. Firstly, it contains no policies about the location or extent of land required for housing over the Plan period. To be clear, neighbourhood plans are not obliged to include such policies in order to satisfy the basic conditions, which it is the primary purpose of my examination to consider. However, I strongly believe that if the Plan is to have practical value, and in particular not to raise unreasonable expectations about its ability to influence the shape of development in the village during the Plan period, it must set out clearly the assumptions about the housing land requirement which provide the context for its preparation.
38. In the absence of any reference to this in the RNP, I have looked at the relevant policies in the RLP (which itself receives very little mention in the Plan), and I have also carried out a search of RBC's website relating to recent planning permissions. From these sources, I have learned that:
- Policy 3 of the Core Strategy (ie Part 1 of the Local Plan, LP1) deals with the spatial strategy for the Borough up to 2028. Beyond the main built-up area of Nottingham, six "key settlements" are identified for growth, and are expected to accommodate about 5,500 new dwellings. One of these settlements is Ruddington, with its own target of a "minimum" of 250 dwellings.
 - Part 2 of the Local Plan (LP2) contains the detailed land and planning policies and was adopted in October 2019. Explanatory material at paragraphs 3.76-3.78 says that Ruddington has the capacity for around 525 new dwellings, and Policies 6.1 to 6.4 allocate four greenfield sites to the north, east and south of the village (shown on Figure 5) which appear designed to yield that figure. Most or all of the land in question lies within the Green Belt (or it was at the time of the adoption of the RLP).
39. All four of these sites now have planning permission; at the time of my search, two had full permission and the other two had advanced to reserved matters stage. I was able to see from my visit that site works were already under way in at least one of these locations.
40. As I say, none of this important context is mentioned in the RNP, although I note that Background Paper CD 14 is the Housing Site Selection Interim Report for the Local Plan (September 2017), where the options for land allocations in Ruddington are assessed.
41. Given the scale of the future housing supply already settled (which is double what the Local Plan requires as a minimum), significant elements of several policies in the RNP could be considered effectively redundant. Examples are the first part of Policy 6: *"Residential development proposals.....will be supported where they deliver an appropriate housing mix that meets the needs of the community and contributes to the diversity of the housing stock."*; or part of Policy 8: *"Developments on larger sites (greater than 50 units....must ensure continuous pedestrian routes are provided between the development site and residential*

areas, local shops, services and facilities”; or part of Policy 9: “the design of all streets and spaces within development should be cycle-friendly and provide connections to the main shops, services and facilities”.

42. Since nothing in a neighbourhood plan could have the effect of altering the terms of an extant planning permission, policies such as these would have relevance only if there remained scope for any further significant housing proposals during the Plan period; but Ruddington Inset 1 map in LP2 shows a new Green Belt tightly drawn around the built-up area of the village (as it is to be extended), and so there is little reason to anticipate new development beyond “windfalls” and what might normally be acceptable within the Green Belt. There is no evidence before me to suggest that the Local Plan is in any sense out of date⁷. It is also the case that the RNP seeks to protect from development many of the open areas remaining within the settlement envelope itself.
43. I raised this question with RBC and the Parish Council before deciding how it might best be addressed in my report. From their responses, I understand that the Parish Council began work on the RNP before Part 2 of the Local Plan was adopted, and therefore at that point no sites to meet the housing need had been formally allocated. To that extent, therefore, policies 6 and 8 to 11 have been overtaken by the planning permissions to which I have referred. However, both councils are of the view that, given Ruddington’s status as a Key Settlement within the hierarchy and its proximity to the main urban area of Nottingham, the village could well be subject to speculative pressure within the period of the Plan (indeed, RBC pointed out that this is already evident from representations which have been made in the context of the emerging Greater Nottingham Strategic Plan). This is in addition to any “windfall” development. The response to pressure for further growth in Ruddington would therefore be determined by relevant factors at the time, including the requirements of the housing delivery test and the continued ability of RBC to demonstrate a five-year supply of land. In addition, changes might arise to the schemes which currently have permission and these would need to be considered on their merits.
44. I am content to accept the councils’ assessment of the continued value of the policies to which I have drawn attention. However, to aid public understanding of the applicability of the policies relating to housing, ***I recommend that the Plan point out that land to meet the Local Plan housing requirement has already been identified, and that this should be accompanied by a map showing the location of the four sites which now have planning permission. The additional material should also explain the implications of this background for the scope of the Plan’s policies. To be of assistance to the Parish Council, at Appendix 2, I have set out a suggested way in which this might be addressed.***
45. My second general observation is that there is a considerable degree of overlap in the ground covered by some policies. In some cases this amounts to a simple duplication, and in others there is partial or selective repetition of policy requirements: this can make interpretation of the whole unnecessarily complex and at times potentially confusing. The list which follows is not exhaustive, but examples of duplication are:
- Policies 1, 8, 9, 10, 11 and 16 all include reference to the integration of existing pedestrian and cycle routes and facilities, and creation of new connections
 - Policies 2, 6, 12, 15 and 16 all refer to car parking requirements
 - design is dealt with in Policies 6, 7, 15 and 19
 - some elements of Policies 15 and 23 cover the same ground.

⁷I deal later with a representation from Savills which takes a different view.

46. I appreciate that a significant amount of work could be involved in editing the Plan's policies if all overlap and duplication are to be removed. I nevertheless think it would be beneficial to users of the Plan if some steps along those lines were to be taken, for the reasons I have given. This is not, however, an issue which causes any difficulties from the point of view of the basic conditions, and so I do not make it a matter which requires a formal recommendation.
47. A third general observation is that there are many references in the Plan to the evidence base which supports it. These are noted both under the policies themselves and in the justification for them and are helpful in understanding the background. In some cases, the evidence takes the form of "strategies" (for example, the cycle strategy, CD3, and the pedestrian strategy, CD11). These are clearly designed to be "material considerations" in planning terms, to which the decision-maker must have regard when deciding how to respond to individual applications. Some of them may have been formally adopted as Supplementary Planning Documents for these purposes – which would increase the weight to be attached to them.
48. ***I recommend the insertion, at an appropriate place in the contextual material, of a brief explanation of the status of those documents which fall within this category. This should also include a general explanation of the intended relationship between the RNP policies and the material contained within the documents referred to.***

Representations received (Regulation 16)

49. No directly relevant observations were made by the Environment Agency, Natural England, Highways England, Nottinghamshire County Council, National Grid, The Coal Authority or the Nottingham and Nottinghamshire Clinical Commissioning Group. Some matters raised by RBC, Severn Trent Water and NHS Property Services will be dealt with under their relevant policy heads below, as will a small number of representations made by local residents (there were eight of these in total, which mostly involved detailed observations rather than any significant objections, and to that extent do not require any specific recommendations on my part).
50. A series of representations have been made by agents Savills on behalf of Taylor Wimpey UK Ltd. I will deal with some of these under each relevant policy, but it is convenient to respond to their more general objections here.
51. Taylor Wimpey have an interest in land west of Pasture Lane, to the west of the built-up area of the village. They consider that this site, which lies within the Green Belt, is well placed to contribute towards meeting housing needs in the area. For these reasons, they have suggested to RBC and the Greater Nottingham Planning Partnership that there are "exceptional circumstances" which would justify a review of the Green Belt (and which presumably they hope would lead to the removal of the land from it). These exceptional circumstances are not set out in Savills' objections to the RNP; in any event, consideration of them is not a matter for this examination.
52. Savills say that "identification of land west of Pasture Lane, Ruddington for residential-led development would accord with the spatial strategy for Rushcliffe Borough under Part 1 and Part 2 Local Plans and this should be reflected in the RNP". It is unclear whether this constitutes a formal objection to the Plan; but, again, it is not part of my brief to consider the site's merits in the terms set out by Savills

53. More generally, Savills consider that the RNP “does not follow national policies and advice, that it will not contribute to the achievement of sustainable development and cannot be seen to be in general conformity with strategic policies contained in the development plan for the area”. In summary, the main reasons for this assessment (with my responses to them) are:

- the Plan “does not provide a shared vision for the area and it is not able to demonstrate compliance with the requirement to not promote less development than set out in strategic policies or undermine these strategic policies because of the absence of up-to-date strategic policies”.

Response. This appears to imply that the Plan must still allocate land for a minimum of 250 dwellings despite the existence of the four planning permissions and the absence of any evidence that more land is needed than that already identified. This cannot represent an accurate interpretation of national policy. The somewhat opaque suggestion that strategic policies are out of date is not supported with any evidence.

- Paragraph 66 of the NPPF should have been engaged: “Where it is not possible to provide a [housing] requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.” Footnote 31 to this paragraph explains that this might occur: “because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date”.

Response. Although Savills say that these circumstances apply in relation to the RNP and “are reason to pause progress” on it, they provide no meaningful evidence to support this assertion, and I do not accept the conclusion reached. The neighbourhood planning body has not asked the local planning authority for an indicative figure, presumably because this was not thought necessary.

- The basic conditions are not met because of the absence both of a housing target and any sites allocated for housing, and that “to satisfy the basic conditions, (para 31) Neighbourhood Plans need to demonstrate a robust evidence base”. This perceived deficiency supports a case for the Plan to be paused and for a further consultation to take place on a revised version.

Response. The basic conditions make no reference to housing targets, site allocations or the evidence base for neighbourhood plans. The only national guidance on the issue is in the PPG, where paragraph 040 states: “While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no ‘tick box’ list of evidence required for neighbourhood planning”. Paragraphs 042 and 044 say that a neighbourhood plan “can” (not must) allocate sites for housing, including additional sites to those shown in the local plan. While some of my recommendations about the utility of the RNP relate to how housing is dealt with generally in the Plan, these do not raise concerns with regard to the basic conditions.

- Further reasons given to pause progress on the Plan are the publication of the Planning White Paper, the emerging strategic plan for the Greater Nottingham area and what is described as the “absence of an up-to-date strategic policy framework”.

Response. It is clear from all relevant Government guidance that neighbourhood plans should be prepared on the basis of the strategic policy framework as it exists at the time. It would be wholly unreasonable to require progress on the RNP to be held up on

the grounds given. For these reasons, I also conclude that it would be inappropriate to require a commitment for the Plan to be reviewed within two years of its being “made”.

- A request is made for me to hold a hearing “to enable adequate examination of the issues and to provide participants with a fair chance to put their case across”.
Response. Given the provisions of paragraph 9(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended), there would need to be strong and specific evidence that it is desirable for me to hold a hearing in order to fulfill my statutory obligations. No reasons are given to explain why examination of the written evidence alone would be insufficient, and I have concluded that a hearing would be unnecessary.

The policies

Policy 1: Village Centre policies – sustainable access

54. This policy requires “all development proposals within the village centre....regardless of scale [to] demonstrate where appropriate” how they have integrated into existing pedestrian and cycle routes “or created new connections where this is required or desirable”. They must also provide safe cycle storage on-site “including appropriate changing and showering facilities where appropriate”, as well as charging points for electric vehicles.
55. It is clearly too onerous to require these actions regardless of the scale of the development (which, as it stands, would encompass changes of use where planning permission was required); and the mitigating phrases “where appropriate” and “where this is required or desirable” are too vague to be of practical value. A further requirement to site the development “to take advantage of public transport facilities within the village” is equally unclear.
56. ***I recommend that Policy 1 be deleted.*** Many of the issues it raises are repeated in Policy 11, and I will return to them when dealing with it.
57. As a detailed point, the justification for the policy says that it links to others in the Plan, including “a strategy for the village centre as a whole”. There is, however, no such policy (although related issues are dealt with in Policies 2 and 4).

Policy 2: Village Centre policies – public areas

58. This policy includes a series of requirements designed to bring about improvements in the public realm. Clearly, not all development proposals will be of the scale or character that would enable them to make any significant contribution in those terms. For this reason, ***I recommend that the second paragraph of the policy should begin with the phrase: “Where it is realistically feasible to do so, these improvements should focus on ...”.***
59. In addition, it seems to me that some elements within the policy relate to works which it will be the prime responsibility of public authorities to bring about and are not strictly land-use considerations. ***I recommend that references to existing pedestrian routes, improved signage and waymarking and the like, together with the intention of the Parish Council to work with partners to work on a strategy for the village centre, should be deleted from the***

policy and expressed separately as an “aspiration”.

60. It is not clear what “the delivery of ... green infrastructure and planting for aesthetic and environmental benefit” might actually mean for an applicant for planning permission. ***If this is not, in fact, intended to be a requirement for development management purposes, it should be included within the broader aspiration referred to above.***

Policy 3: Village Centre policies – acceptable uses

61. Policy 3 is designed to protect the primary retail frontages within the village centre. While this objective is generally supported at local and national level, as it stands it raises a number of difficulties, in particular:
- The primary retail frontages shown on Map 5 are (like the definition of the village centre itself) different from those shown in Inset 2 of the Local Plan. While the RNP is not required to adopt identical definitions to those shown in the Local Plan, there is a potential problem with basic condition e) if no explanation is offered as to why these deviations have been thought necessary. One member of the public has also questioned the way the primary retail frontage has been defined⁸. (I should note here that it is not within my remit to come to a view of my own about where the lines should be drawn, but I consider it sensible for the conflict to be resolved).
 - Policy 3 seeks to prevent any non-retail uses from being established within the primary frontages at ground-floor level. This conflicts with part 2 of Local Plan Policy 25, which does permit such changes of use subject to three criteria. No explanation for this difference is offered.
 - In any event, Policy 3 now needs to take into account the recent substantial changes to the Use Classes Order. A key element of this is the creation of a new Class E, which allows (for example) shops and cafes/restaurants to be converted to offices and other uses listed previously in the superseded Classes A2, A3, B1 and D1, without the need for planning permission. Recent amendments to the General Permitted Development Order also make it easier to change from retail to residential use.
 - An added complication is the relationship between paragraph 7.3 of the Plan, which is the supporting justification for the policy, and the wording of the policy itself. Paragraph 7.3 suggests that the policy is only meant to apply to conversion of shops to residential use; and while it also states that it is essential to bring vacant properties back into productive use, there is no reference to this in the policy. In addition, it is unclear whether the final sentence of paragraph 7.3 (which deals with the issue of vacant units) is meant to relate to the village centre as a whole, or just the primary retail frontages. This is relevant because it supports conversion to “community or commercial use”, whereas the second part of the policy (which relates to properties within the village centre boundary) speaks instead of “residential and community uses”.
 - The wording of Policy 3 raises a further question, which leads on from the last point. The second paragraph says that alternative uses at ground-floor level within the rest of

⁸ I was able to see from my visit that retail uses are scattered over a wide area of the village core, often mixed with non-retail uses, including housing.

the village centre (ie outside the primary retail frontages) will be supported “where they can demonstrate enhancement of the vitality of the village centre”. This covers a wide area and range of existing ground-floor uses, and it is therefore not clear whether it is intended to relate only to proposals involving existing shops. Moreover, no guidance is given as to what steps an applicant for planning permission (in the now more limited circumstances where such permission would actually be needed) would be expected to take in order to satisfy the policy.

62. ***I recommend that Policy 3 and paragraph 7.3 be revisited and amended in order to take account of the issues raised above.***

Policy 4: Village Centre policies – areas for improvement

63. This policy supports the regeneration of two areas within the village centre, which are intended to focus on retail and community uses and appropriate car parking. While there is clearly nothing contentious here as far as the basic conditions are concerned, given its lack of specificity and the degree of overlap with Policy 3, I question its practical value. In addition, the justification refers to three areas, not two; and the policy itself, unlike the justification, does not state that these (whether two or three) are a “priority”. The areas concerned are not delineated on any map.
64. ***If my second recommendation under Policy 2 is accepted (which refers to the aspiration to prepare a village strategy), I recommend further that Policy 4 be deleted and the intentions behind it are included within the brief for the proposed strategy.***

Policy 5: Village Centre policies – shopfronts

65. Policy 5 contains detailed design criteria for new shopfronts. It states that further detail on this matter is provided in Part 2 of the Ruddington Design Guide (RDG) - see Policy 19.

Aspiration 1: Independent businesses

66. This aspiration indicates the Parish Council’s commitment to supporting new and existing independent businesses within the village.

