

**Appendix 4: Ratcliffe on Soar LDO – Schedule of Proposed
Amendments (consultation version)**

Ratcliffe-on-Soar Local Development Order Schedule of Proposed Amendments November 2025

Preamble

There are three consultation documents for the proposed revisions to the Ratcliffe on Soar Local Development Order:

1. Ratcliffe on Soar Local Development Order – Proposed Amendments;
2. Ratcliffe on Soar Local Development Order – Schedule of Proposed Amendments (which is this document); and
3. Data Centre Opportunity at Ratcliffe on Soar Briefing Paper.

The proposed revisions to the Ratcliffe on Soar Local Development Order (LDO) are described or illustrated in the various tables below. New text proposed to be added to the LDO is highlighted in red and text proposed to be deleted is struck-through (e.g. ~~revision~~).

It may help to further understand how the proposed revision would amend the LDO to cross refer to the following existing LDO documents:

- Ratcliffe on Soar Local Development Order and Statement of Reasons, July 2023
- Ratcliffe on Soar Local Development Order: Design Guide, July 2023
- Ratcliffe on Soar Local Development Order: Parameters Plans, July 2023

These three documents are available to view on the Borough Council's website in the same location as this document (online at <https://planningon-line.rushcliffe.gov.uk/online-applications/> and search using reference number 25/02015/LDO).

Ratcliffe-on-Soar Local Development Order

Schedule of Proposed Amendments

November 2025

The proposed amendments to the adopted Ratcliffe on Soar Local Development Order (LDO) documents are set out below. These amendments will enable the following:

- 1) Allow data centre uses to be located on the Southern Site (Plot I)
- 2) Allow environmental mitigation works to come forward early with Council agreement
- 3) Allow Local Labour Agreements to be agreed on a plot-by-plot basis

1. Amendments to allow Data Centres on Southern Site

1.1 Changes to Local Development Order and Statement of Reasons

| Section/paragraph | Current Text | Proposed amendment |
|---|--|--|
| Section 2.4, Development Permitted by LDO, third paragraph (page 8) | The Design Guide identifies design principles and a set of characteristics that must be demonstrated by all prospective occupiers of the Site in order for their Application for a Certificate of Compliance to be accepted. Importantly, this includes a description of the criteria needed to accord with the Vision for the Site, as set out in Design Principle LU 6 and requires potential development on Plots A to G (except Plot F which has been reserved for a car park) to meet at least one of the following characteristics, and development on Plot I to meet either 1) or 2) (examples of acceptable uses are also set out in the Design Guide):` | Change to: <i>The Design Guide identifies design principles and a set of characteristics that must be demonstrated by all prospective occupiers of the Site in order for their Application for a Certificate of Compliance to be accepted. Importantly, this includes a description of the criteria needed to accord with the Vision for the Site, as set out in Design Principle LU 6 and requires potential development on Plots A to G (except Plot F which has been reserved for a car park) to meet at least one of the following characteristics, and development on Plot I to meet either 1), or 2) or 8) (examples of acceptable uses are also set out in the Design Guide):</i> |
| Section 2.4, numbered list of characteristics (page 8) | | Add a development characteristic to list: <i>8) Businesses that store, process and distribute data and applications electronically</i> |
| Section 7.3, Strategic Context (page 37) | | Add the following at end of section <i>Government support for growth of AI and data centre investment</i> <i>There has been a significant and continuing, world-wide, growth in demand for data centres, driven by the</i> |

| Section/paragraph | Current Text | Proposed amendment |
|---|--------------|--|
| | | <p><i>growth of Artificial Intelligence (AI) and Machine Learning (ML). This is a fast moving, globally competitive market, which offers major benefits for countries who can capture these multi-billion pound investments.</i></p> <p><i>The UK Government is actively working to ensure that the UK can attract this investment and benefit from the growth of AI and has published its AI Opportunities Action Plan¹ which seeks to establish Artificial Intelligence Growth Zones (AI Growth Zones) to help accelerate the delivery of data centres and AI infrastructure.</i></p> <p><i>The Ratcliffe Site is very well placed to deliver on these aims and ambitions, with unique characteristics which make it highly attractive to data centre developers and investors – availability of power and water, connectivity, land availability at the required scale and the proximity to a skilled workforce.</i></p> <p><small>¹https://www.gov.uk/government/news/prime-minister-sets-out-blueprint-to-turbocharge-ai</small></p> |
| <p>Section 7.4, Planning Policy Context (page 37)</p> | | <p>At end of the section on ‘National Planning Policy Framework’ add the following paragraphs:</p> <p><i>To support the delivery of data centres and AI technology, Government introduced changes to the National Planning Policy Framework (NPPF) published in December 2024, to place significantly greater emphasis on promotion of data driven high technology and creative industries. These changes include:</i></p> <p><i>Section 6, paragraph 86 of the NPPF, Building a strong, competitive economy, which states that:</i></p> <p><i>Planning Policies should:</i></p> <p><i>c) pay particular regard to facilitating development to meet</i></p> |

