

Appendix 4: Revised Local Development Scheme 2025



Rushcliffe Borough Council

Revised Local Development Scheme 2025

Published 9 December 2025

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1. Introduction

- 1.1 This revised Local Development Scheme for Rushcliffe Borough comes into effect on 9 December 2025.
- 1.2 A Local Development Scheme (LDS) is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). It is a public statement which specifies:
 - Which development plan documents will be prepared;
 - What subject matter they will cover;
 - What geographical area they will relate to;
 - Whether any of them will be prepared jointly with other authorities; and
 - The timetables for their preparation and revision.
- 1.3 The previous Rushcliffe LDS was adopted in February 2025. This LDS wholly replaces the previous version.
- 1.4 While every effort is made to identify realistic key dates over the course of the LDS timeline, these dates may be subject to change should circumstances dictate. It should be noted that many of the key milestones are subject to external influence, for instance that of the Planning Inspectorate, and therefore scheduled adoptions will be partly dependent on work and decisions carried out beyond the control of the Borough Council.
- 1.5 While details of non-development plan documents are not required to be included within the LDS, some details relating to other planning documents prepared or being prepared by the Council are included within this LDS for information.

2. Development Plan Documents

- 2.1 The Council adopted the Rushcliffe Local Plan Part 1: Core Strategy in December 2014. The Core Strategy is currently under review and will result in the production of the Greater Nottingham Strategic Plan.

Greater Nottingham Strategic Plan

- 2.2 The preparation of the Greater Nottingham Strategic Plan (GNSP) has been underway for several years, with the publication of a Growth Options consultation in July 2020, two Preferred Approach consultations in 2023, a Publication Draft in November 2024 and a Revised Publication Draft GNSP in March 2025.
- 2.3 The GNSP was being prepared by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils, including for all the above stages. However, Gedling Borough Council has withdrawn from being part of the GNSP and was not involved in the revised Publication Draft stage.

Subject matter: A document forming part 1 of the Local Plan which sets out the spatial vision and objectives, and strategic policies which will form the planning framework for the area. Policies include those relating to climate change, housing and employment provision, the Green Belt, the role of town and local centres, design, the historic environment and infrastructure.

Geographical area: Broxtowe Borough, Nottingham City and Rushcliffe Borough.

Prepared jointly: The Strategic Plan is being prepared jointly with Broxtowe Borough and Nottingham City Councils. However, decisions relating to the plan (including the decision to adopt the plan) are made separately by each Council.

Timetable for production:

Stage	Dates
Publication (Regulation 19) draft	12 March 2025
Submission of plan for examination (Regulation 22)	December 2025
Examination in public/hearings	January 2026
Receipt of Inspector's Report (estimated)	November 2026
Adoption (estimated)	December 2026

Arrangements for production:

Topic	Details
Organisational Lead	Planning Policy Manager
Political Management	Member Working Group for the Local Plan, Cabinet, Full Council.
Internal Resources	Planning Policy team with technical, legal and administrative support from other teams as required.
External Resources	Use of consultants for gathering evidence base information.
Community and Stakeholder Involvement	Informal and formal consultation as set out in the Statement of Community Involvement.
Monitoring and Review Mechanisms	Local Plan Monitoring Report, with formal review undertaken if necessary.

Rushcliffe Local Plan Part 2

- 2.4 The Council adopted the Rushcliffe Local Plan Part 2: Land and Planning Policies in October 2019.

Subject matter: The allocation of sites for housing, employment, retail and other purposes. Also, development management policies on a range of topics including the environment, housing, employment, transport, retail, town centres, recreation and community facilities.

Geographical area: The whole of Rushcliffe Borough.

Prepared jointly: No.

Timescales for review: Due to changes to planning legislation, there will be a new system for producing Local Plans. Following adoption of the Greater Nottingham Strategic Plan, any new plan will need to be produced under a new system. Details regarding a timescale for production of a new plan, and the extent of the plan, will be provided once further clarification has been provided by the Government.

Neighbourhood Plans

- 2.5 The Localism Act 2011 makes provisions for Neighbourhood Plans to be prepared. Neighbourhood Plans are community-led and must be initiated through a Parish/Town Council or creation of a Neighbourhood Forum. They must ultimately be 'made' (adopted) by the Borough Council as part of the development plan, provided they are consistent within the Borough Council's Local Plan.

Adopted Neighbourhood Plans:

Neighbourhood Plans	Adoption date
Colston Bassett	12 May 2021
East Leake	19 November 2015
Gotham	5 February 2020
Hickling	4 March 2022
Keyworth	1 June 2018
Radcliffe on Trent	19 October 2017

Neighbourhood Plans	Adoption date
Ruddington	23 July 2021
Tollerton	14 February 2025
Upper Broughton	5 February 2020

- 2.6 Further details on each plan can be found at:
<https://www.rushcliffe.gov.uk/planning-growth/planning-policy/neighbourhood-planning/>

3. Policies Map

- 3.1 The Local Plan (Part 1: Core Strategy and Part 2: Land and Planning Policies) is accompanied by a Policies Map. The purpose of this document is to illustrate geographically the application of the policies in the adopted development plan.
- 3.2 The Policies Map will be updated whenever a Development Plan Document is adopted.

4. Supplementary Planning Documents

- 4.1 National planning practice guidance provides that supplementary planning documents (SPD) should be prepared only where necessary. SPDs should build upon the policies in the Local Plan and cannot be used to introduce new policies or revise existing policies; nor should they add unnecessary financial burdens on development.
- 4.2 The following SPDs have already been prepared and adopted by the Council:
- Rushcliffe Residential Design Guide SPD, February 2009;
 - Wind Energy SPD, June 2015;
 - Melton Road Edwalton Development Framework SPD, October 2015;
 - Affordable Housing SPD, February 2022;
 - Low Carbon and Sustainable SPD, July 2023.
 - Rushcliffe Design Code SPD, September 2025; and
 - Developer Contributions SPD, December 2025.
- 4.3 The Council is currently preparing the following SPD:
- East of Gamston/North of Tollerton Development Framework SPD

- 4.4 The Council has also published the Solar Farm Development Planning Guidance in November 2022 for use in the determination of planning applications

5. Community Infrastructure Levy

- 5.1 A Community Infrastructure Levy (CIL) for Rushcliffe came into force on 7 October 2019.
- 5.2 CIL is a charge that local authorities can levy on most types of new development in their areas based on the size, type and location of the development proposed. Based on an Infrastructure Delivery Plan drawn up in consultation with neighbourhoods and stakeholders, the CIL supports the delivery of the housing and employment growth identified in the Local Plan. It does not, however, cover all types of charge, and therefore the Developer Contributions SPD and the CIL will work in tandem.

6. Statement of Community Involvement

- 6.1 The Council's latest Statement of Community Involvement (SCI) was adopted in March 2019. This sets out the processes of community involvement that the Council will use in the production of policy documents and the consideration of planning applications.

7. Local Plan Monitoring Report

- 7.1 The Local Plan Monitoring Report is produced on an annual basis. It gives information about progress on the production of planning policy documents together with statistics on a range of key issues, including business development and housing.

8. Further Information

- 8.1 Further details on the above documents are available on the Council's website at: www.rushcliffe.gov.uk/planning-growth/planning-policy
- 8.2 For any additional questions, the Council's Planning Policy team can be contacted by:
- Telephoning: 0115 981 9911
 - Emailing: localdevelopment@rushcliffe.gov.uk
 - Writing to: Planning Policy, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham. NG2 7YG