Policy 6: Housing policies – housing mix

67. This policy supports housing schemes “where they deliver an appropriate mix that meets the needs of the community and contributes to the diversity of the village’s housing stock”. In its own terms, this is entirely appropriate; however, as formulated, it provides little practical guidance to potential applicants. It states that “planning applications for new residential development within the village boundary, or on larger sites, should, in addition to other types and where appropriate, deliver the following mix of housing types ... ” (three are then set out). This is an unclear and confusing set of preconditions. Furthermore, there is no guidance as to the actual proportions of the preferred mix – and one of these is homes for first-time buyers, something which the planning system as it is currently set up would find difficulty in delivering.
68. I note that similar ground to this is covered in Local Plan Core Strategy Policy 8 (Housing Size, Mix and Choice). ***I recommend that, unless the policy can be modified such that more detail can be included – and in particular that it can add anything of practical value to CS Policy 8,***

it should be deleted. An acceptable option would be for Policy H6 simply to cross-reference to CS Policy 8, adding whatever interpretive material seems necessary.

Policy 7: Housing policies – custom and self-build

69. This policy supports proposals for custom or self-build dwellings. ***For clarity, I recommend that the first sentence of the policy includes the phrase “in principle” after the phrase “will be supported ...”.***

Aspiration 2: Community right to build order

70. This aspiration refers to the Parish Council’s intention to work with local interests to bring forward a Community Right to Build Order under the provisions of the Localism Act 2011 for a range of activities (as summarised in paragraphs 8.6 and 8.7).

Policy 8: Connectivity policies – pedestrian network

Policy 9: Connectivity policies – cycle network

Policy 10: Connectivity policies – connection to new development

Policy 11: Connectivity policies – traffic and new development

71. There is a considerable amount of overlap and duplication within these four policies, and between some of them and other policies in the Plan. Many of the objectives are only relevant in relation to developments of a reasonable scale.
72. As written, many of the requirements would be difficult for an applicant to interpret and apply. In order to address this, I make the following recommendations:
- ***Policy 8*** refers to support being given to proposals which contribute to enhancing the pedestrian links specified in Core Document 11 (the Ruddington Pedestrian Strategy). ***I recommend that the locations of these links should be shown on a map at a scale sufficient to be able to identify them clearly.***
 - ***Policy 9*** requires that, where appropriate, all new development other than householder schemes must seek to support cycling within the village and “should provide appropriate cycle infrastructure and cycle parking and, where relevant, showering and changing facilities”, adding that further guidance is to be found in Part 2 of the RDG. Since this guidance appears to be limited to the brief reference in section G3 of the RDG, ***it would be helpful if this were to be carried into Policy 9 itself.***
 - ***Policy 10*** states that all new development, “where relevant” should demonstrate how access is to be gained to key village services etc. ***I recommend that some indication be given as to the circumstances where the policy is likely to apply.***
 - ***Paragraph 9.11, supporting Policy 11***, reads as a clear policy in its own right, rather than an aspiration: “schemes that result in the loss of cycle storage are unlikely to be supported unless alternative storage can be provided on-site”. More importantly, this stated intention seems to me to be unrealistic and unenforceable; in any event, the broad ground is adequately covered in Policy 9. ***I recommend that paragraph 9.11 be deleted.***

Aspiration 3: Safe routes to schools

73. This aspiration, while entirely appropriate in its own terms, actually reads as a policy. The requirements it sets out, while including more detail, are little different from those covered in the connectivity policies. It is not clear, in any event, how the ground it covers differs from what is contained within the cycle and pedestrian strategies. The general relationship between the RNP and such supplementary material is the subject of an earlier recommendation.

Aspiration 4: Highways measures

74. This aspiration simply outlines the Parish Council's intention to work with the highways authority to monitor local traffic movements and consider appropriate management strategies.

Policy 12: Connectivity policies – parking and servicing

75. Despite its title, Policy 12 only deals with car parking, with no reference to the servicing requirements in new developments. ***I recommend that "and servicing" be removed from the description of Policy 12.***
76. The policy requires compliance with the highways authority's standards. These are not explained, nor are they included as one of the background papers, and I have been unable to obtain a clear understanding from a web-search where they are to be found or what their materiality might be in planning terms. ***I recommend that the justification to the policy includes the relevant document as part of the evidence base for the Plan, together with a brief explanation of its status.***
77. The first bullet-point of the policy requires all parking to be on-plot. This may not always be achievable. ***For this reason, I recommend that the phrase "wherever possible" be inserted.***

Policy 13: Heritage policies – conservation area

78. This policy properly reflects the importance of the conservation area⁹ and seeks to ensure an appropriate quality of design for schemes within or adjacent to it. However, in requiring proposals to "enhance" the conservation area, it goes beyond the general duty imposed on local planning authorities in this respect¹⁰, which is that "special attention shall be paid to the desirability of *preserving* or enhancing the character or appearance of that area" [my emphasis]. It is settled in planning law that a proposal which has a *neutral* impact on the conservation area would therefore be sufficient to pass the statutory test. ***I recommend that the opening of the policy be reworded thus: Applications within or adjacent to the Conservation Area will be supported in principle only where they preserve or enhance its character or appearance ..."***
79. As with some other policies, reference is made to more detailed guidance which is available: in this case the Conservation Area Appraisal Management Plan (CAAMP). The policy says that proposals which meet that guidance "will be looked upon favourably", which leaves no room

⁹ The CA boundary is clearly shown in CD19, but it would be helpful if it were also included in the Plan itself

¹⁰ s 72 Planning (Listed Buildings and Conservation Areas) Act 1967

for other material planning considerations. ***I recommend that the opening of the policy be reworded to “Schemes will be required to demonstrate that they have had regard to relevant guidance contained in the CAAMP and the Ruddington Design Guide”. In addition, the Plan should briefly explain the status of the CAAMP, either here or in the introductory material*** (see under the heading “General observations and recommendations” earlier in this report).

Policy 14: Heritage policies – non-designated heritage assets

80. RBC say that paragraph 10.4 should be amended because they do not have a list of non-designated heritage assets, and instead rely on criteria to identify them as and when necessary, in accordance with criteria set out in LP2 Policy 11. However, paragraph 10.4 does not imply the existence of a list - instead, it refers to the *approach* taken in Policy 11. No change to this reference is therefore needed. ***However, I recommend that the second sentence of paragraph 10.4 be amended (as requested by RBC) to read: “The buildings listed in Appendix 1 have been identified as buildings of local importance”.*** This removes reference to the suggestion that they should be included within “the Borough’s Local List”.

Policy 15: Heritage policies – views, vistas, landmarks and gateways

81. This policy seeks to ensure that key views, vistas, landmarks and gateways “identified within the Ruddington Design Guide” are protected and enhanced, with three criteria also being taken into account. Part 1 of the RDG (Character Assessment) is a very comprehensive and informative document. However, while there is some mention of views etc within the text describing individual character areas, there is no list or map which shows where they are. Without this, it is difficult to see how the objectives of Policy 15 could be implemented. ***I recommend that the RNP itself include a map showing the location of the various viewpoints and other features.***

Policy 16: Economy policies – business park

82. The Mere Way Business Park is an important employment site for Ruddington and the wider area. Policy 16 anticipates the need for it to be regenerated over time (not expanded) and sets out a range of criteria to guide that process. These cover the need for adequate parking, a satisfactory relationship with the adjacent country park, appropriate traffic management arrangements and the desirability of accommodating sustainable energy and water recycling measures (Severn Trent Water ask that the use of water-efficient technology be added to this element, and I am content for the Parish Council to respond to this without my having to make a formal recommendation). A particular objective of the policy is to help improve pedestrian and cycle routes to the village centre.

Policy 17: Economy policies – home working

83. This policy sets out clear criteria designed to facilitate homeworking while ensuring that any external impact is minimised, and these raise no issues for the basic conditions. However, the last element of the policy would require new residential development to allow for at least one room to be converted “without the loss of storage or garaging space”. It is not clear how compliance with such a policy could be demonstrated or enforced; it is likely to be seen as unreasonable if imposed as a condition on a planning permission, especially in relation to small-scale proposals. ***I recommend that the last paragraph of the policy be***

deleted.

84. Paragraph 11.5 of the justification to the policy states that (among other criteria) “as a general rule of thumb where over 10% of floor space is used solely for employment purposes.....it is often considered that a change of use has occurred” (and thus that planning permission would be needed). I am not aware of the origins of this 10% benchmark. Perhaps more generally, it is wiser to avoid attempting to summarise as complex an area of planning law as that relating to material changes of use. ***I recommend that paragraph 11.5 restricts itself to saying: “Planning permission is not necessarily needed to provide accommodation for working from home. The key test is whether the overall character of the dwelling will change as a result of the business, something which it would be for the Borough Council to decide in each case”.***

Policy 18: Economy policies – digital access

85. This policy reflects the desire in the village for improved access to high-speed communications services, and it takes a positive approach to any new infrastructure that might be required to deliver this. It adds that, “where appropriate, conditions will be imposed to ensure connection to broadband is delivered prior to occupation of new developments”. ***I recommend that some indication be given as to the circumstances in which this part of the policy would apply.***

Policy 19: Design and sustainability policies – Ruddington Design Guide

86. The RDG is intended to be a part of the Neighbourhood Plan, rather than something to which separate consideration needs to be given¹¹. Some of the representations received relate to the detailed content of the RDG and I consider these to be outside the scope of this examination. ***I do, however, have some observations about Policy 19 itself, and I recommend that the following modifications are made:***

- The policy currently opens by stating that “All development, regardless of size or type, will be supported where it demonstrates how it has contributed towards delivering contextually responsive design, as outlined within the [RDG].” ***It is, however, difficult to see how this could apply to applications for changes of use, and that should be made clear. The wording also needs to include the phrase “in principle” after “supported”.***
- It is not appropriate for a policy to expect proposals to “fully meet” the provisions of *guidance*. Instead, ***the requirement should be for applicants to “have regard” to appropriate parts of the RDG.***
- Development proposals are required to “reflect” the local character in regard to six elements. This is a potentially over-prescriptive approach. ***I recommend that “reflect” be replaced with “respect” – which provides sensitive flexibility.***

¹¹ I sought clarification from the two councils about the status of the RDG, in particular whether it was that of a “supplementary planning document”. However, they were both keen to emphasise that the intention is for it to be formally a part of the Plan, and I have proceeded on that basis.

Policy 20: Design and sustainability policies – sustainable design

Aspiration 5: Future-proof design

87. Policy 20 sets out seven design components that might be relevant to a development scheme whose design and specification should be assessed for their contribution towards tackling climate change, especially in relation to energy efficiency. RBC say that the first of these criteria should be deleted, on the grounds that national guidance¹² is that local policies requiring higher than national standards in relation to a building's sustainability should form part of a local plan (and, therefore, that it is not appropriate for them to be included within a neighbourhood plan). Given that part 2a of Core Strategy Policy 2 covers the same ground, ***I recommend that the first bullet-point of Policy 20 be deleted, and that the justification to the policy makes appropriate reference to Core Strategy Policy 2a. I also agree with RBC that the third bullet-point should be removed: this seeks to avoid main gas connections to prevent the use of fossil fuels, but I consider this to be beyond the scope of the land-use planning system.***
88. Severn Trent Water suggest that the policy could also usefully refer to other resources, including water and utilities. This is a matter I am content to leave to the Parish Council to consider, without a specific recommendation from me.
89. I have linked Policy 20 with Aspiration 5 because they relate to similar strategic objectives. Paragraph 12.6 of the justification properly points out that there are some elements of the village's vision for sustainable design which fall outside the remit of a neighbourhood plan (because they go beyond traditional land-use policies). It might be that the issue of mains gas connections and the suggestions by Severn Trent Water could be appropriately accommodated within Aspiration 5.

Policy 21: Design and sustainability policies – landscape in new developments

Policy 22: Design and sustainability policies – biodiversity in new developments

90. Policy 21 states: "All new developments, regardless of type and scale, will be supported where they *enhance* [my emphasis] the contribution that the site can make to the wider green and blue infrastructure network ...". Five examples of the features which need to be taken into account are then listed. While paragraph 12.7 implies that the policy is especially relevant in relation to larger schemes, as written, it seeks to ensure that all development will be expected to make a positive contribution to the strategic infrastructure environmental networks. This is clearly something that would not be possible in every case.
91. I have a similar comment in relation to Policy 22: this sets out six factors to be taken into account in landscaping schemes associated with new development (with the exception of household applications), the objective being to achieve a net gain in biodiversity within the Parish. While this reflects paragraph 170d) of the NPPF and Local Plan Core Strategy Policy 17c, neither of these requires all new development (with the exception of householder applications) to deliver a net gain in biodiversity.
92. ***I recommend that each policy begin with wording such as: "Where its character and scale realistically permit, new development should seek to ..." etc.*** As a minor point, paragraph 12.12 is a simple repeat of the first part of paragraph 12.11.

¹² PPG on climate change, para.9

Policy 23: Environment policies – village setting

93. This policy sets some parameters for the way any development at the settlement edge is handled in order to achieve an acceptable transition. In addition, applications for sites beyond the settlement boundary are required to take into account the character of certain mature landscapes, described in the Nottinghamshire Landscape Character Assessment (2009). ***(There is a mismatch in the location of these landscape areas as between the policy and paragraph 13.4, and I recommend that this be clarified).***
94. Paragraph 13.3 notes that “... the landscape is protected from sprawling development by Green Belt restrictions”. ***I recommend that this paragraph be redrafted to present a clearer picture by (a) explaining that all the land beyond the village envelope lies within the Green Belt; (b) summarising what the NPPF has to say about the approach to development in the Green Belt (paragraphs 143-147); and (c) explaining the consequences for the Green Belt boundary around Ruddington following the recent planning permissions.***

Policy 24: Environment policies – green infrastructure network

95. The first part of Policy 24 contains two elements. The first supports applications which would preserve or enhance the network of blue and green infrastructure set out in Appendix 3. The second element states that schemes which would result in the loss of features or the diminution of the network will be refused. There is no difficulty with the first provision, but the second, if taken literally, could potentially apply to very small-scale developments (see below). In addition, the last sentence of paragraph 13.6 (part of the justification to the policy, but reading much more as a policy in its own right) would introduce a different and even more stringent test, in that schemes “that fail to *make a contribution* [my emphasis] to the network, where this is possible, will not be looked upon favourably”.
96. The green and blue features are said to be set out in Appendix 3, which is a map entitled Green Infrastructure Network. It shows several areas of land, some of which bear references, depicted in two shades of green. There is no key or list of these sites, so the significance of both the numbering and shading is unclear.
97. In order better to understand the intention of this part of the Plan, I have examined background papers CD04-CD09, all of which are also maps with the title of Green Infrastructure Network and show numbered locations in the same way as Appendix 3. The difference between these six maps relates in part to their location (eg “beyond the main village”) and in part to their character or use (public parks and gardens or allotments etc). There are over 60 sites in total across the six maps, some of these consisting of extremely small plots within housing areas, or even highways verges. Moreover, it would not be clear to a reader how they formed a *network* in the terms described in paragraph 13.1 of the Plan (which appears to be mislocated under Policy 23). I also note that none of the maps (including Appendix 3) appear to show any of the “blue” infrastructure (water bodies and watercourses), despite the reference to this in the policy.
98. ***I recommend that:***
- ***the second sentence of the policy be changed to read: “Schemes that would result in the loss of any features which make a significant contribution to elements of the green or blue infrastructure network will normally be refused planning permission”***

- *the last sentence of paragraph 13.6 be deleted*
- *a clear explanation be given of the information shown in Appendix 3 and its relationship with that shown in documents CD04-CD09. This should seek to ensure that only those areas or features which form part of a network are the subject of Policy 24, with proposals which might affect the remainder being considered against other relevant policies in the Plan.*

99. The second paragraph of the policy requires that “all schemes should reflect the importance of the Fairham Brook ... and seek to enhance its role through appropriate landscape design”. It cannot be the case that this policy objective is applicable to “all” schemes within Ruddington; and, in any event, it is not clear from the wording what would be required from an applicant in order to satisfy it. ***I recommend that the scope and development management implications of this requirement be clarified.***
100. Careful examination of Appendix 3 produces a further complication in that some of the sites identified appear again under policy 26 (see below). ***I recommend that this potentially confusing duplication should be explained, since any development of the land in question would appear to be subject to two similar (but not identical) policy constraints.***

Aspiration 6: Management of wildlife and habitats

101. Most of this aspiration properly deals with a strategy for managing and enhancing existing wildlife assets. However, the third paragraph is in fact a policy: it says that development “which affects non-designated sites with biodiversity value will only be permitted where it can be demonstrated that there is an *overriding need for the development* [my emphasis] and that adequate mitigation measures are put in place”. This is said to be in accordance with the Core Strategy: I take this to be a reference to Policy 17, but this does not provide for the rigorous test which I have highlighted. ***I recommend that this paragraph be deleted.*** If the Parish Council consider that there is more to be said on the Plan’s approach to non-designated sites of biodiversity value in terms of development management, it should in any event appear under Policy 22.

