



**Cabinet**

**Tuesday, 10 March 2026**

**Cranmer Neighbourhood Area Application**

## **Report of the Director – Development and Economic Growth**

### **Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton**

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

- 1.1. The Council has received an application to designate the whole of the parishes of Aslockton, Whatton-in-the-Vale, Elton on the Hill, Granby-cum-Sutton, Flawborough, Orston and Thoroton as a Neighbourhood Area (the Cranmer Neighbourhood Area). The purpose of designating the Cranmer Neighbourhood Area is to enable the constituent parish councils and parish meetings to guide development through production of a Neighbourhood Plan.
- 1.2. A consultation on the application was carried out between Friday, 19 December 2025 and Friday, 6 February 2026. Responses to the consultation have been considered in production of this report.
- 1.3. The report recommends that the Neighbourhood Area is designated. Once designated, the parish councils and parish meetings will be able to begin the process of preparing a Neighbourhood Plan.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet:

- a) supports the Cranmer Neighbourhood Area as proposed; and
- b) approves the designation of the Cranmer Neighbourhood Area.

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

Under the Section 61G of the Town and Country Planning Act 1990, and in accordance with the Neighbourhood Planning Regulations 2012 (as amended), the Council has a duty to consider neighbourhood area applications. In cases such as this, applications must be the subject of public consultation and any representations received must be considered in determining the application.

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

- 4.1. The Council has received an application to designate the whole of the parishes of Aslockton, Whatton-in-the-Vale, Elton on the Hill, Granby-cum-Sutton, Flawborough, Orston and Thoroton as a Neighbourhood Area (the Cranmer

Neighbourhood Area). The purpose of designating the Neighbourhood Area is to enable the constituent parish councils and meetings, supported by the Cranmer Neighbourhood Plan Steering Group, to guide development through production of a Neighbourhood Plan.

- 4.2. The application is at Appendix 1, within which it is confirmed that the Parish Councils of Aslockton, Granby-cum-Sutton, Orston and Whatton-in-the-Vale are the relevant bodies for the purposes of Section 61 G of the Town and County Planning Act (1990), with Orston acting as the lead council.
- 4.3. The ability for town/parish councils and other groups to produce a Neighbourhood Plan was introduced through the Localism Act 2011. The Neighbourhood Planning Regulations 2012 (as amended) provide guidance as to how the Neighbourhood Plan process will work.
- 4.4. Neighbourhood plans can include planning policies and allocations of land for different uses. They can be produced by town or parish councils in consultation with their communities but must be consistent with legislation and national and local planning policies. If a Neighbourhood Plan is formally adopted following an examination by an Inspector and there is overall support for it in a community referendum, then decisions on future planning applications must be in general conformity with it.
- 4.5. If a town/parish council or other group decides to produce a Neighbourhood Plan, one of the first steps is to submit to the local planning authority an application for the designation of the area to be covered by the Plan. They must submit to the local planning authority the following:
  - a map which identifies the area to be covered by the Neighbourhood Plan; and
  - a statement explaining why the area concerned is appropriate.
- 4.6. The reasons given within the application for the area to be designated as a Neighbourhood Area is because of the commonality between the different villages in terms of:
  - Their status as "Other Villages" within the Greater Nottingham Aligned Core Strategy.
  - Their proximity to each in terms of representing a contiguous area of rural parishes.
  - The similarities they face with regards to limited services and public transport, largely residential character, rurality, heritage and conservation, business types (pubs, small shops, agriculture), land usage and environment, and development pressures (solar farms and windfall housing development).
  - Road infrastructure including a shared dependence on the A52 for access to the national highways system.
  - The collaboration undertaken to date between the different parish councils and parish meetings, residents, businesses, and community groups in exploring the development of a Neighbourhood Plan with recognition of their shared interests and the benefits of pooling resources.

- 4.7. As the application to designate the parishes as a Neighbourhood Area was required to be consulted upon, the letter and map showing the area proposed were made available to view by members of the public and others on the Borough Council's website.

### **Consultation on the Cranmer Neighbourhood Area application**

- 4.8. The consultation started on 19 December 2025 and finished on 6 February 2026. In total, seven representations were submitted by residents, statutory bodies, and other stakeholders. A summary of the comments and proposed responses to the issues raised is provided in Appendix 2.
- 4.9. In summary, the main issues raised by consultees include:
- Support for the principle that a Neighbourhood Plan will strengthen the ability of the parish councils and meetings to influence planning decisions.
  - Support the ability of a Neighbourhood Plan to help better protect and enhance unique social and environmental aspects of the area.
  - Concern that it is not evidenced that a similar multi-parished model has been successful elsewhere.
  - Concern regarding the availability of resources for neighbourhood planning.
- 4.10. The reasons provided in the application to justify the proposed Neighbourhood Area are considered reasonable and rational. No issues raised through consultation are deemed sufficient to justify rejecting the application. It is therefore recommended that the Cranmer Neighbourhood Area is designated.

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

Except where legislation requires designation of the whole area applied for, a local planning authority may refuse to designate an area if it considers the proposed boundary inappropriate. In such circumstances, reasons must be given, and the authority must exercise its powers to ensure that some or all of the area forms part of one or more designated Neighbourhood Areas. In this case, the whole of the area applied for is considered appropriate for designation and therefore alternative options are considered inappropriate.

## **6. Risks and Uncertainties**

The Council has a statutory duty to consider Neighbourhood Area applications and decide whether to designate Neighbourhood Areas. Failing to do so will put the Council at risk of failing to meet its statutory requirements.

## **7. Implications**

### **7.1. Financial Implications**

There are no direct financial implications arising from this report:

## 7.2. Legal Implications

Under the Section 61G of the Town and Country Planning Act 1990, and in accordance with the Neighbourhood Planning Regulations 2012 (as amended), the Council has a statutory duty to consider Neighbourhood Area applications.

## 7.3. Equalities Implications

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

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

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

## 7.5. Biodiversity Net Gain Implications

There are no direct biodiversity net gain (BNG) implications arising from matters covered in this report, but policies and proposals related to BNG could be included in the Cranmer Neighbourhood Plan.

## 8. Link to Corporate Priorities

The Environment	Neighbourhood Plan production could assist in protecting and enhancing natural assets within the designated area.
Quality of Life	Neighbourhood Plan production may assist in delivering quality of life objectives.
Efficient Services	Neighbourhood Plan production may assist in delivering efficient service objectives.
Sustainable Growth	Neighbourhood Plan production may assist in delivering the Borough Council's wider corporate priority to support economic growth to ensure a sustainable, prosperous and thriving local economy.

## 9. Recommendation

It is RECOMMENDED that Cabinet:

- a) supports the Cranmer Neighbourhood Area as proposed; and
- b) approves the designation of the Cranmer Neighbourhood Area.

<b>For more information contact:</b>	Patrick Slater Planning Policy Officer 0115 914 8292 <a href="mailto:pslater@rushcliffe.gov.uk">pslater@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	Appendix 1: Cranmer Neighbourhood Plan Area Application Appendix 2: Cranmer Neighbourhood Area application summary of consultation responses