

Report of the Executive Manager – Communities

1. Summary

- 1.1. The new Rushcliffe Local Plan will be formed by two parts. Part 1 of the Local Plan is the Core Strategy which has already been completed and adopted by the Council in December 2014. Part 2 is the Land and Planning Policies Plan which, following earlier rounds of public consultation, has progressed to the stage where a final draft of the Plan has been prepared (at Appendix 1).
- 1.2. The proposed draft Local Plan Part 2 contains a number of proposals for new housing and employment development across Rushcliffe. It also includes a number of policies to be used in the determination of relevant planning applications, which supplement those already within the Core Strategy.
- 1.3. If approved by Council, the draft Local Plan Part 2 will be published for a six week representation period, before it is then submitted for examination by a Planning Inspector.

2. Recommendation

It is **RECOMMENDED** that Council

- a) approves the publication of the draft Local Plan Part 2 (Land and Planning Policies) and the draft Local Plan Part 2 (Land and Planning Policies) Policies Map for a six week representation period;
- b) agrees that, following the representation period, the draft Local Plan Part 2 and draft Local Plan Part 2 Policies Map be submitted for public examination; and
- c) delegates authority to the Executive Manager – Communities, in consultation with the Cabinet Member for Planning and Housing, to make minor amendments to the draft Local Plan Part 2 and draft Local Plan Part 2 Policies Map prior to their publication in order to make necessary corrections or to provide clarification.

3. Reasons for Recommendation

- 3.1. To enable preparation of the Local Plan Part 2 (Land and Planning Policies) to progress further and, as required by legislation, for the draft Local Plan to be submitted for examination. The Plan is required to be examined by a Planning Inspector appointed by the Secretary of State for Housing Communities and Local Government before it can be adopted as part of the

statutory development plan alongside the Local Plan Part 1 (Core Strategy), which was adopted by the Council in December 2014.

4. Supporting Evidence

Rushcliffe Local Plan

- 4.1. The new Rushcliffe Local Plan will be formed by two parts. Part 1 of the Local Plan is the Core Strategy which has already been completed and adopted by the Council in December 2014. Part 2 is the Land and Planning Policies Plan which is currently being prepared.

Local Plan Part 2: Land and Planning Policies

- 4.2. The Local Plan Part 2 (Land and Planning Policies) is the second part of the Local Plan. It will identify non-strategic allocations and designations in the Borough. It will also set out more detailed policies (sitting below the Core Strategy's more strategic level policies) for use in the determination of planning applications.

- 4.3. The latest anticipated timetable for preparation of the Local Plan Part 2 is:

- Issues and Options consultation – January 2016 (completed)
- Further Options consultation – February 2017 (completed)
- Preferred Housing Sites consultation – October 2017 (completed)
- Publication of final draft Local Plan – May 2018
- Submission to Secretary of State for examination by an Inspector – July 2018
- Examination hearing – September 2018
- Adoption – December 2018

Publication of draft Local Plan Part 2

- 4.4. The next stage in the preparation of the Local Plan Part 2 will be the publication of the final draft Plan. It is due to be published in early May 2018 for a six week representation period. The draft Local Plan, all representations received and supporting evidence will then be submitted for public examination by a Planning Inspector. The Inspector would determine whether or not the Local Plan is sound (including in compliance with national policy) and legally compliant. Subject to the Inspector concluding that the Plan satisfies these two tests, the Council would then be able to adopt the Local Plan Part 2 as part of the statutory development plan.
- 4.5. At Appendix 1 is a proposed draft of the Local Plan Part 2 (Publication Version) and at Appendix 2 is a proposed draft Local Plan Part 2 Policies Map (Publication Version), which will go alongside the Local Plan when it is submitted for examination. The proposed draft Policies Map identifies the spatial extent of the Local Plan Part 2's policies and proposals.
- 4.6. The drafting of the Local Plan Part 2 to its present stage has been fully informed by Sustainability Appraisal outcomes, other supporting evidence and the significant consultation feedback received by the Council during the various stages of community engagement that have been undertaken. These

factors have all been balanced in preparing the proposed policies and proposals included in the draft Local Plan at Appendix 1.