Policy 25: Community infrastructure policies – community facilities

102. Policy 25 supports proposals for new and improved community facilities within the Parish and includes seven examples of what activities this would encompass. Applications should seek to avoid having a negative impact on existing assets or result in their loss (Appendix 2 lists them), unless they can be replaced by equal or better provision elsewhere. This is a policy which clearly accords in principle with national and local social and economic objectives, and it is not in its own terms expressed in an over-prescriptive way. However, the second part of it raises some difficulties.
103. Appendix 2 is a list of 42 existing community assets, including (for example), nursing and care homes, places of worship and surgeries – as well as public open spaces (some of which are also subject to Policies 24 and 26). Firstly, it is not clear how a negative impact on any them would be identified or measured. Secondly, it would be unrealistic to require replacement of, say, a private social club with something similar if the existing use is no longer viable or even required. More generally, while it is certainly possible through normal development management processes to agree mitigation measures where the issue is the loss of open

space or outdoor recreation facilities, this would be impractical with any of the other categories set out in the policy. The following recommendation would also be a response to an objection from NHS Property Services.

104. ***I recommend (a) that the second paragraph of Policy 25 be deleted; (b) Appendix 2 be deleted from the Plan, but retained as a background paper as part of the Plan’s evidence base; and (c) that the justification for the policy be expanded to explain what wider steps might be taken to ensure that community facilities are sustained. This might instead be expressed as an aspiration.***

Policy 26: Community infrastructure policies – local green space

105. Policy 26 gives effect to NPPF paragraphs 99-100: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them... Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) 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*
- c) local in character and is not an extensive tract of land.”*

106. Background paper CD10 lists 21 open spaces and briefly assesses them against these three criteria, concluding that all qualify for designation. Appendix 4 to the Plan itself is a map showing their location¹³. I have been given no reason to question the appropriateness of including any of these areas as Local Green Spaces.

Policy 27: Community infrastructure policies – accommodating growth

107. This policy explains that it is the intention to secure a range of improvements within the Parish through s.106 planning obligations or through the Community Infrastructure Levy, the details of which are set out in Appendix 5. ***This is not a land-use policy and I recommend that it be redrafted as an aspiration.***

Monitoring and review

108. Section 15 of the Plan explains that the intention is to take note of RBC’s annual monitoring reporting programmes to inform the need for any review of the RNP, with paragraph 15.4 setting out the key indicators which are likely to be relevant. This section notes that the Plan has been prepared in a way which aligns it to the period of the Local Plan (ie up to 2028), but also allows for the possibility of a partial review if circumstances suggest the necessity for it. Notwithstanding the guidance at paragraph 084 of the PPG, Savills say that this approach is inappropriate because of “potential changes at national level” and the existence of an emerging strategic plan for the Greater Nottingham area. In my opinion, neither of these

¹³ I have noted that site 10, Martin’s Crescent, is mentioned in page 145 but does not appear on the map

factors amounts to a case for requiring the RNP to include a commitment for it to be reviewed (ie, in its entirety) within two years of its having been made. ***I recommend that no change be made to Section 15 of the Plan.***

Conclusions on the basic conditions and formal recommendation

109. I am satisfied that, subject to the modifications set out in this report, the Ruddington Neighbourhood Plan makes appropriate provision for sustainable development; that it has had regard to national policy, and that it is in general conformity with the strategic policies in the development plan for the local area. There is no evidence before me to suggest that the Plan is not compatible with EU obligations, including human rights requirements. I am also required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area, but I have been given no reason to think this is necessary.
110. ***I therefore recommend that the Ruddington Neighbourhood Plan, once modified, should proceed to referendum.***

David Kaiserman

David Kaiserman BA DipTP
MRTPI Independent Examiner

31 March 2021

APPENDIX 1 – SUMMARY TABLE OF RECOMMENDATIONS

Examiner's report paragraph	NP reference	Recommendation
18	General	<ul style="list-style-type: none"> include Plan period in the text and title
44	General	<ul style="list-style-type: none"> explain context for housing requirement and implications for Plan's policies include information on four sites which now have planning permission
48	General	<ul style="list-style-type: none"> explain status of supplementary material
56	Policy 1	<ul style="list-style-type: none"> delete policy
58-60	Policy 2	<ul style="list-style-type: none"> reword second paragraph delete specified material and include as an aspiration
62	Policy 3	<ul style="list-style-type: none"> amend to take account of conflicts with Local Plan policies on Primary Retail Frontage take into account changes to UCO and PD rights resolve conflict with para 7.3 and clarify policy implications
64	Policy 4	<ul style="list-style-type: none"> delete – include as an aspiration
68	Policy 6	<ul style="list-style-type: none"> modify to include more detail or delete policy
69	Policy 7	<ul style="list-style-type: none"> minor rewording
72	Policy 8	<ul style="list-style-type: none"> show principal links on a map
	Policy 9	<ul style="list-style-type: none"> include guidance from section G3 of RDG
	Policy 10	<ul style="list-style-type: none"> expand on applicability
	Policy 11	<ul style="list-style-type: none"> delete paragraph 9.11 from justification
75-77	Policy 12	<ul style="list-style-type: none"> minor rewording (2) explain relationship with Highways Authority's standards
78-79	Policy 13	<ul style="list-style-type: none"> minor rewording (2) explain status of CAAMP
80	Policy 14	<ul style="list-style-type: none"> minor rewording
81	Policy 15	<ul style="list-style-type: none"> show locations on a map
83	Policy 17	<ul style="list-style-type: none"> delete last paragraph reword paragraph 11.5
85	Policy 18	<ul style="list-style-type: none"> expand on applicability
86	Policy 19	<ul style="list-style-type: none"> clarify applicability rewording (3)
87	Policy 20	<ul style="list-style-type: none"> delete first and third bullet-points expand justification to refer to Core Strategy Policy 2a
92	Policies 21 & 22	<ul style="list-style-type: none"> minor rewording

93-94	Policy 23	<ul style="list-style-type: none"> • resolve mismatch with paragraph 13.4 • expand paragraph 13.3 to explain current Green Belt position
98-100	Policy 24	<ul style="list-style-type: none"> • minor rewording in second sentence • delete last sentence of para 13.6 • explain relationship between Appendix 3 and CD04-09 • clarify implications of Fairham Brook reference • resolve duplication with Policy 26
101	Aspiration 6	<ul style="list-style-type: none"> • delete third paragraph
104	Policy 25	<ul style="list-style-type: none"> • delete second paragraph • delete Appendix 2 but retain as a background paper • expand justification (or express as an aspiration)
107	Policy 27	<ul style="list-style-type: none"> • redraft as an aspiration

APPENDIX 2: SUGGESTED EXPLANATORY MATERIAL CONCERNING HOUSING

(see paragraph 44 of this report)

1. The Ruddington Neighbourhood Plan is required to be in general conformity with the strategic policies in the development plan for the local area (basic condition e). Policy 3 of the Rushcliffe Local Plan Core Strategy deals with the spatial strategy for the Borough up to 2028, which is also the end-date for the RNP. Beyond the main built-up area of Nottingham, six “key settlements” are identified for growth, and are expected to accommodate about 5,500 new dwellings. One of these settlements is Ruddington, with its own target of a “minimum” of 250 dwellings.
2. Part 2 of the Local Plan, which contains the detailed land and planning policies for the Borough, was adopted after the commencement of work on this neighbourhood plan. Explanatory material at paragraphs 3.76-3.78 says that Ruddington has the capacity for around 525 new dwellings, and Policies 6.1 to 6.4 allocate four greenfield sites to the north, east and south of the village designed to yield that figure. These sites are land west of Wilford Road, south of Flawforth Lane, opposite Mere Way and north of Asher Lane (see Map no.....). Most or all of the land in question lies within the Green Belt (or it was at the time of the adoption of the Local Plan). All four of the sites now have full planning permission.
3. The Ruddington Inset (no.1) in the Local Plan shows the four housing allocations, together with a modified Green Belt boundary, tightly drawn around the built-up area of the village (as it is to be extended).
4. The context for this neighbourhood plan is therefore that roughly twice as much new housing land has been identified in the village as is required under the terms of the Local Plan, and given that this has been adopted relatively recently, there is no obvious justification for any further housing land allocations within the RNP’s timeframe (ie up to 2028). Development within the Green Belt is severely restricted, in accordance with Local Plan Policy 21 and section 13 of the NPPF.
5. Nevertheless, the Parish and Borough Councils consider it prudent to be in a position to respond to any proposals for housing which do come forward (over and above limited infill, small-scale redevelopment or development which might be considered acceptable in the Green Belt). In addition, all new planning applications would continue to be assessed on their merits against the development management policies contained within the Local Plan (together with policies in the NPPF, if appropriate), and the RNP’s overall objectives would continue to be a “material consideration” to be taken into account.

This page is intentionally left blank

**Appendix 3: Ruddington Neighbourhood Plan
Decision Statement**



Ruddington Neighbourhood Plan

Decision Statement

8 June 2021

Ruddington Neighbourhood Plan Decision Statement

1. Summary

- 1.1 The draft Ruddington Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 31 March 2021. The Examiner has recommended a number of modifications to the Plan and that, subject to these modifications being accepted, it should proceed to referendum. Rushcliffe Borough Council has considered and decided to accept all the Examiner's recommended modifications and identified a number of additional changes required to meet the basic conditions. Rushcliffe Borough Council therefore agree to the Ruddington Neighbourhood Plan proceeding to a referendum within the Parish of Ruddington.

2. Background

- 2.1 In 2017, Ruddington Parish Council, as the qualifying body, successfully applied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Parish of Ruddington was designated as a Neighbourhood Area on 12 October 2017.
- 2.2 The plan was submitted to Rushcliffe Borough Council on the 7 May 2020 and representations were invited from the public and other stakeholders, with the 6 week period for representations commencing in November and closing on 18 December 2020.
- 2.3 The Borough Council appointed an independent Examiner; David Kaiserman, to examine the Plan and to consider whether it meets the 'Basic Conditions' and other legal requirements, and whether it should proceed to referendum.
- 2.4 The Examiner has now completed his examination of the Plan and his report was provided to Rushcliffe Borough Council on the 31 March 2021. He has concluded that, subject to the implementation of the modifications set out in his report, the Plan meets the prescribed Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 2.5 Having considered all of the Examiner's recommendations and the reasons for them, the Borough Council has decided to make the modifications to the draft Plan, as set out at Appendix A, in order to ensure that the Plan meets the Basic Conditions and other legal requirements.

2.6 Following the decision to proceed to referendum, the modifications identified within Appendix A will be made to the Submitted Neighbourhood Plan prior to the referendum taking place.

3. Decisions and Reasons

Recommended Modifications

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

3.2 The Examiner has recommended 32 modifications, including:

- Additional text explaining the housing requirements within Ruddington and information on the four allocated housing sites within the Rushcliffe Local Plan;
- Explaining the status of supporting strategies referred to within policies;
- The deletion of Policy 1 (Sustainable Access), Policy 4 (Areas of Improvement), and Policy 6 (Housing Mix);
- The inclusions of an additional aspiration which seeks delivery of sustainable transport options;
- Amendments to the Policy 3 (Acceptable uses in the village centre) and Map 5 to be consistent with the Rushcliffe Local Plan, updated use classes, and permitted development rights;
- Inclusion of pedestrian links map (identified within Ruddington Pedestrian Strategy); and
- Explanation of Green Belt policy and the release of Green Belt land for development on the edge of Ruddington.

Additional Modifications

3.3 In accordance with the Paragraph 12 of Schedule 4B of the Town and Country Planning Act (1990), Rushcliffe Borough Council may make modifications to the plan which have not been recommended within the Examiner's Report. The Parish and Borough Council and Examiner have identified and agreed the following additional modifications:

- Amendments to title pages and introduction that update the status of the plan; and

- Updating appendices 3 and 4, which are missing tables that should accompany the maps. Appendix 4 map is also missing an area of Local Green Space (identified within supporting evidence). This will be included within an updated map.
- 3.4 The Borough Council considers the Examiner's Report to be comprehensive and one which addresses the relevant issues raised through the Examination process in relation to the Basic Conditions and legal compliance. It does not consider that it is appropriate to make any additional amendments further to those proposed, nor does it disagree with any of the amendments proposed by the Examiner. The Borough Council is satisfied that issues raised at Regulation 16 stage that have not resulted in a Proposed Modification are not required to be addressed by a modification in order for the relevant policy to meet the Basic Conditions.

Referendum

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

“Do you want Rushcliffe Borough Council to use the Ruddington Neighbourhood Plan to help it decide planning applications in the neighbourhood area?”

- 3.6 The Borough Council has considered whether to extend the area in which the referendum is to take place, but agrees with the Examiner that there is no reason to extend this area beyond the Neighbourhood Plan area (the Parish of Ruddington).

Date: 8 June 2021

Appendix A: Proposed Modifications to the draft Ruddington Neighbourhood Plan

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
01	18	General	<ul style="list-style-type: none"> include Plan period in the title 	<ul style="list-style-type: none"> "2011 to 2028" included on title page, below Ruddington Neighbourhood Plan. 	For clarity
02	18	General	<ul style="list-style-type: none"> include Plan period in the text 	<ul style="list-style-type: none"> Include the following sentence at the end of paragraph 1.2: "To assist consistency and conformity the Ruddington Neighbourhood plan period is the same as the Local Plan period and extends to 2028." 	For clarity
03	44	General	<ul style="list-style-type: none"> explain context for housing requirement and implications for Plan's policies 	<ul style="list-style-type: none"> Include new paragraphs set out at Appendix A1 (see below) after paragraph 5.12 of the plan. 	For clarity
04	44	General	<ul style="list-style-type: none"> include information on four sites which now have planning permission 	<ul style="list-style-type: none"> Include new paragraphs set out at Appendix A1 (see below) after paragraph 5.12 of the plan. Map 3 identifies housing allocations. 	For clarity

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
05	48	General	<ul style="list-style-type: none"> explain status of Pedestrian Strategy 	<ul style="list-style-type: none"> Amend final sentence within paragraph 9.1 as follows: "A pedestrian strategy has been prepared<u>The pedestrian strategy referred to in Policy 5 was produced by the Parish Council. It supports the Neighbourhood Plan, identifying pedestrian infrastructure projects which the Parish Council believe are necessary to improve pedestrian accessibility within the plan area. These are shown within Map 6."</u> 	For clarity
06 page 157	48	General	<ul style="list-style-type: none"> explain status of Cycle Strategy 	<ul style="list-style-type: none"> Amend final sentence within paragraph 9.3 as follows: "A cycle strategy has been prepared and is available in Core Document 3.<u>The cycle strategy referred to in Policy 6 was produced by the Parish Council. It supports the Neighbourhood Plan, identifying a number of objectives that improve the quantity and quality of cycle routes and infrastructure. It also includes specific proposals which the Parish Council believe are necessary to increase cycling within the plan area."</u> 	For clarity

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
07	56	Policy 1	<ul style="list-style-type: none"> delete policy 	<ul style="list-style-type: none"> Delete Policy 1 (Sustainable Access) and renumber accordingly. 	To meet Basic Conditions
08	58-60	Policy 2	<ul style="list-style-type: none"> reword second paragraph to read: <i>"Where it is realistically feasible to do so, these improvements should focus on ..."</i> If the last bullet point is not intended to be a requirement for development management purposes, it should be included within the broader aspiration referred to above. 	<ul style="list-style-type: none"> Second paragraph amended as suggested. <i>"<u>Where it is realistically feasible to do so,</u> these improvements should focus on ..."</i> Amend the last bullet point in the second paragraph to clarify what this bullet point requires. It should read: <i>"Green infrastructure, <u>including open green spaces</u> and <u>appropriate</u> planting for aesthetic and environmental benefit."</i> 	To meet Basic Conditions
09	58-60	Policy 2	<ul style="list-style-type: none"> delete specified material and include as an aspiration 	<ul style="list-style-type: none"> Delete from second paragraph: <i>"routes and"</i> from first bullet. 	To meet Basic Conditions

page 158

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p>“Improved signage and wayfinding, which provides opportunities for an overall reduction of street signage in the historic village centre.”</p> <ul style="list-style-type: none"> • Delete fourth paragraph: <p>“The Parish Council will work with partners to arrive at a strategy for the village centre that incorporates improvements for all transport modes, with priority to non-vehicular modes of transport and public transport.”</p> <ul style="list-style-type: none"> • Add Aspiration (new Aspiration 1) below the justification of Policy 2 (now policy 1) which reads: <p><u>“The Parish Council will work with partners to arrive at a strategy for the village centre that: improves and reduces street signage; incorporates improvements for all transport modes, with priority to non-vehicular modes of transport (walking and cycling) and public transport; and delivers appropriate parking provision. This strategy will also facilitate the regeneration at the corner of the High Street and the Green, and the</u></p>	