| Section/paragraph | Current Text | Proposed amendment |
|--|--------------|---|
| | | <p><i>the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;</i></p> <p><i>and paragraph 87 states that</i></p> <p><i>Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:</i></p> <p><i>a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);</i></p> <p><i>In addition, from September 2024, the government has categorised Data Centres as Critical National Infrastructure, placing them in the same category as Energy and Water. This means that data centres will benefit from government support in terms of security and in the event of critical incidents but is also in recognition of the significant economic and employment benefits that they bring.</i></p> |
| Appendix A, Full Document List (Page 55) | | List of documents to be updated with titles and references of new documents, once amendments have been agreed. |
| Appendix B, Section 6, Key Characteristics table (page 61) | | <p>Add a development characteristic to list:</p> <p><i>8) Businesses that store, process and distribute data and applications electronically</i></p> |

1.2 Changes to Design Guide

| Section/paragraph | Text in adopted document | Proposed amendment |
|--|--|---|
| Characteristics of Acceptable Uses table (page 11) | | Add a development characteristic to list: <i>8) Businesses that store, process and distribute data and applications electronically</i> |
| Land Use Plan and Table (page 12) | | Add purple shading and tick to column I of table, along ‘Data Centres’ row. |
| Design Principle LU3, final bullet (page 13) | <ul style="list-style-type: none"> Plot I: Energy generation & storage; advanced manufacturing and other industrial uses; micro-mobility hub (consider e-bike or e-scooter rental points, stop for internal site shuttle buses). Logistics not permitted. | Change to: <ul style="list-style-type: none"> Plot I: Energy generation & storage; advanced manufacturing and other industrial uses; <i>data centres</i>; micro-mobility hub (consider e-bike or e-scooter rental points, stop for internal site shuttle buses). Logistics not permitted. |
| Design Principle LU6, criteria 2 | 2. Demonstrate that the proposed development on Plot I meets criterion 1 or 2 of the “Characteristics of acceptable uses” in the middle table on page 11. | Change to: <i>2. Demonstrate that the proposed development on Plot I meets criterion 1, or 2 or 8 of the “Characteristics of acceptable uses” in the middle table on page 11.</i> |

1.3 Changes to Parameter Plans

| Section/paragraph | Text in adopted document | Proposed amendment |
|---|---|---|
| Permitted Uses Parameter Plan, Legend bar, purple coloured plots. | Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)) | Change to: <i>Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)) and Data Centres</i> |

2. Changes required to allow environmental mitigation works to come forward early

2.1 Changes to Local Development Order and Statement of Reasons

| Section/paragraph | Text in adopted document | Proposed amendment |
|--|--|--|
| Section 3.3, Biodiversity Net Gain (page 19) | In respect of other environmental mitigation proposals (Option 3 in the hierarchy), through consultation, the opportunity to provide a Fish Pass at Thrumpton Wier (River Trent) has been identified. Delivery of this Fish Pass (and similar interventions) is considered appropriate environmental mitigation and is encouraged by the Council. Whilst such interventions are not captured in Defra’s Biodiversity Metric tool, for the purposes of this LDO they may be equated to BNG units based on project value, up to a maximum of 250 BNG units. With the agreement of the Council, the provision of such environmental mitigation proposals may be suitable ahead of measures under Option 2 of the hierarchy. | Change to: <i>“In respect of other environmental mitigation proposals (Option 3 in the hierarchy), through consultation, the opportunity to provide a Fish Pass at Thrumpton Wier (River Trent) has been identified. Delivery of this Fish Pass (and similar interventions) is considered appropriate environmental mitigation and is encouraged by the Council. Whilst such interventions are not captured in Defra’s Biodiversity Metric tool, for the purposes of this LDO they may be equated to BNG units based on project value, up to a maximum of 250 BNG units. With the agreement of the Council, the provision of such environmental mitigation proposals may be suitable ahead of measures under Option 1 or Option 2 of the hierarchy.”</i> |

3. Changes required to allow Local Labour Agreements to be agreed on a plot-by-plot basis

3.1 Changes to Local Development Order and Statement of Reasons

| Section/paragraph | Text in adopted document | Proposed amendment |
|---|--|---|
| Section 3, Table 2 – List of conditions, Condition 9 (page 14) and: Copy of condition 9 within Appendix B, Section 9 (page 70) | The development hereby permitted must not be commenced on any part of the Site until a Local Labour Agreement (LLA), for the Site’s construction phase(s), has been submitted to and approved in writing by the Council. The LLA must show how opportunities for people living in the locality, including employment, apprenticeships and training, will be provided throughout the construction phase(s) of the Site. All development of specific plots or development areas within the Site must be carried out in accordance with the approved LLA. | Change to: <i>The Each development hereby permitted must not be commenced on any development plot on part of the Site until a Local Labour Agreement (LLA), for the Site’s construction phase(s), of that development has been submitted to and approved in writing by the Council. The LLA must show how opportunities for people living in the locality, including employment, apprenticeships and training, will be provided throughout the construction phase(s) of the development Site. All development of specific plots or development areas within the Site must be carried out in accordance with the approved LLA for that plot or area.</i> |