- 4.7. The Sustainability Appraisal carried out as part of preparing the Local Plan Part 2 has assessed the environmental, economic and social impacts of the various policies included in the proposed draft of the Local Plan and the alternatives considered. It has provided information on the relative sustainability of the alternatives considered and helped to identify the most sustainable options. However, the Sustainability Appraisal is only one part of the process to decide which policies and proposals should be included in the final version of the Local Plan and, in certain cases, other factors may mean a less sustainable option is chosen due to other overriding factors. The 'Sustainability Appraisal Report' for Local Plan Part 2 is available to view on the Council's website (see 'Background papers available for inspection' further below). The Sustainability Appraisal's Executive Summary and a summary of the key findings of the appraisal of draft policies and where amendments to them have been suggested are set out at Appendix 3.
- 4.8. The supporting evidence prepared for Local Plan Part 2 is extensive and covers a range of matters, including, Green Belt review, landscape and visual analysis, heritage impacts, flood risk, highways impacts, nature conservation impacts, retail centres review and infrastructure capacity. The preparation of the Local Plan has also been informed by a Habitat Regulation Assessment, an Equality Impact Assessment and a Health Impact Assessment. The evidence base for the Local Plan is available to view on the Council's website (see 'Background papers available for inspection' further below).
- 4.9. A summary of representations received during the consultations undertaken during preparation of the Local Plan (the Issue and Options, Further Options and Preferred Housing Sites consultations) can be viewed on the Council's website (see 'Background papers available for inspection' further below). At Appendix 4 are the main issues raised by respondents to these three consultations and proposed responses by the Council to each of the main issues.

Housing land supply and distribution

- 4.10. It was identified at the previous Preferred Housing Sites consultation stage (October 2017) that the Local Plan Part 2 needs to allocate land for at least 2,000 new homes, including to address a current shortfall in housing land supply. This is land that does not already have planning permission. It remains the case that this minimum level of housing land is required. The development of this number of new homes, plus those expected to be built on the six strategic sites allocated by the Core Strategy and elsewhere in Rushcliffe, including on sites which already have planning permission, would meet the housing target of 13,150 by the end of the plan period in 2028. It would also ensure that, as required by Government policy, a minimum 'five-year supply' of housing land is maintained for the rest of the plan period to 2028. A lack of at least a 'five-year supply' of housing land weakens the Council's ability to resist unwanted speculative development proposals. As at April 2017, the Council could only demonstrate 3.1 years of housing land supply.

- 4.11. If, however, there are further delays to the delivery of new homes on the existing strategic allocations, then these would still have to be provided elsewhere. As a result, it is considered appropriate to identify a further level of additional housing supply in order to provide a 'buffer' should housing delivery on the existing strategic allocations be further delayed beyond what is currently expected. The 'buffer' will also help in guarding against any future housing delivery shortfall should any of the housing allocations included in this plan not come forward as expected. It is therefore proposed that the Local Plan Part 2 should allocate 21 new sites which would contribute to meeting the housing requirements that need to be satisfied. These are sites which do not yet have planning permission and are expected to deliver around 2,700 new homes in total. It is calculated that the allocation of these sites should provide the Borough with around 5.5 years of housing land supply at the time the Local Plan Part 2 is adopted.
- 4.12. Policy 3 of the Core Strategy sets the broad framework for how new homes should be spread around Rushcliffe. The Core Strategy sets a hierarchy for where new development should be located, which is based on a strategy of 'urban concentration with regeneration'. This means that development should, where possible, be directed to locations within or adjacent to the main urban area of Nottingham (within and around West Bridgford and to the south of Clifton), followed by locations at the six towns and villages which are classified by the Core Strategy as 'key settlements' for growth.
- 4.13. The Council's Further Options and Preferred Housing Sites consultation documents both identified the importance of widening the range of settlements and individual sites delivering new housing development across Rushcliffe. A greater stock of smaller to medium size housing allocations all delivering housing at once should markedly boost short to medium term housing delivery rates, thereby helping to address the present shortfall arising from the delays in delivering the large strategic sites allocated by the Core Strategy.
- 4.14. The recommendations that follow for the proposed housing allocations have been informed by detailed evidence and other background work, including, but not limited to, the Rushcliffe Green Belt Review Part 2, landscape and visual analysis of potential development sites, sustainability appraisal of housing growth and site options and further analysis of all housing site options. Further details are set out in the Housing Site Selection Report, April 2018 (see 'Background papers available for inspection' further below).