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				Community Centre	
10	62	Policy 3	<ul style="list-style-type: none"> amend to take account of conflicts with Local Plan policies on Primary Retail Frontage 	<ul style="list-style-type: none"> Amend primary retail frontage within Map 5. Mirror the same frontage identified within the Local Plan Part 2 (page 21 of Proposals Maps)¹ either side of the high street between Easthorpe Street and Kirk Lane. Also include either side of Church Street (see Appendix A6 below). Amend the Village Centre boundary within Map 5 to mirror village centre boundary in Local Plan Part 2 (Page 21 of Proposals Maps) (see Appendix A6 below). Reword Policy 3 (now Policy 2) as follows: “Within the Primary Retail Frontages, as defined on Map 5, nonretail uses will not be supported at ground floor level. The design of these shop frontages should comply with the Ruddington Design 	To meet Basic Conditions

page 160

¹ [Rushcliffe Local Plan Policies Map](#)

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 161				<p>Guide and Policy 5 – Shop fronts.</p> <p>Within the village centre boundary but outside of these primary shopping frontages, alternative uses at ground floor level will be supported where they can demonstrate enhancement of the vitality of the village centre. These include residential and community uses, such as spaces for youth groups or for community learning.”</p> <p><u>“Within the Primary Retail Frontages, as defined on Map 5, where planning permission is required, applications for retail development at ground floor level within class E will be supported. Where planning permission is required, applications for other forms of development at ground floor level must comply with District and Local Centre policies within the Rushcliffe Local Plan.</u></p> <p><u>The design of retail frontages should comply with the Ruddington Design Guide and Policy 5 - Shop fronts.</u></p>	

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p><u>Where planning permission is required, applications within the village centre boundary but outside of these primary shopping frontages for non-retail uses at ground floor level will be supported where they can demonstrate enhancement of the vitality of the village centre. These include residential, entertainment, cultural, leisure and community uses, such as spaces for youth groups or for community learning."</u></p>	
11 page 162	62	Policy 3	<ul style="list-style-type: none"> • take into account changes to UCO and PD rights • resolve conflict with para 7.3 and clarify policy implications 	<ul style="list-style-type: none"> • Reword paragraph 7.3: <p>"The aim of this policy is to ensure that within the village centre, retail and community uses are promoted and protected. The aim is to ensure a concentration of business in the village centre. Maintaining this-the cluster of retail uses should result in fewer empty units.-<u>The conversion of retail to other commercial uses within the same Use Class however does not require planning permission (in addition to retail Use Class E comprises financial</u></p> 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 163				<p><u>services, cafes and restaurants, offices, research and development, and industrial processes).</u></p> <p><u>Where planning permission is required, This is also encouraged by restricting</u> the conversion of ground floor retail units into residential <u>to non-retail uses</u> within the most important parts of the village centre <u>i.e. the</u> primary shopping frontages <u>should accord with the Rushcliffe Local Plan, including Policy 25. This allows for a limited number of non-retail uses within the primary retail frontage. Across the village centre, including land outside the primary retail frontage, it</u> is also essential to bring vacant properties back into community or commercial use as they have an adverse effect on the visual amenity and commercial viability of the village centre."</p>	
12	64	Policy 4	<ul style="list-style-type: none"> delete – include as an aspiration 	<ul style="list-style-type: none"> Policy 4 deleted. Regeneration of the two sites and appropriate parking provision to be incorporated within the Aspiration for the village centre (See Modification 9). 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
13	68	Policy 6	<ul style="list-style-type: none"> modify to include more detail or delete policy 	<ul style="list-style-type: none"> As housing mix policies, residential design and parking provision are included within the Rushcliffe Local Plan or other policies in the plan Policy 6 is deleted. 	To meet Basic Conditions
14	69	Policy 7	<ul style="list-style-type: none"> minor rewording 	<ul style="list-style-type: none"> Policy 7 is re-worded as follows: <i>"Applications seeking to deliver custom or self-build residential properties will be supported in principle by the Neighbourhood Plan."</i> 	To meet Basic Conditions
15 page 164	72	Policy 8	<ul style="list-style-type: none"> show principal links on a map 	<ul style="list-style-type: none"> New map (see Appendix A4 below) be added alongside Policy 8 (to be Map 6) showing pedestrian links identified within the Ruddington Pedestrian Strategy (Core Document 11). 	To meet Basic Conditions
16		Policy 9	<ul style="list-style-type: none"> include guidance from section G3 of RDG 	<ul style="list-style-type: none"> Add the following from the Ruddington Design Guide (Part G3) to Policy 9: <i>"Where appropriate, new development, excluding householder planning applications, will be required to demonstrate how it will seek to support cycling within the village for all ages and abilities.</i> 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p>New developments should provide appropriate cycle infrastructure and cycle parking and, where relevant, showering and changing facilities. <u>For residential development, cycle parking spaces should be under cover and secure. For developments with common facilities, such as flats, one space should be provided for every five dwellings. For individual dwellings, one space should be provided per dwelling.</u> Further guidance on cycle parking is available in Part 2 of the Ruddington Design Guide.</p>	
17 page 165		Policy 10	<ul style="list-style-type: none"> expand on applicability 	<ul style="list-style-type: none"> Policy 10 is amended as follows: “All <u>major residential, employment, retail, leisure and recreational or community new</u> developments, where relevant, should demonstrate how residents <u>or users</u> and users will access key village services, facilities and public transport services via <u>existing routes. Where existing routes do not provide adequate access, these developments should either</u> enhanced or <u>create</u> new routes. Contributions will be sought to ensure these routes are provided to serve new development” 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
18		Policy 11	<ul style="list-style-type: none"> delete paragraph 9.11 from justification 	<ul style="list-style-type: none"> Delete paragraph 9.11: “Many householder developments not directly affected by this policy should still ensure provision of cycle storage and electric charging points. Schemes that result in the loss of cycle storage are unlikely to be supported unless alternative storage can be provided on-site.” 	To meet Basic Conditions
19	75-77	Policy 12	<ul style="list-style-type: none"> minor rewording (2) explain relationship with Highways Authority's standards 	<ul style="list-style-type: none"> Amend the title of Policy 12 as follows: “Parking and Servicing” Amend first bullet point of Policy 12 as follows: “All parking will, <u>wherever possible</u>, be on plot...” Amend paragraph 9.15: “This policy seeks to ensure that where new parking is 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 167 20				provided, it is of sufficient size to fit a modern car and is on-plot to avoid pressure on existing streets. It also seeks to avoid the construction of garages counted towards parking provision but are too small or never used by occupants. Nottinghamshire County Council is the Highways Authority within Ruddington, they have published parking standards alongside other highways standards within the Highway Design Guide. The Highways Design Guide alongside national standards such as the Manual for Streets and Design Manual for Roads and Bridges are important material considerations when assessing the highways and parking implications of planning applications.	
	78-79	Policy 13	<ul style="list-style-type: none"> • minor rewording (2) • explain status of CAAMP 	<ul style="list-style-type: none"> • Amend first paragraph of Policy 13 as follows: "Applications within or adjacent to the Conservation Area will be supported in principle only where they preserve or enhance its the character or appearance of the Conservation Area..." 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 168				<ul style="list-style-type: none"> Amend final paragraph of Policy 13 as follows: “Schemes <u>will be required to</u> that demonstrate that they have <u>had regard to relevant</u> met the guidance <u>contained</u> stated with in the CAAMP and the Ruddington Design Guide will be looked upon favourably.” Amend paragraph 10.3 as follows: “...The Ruddington CAAMP and the Ruddington Design Guide are key documents that provide guidance for new developments (including alterations and extensions) on sites within, or adjacent to the Conservation Area. <u>The Ruddington CAAMP was produced by Rushcliffe Borough Council (CAAMPs have been produced for all conservation areas in the Borough). It identifies key conservation area characteristics and issues, important buildings, different character areas, and management proposals. The CAAMP is a material consideration that</u> 	

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				informs decisions on a development's impacts on the conservation area and its compliance with policies that seek to preserve and enhance them. The Ruddington Design Guide has been produced by Ruddington Parish (Policy 17 and its supporting justification explains the content and status of this guide)."	
21	80	Policy 14	<ul style="list-style-type: none"> minor rewording 	<ul style="list-style-type: none"> Amend paragraph 10.4 as follows: "The buildings listed in Appendix 1 have been identified by the Parish Council as buildings of local importance and should be included in the Borough's Local List." 	To meet Basic Conditions
22	81	Policy 15	<ul style="list-style-type: none"> show locations on a map 	<ul style="list-style-type: none"> Include a map (see Appendix A5 below) showing the key views, vistas, landmarks and gateways identified within the Ruddington Design Guide. Include reference to map in paragraph 10.6: "This policy recognises the important contribution that landmarks, views, vistas, and gateways make to the character of the village. These have been identified within 	To meet Basic Conditions

page 169

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				the Ruddington Design Guide and are shown within Map 7. Development will be required...	
23	83	Policy 17	<ul style="list-style-type: none"> delete last paragraph reword paragraph 11.5 	<ul style="list-style-type: none"> Delete last paragraph within Policy 17: “New residential development should be built to allow for at least one room to be converted, as required, to a home office, without requiring the loss of storage or garaging space. This should be well connected to digital communications facilities as outlined in Policy 18—Digital access.” Replace paragraph 11.5 as follows: “It is not clearly defined as to when a home employment use becomes a planning matter, but as a general rule of thumb where over 10% of the floor space is used solely for employment purposes, or there are specialist external and internal buildings and hard surfaces introduced, or 	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 171 24				<p>the comings and goings are significantly increased (staff/deliveries/visitors), then it is often considered that a change of use has occurred. In these cases, it is important to include criteria to assess the acceptability of such developments."</p> <p><u>"Planning permission is not necessarily needed to provide accommodation for working from home. The key test is whether the overall character of the dwelling will change as a result of the business, something which it would be for the Borough Council to decide in each case."</u></p>	
	85	Policy 18	<ul style="list-style-type: none"> expand on applicability 	<ul style="list-style-type: none"> Removal of "where appropriate" resolves this issue. In all cases ICT should be delivered prior to occupation. Amend final paragraph of Policy 18 as follows: <p>"Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications</p>	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				(ICT) networks as an integral part of all appropriate new developments. Where appropriate <u>technically feasible</u> , conditions will be imposed to ensure <u>broadband connection can be achieved</u> connections to broadband is delivered prior to occupation of new developments.”	
25	86	Policy 19	<ul style="list-style-type: none"> clarify applicability rewording (3) 	<ul style="list-style-type: none"> Amend first sentence as follows: <u>“All development, regardless of size or type, will be supported in principle where it demonstrates...”</u> Amend third sentence as follows: “Where developments do not fully meet the Ruddington Design Guide, a Applicants will be expected to <u>have regard to relevant parts of the Ruddington Design Guide and if a different design approach has been taken</u> justify <u>this</u>, as part of their planning submissions (usually within a Design and Access Statement) why they have taken a different design approach.” Amend second paragraph as follows: 	For clarity and to meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p>"Development proposals of all sizes should ensure that they reflect<u>respect</u> the local character in terms of..."</p>	
26	87	Policy 20	<ul style="list-style-type: none"> delete first and third bullet-points expand justification to refer to Core Strategy Policy 2a 	<ul style="list-style-type: none"> Delete first bullet point within Policy 20: "The use of sustainably sourced and energy efficient materials as part of the building's construction, which seek to reduce the overall carbon footprint of the building" Delete third bullet point within Policy 20: "The avoidance of mains gas connection, to prevent the use of non-renewable fossil fuels by new properties for heating" Amend opening text within paragraph 12.4 as follows: <u>"Policy 2 within the Rushcliffe Local Plan Part 1 Core</u> 	To meet Basic Conditions

page 173

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				Strategy outlines borough wide sustainable design considerations and requirements. The design of our buildings and spaces can have a very important role to play in mitigating..."	
27	89	Asp 5	<ul style="list-style-type: none"> The non-planning issues removed from Policy 20 could be relocated to Aspiration 5. 	<ul style="list-style-type: none"> Relocate the first and third bullet points in Policy 20 to first bullet and fourth bullet points in Aspiration 5. <p>"The use of sustainably sourced and energy efficient materials as part of the building's construction, which seek to reduce the overall carbon footprint of the building"</p> <p>And</p> <p>"The avoidance of mains gas connection, to prevent the use of non-renewable fossil fuels by new properties for heating"</p>	To meet the Basic Conditions
27	92	Policies 21 & 22	<ul style="list-style-type: none"> minor rewording Delete repeated paragraph 	<ul style="list-style-type: none"> Policy 21 amended as follows: 	For clarity and to meet the Basic

page 174

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 175			12.12	<p>"All <u>Where its character and scale realistically permit,</u> new developments <u>should seek to</u> regardless of type and scale, will be supported where enhance the contribution that the site can make to wider green and blue infrastructure..."</p> <ul style="list-style-type: none"> Policy 22 amended as follows: <p>"All <u>Where its character and scale realistically permit</u> new development (excepting householder applications) <u>will be supported where they should seek to</u> provide net gain for local biodiversity and human health and wellbeing."</p> <ul style="list-style-type: none"> Delete paragraph 12.12 which is a repeat of paragraph 12.11: <p>"The choice of species and the landscape proposals delivered for any site can operate at a number of scales from the smallest residential extension, where new hedgerows and bird boxes can work, right up to larger strategic schemes, where new planted features and</p>	Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				unmanaged habitats can also be introduced as part of the network of green and blue spaces."	
28	93-94	Policy 23	<ul style="list-style-type: none"> • resolve mismatch with paragraph 13.4 • expand paragraph 13.3 to explain current Green Belt position 	<ul style="list-style-type: none"> • Replace paragraph 13.3 with the following: <u>"Land beyond the village boundary is within the Green Belt (Ruddington is inset from the Green Belt), and in accordance with the Rushcliffe Local Plan, planning applications submitted within the Green Belt must comply with national Green Belt policy in the National Planning Policy Framework. National policy identifies circumstances where built development is appropriate (such as agricultural buildings, outdoor sports and recreation, replacement of existing buildings, and affordable housing to meet local community needs). Other developments (such as open market housing or employment) are inappropriate development and can only be permitted in very special circumstances. These circumstances will not exist unless the harm to the Green Belt (which is given substantial weight) and any other harm is outweighed by other considerations.</u> <u>The four housing sites on the edge of Ruddington which</u> 	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 129 177				<p><u>are identified in the Rushcliffe Local Plan were removed from the Green Belt when the plan was adopted. The Green Belt inset boundary was extended to include these allocated housing sites within the village.</u>"</p> <ul style="list-style-type: none"> Amend paragraph 13.4 as follows: <p>"...there are two important landscape characters surrounding Ruddington, including a mature landscape to the north and east west that should be preserved and enhanced wherever possible through careful management and development."</p>	
	98-100	Policy 24	<ul style="list-style-type: none"> minor rewording in second sentence delete last sentence of para 13.6 explain relationship between Appendix 3 and CD04-09 <i>clarify</i> implications of Fairham Brook reference 	<ul style="list-style-type: none"> Amend second sentence of Policy 24 as follows: "Schemes that result in the loss of green and blue features, or the diminution of the network, will be refused. <u>Schemes that would result in the loss of any features which make a significant contribution to elements of the green or blue infrastructure network will normally be refused planning permission"</u> Delete last sentence of paragraph 13.6: 	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 178			<ul style="list-style-type: none"> resolve duplication with Policy 26 	<p>“Larger sites can make more of a contribution, but planning applications that fail to make a contribution, where this is possible, will not be looked upon favourably.”</p> <ul style="list-style-type: none"> Amend paragraph 13.5 as follows: “Appendix 3 comprises a strategy which identifies the <u>key</u> area of <u>open spaces and assets</u> key features that make up this the Green Infrastructure network <u>within Ruddington</u>. This has <u>These have</u> been <u>identified within Core Documents CD04 to CD10 which</u> undertaken in support of this Neighbourhood Plan <u>(see Appendix 9)</u>. <u>Only those areas or features which form part of the Green Infrastructure network within Appendix 3 are the subject of Policy 24. This includes Local Green Spaces which are identified in Appendix 4 as well as Appendix 3. In addition to Policy 24, developments that would affect Local Green Spaces should also comply with Policy 26. Proposals which might affect other Green Infrastructure assets are considered against other relevant polices in the Plan.”</u> <ul style="list-style-type: none"> Amend first sentence of second paragraph of Policy 	

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p>24:</p> <p>“Despite being outside the Parish, <u>proposals within Ruddington Parish that are likely to adversely affect the Fairham Brook or its setting</u> all schemes should reflect <u>its</u> the importance <u>as a significant piece of blue and green infrastructure. Proposals of the Fairham Brook (a regionally significant piece of blue and green infrastructure)</u> to the south and west of the parish <u>should</u> and seek to enhance its role through appropriate landscape design.”</p>	
30	101	Asp 6	<ul style="list-style-type: none"> delete third paragraph 	<ul style="list-style-type: none"> Delete third paragraph: “In accordance with the Rushcliffe Core Strategy, development which affect non-designated sites with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.” 	To meet the Basic Conditions
31	104	Policy 25	<ul style="list-style-type: none"> delete second paragraph delete Appendix 2 but retain 	<ul style="list-style-type: none"> Delete second paragraph of Policy 25: “Applications should avoid negatively impacting or lead 	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 180			as a background paper expand justification (or express as an aspiration)	<p>to the loss of community assets identified in appendix 2, unless they can be replaced by equal or better provision elsewhere."</p> <ul style="list-style-type: none"> • Delete Appendix 2. Retained within existing background papers (CD01 and CD02). • Additional paragraph should be added after paragraph 14.3: <u>"In addition to the support given to the provision of new facilities, their extension, enhancing or re-purposing, the Parish Council can, if required, designate an existing facility as an Asset of Community Value and where necessary use funds provided though the Community Infrastructure Levy to improve them and their viability. Section 106 contributions can also be used to provide new or improved facilities, where these contributions are required to make a development acceptable."</u> 	
32	107	Policy 27	<ul style="list-style-type: none"> • redraft as an aspiration 	<ul style="list-style-type: none"> • Delete Policy 7 and redraft as Aspiration 7. • Word Aspiration as follows: 	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
page 181				<p><u>“Working with Rushcliffe Borough Council, contributions from Section 106 (S.106) or funds provided through the Community Infrastructure Levy (CIL), the Parish Council has aspiration to prioritise proposals that benefit the local community, especially the provision of community infrastructure and facilities. A list of these improvements is available at Appendix 4 and includes:</u></p> <ul style="list-style-type: none"> • <u>Funding for the new community centre on The Green</u> • <u>New footpaths and cycle paths</u> • <u>Sports facilities and play equipment</u> • <u>A new library and Scout Hut</u> • <u>Improvements to St Peter's church</u> • <u>Improved road crossings</u> • <u>Tree planting and green space maintenance”</u> 	
Other Changes – Not required within the Examiner's Report					
A	N/A	Title Pages	<ul style="list-style-type: none"> • Update status of the Draft Plan 	<ul style="list-style-type: none"> • Change “Regulation 15 Submission Version” to “Referendum Draft” 	For clarity

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<ul style="list-style-type: none"> On second title page Change Document Name to "Ruddington <i>Neighbourhood Plan Referendum Draft</i>", and update the Revision and Date accordingly. 	
B	N/A	Page 6	<ul style="list-style-type: none"> Remove references to next stages in plan preparation e.g. examination etc. These have taken place and text should be as if the plan is adopted. 	<ul style="list-style-type: none"> Remove paragraph 1.3 and amend first sentence of 1.4: "Once made, <u>Alongside the Rushcliffe Local Plan</u> the RNP <u>is also part of the Development Plan</u> will become <u>and</u> a statutory document used to decide if planning applications..." 	For clarity
C	N/A	Page 74	<ul style="list-style-type: none"> Appendix 3 identifies the Green Infrastructure Network. These areas/assets are identified in Core Documents 4 to 9. There is no corresponding table which lists them however. This table should be added. 	<ul style="list-style-type: none"> Replace Map and include new Table in Appendix 3 of the Plan (see Appendix A2 below). 	To meet the Basic Conditions and for clarity

page 182

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
D	N/A	Page 75	<ul style="list-style-type: none"> Appendix 4 is not accompanied by a table that list the Local Green Space which are identified in Core Document 10. Furthermore the map within Appendix 4 does not include Site 10 (Martin's Crescent) which is identified in CD10. 	<ul style="list-style-type: none"> Replace Map (with Site 10 included) and include new Table in Appendix 4 of the Plan (see Appendix A3 below). 	To meet the Basic Conditions and for clarity
E	N/A	Throughout	<ul style="list-style-type: none"> Update contents, page numbers, and appendices to reflect modifications. 	<ul style="list-style-type: none"> Renumber the contents, page numbers policies, paragraphs, appendices and aspirations in order to incorporate the proposed modifications. 	For clarity

page 183

Appendix A1: Additional text on housing situation to be inserted after paragraph 5.12 (see Modifications 03 and 04)

“Policy 3 of the Rushcliffe Local Plan Core Strategy deals with the spatial strategy for the Borough up to 2028, which is also the end date for the Ruddington Neighbourhood Plan. Beyond the main built-up area of Nottingham, six “key settlements” are identified for growth, and are expected to accommodate about 5,500 new dwellings. One of these settlements is Ruddington, with its own target of a “minimum” of 250 dwellings.

Part 2 of the Local Plan, which contains the detailed land and planning policies for the Borough, was adopted after the commencement of work on this neighbourhood plan. Explanatory material at paragraphs 3.76-3.78 says that Ruddington has the capacity for around 525 new dwellings, and Policies 6.1 to 6.4 allocate four greenfield sites to the north, east and south of the village designed to yield that figure. These sites are land west of Wilford Road, south of Flawforth Lane, opposite Mere Way and north of Asher Lane (see Map 3). All four of the sites now have full planning permission.

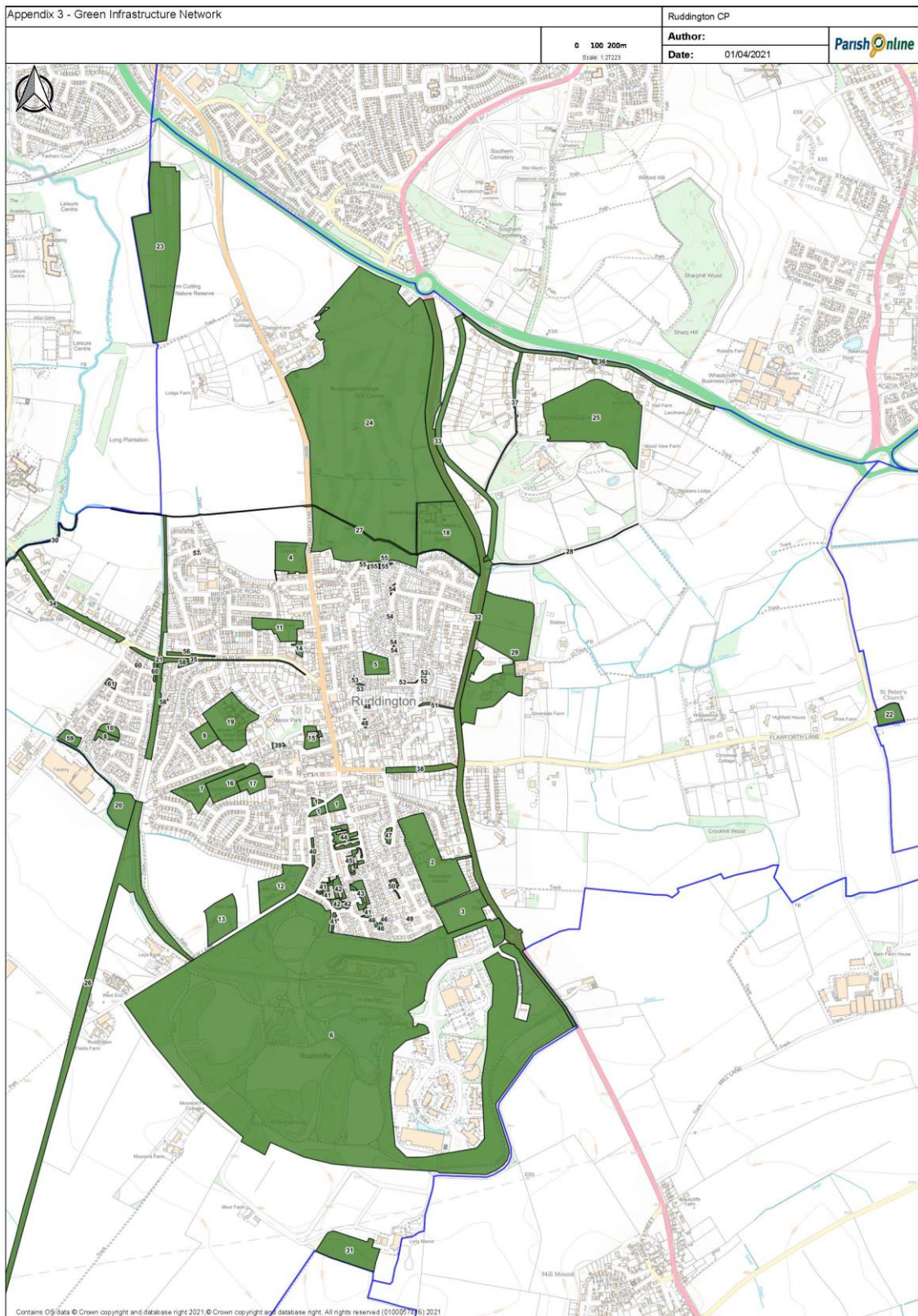
The Ruddington Inset (no.1) in the Local Plan shows the four housing allocations, together with a modified Green Belt boundary, tightly drawn around the built-up area of the village (as it is to be extended).

The context for this neighbourhood plan is therefore that roughly twice as much new housing land has been identified in the village over and above the minimum target set in the Local Plan, and given that this has been adopted relatively recently, there is no obvious justification for any further housing land allocations within the RNP’s timeframe (ie up to 2028). Development within the Green Belt is severely restricted, in accordance with Local Plan Policy 21 and section 13 of the NPPF.

Nevertheless, the Parish and Borough Councils consider it prudent to be in a position to respond to any proposals for housing which do come forward (over and above limited infill, small-scale redevelopment or development which might be considered acceptable in the Green Belt). In addition, all new planning applications would continue to be assessed on their merits against the development management policies contained within the Local Plan (together with policies in the NPPF, if appropriate), and the RNP’s overall objectives would continue to be a “material consideration” to be taken into account.”

Appendix A2: Appendix 3 – Green infrastructure network (see modification C)

Replace existing map on page 74 with the following:



Insert the following tables after the map above:

Green Infrastructure

PUBLIC PARKS AND GARDENS

Map Ref.	Name	Proximity To village	Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Size
1	Village Green	Centre of village	Enclosed with many historic buildings	In Conservation Area, near museums	Community Activities Public amenity	No	No	4558sq.m
2	Elms Park	Houses To 3 sides	No	Donated to village	Sports Children's play Public amenity	Away from main roads	No	39318sq.m
3	Jubilee Field	Houses to 2 sides	No	Provided by local fundraising	Sports Children's play Public amenity	Away From main roads	No	18436sq.m
4	Sellors Field	Edge of village	No	Donated to village	Sports Children's play Public amenity	No	No	11373sq.m
5	St. Mary's Park	Surrounded By houses	No	No	Sports Children's play Public amenity	Away From main roads	No	5953sq.m
6	Rushcliffe Country Park	Edge of village	Woodland, lake, meadows, Views of countryside	Site of GCRN Railway Museum	Sports Children's play Public amenity Trails	Away from Roads Has quiet gardens	Rich mosaic Of habitats. Local Nature Reserve	873917sq.m
7	Vicarage Lane Park	Surrounded by houses	No	No	Sports Children's play Public amenity	Away From main roads	No	11143sq.m
8	Tongue Way	Surrounded by houses Should be combined	Includes wetland	No	Children's play Public amenity	Away from main roads	Some wetland	1743sq.m
9	Churchill Drive Green	Surrounded by houses	No	No	Public Amenity	Away from main roads	No	5354sq.m
10	Martin Crescent	Surrounded by houses	Includes wetland	No	Children's play Public Amenity	Away from main roads	Some wetland	2231sq.m

LOCAL ALLOTMENTS

Map Ref.	Name	Proximity To village	Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Size
11	Wilford Road Allotments	Surrounded by houses	Gives open outlook for houses	No	Public amenity for growing crops	Away from main roads	No	10092sq.m
12	Hareham Gardens	Edge of village	Gives open outlook for houses	Village Charity Est. 1641	Public amenity for growing crops	Away from main roads	Wooded stream banks, hedges	17391sq.m
13	Buttercup Gardens	Within 100m of village	No	No	Public amenity for growing crops	Away from main roads	Hedges	15663sq.m
14	Clifton Road Allotments	Surrounded by houses	Gives open outlook for houses	No	Allotments	Away from main roads	No	1437sq.m

GREEN SPACES IN THE MAIN VILLAGE

Map Ref.	Name	Proximity To village	Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Size
15	St. Peter's Church yard	Centre of village	Mature trees	Historic graves	No	Away from main roads	No	Reasonable Size, 2900sq.m
16	Vicarage Lane Cemetery	Centre of village	Mature trees	No	Public amenity	Away from main roads	Trees and hedges	Reasonable Size, 11705sq.m
17	Shaw Street Cemetery	Centre of village	Mature Trees	Rorkes Drift Graves	Public Amenity	Away from main roads	Trees and hedges	Reasonable size, 5327sq.m
18	St Peter's school	Edge of village	No	No	School children's Sports and play Community events	No	Habitat areas, woodland	Reasonable Size, 39227sq.m
19	James Peacock school	Centre of village	Mature trees	No	School children's sports and play Community events	Away from main roads	No	Reasonable Size, 23249sq.m
20	British Gypsum Nature area And footpath	Edge of village	New planting with mature trees and hedges by footpath	No	Private with footpath adjacent	Away from main roads	Still to colonise new areas. Good habitat near footpath	Reasonable Size, 12924sq.m
21	Former railway line	Between houses	Mature trees	No	Private	Away from roads	Wild area	Reasonable Size, 14334sq.m

GREEN SPACES BEYOND THE MAIN VILLAGE

Map Ref.	Name	Proximity To village	Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Size
22	Flawforth churchyard	1km from village	Mature trees	Historic graves Archaeology	Public amenity Country views	Away from main roads	Trees and hedges	Reasonable Size, 6240sq.m
23	Wilwell Cutting	1km from village	Mature trees and habitat	No	Public amenity	Away from main roads	Local Nature Reserve	Reasonable Size, 76597sq.m
24	Ruddington Golf Course	Edge of village	Mature landscape	No	Golf	Away from roads	Mixed habitat areas.	Reasonable Size, 410287sq.m
25	The Spinney	1km from village	Woodland Prominent landscape feature	No	Private Footpaths around edge	Away from roads	Priority Habitat Inventory	Reasonable Size, 90230sq.m
26	GCR railway line	From edge of village to edge of parish	Linear green feature, views	Museum railway	To public as passengers. Footpath adjacent	No	Habitat on cutting banks	Reasonable Size, 3788m in length
27	Course of Packman Dyke	0-800m from edge of village	Linear landscape feature	No	Potential for footpath	Away from roads	Aquatic and bankside habitats	Reasonable Size, 1433m in length
28	The Bridlepath	0-1100m from edge of village	Line of mature trees	No	Public amenity Bridleway	Away from roads	Trees and bushes	Reasonable Size, 585m in length
29	Easthorpe House and field	Edge of village	Mature trees	No	Private	No	BAP Priority Habitat	Reasonable Size, 79126sq.m
30	Fairham Brook East bank	500-2500m from edge of village	Mature trees	No	Private	Away from roads	Trees, adjacent to Local Nature Reserve	Reasonable Size, 1745m in length
31	Long Manor Wood	1000m from edge of village	Woodland	No	Private	Away from roads	Priority Habitat Inventory	Reasonable Size, 19987sq.m