Proposed housing allocations

Within the main urban area (West Bridgford)

- 4.15. There are no proposed allocations for housing development within West Bridgford. Where there are available sites which may be developed for new housing, they already have planning permission and therefore allocation is unnecessary, or else they are not large enough or there is currently insufficient technical justification to warrant allocation. However, sites within the urban area do not necessarily need to be allocated in order for them to be developed for new housing.

Adjacent to the main urban area of Nottingham

- 4.16. The Core Strategy has already allocated three major strategic sites adjacent to the main urban area: south of Clifton; land east of Gamston/north of Tollerton; and land at Melton Road, Edwalton. There are no other sites which have been put forward by landowners/developers which are deemed to be either suitable for development and/or would be able to deliver homes soon enough to address the current housing shortfall. Therefore, no further land is proposed for allocation for housing development adjacent to the main urban area as part of the Local Plan Part 2.

Bingham

- 4.17. The Core Strategy has already allocated a major strategic site for housing and employment development to the north of Bingham. There are no other sites which have been put forward by landowners/developers which are deemed to be either suitable for development and/or would be able to deliver homes soon enough to address the current housing shortfall. Therefore, no further land is proposed for allocation for housing development at Bingham as part of the draft Local Plan Part 2.

Cotgrave

- 4.18. The Core Strategy has already allocated the former Cotgrave Colliery for a major strategic site for housing and employment development, whose construction is now well advanced. In addition to this development, in balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following two sites are allocated for housing development through the Local Plan Part 2 (illustrated on Figure 1 of Appendix 1):

- Land rear of Mill Lane/The Old Park (around 180 homes); and
- Land south of Hollygate Lane (around 190 homes).

- 4.19. It is considered that the town has scope to sustain these two proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Cotgrave.

East Leake

- 4.20. The Core Strategy sets a minimum target of 400 new homes that need to be built on greenfield sites at East Leake up to 2028. Planning permission has recently been granted on nine greenfield sites around the village that will deliver around 1,000 new homes in total. All of the homes count towards the minimum 400 home target, which means it has already been exceeded by around 600 homes.

- 4.21. It is considered that it would be unacceptable to identify further land at East Leake for housing development over the plan period. To do so would put at risk the Core Strategy's focus to locate development within or adjacent to the main urban area of Nottingham. There are also concerns over East Leake's capacity to support and assimilate additional housing at this time and the

affect that any further development would have on the character of the village. It is proposed that the Local Plan Part 2 allocates one site for housing development at East Leake on land to the north of Rempstone Road for around 235 homes (illustrated on Figure 2 of Appendix 1). This site, which is outside the existing built extent of the village, already has planning permission for new housing but development has yet to start.

Keyworth

4.22. The Core Strategy sets a target of a minimum of 450 new homes that need to be built on greenfield sites at Keyworth up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following four sites are allocated for housing development through the Local Plan Part 2 (illustrated on Figure 3 of Appendix 1):

- Land off Nicker Hill (around 150 homes);
- Land between Platt Lane and Station Road (around 190 homes);
- Land south of Debdale Lane (around 190 homes); and
- Hillside Farm (around 70 homes).

4.23. It is considered that the village has scope to sustain these four proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Keyworth.