TREE AND HEDGE LINED STREETS

Map Ref.	Name	Proximity To village	Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife
32	Loughborough Road	Edge of village	Mature trees and hedges	No	No	No	Linear habitat
33	Old Loughborough Road	0-800m from edge of village	Mature trees and hedges	No	No	Yes	Linear habitat
34	Clifton Lane	Within village	Mature trees and hedges	No	No	No	Linear habitat
35	Clifton Road south side	Within village	Mature trees and hedges	No	No	No	Linear habitat
36	Landmere Lane-Old Road	500-1000m from edge of village	Mature trees and hedges	No	No	No	Linear habitat
37	Old Road	500 – 1000m from edge of village	Mature trees and hedges	No	No	No	Linear habitat
38	Kirk Lane	Within village	Mature trees and hedges	No	No	No	Linear habitat

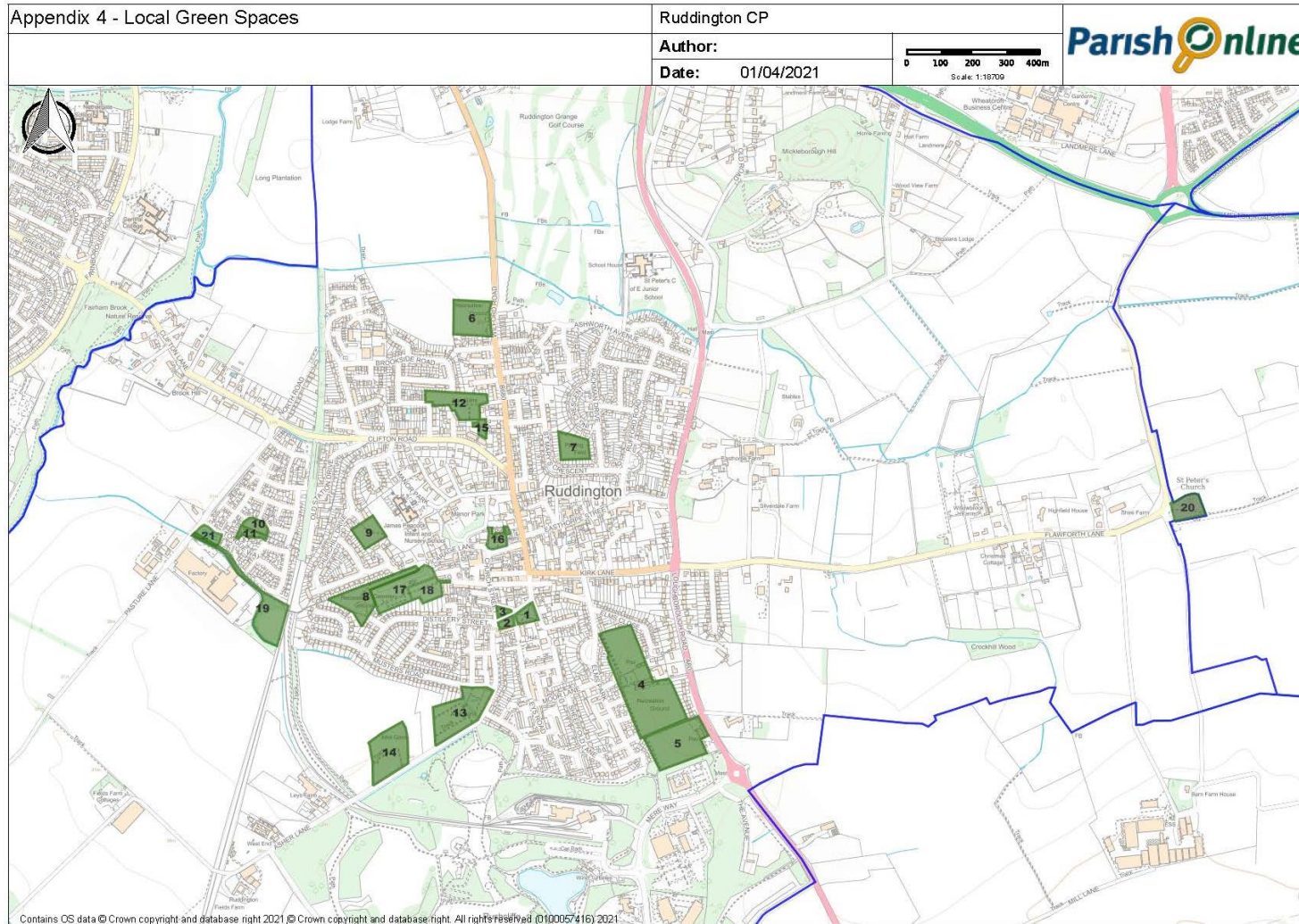
GREEN VERGES, ISLANDS AND OPEN AREAS

Map Ref.	Name	Amenity	Trees and Grass	Notes
39	Vicarage Lane	Yes	Yes	Mature trees in gardens
40	Asher Lane	Yes	Yes	Verge
41	Barleylands	Yes	Yes	Open areas around flats
42	Leys Road	Yes	Yes	Open areas around flats
43	Sellars Avenue	Yes	Yes	Open areas around flats
44	Dunblane Road	Yes	Yes	Open areas around flats
45	Leys Court	Yes	Yes	Open areas around flats
46	Sheepfold Lane	Yes	Yes	Verges
47	Elms Park	Yes	Yes	Island
48	Pear Tree Orchard	Yes	Yes	Verges
49	Maclaren Gardens	Yes		Open area
50	Shrimpton Court	Yes	Yes	Open areas around dwellings
51	Easthorpe Street	Yes		Verge at east end
52	Rufford Road	Yes	Yes	Island
53	St Mary's Crescent	Yes		Verges
54	Packman Drive	Yes		Island
55	Ashworth Avenue	Yes	Yes	Open areas around dwellings
56	Clifton Road/Camelot Street	Yes		embankments

Map Ref.	Name	Amenity	Trees and Grass	Notes
57	Woodhouse Gardens	Yes		Open areas
58	Old Station Drive	Yes		Open areas
59	Pasture Lane/Tongue Way	Yes	Yes	rain pond
60	Cooper Gardens	Yes	Yes	Open area by railway
61	Roe Gardens	Yes		rain pond

Appendix A3: Appendix 4 – Local green space (see modification D)

Replace existing map on page 75 with the following:



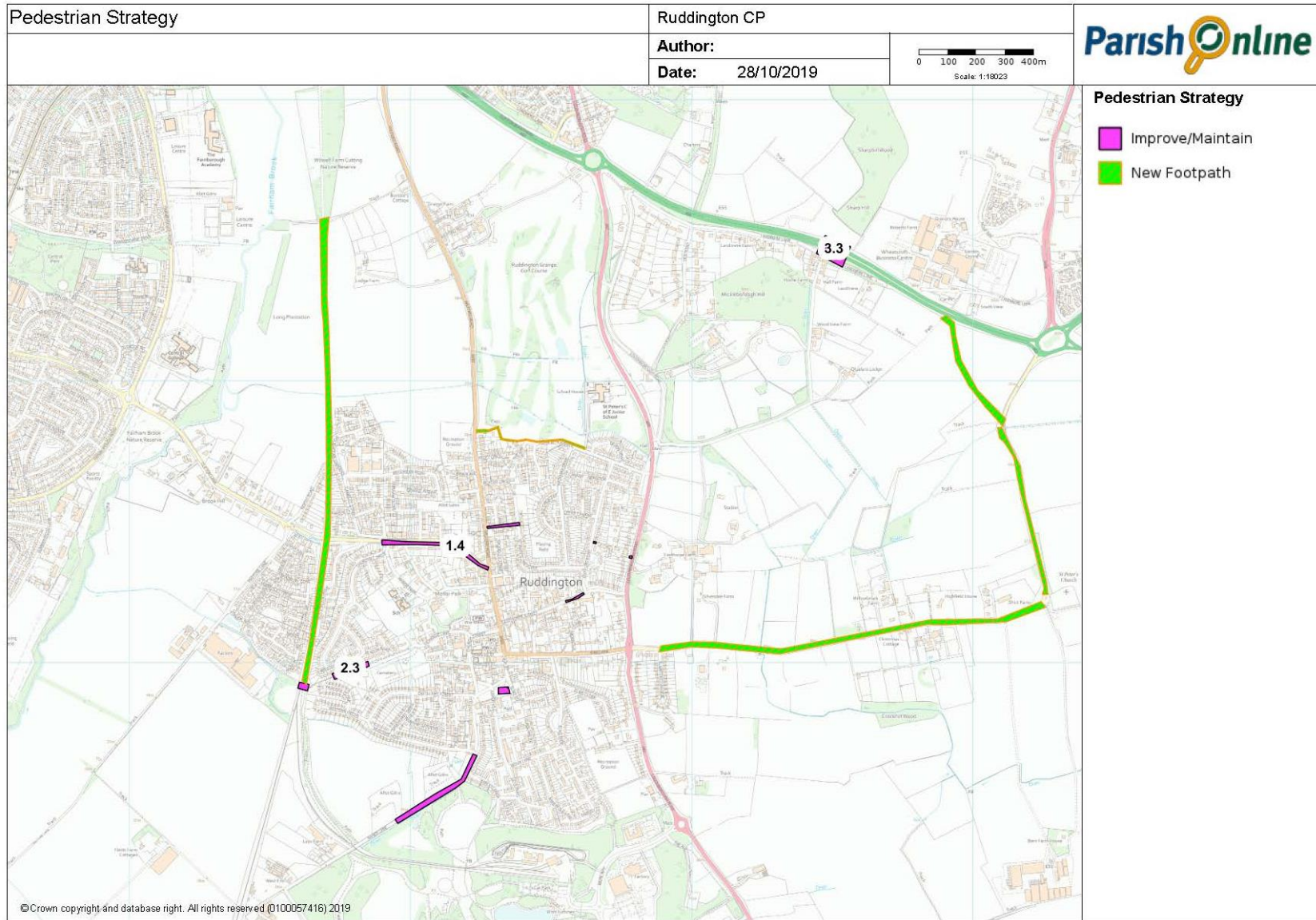
Insert the following tables after the map above:

Map Ref.	Name	Criteria.1 Proximity To village	Criteria.2 Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Criteria.3 Not being large tracts of land	Fulfilling LGS Criteria
1	Village Green	Centre of village	Enclosed with many historic buildings	In Conservation Area, near museums	Community Activities Public amenity	No	No	Reasonable Size, 2735sq.m	Yes
2	Village Green	Centre of village	Enclosed with many historic buildings	In Conservation Area, near museums	Community Activities Public amenity	No	No	Reasonable Size, 1083sq.m	Yes
3	Village Green	Centre of village	Enclosed with many historic buildings	In Conservation Area, near museums	Community Activities Public amenity	No	No	Reasonable Size, 740sq.m	Yes
4	Elms Park	Houses To 3 sides	No	Donated to village	Sports Children's play Public amenity	Away from main roads	No	Reasonable Size, 39318sq.m	Yes
5	Jubilee Field	Houses to 2 sides	No	Provided by local fundraising	Sports Children's play Public amenity	Away From main roads	No	Reasonable Size, 18436sq.m	Yes
6	Sellors Field	Edge of village	No	Donated to village	Sports Children's play Public amenity	No	No	Reasonable Size, 11373sq.m	Yes
7	St. Mary's Park	Surrounded By houses	No	No	Sports Children's play Public amenity	Away From main roads	No	Reasonable Size, 5953sq.m	Yes
8	Vicarage Lane Park	Surrounded by houses	No	No	Sports Children's play Public amenity	Away From main roads	No	Reasonable Size, 11143sq.m	Yes
9	Churchill Drive Green	Surrounded by houses	No	No	Public amenity	Away from main roads	No	Reasonable Size, 5354sq.m	Yes
10	Martin's Crescent	Surrounded by houses	Includes wetland	No	Children's play Public amenity	Away from main roads	Some wetland	Reasonable	Yes

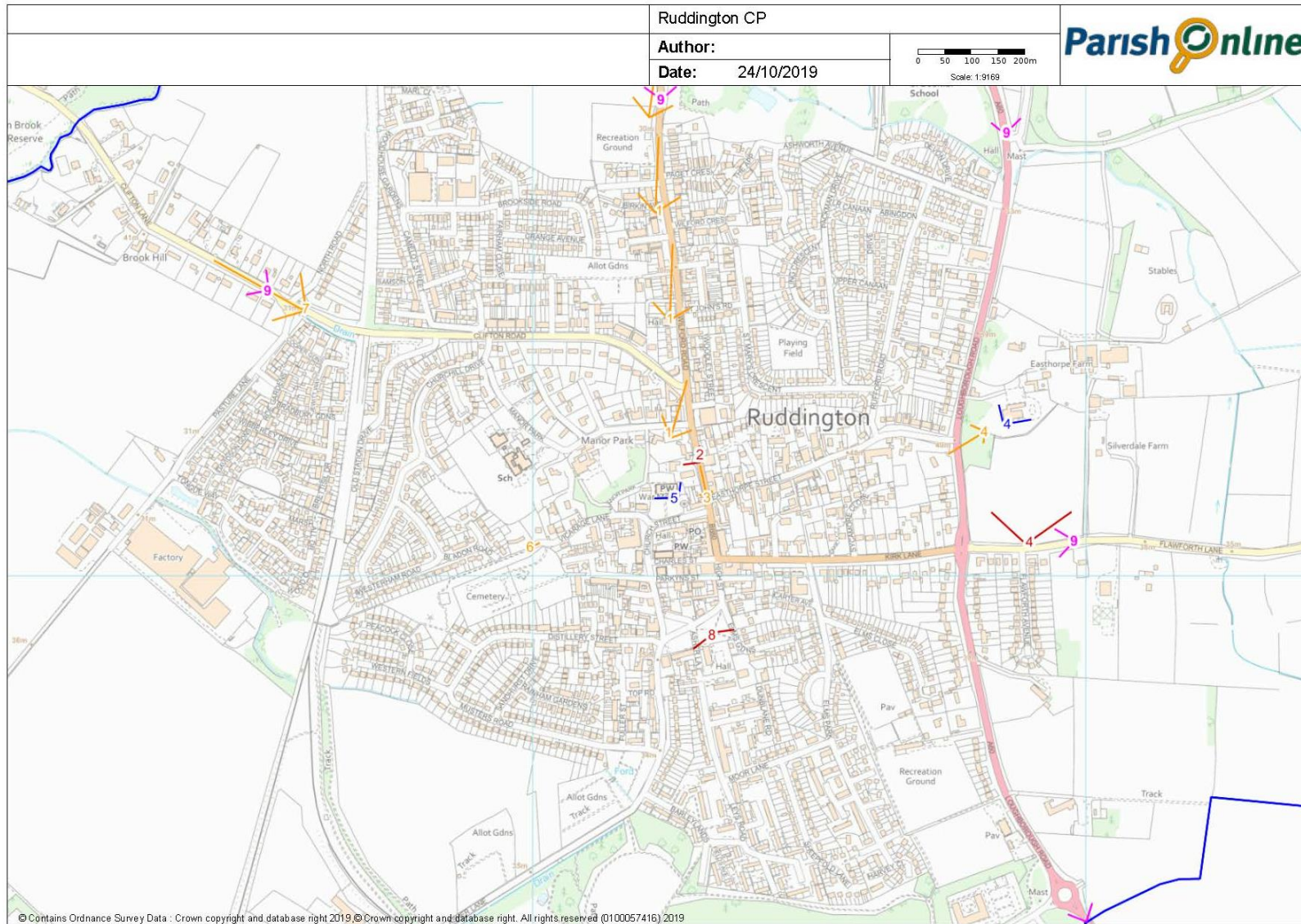
Map Ref.	Name	Criteria.1 Proximity To village	Criteria.2 Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Criteria.3 Not being large tracts of land	Fulfilling LGS Criteria
		Should be combined						Size 2231sq.m	
11	Tongue Way	Surrounded by houses Should be combined	Includes wetland	No	Children's play Public amenity	Away from main roads	Some wetland	Reasonable Size 1743sq.m	Yes
12	Wilford Road Allotments	Surrounded by houses	Gives open outlook for houses	No	Public amenity for growing crops	Away from main roads	No	Reasonable Size,10092sq.m	Yes
13	Hareham Gardens	Edge of village	Gives open outlook for houses	Village Charity Est. 1641	Public amenity for growing crops	Away from main roads	Wooded stream banks, hedges	Reasonable Size, 17391sq.m	Yes
14	Buttercup Gardens	Within 100m of village	No	No	Public amenity for growing crops	Away from main roads	Hedges	Reasonable Size, 15663sq.m	Yes
15	Clifton Road Allotments	Surrounded by houses	Gives open outlook for houses	No	Allotments	Away from main roads	No	Reasonable size, 1437sq.m	Yes
16	St. Peter's Church yard	Centre of village	Mature trees	Historic graves	No	Away from main roads	No	Reasonable Size, 2900sq.m	Yes
17	Vicarage Lane Cemetery	Centre of village	Mature trees	No	Public amenity	Away from main roads	Trees and hedges	Reasonable Size, 11705sq.m	Yes
18	Shaw Street Cemetery	Centre of village	Mature Trees	Rorkes Drift Graves	Public Amenity	Away from main roads	Trees and hedges	Reasonable size, 5327sq.m	Yes
19	British Gypsum Nature area And footpath	Edge of village	New planting with mature trees and hedges by footpath	No	Private with footpath adjacent	Away from main roads	Still to colonise new areas. Good	Reasonable Size, 12924sq.m	Yes

Map Ref.	Name	Criteria.1 Proximity To village	Criteria.2 Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Criteria.3 Not being large tracts of land	Fulfilling LGS Criteria
							habitat near footpath		
20	Flawforth churchyard	1km from village	Mature trees	Historic graves Archaeology	Public amenity Country views	Away from main roads	Trees and hedges	Reasonable Size, 6240sq.m	Yes
21	Pasture Lane/Tongue Way	Edge of village	No	No	Yes	Yes	Yes	2787 sq.	Yes

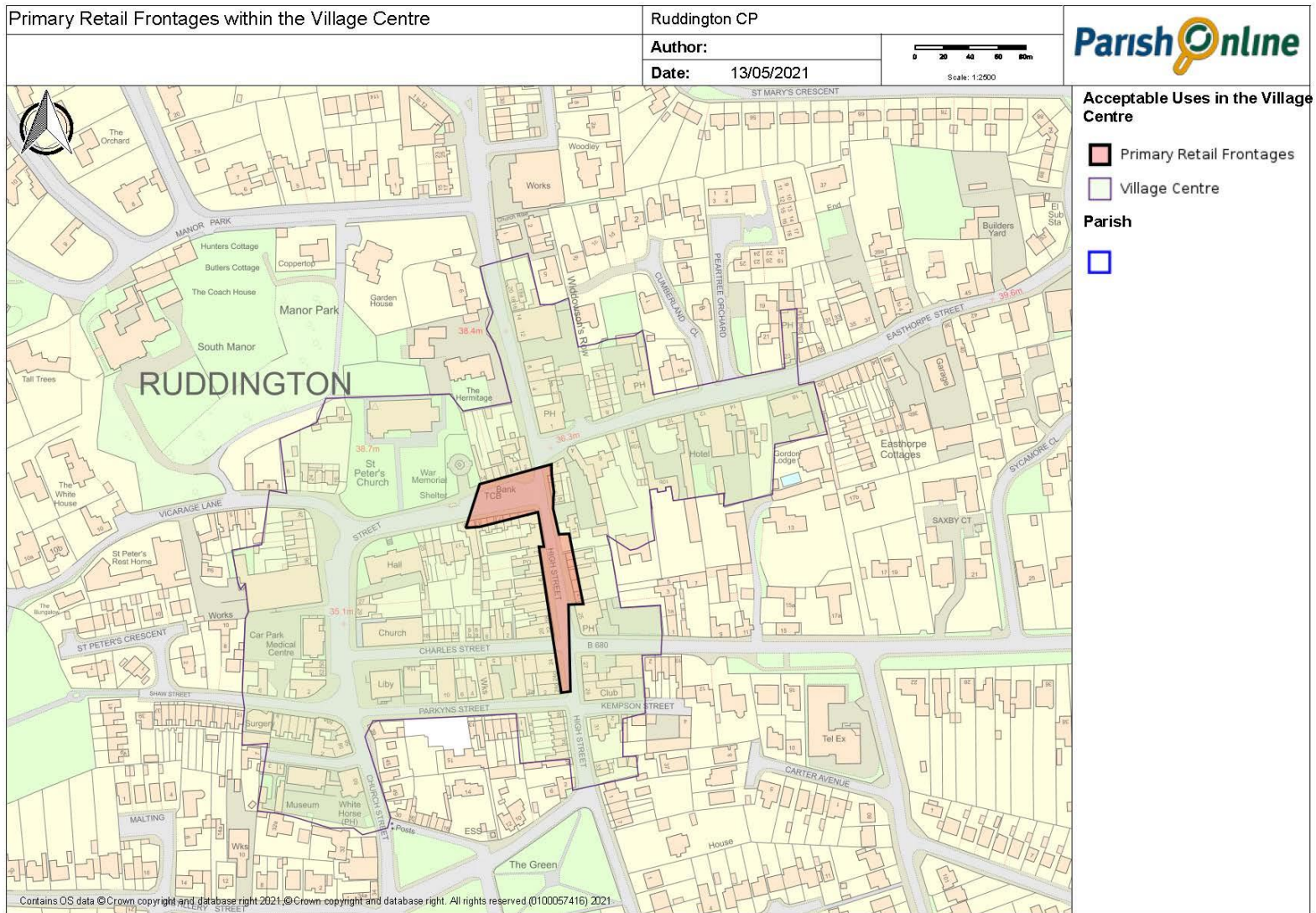
Appendix A4: Map 6 Ruddington Pedestrian Strategy (see Modification 15)



Appendix A5: Key views, vistas, landmarks and gateways within the Ruddington Design Guide (see Modification 22)



Appendix A6: Map 5 – Acceptable uses in the village centre (see Modification 10)



This page is intentionally left blank



Cabinet

Tuesday, 8 June 2021

Revised Mobile Homes Fees Policy 2021 – 2024

Report of the Director – Neighbourhoods

Cabinet Portfolio Holder for Environment and Safety, Councillor R Inglis

1. Purpose of report

- 1.1. To advise Cabinet of recent changes to the law relating to mobile home and caravan sites; specifically, the introduction of a fit and proper test and associated fees.
- 1.2. Cabinet is asked to approve the revised Policy to enable it to be exercised in accordance with the legal timetable.

2. Recommendation

It is RECOMMENDED that Cabinet approves the adoption of a fit and proper person test and Mobile Homes Fees Policy for 2021-2024.

3. Reasons for Recommendation

The Council approved a Mobile Homes Policy in 2017, which was renewed in 2020, in consultation with the Portfolio Holder, with no changes. The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 (“the Regulations”) come into force in July 2021. Consequently, there is a need to reflect the changes within a revised Policy framework.

4. Supporting Information

- 4.1. The Mobile Homes Act 2013 (MHA 2013) made significant changes to the local authority site licensing regime, providing local authorities with new enforcement powers. The Regulations come into force in July 2021, and introduce a requirement for ‘relevant protected sites’, which have residential occupation all year round to be managed by a fit and proper person. It also sets out an overarching framework for the operation of the test, the processes that local authorities will use and a register of fit and proper site managers.
- 4.2. The purpose of the test is to improve the standards of park home site management, by introducing an assessment that the person responsible for managing the site is suitable and of good character. The requirement for the

person responsible for managing the site to be a fit and proper person is in addition to the requirement for a site to be licensed.

4.3. Once in force, the fit and proper person requirement will make it an offence for a site licence holder to cause or permit land to be operated as a park home site unless they are a fit and proper person to manage the site.

4.4. There are seven “relevant protected sites” within the Borough. It is a legal requirement for the occupier of each site to have applied and have been entered onto a fit and proper person public register by the end of September 2021. Prior to this date all sites will have been advised of their responsibilities.

5. Alternative options considered and reasons for rejection

No alternatives identified. The amended policy changes reflect statutory changes brought into effect through The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020.

6. Risks and Uncertainties

Failure to properly enact the legal changes would open the Council to legal challenge.

7. Implications

7.1. Financial Implications

7.1.1. Additional workload created by these changes to the Policy are to be absorbed into existing Public Protection workloads, no additional staffing or financial resource is required.

7.1.2. The Council can recover the cost of this licensing function in the form of a charge to the customer. These fees are detailed within Appendix 1 of the Policy.

7.2. Legal Implications

The recommendations support the proposed enactment of the Regulations so that the Council may properly apply them.

7.3. Equalities Implications

There are no equalities implications arising from this report.

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

The implementation of this legislation will help to strengthen the current regulatory framework for such sites and ensure the suitability of persons responsible for site management.

8. Link to Corporate Priorities

Quality of Life	The licensing of caravan sites helps to ensure the safety of residents
Efficient Services	n/a
Sustainable Growth	n/a
The Environment	n/a

9. Recommendation

It is RECOMMENDED that Cabinet approves the adoption of a fit and proper person test and Mobile Homes Fees Policy for 2021-2024

For more information contact:	Geoff Carpenter Service Manager Public Protection 0115 914 8229 GCarpenter@rushcliffe.gov.uk
Background papers available for Inspection:	Not applicable
List of appendices:	Appendix 1- Draft Mobile Homes Act 2021 - 2024 Fees Policy Appendix 2- Revised Mobile Homes Licensing Fees

This page is intentionally left blank

Rushcliffe Borough Council
(Draft) Mobile Homes Fees Policy
2021- 2024

Contents

1. Introduction
2. Fees charged for licensing
3. Application for a new site licence
4. Transfer/Amendment of an existing site licence
5. Licensing fees for site licences
6. Fees for depositing Site Rules
7. Application to register as a fit and proper person
8. Annual fee for inclusion in register
9. Enforcement Costs
10. Publishing and revising the fees policy

Appendix 1 - Elements which can be included in fee setting

Appendix 2 – Annual fee calculation method

Appendix 3 - Risk Rating Matrix for Inspection frequency

Related documents

The following documents have been consulted in drafting this policy

The Caravan Sites and Control of Development Act 1960 as amended (CSCDA60)

Mobile Homes Act 2013 (MHA 2013)

The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020

Regulators Compliance Code

RBC Corporate Enforcement Policy

DCLG Guidance on Site Licensing Fee Setting

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/285926/140227_A_guide_for_Local_Authorities_on_setting_site_licensing_fees.pdf

DCLG Guidance on Enforcement

<https://www.gov.uk/government/publications/mobile-homes-act-2013-a-best-practice-guide-for-local-authorities-on-enforcement-of-new-site-licensing-regime>

1. Introduction

Rushcliffe Borough Council is required to grant caravan site licences under The Caravan Sites and Control of Development Act 1960 (as amended) (CSCDA60) for sites that have planning permission for a caravan site unless they have an exemption under the Act.

The CSCDA60 is amended by the Mobile Homes Act 2013 (MHA 2013) and now provides greater protection to occupiers of residential park homes and caravans and covers buying, selling or gifting of park homes, the pitch fee review process, the deposit of site rules and from 1st July 2021 introduces an application process for site licence holders to register as fit and proper persons.

Local authorities must have a policy setting out how it will set and charge fees in order to comply with legislative requirements. The fees will be assessed each year and adjusted accordingly depending on whether there is any surplus or deficit.

The Council does not make a profit from the fees, they solely cover the costs of carrying out the licensing functions in relation to relevant protected sites. The fees are not designed to include investigation of harassment or matters not related to the site licence as these should be dealt with through other appropriate channels.

2. Fees charged for site licences

Local Authorities may charge fees to cover the costs of their licensing functions in respect of “relevant protected sites”. A relevant protected site is defined by Section 5A (5) and (6) of the Caravan Sites and Control of Development Act 1960.

Sites which do not fall within the definition of ‘relevant protected sites’ are still subject to licensing requirements but the provisions relating to payment of fees do not apply.

Fees can be charged for:

- Applications for a new site licence
- Applications to transfer or amend an existing site licence
- Licensing fees for administering and monitoring existing site licences.
- Depositing site rules
- Applications to register as a fit and proper person (from 1st July 2021)
- Annual fee for monitoring the fit and proper person register

This policy details the fees to be charged for all of these functions. The fee levels are calculated based on the estimated average time and costs involved in undertaking the activities involved. Fees are payable at the application stage and are non-refundable.

Appendix 1 details the activities that the Council can consider in calculating fee levels.

3. Application for a new site licence

All sites require a site licence to operate (subject to exemptions in the CSCDA60); failure to apply for licence is an offence under Section 1(2) of CSCDA60. The Council may only issue a licence for a site with a valid and correct planning permission for the use. Any application made before the planning status has been awarded must be processed within 6 weeks of the planning decision. Sites which already have the correct planning permission in place must be processed within 2 months of the licence application.

The fee for a new site licence reflects the variation in the cost of processing the application according to the size of the site.

4. Transfer/amendment of existing site licence

Where a licence holder wishes to transfer the licence, an application must be made to the Council, for which a fee is payable. The fee must accompany the application to transfer the licence.

Similarly, where a site owner requests an amendment to the site licence conditions the Council can charge a fee for this function. Where significant amendments to the site licence conditions are requested this is likely to involve a site visit so the fee for this licensing activity will be slightly greater.

Applications may also be made by licence holders to vary or cancel conditions, the fee is payable at the application stage.

If the Council deem it necessary to alter conditions there will be no fee payable.

5. Licensing fees for Existing Site Licences

All relevant protected sites must pay a licensing fee to the Council (subject to any exemptions stated in this policy).

The annual fee covers the costs associated with site inspections and administration to ensure compliance with the site licence conditions. If there is a breach in site licence conditions, further charges may be payable to cover the cost of any enforcement action which may be taken.

Appendix 2 details the formula used to calculate the unit fee and shows how this is used to calculate the annual fee.

The fee payable is then determined by a risk rating assessment carried out on each site following inspection. This risk assessment takes in to account the size of site, the number of justified complaints investigated in the past year and the general level of compliance with site licence conditions. The risk is rated as low, medium or high which will then determine the frequency of inspection and the amount of fee payable.

This means that a site which is historically more problematic than another site and therefore requires more officer involvement and more monitoring, would pay a higher licence fee than a well managed site that requires very little local authority involvement.

The risk rating matrix is included in this policy in Appendix 3.

Risk	Score from matrix	Inspection frequency	Risk factor	Annual fee payable
Low	0-30	2 years	2	<u>Unit cost x No. of units</u> 2
Medium	31 – 50	1.5 years	1.5	<u>Unit cost x No. of units</u> 1.5
High	>51	1 year	1	<u>Unit cost x No. of units</u> 1

For a new site, a site under new ownership or where there has been a significant change to the site, this will be rated as high risk for the first year of operation. They will be risk rated accordingly in year two to determine future inspection frequency and fee payable.

Similarly, for those rated as low and subsequently standards deteriorate, inspections may be brought forward and the site re-rated accordingly.

Fees will be assessed each year to determine accuracy as part of the Council's annual fees and charges setting process.

If a site owner does not agree with their risk rating assessment, they may make a representation in writing to the Environmental Health Service Manager or follow the Council's corporate complaints procedure.

Sites exempted from Annual Licensing fees

- Sites for holiday use only or are only permitted to have caravans stationed on them at certain times of the year
- Sites with 3 units or less
- Sites where all caravans are occupied by members of the same family and not run commercially or for financial gain.

These categories of site are exempt from the annual licensing fee as the Council do not intend to carry out annual inspections of these sites, however, any complaints will be dealt with as appropriate.

Charging Arrangements

The fee will be charged to the site owner/licence holder annually and invoices will be sent out with payment due within 30 days.

In the event the fee is not paid within the terms of the invoice, the Council may apply to the First Tier Tribunal (Property Chamber) for an order requiring the licence holder to pay the

amount due. If the arrears have not been paid after 3 months the Council may apply to the Tribunal for an Order revoking the site licence.