Radcliffe on Trent

4.24. The Core Strategy sets a target of a minimum of 400 new homes that need to be built on greenfield sites at Radcliffe on Trent up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following six sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 4 of Appendix 1):

- Land north of Nottingham Road (around 150 homes, with 5 hectares of employment development);
- Land adjacent Grooms Cottage (around 50 homes);
- Land off Shelford Road (around 400 homes);
- Land north of Grantham Road to south of railway line (around 240 dwellings);
- 72 Main Road (around 5 homes); and
- The Paddocks, Nottingham Road (around 75 homes).

4.25. It is considered that the village has scope to sustain these six proposed housing and mixed use (housing and employment) allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The fact that in excess of 900 new homes are proposed for development is to better enable provision of a new primary school that is required to support housing development at Radcliffe on Trent. The sites proposed for development are considered more suitable than other alternative options considered at Radcliffe on Trent.

Ruddington

- 4.26. The Core Strategy sets a target of a minimum of 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following three sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 5 of Appendix 1):
- Land to the west of Wilford Road (around 130 homes);
 - Land south of Flawforth Lane (around 50 homes); and
 - Land opposite Mere Way (around 170 homes).
- 4.27. It is considered that the village has scope to sustain these three proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at Ruddington.

Housing development at 'other villages'

- 4.28. In addition to the above proposed allocations, it is considered that a number of other villages will need to accommodate some level of new housing on greenfield sites in order to help resolve the current housing shortfall situation by widening the range of settlements all delivering new housing development at the same time. At the Further Options consultation stage (February 2017), Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington and Tollerton were identified as potentially suitable to accommodate a limited level of housing development on greenfield sites, based on the extent of their local services and facilities.

Cropwell Bishop

- 4.29. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 6 of Appendix 1):
- Land east of Church Street (around 70 homes).
- 4.30. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Cropwell Bishop.

East Bridgford

- 4.31. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following sites are allocated for housing development through Local Plan Part 2 (illustrated on Figure 7 of Appendix 1):
- Land between Butt Lane and Closes Side Lane (around 80 homes); and

- Land south of Butt Lane (around 45 homes).

4.32. It is considered that the village has scope to sustain these proposed allocations, subject to necessary developer contributions to support improvements services and infrastructure locally. The sites proposed for development are considered more suitable than other alternative options at East Bridgford.

Gotham

4.33. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 8 of Appendix 1):

- Land east of Gypsum Way/The Orchards (around 70 homes).

4.34. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Gotham.

Sutton Bonington

4.35. In balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following site is allocated for housing development through Local Plan Part 2 (illustrated on Figure 9 of Appendix 1):

- Land north of Park Lane (around 80 homes).

4.36. It is considered that the village has scope to sustain this proposed allocation, subject to necessary developer contributions to support improvements services and infrastructure locally. The site proposed for development is considered more suitable than other alternative options at Sutton Bonington. No sites were identified for housing development at the Preferred Housing Sites consultation stage (October 2017) due to an apparent constraint on local primary school capacity to accommodate housing growth. There is not, however, currently evidence to support this position.

Tollerton

4.37. At the Preferred Housing Sites stage no sites were proposed for housing development at Tollerton. This, in part, was because of an apparent constraint on local primary school capacity to accommodate new housing. While there is not currently evidence to show that the local primary school cannot accommodate any housing growth, it is still considered inappropriate for land at Tollerton to be allocated for housing development. This is principally due to concerns over the capacity of Tollerton parish to sustain further housing growth in addition to the up to 4,000 homes already due to be delivered on the east of Gamston/north of Tollerton strategic allocation.

Former Bunny Brickworks

- 4.38. Bunny is not one of the 'other villages' that have been identified as potentially suitable for a limited level of new housing development. Nonetheless, it is proposed that the former Bunny Brickworks is allocated for mixed use housing (around 100 homes) and employment development in order to support the regeneration of this partially previously developed site. The development of around 100 homes, alongside new employment development, is considered appropriate, taking into account the size of the former brickworks site, Bunny's existing size and status and the capacity of its local services.

Former Islamic Institute, Flintham

- 4.39. Flintham is not one of the 'other villages' that have been identified as potentially suitable for a limited level of new housing development. However, the redevelopment of the former Islamic Institute offers an opportunity to deliver around 90 homes on a brownfield site. The suitability of the site for development has been established through the granting of planning permission.

Sustainable Development

- 4.40. The 'Sustainable Development' chapter includes one proposed policy which is considered appropriate for inclusion in the Local Plan. It comprises a wide range of criteria that will be applied to applications once the principle of the development (the use proposed and location) has been examined. It contains criteria that manage effects on amenity, ensures suitable access, the design and layout, and environmental and heritage impacts. Alongside existing policies in the Core Strategy and complementary policies in the rest of the draft Local Plan Part 2, it ensures all relevant planning considerations are addressed and sustainable development is achieved.

Housing Development

- 4.41. The 'Housing Development' chapter includes 21 proposed policies for each of the allocated housing sites, which set out specific requirements for the sites' development (Policies 4.1 to Policy 8). In addition to those specific requirements listed in each policy, the development of sites will need to be consistent with other relevant policies of the Local Plan.
- 4.42. The chapter also includes four proposed housing policies which are intended to help manage development on unallocated sites within settlements (Policy 11), require accessibility and water efficiency standards (Policy 12), encourage self-build and custom-build (Policy 13), and manage specialist residential accommodation (e.g. care homes and assisted living institutions) (Policy 14). A significant number of new homes will continue to be delivered within the main urban area of West Bridgford, the key rural settlements and other villages on 'windfall sites' that have not been allocated for housing development in the Local Plan. A specific policy that manages this development is considered to be essential in order to ensure the development is appropriate. It covers new build developments, conversions and homes in multiple occupancy.

- 4.43. In order to provide suitable accommodation for residents with mobility issues, proposed Policy 12 requires a percentage of new homes meet higher Building Regulations accessibility standards. This policy also ensures all homes are capable of water consumption of an average of 110 litres per person per day. As self and custom build developments and specialist accommodation present different issues to established open market housing developments policies 13 and 14 meet the needs of these developments and address their potential impacts.

Employment Development

- 4.44. The Core Strategy identifies sufficient employment land within the strategic allocations to meet Rushcliffe's needs. Consequently it is proposed that the Local Plan Part 2 (Policy 15) allocates only a limited number of additional sites on the edge of certain key settlements which meet local needs and/or deliver regeneration benefits. These sites are at Chapel Lane, Bingham; Hollygate Lane, Cotgrave; Platt Lane, Keyworth; Nottingham Road, Radcliffe on Trent; and the former Bunny Brickworks. The justification for each site is set out in Policy 5's supporting text.
- 4.45. In addition to these allocations, it is considered necessary for Policy 15 to include criteria for the determination of planning applications relating to the expansion, conversion or redevelopment of existing employment sites. The policy protects existing employment sites while ensuring development does not significantly affect residential amenity.

Climate Change, Flood Risk and Water Management

- 4.46. Within this chapter there are proposed development management policies for renewable energy developments (Policy 16), proposals within areas at risk of flooding, or that effect surface water run-off, watercourses or water bodies and water quality (Policies 17, 18, 19 and 20).
- 4.47. The proposed extensive renewable energy policy would ensure all schemes address the wide ranging effects that such technologies can have on local residents, the environment, landscape and historic assets. It also sets out infrastructure requirements (e.g. access to the highway and connectivity to the National Grid). In accordance with national policy, wind energy development would be permitted within areas of low landscape sensitivity and where relevant concerns of the local community have been addressed and it has their backing.
- 4.48. The proposed policies that manage flood risk, surface water run-off and effects on water bodies comply with national guidance and have been reviewed by the Environment Agency and amended following their advice.