6. Fees for depositing Site rules

Site Rules are different to the site licence conditions and are put in place by the owner of a site to ensure acceptable standards are maintained which will be of benefit to occupiers or will promote and maintain community cohesion on the site. The MHA13 states site rules must be agreed between both parties. The Council must keep an up to date register of site rules on relevant protected sites and publish the register on-line.

Before publishing the site rules the Council will ensure the rules deposited have been made in accordance with the statutory procedure – a fee is payable for this function.

Any site rules deposited with the local authority for the first time or applications to vary or delete existing site rules must be accompanied by the appropriate fee. The fee is the same for either a first deposit or for a subsequent variation or deletion. This is because the process will be very similar for all three types of deposits.

7. Application to register as a fit and proper person

From 1st July 2021, the Council must be satisfied that the occupier of the land used as a relevant protected site or a person appointed by the occupier to manage the site is a fit and proper person.

The Council must establish and maintain a register of persons they are satisfied are fit and proper to manage a relevant protected site in their area.

An application to be included in the register must be accompanied by the fee to cover the cost of administering this function and an application will not be valid until the fee is paid.

If the Council are satisfied that an applicant is a fit and proper person they can be included in the register for up to 5 years. The regulations include that a person may be included in the register subject to condition(s). Such conditions may be varied or removed or the person may be removed from inclusion in the register at any time if new evidence relevant to the person's inclusion in the register becomes available.

There is also provision for the Council to appoint a person to manage a site, with the site owner's consent. In this instance any costs incurred or to be incurred in making the appointment will be recharged to the site owner on the same basis as enforcement costs are calculated.

8. Annual fee for inclusion in register

The regulations permit the Council to set an annual fee to cover any administrative costs incurred in monitoring the scheme and maintaining the register and also as a condition of inclusion in the register.

9. Enforcement costs

Where there has been a breach in a site licence condition which comes to the attention of the Council we may serve a compliance notice. The CSCDA60 details the elements which a local authority may include when imposing a charge for enforcement action. These include the time involved in deciding to serve and prepare the notice. A detailed breakdown of the relevant expenses will be provided with the compliance notice. Charges will be based on an hourly rate in addition to any other costs incurred for example legal costs.

Charges for enforcement costs cannot be passed onto the residents' pitch fee.

If any works in the compliance notice are not carried out the licence holder commits an offence and the local authority may consider taking legal proceedings. Any costs associated with this process will be at the discretion of the court.

If a prosecution is successfully taken, the Council will have the power to carry out the works in default of the licence holder and recover these expenses.

10. Publishing and revising the fee policy

The fees detailed in this policy have been determined based on experience of dealing with site licensing historically. The Council reserves the right to review and amend this Policy at any time, however it will be revised no later than April 2024. Details of the individual fees charged can be found on our website:

<https://www.rushcliffe.gov.uk/business/rulesandregulations/licensing/otherlicences/caravansandmobilehomes/>

Appendix 1

Elements included in setting the annual site licence fee

The DCLG guidance sets out the activities that the Council can include when calculating its annual fee, these include:

- Emails/ letters/ telephone calls etc. to make appointments and requesting any documents or other information from the site owner or from any third party in connection with the licensing process;
- handling enquiries and complaints
- updating hard files/ computer systems
- updating the website
- processing the licensing fee
- time for reviewing necessary documents and certificates
- downloading photographs
- preparing reports on contraventions
- review by manager and/or the legal team
- review any consultation responses from third parties
- carrying out any risk assessment process considered necessary
- A pre- programmed full site inspection
- A follow – up inspection to check compliance following programmed inspection

Elements included in setting the fee for applications to the fit and proper person register

It is recommended that the Council take into account the following matters when determining its fee policy for consideration of applications for entry on a fit and proper register:

- Initial enquiries;
- Emails/ letters/ telephone calls etc. to make appointments and requesting any documents or other information from the site owner or from any third party in connection with the fit and proper process;
- sending out forms;

- updating files/ computer systems and websites;
- processing the application fee;
- land registry searches;
- time for reviewing necessary documents and certificates;
- preparing preliminary and final decision notices;
- review by manager or legal;
- review any representations made by applicants or responses from third parties;
- updating the public register;
- carrying out any risk assessment process considered necessary;
- reviews of decisions or in defending appeals.

Elements included in setting the annual fee for monitoring the register

- Emails/ letter/ telephone calls etc. to make appointments and requesting any documents or other information from the site owner or from any third party in connection with the fit and proper process;
- handling enquiries and complaints;
- updating files/ computer systems and website
- processing the annual fee;
- time for reviewing necessary documents and certificates
- preparing reports on breaches of conditions attached to an entry
- review any representations from an applicant or third parties, including reviews carried out by manager or legal
- carrying out risk assessment where considered necessary
- time spent on consulting the site owner and third parties
- time spent on meetings/discussions and in giving informal advice and assistance to site owners

Please note the above lists are not exhaustive.

Appendix 2

Annual Fee setting template

$$(((A - 1) \times B) + C) / 60 \times D$$

A = Number of pitches

B = Time taken to inspect additional units (minutes) – estimated as 10 mins

C = Fixed admin time (minutes) for one unit – this also includes inspection of the one unit (that is why it is -1).

D = Officer hourly rate

Annual licence time calculation	
	Time (minutes)
Put on service request, letter to site owner (Admin)	10
Liaison with Site owner (Officer)	15
Records check on Uniform and idox/Site file (Officer)	15
Travel to site (Officer)	30
Inspection of common parts and one unit (Officer)	60
Record details of inspection (Officer)	30
Follow up letter and phone call (Officer)	30
Annual fee processing (Admin)	20
Revisit travel (Officer)	30
Revisit and subsequent admin (Officer)	60
Total (C)	300

Appendix 3

Risk Rating Matrix

Occupancy

Number of units	Score	Total
1 - 5	0	
6 - 20	5	
21-50	10	
51-100	15	
>100	20	

Complaints

Number of substantiated complaints in 12 months	Score	Total
No complaints	0	
1 complaint	10	
Up to 3 complaints	20	
> 3 complaints	30	

Compliance with site licence conditions

	Score	Total
Full compliance with conditions	0	
Non-compliance with 1 condition	10	
Non-compliance with 1-3 conditions	20	
Non-compliance with >3 condition	Additional 10 per condition	

Enforcement action

	Score	Total
Advisory letter sent		
Compliance notices served		
Prosecution in past 5 years		
Total score		

Risk	Score from matrix	Inspection frequency
Low	0-25	24 months
Medium	26 - 55	18 months
High	>56	12 months

Site:

Date:

Officer:

MOBILE HOMES FEES TABLE- 2021-22

APPLICATION	CHARGES
New licence application	£419.80 + £8.38 per pitch
Annual fee	£11.50 per pitch x No. of pitches/risk factor
Transfer/amendment of up to 2 site licence conditions	£157.11
Significant amendment of > 2 site licence conditions	£282.58
Deposit of site rules	£54.00
Application of fit and proper person registration (Up to 5 Years)	£250 (Renewals -£230.00)
Annual fee for inclusion in fit and proper person register	£36.00
Enforcement cost per hour	£50.00

This page is intentionally left blank



Cabinet

Tuesday, 8 June 2021

Planning Committee Proposals Pilot

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Business and Growth, Councillor A Edyvean

1. Purpose of report

- 1.1. In 2017, a Planning Peer Challenge Review resulted in a number of recommended changes being made to the process and operation of Planning Committee meetings, as approved by Cabinet in June 2017. The changes have been largely successful, improving the transparency of the planning and development process.
- 1.2. As four years have now passed, the demands being placed upon the local authority planning process continue to intensify, and with a new Planning Committee Chairman, it is timely for a further targeted review. It is also an opportune time to consider improvements that could relieve the current pressures being experienced in terms of the Committee being able to properly consider all the scheduled agenda items.
- 1.3. Planning Committee has an important, and indeed fundamental, role in the determination of strategic planning decisions for the Borough and as such it is vital that the Committee should primarily focus on determining applications of major importance or significance to the area, indeed this is an outstanding key recommendation made by the Planning Advisory Group and Local Government Association in the 2017 Peer Review.
- 1.4. With this in mind, it's important to ensure that the workflow of planning applications scheduled to be determined by Committee are within this focus and part of this review is about how Councillors and officers are supported in order to achieve this.
- 1.5. Additionally, it is vitally important to recognise that the Development Management function has statutory targets to meet in determining applications and the Council has a reputation to maintain in making timely, valid decisions.
- 1.6. The proposals set out below are with a view to meeting these objectives and to enable Planning Committee to be as efficient as it can be, making the best use of the Councillors' and officers' finite time resources.

- 1.7. These proposals have been considered by the Chairman, Vice-Chairman and ex-Chairman of the Planning Committee and by the Planning Committee members.

2. Recommendation

It is RECOMMENDED that:

- a) the proposals set out are piloted for six months from August 2021;
- b) the pilot proposals are included in the Council's Constitution (where necessary) and presented at Full Council on 1 July 2021; and
- c) a further report is brought to Cabinet after six months to consider the findings of the pilot period, with recommendations for Planning Committee changes going forward.

3. Reasons for Recommendation

- 3.1. Planning Committee is a fundamental part of the democratic transparency of Development Management decision making. It is played out in public and has significant reputational impact.
- 3.2. Planning officers have a continuously demanding workload and these proposals will ensure workflow is maintained and statutory deadlines are met. Failure to do either of these creates a backlog of applications and opens the Council up to challenge for non-determination and appeals which are costly.
- 3.3. Committee Members and planning officers have a finite resource and it's imperative that they effectively directed.
- 3.4. To ensure the Planning Committee is efficient and effective with a focus on strategic planning decisions that impact the Borough.
- 3.5. The proposals also aim to build strong working relationships between Councillors and planning officers, allowing for early conversations to take place and for information to be exchanged in order to develop a better understanding of each other's perspective and the decision making framework.
- 3.6. The proposals fall into two types; general housekeeping to improve processes and workflow, and constitutional changes to the way Planning Committee functions. These changes are set out below.

4. Supporting Information

- 4.1. The proposed pilot improvements fall into two categories of general housekeeping to improve the efficiency of the Committee meetings and using the limited time available in the most effective way, these proposals include improving and streamlining case officer presentations, providing enhanced information to Committee Members ahead of the meeting and thereby

encouraging them to raise points of clarification with planning officers by having an early conversation.

4.2. These process changes have been shared with Committee Members and further discussions will take place with them in order to address any concerns.

4.3. The second category relates to more substantial, constitutional changes being made to the operation of the Planning Committee; it is these pilot proposals that are presented to Cabinet for consideration:

4.3.1 Moving the meeting time to 2.30pm - 6pm (with the potential for a half hour extension in order to conclude business) - there are several reasons for recommending this, which include:

- Determination of planning applications is complex and requires full concentration, meetings running late into the night do not provide officers and Councillors with the best opportunity to make the optimum decisions.
- Allows for the best use of officer time - an earlier meeting will allow the individual case officer to present their report to the Committee, allowing for personal and professional development of officers and for them to develop a closer working relationship and understanding of Councillors' expectations.
- It provides for enhanced resilience in the team by sharing the undertaking of Committee duties.
- The involvement of more members of the Planning team will allow the Service Manager for Planning to refocus on the more strategic aspects of Development Management and particularly taking a proactive role in respect of Planning Enforcement.

4.3.2 Objections from Ward Councillors should be based on material planning considerations and policy conflicts in order to trigger an application being placed on a Committee agenda for determination, rather than by officers by delegation.

4.3.3 Ward Councillors will need to comment on an application within the statutory consultee timeframe of 21 days (where all information has been received), and this would trigger the application being referred to Planning Committee. Further comments can be made on new information. Currently comments are considered up until the point of determination, an objection at this stage can significantly delay the application being determined in the statutory timeline and open up the Council to appeal against non-determination.

4.3.4 Move to use an electronic voting system.

- 4.4. The above pilot proposals seek to ensure the strategic focus of Planning Committee, that all business on the agenda is concluded, the transparency and integrity of the Committee is upheld, Councillors are empowered, and to uphold the Council's reputation in taking timely, valid decisions.
- 4.5. The proposals have support from the new and ex-Chairman of Planning Committee, along with the Vice Chairman.
- 4.6. Comments received from some Planning Committee members relate to the process (non-constitutional) proposals, and officers will work with Councillors to address these comments.
- 4.7. Further comments relate to changing the meeting start time and concerns are related to:
 - Unfair impact on working Councillors, particularly affecting some political parties more than others.
 - Eroding the diversity of the Committee Members over time, to retired Councillors.
 - Challenging for members of the public and Ward Councillors to attend a meeting during the day.
 - Disadvantage younger, working people being able to attend Committee.

5. Alternative options considered and reasons for rejection

- 5.1. The alternative is for Planning Committee to remain as it is. Whilst it is functioning tolerably, it does not address all of the recommendations made during the Peer Review, such as having a focus on strategic decision making.
- 5.2. By not implementing the proposed improvements, the Council's reputation is likely to suffer further by being unable to conclude all business on the agenda of each Committee. This has meant that, on occasions, applicants/objectors have attended with an expectation that they will be speaking on an item but have been unable to. Furthermore, delays incurred by not completing the business on the agenda leaves the Council open to appeal against non-determination and undermines the reputation of the Council as a streamlined and efficient authority able to make timely, valid decisions.
- 5.3. Keeping the Committee at its existing time of 6.30pm to 10pm (with an option to extend to 10.30pm) does not address the challenges this presents to the planning officers to participate. Nor does it address the opportunity to build a closer working relationship between Committee Members and planning officers who share the same objective to proactively manage positive and appropriate growth and economic prosperity in the Borough.
- 5.4. Research has been undertaken in relation to the start time of Planning Committees in other local councils in Nottinghamshire and neighbouring

counties. There appears to be an even split of start times at 10am, 1-2pm and 6pm. Looking at the political and demographic make-up of these committees demonstrates this is across all the political parties and the committees appear to be diverse, with a mixed age range in attendance.

- 5.5. Virtual meetings have aided transparency and accessibility to Planning Committee and it is understood that the Government is further reviewing this. It appears there is support to enable the return of virtual and hybrid meetings at some point in the future. This would enable the public and Ward Councillors greater accessibility to attend meetings earlier in the day.
- 5.6. Concerns raised have been carefully considered and at this time it is considered that the benefits that will be realised by bringing the meeting time forward should be trialled. However, the challenges this could present are acknowledged and as such, the 12 month pilot period initially suggested has been reduced to six months. This will provide an opportunity for the Director – Development and Economic Growth and the Service Manager for Planning to work closely with the Committee Members and review the impact of the changes proposed.

6. Risks and Uncertainties

- 6.1. The risk in doing nothing is ineffective workflow of planning applications being determined in a timely way. This will damage the Council's reputation and credibility. Non-determination also runs the risk of potentially costly appeal proceedings.
- 6.2. The risk of moving the Committee meeting to earlier in the day is the availability of Committee Members being able to attend.

7. Implications

7.1. Financial Implications

When applications are not taken within statutory timescales, it leaves the Council open to appeal against non-determination. The Council incurs costs in defending these actions.

7.2. Legal Implications

The proposed pilot changes will be reflected in the Council's Constitution and will be presented to Full Council. The Council has a duty to balance its resources, these proposals support this.

7.3. Equalities Implications

Planning Committee is a public meeting, which can be attended in person or viewed on the Council's YouTube channel.

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

There are no crime and disorder implications arising from this report.

8. Link to Corporate Priorities

Quality of Life	Open, fair and transparent decision making through Planning Committee public meetings
Efficient Services	The proposed improvements lead to a more efficient and effective use of officer and Councillor time
Sustainable Growth	Strategic Planning decisions are key in determining the growth and development of the Borough
The Environment	Strategic Planning decisions have a direct impact on the environment and sustainability of the growth of the Borough

9. Recommendation

It is RECOMMENDED that:

- a) the proposals set out are piloted for six months from August 2021;
- b) the pilot proposals are included in the Council's Constitution (where necessary) and presented at Full Council on 1 July 2021; and
- c) a further report is brought to Cabinet after six months to consider the findings of the pilot period, with recommendations for Planning Committee changes going forward.

For more information contact:	Leanne Ashmore Director – Development and Economic Growth 0115 914 8578 lashmore@rushcliffe.gov.uk
Background papers available for Inspection:	Reports to Cabinet: 17 April 2017 Planning Peer Challenge 13 June 2017 Planning Peer Challenge – initial actions requiring constitutional amendments
List of appendices:	None