Green Belt and Countryside

- 4.49. There are two proposed policies within this chapter which address development outside of settlements within the countryside. A critical element within Local Plan Part 2 is the identification of the Nottingham and Derby Green Belt boundary on the Local Plan's Policies Map and Policy 21 formally establishes and adopts these boundaries. As national policy sets sufficient

policy guidance regarding what is appropriate development, it is not necessary to repeat this within the Local Plan.

- 4.50. As the Green Belt only covers the western half of the Borough there is a requirement to establish local policy criteria to protect the countryside, which according to national policy should be protected for its intrinsic value. Proposed Policy 22 outlines those developments which are acceptable in principle, including agricultural developments exceptions sites for affordable housings, extensions, expansions of existing businesses, small scale employment and retail developments, and community services and facilities.
- 4.51. This chapter explains which locations would be considered within the countryside, beyond the physical boundary of the settlement, and where Policy 22 would apply.

Regeneration

- 4.52. As referred to above, the former Bunny Brickworks and former Islamic Institute, Flintham are proposed for redevelopment. The policies for the two sites are included within the regeneration chapter. The former Bunny Brickworks is proposed as a mixed use housing and employment allocation, and the former Islamic Institute for residential development only.

Retail and Settlement Centres

- 4.53. As required by the Core Strategy, the Local Plan Part 2 identifies the boundaries of the District Centres (in West Bridgford and Bingham) and Local Centres (in Cotgrave, Keyworth, Radcliffe on Trent and Ruddington). It also identifies smaller Centres of Neighbourhood Importance which are within West Bridgford, with the exception of one in Keyworth. The proposal boundaries are shown on the draft Local Plan Policies Map (**Appendix 2 of this report**). Proposed Policies 25 and 26 set out criteria which control the amount non-retail uses within the primary retail areas of these centres, and also ensure development is of high standard of design and does not affect residential amenity.
- 4.54. Proposed Policy 27 manages town centre uses that proposed outside these centres, requiring applications to undertake both a sequential test to ensure no alternative locations within the centre are available, and an impact assessment to determine the proposals effects on the vitality of the centre.

Historic Environment

- 4.55. This chapter proposed two policies that conserve and enhance heritage assets. Proposed Policy 28 requires that proposals assess the significance of heritage assets before determining impacts and justifying approval. In addition to designated assets (Listed Buildings and Scheduled Ancient Monuments), non-designated local assets are also protected and the supporting text identifies criteria to determine whether the asset warrants this description and protection. Criteria within the proposed policy provide guidance to assist in this assessment and the weighting of significance, effect and benefits. Proposed Policy 29 focuses on archaeological assets as these present greater uncertainties regarding their exact location and require surveying, recording.

Community Facilities, Tourism and Leisure

- 4.56. This chapter contains two proposed policies which would protect community facilities and maximise tourism and leisure potential in the Borough. A wide range of community facilities would be protected under proposed Policy 30, including schools, post offices, local shops, pubs, places of worship, health facilities, community centres, libraries, leisure centres and emergency services. The loss of these facilities would only be permitted if the services are or will be provided elsewhere or it is no longer economically viable.
- 4.57. Proposed Policy 31 contains comprehensive criteria which support the Borough's tourist and leisure facilities and, where these locations would be more appropriate, directs new developments towards District and Local Centres. The proposed policy specifically addresses developments within rural locations, including chalets, and protects important attractions, including international sports arenas, the Grantham Canal (and the proposed link to the River Trent), Transport Heritage Centre and Great Central Railway.

Open Space and Recreational Facilities

- 4.58. It is an expectation of national planning policy that development should provide or contribute toward increasing the quantity and quality of recreational open space and ancillary facilities where there is a need arising from new development. Therefore, where areas of recreational space and sports pitch deficit are identified, proposed Policy 32 requires developments of over 50 dwellings improve the quantity and/or quality of these open spaces.
- 4.59. The second proposed policy within this chapter (Policy 33) identifies and protects areas of Local Green Space. In accordance with national planning policy these are close to communities, have been identified by them through the Local Plan process, are demonstrably special and, as a result, receive a similar level of protection as Green Belt land. Following representations by local communities, four areas are designated within the Local Plan. Further areas can be identified through neighbourhood plans.

Green Infrastructure and the Natural Environment

- 4.60. The Borough contains regionally significant Green Infrastructure, most notably the River Trent corridor, and these are identified within the Core Strategy. It is proposed that the Local Plan Part 2 builds on these strategic corridors, identifying local networks within which development would be expected to maintain and enhance the network.
- 4.61. In addition to Green Infrastructure, and in accordance with national policy, it is proposed that the Local Plan identifies the Borough's ecological network of priority habitats and designated nature conservation sites. These often overlap the Green infrastructure networks and within them development will be expected to preserve and enhance these biodiversity opportunity areas. Across the Borough, development should achieve net-gains in biodiversity, through the restoration and re-creation of priority habitats.
- 4.62. This chapter also contains a proposed policy that protects mature and veteran trees, and semi-natural and ancient woodlands (Policy 37), unless the public

benefits outweigh the loss. Any loss should be off-set through the replacement of the tree(s).

Health

- 4.63. Proposed Policy 39 within this chapter would require developments of over 50 units or non-residential developments of 5,000 square metres undertake a health impact assessment. This requirement is considered appropriate in following an approach developed by Nottinghamshire County Council.

Environment Protection

- 4.64. This chapter includes three proposed policies to addresses pollution and contamination, air quality and the safeguarding of minerals. It is necessary that the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Proposed Policy 40 includes light pollution and seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation. Proposed Policy 41 specifically addresses air quality by managing developments that adversely affect air quality or which are proposed within areas where air quality is a concern. Proposed Policy 42 would safeguard minerals from developments which may prevent its future extraction. These safeguarded areas would be identified on the Local Plan's Policies Map.

Infrastructure and Developer Contributions

- 4.65. Proposed Policy 43 identifies that, where relevant, planning obligations for supporting infrastructure will be sought on development proposals of more than 10 dwellings or on developments of more than 1,000 square metres gross floorspace. The purpose of setting the threshold at this level is so as not to overburden smaller developments with a requirement to make financial contributions towards new infrastructure.

Other Options Considered

- 4.66. All reasonable alternatives have been assessed through the sustainability appraisal and site selection work undertaken as part of Local Plan 2 preparation.

5. Risk and Uncertainties

- 5.1. None identified.

6. Implications

6.1. Finance

- 6.1.1. There are no direct financial implications arising from this report.

6.2. Legal

- 6.2.1. It is a statutory requirement for the Council to have a Local Plan. The Local Plan Part 1: Core Strategy was adopted in December 2014. The

Local Plan Part 2: Land and Planning Policies will, when adopted, mean that the Council has a complete and up to date Local Plan in place.

6.3. Corporate Priorities

6.3.1. The adoption of the Rushcliffe Local Plan is a key element of the Council's corporate priority of supporting economic growth to ensure a sustainable, prosperous and thriving local economy.

6.4. Other Implications

6.4.1. None.

<p>For more information contact:</p>	<p>Richard Mapletoft Planning Policy Manager 0115 914 8457 email rmapletoft@rushcliffe.gov.uk</p>
<p>Background papers Available for Inspection:</p>	<p>Local Plan Part 1: Rushcliffe Core Strategy, December 2014 http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/corestrategyexamination/9%20Local%20Plan%20Part%201%20Rushcliffe%20Core%20Strategy.pdf</p> <p>Local Plan Part 2: Land and Planning Policies, Issues and Options, January 2016 http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/Rushcliffe%20LAPP_final_low%20res.pdf</p> <p>Local Plan Part 2: Land and Planning Policies, Further Options, February 2017 http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/furtheroptions/Further%20options%20final.pdf</p> <p>Local Plan Part 2: Land and Planning Policies, Preferred Housing Sites http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/RBC%20Preferred%20housing%20sites_web.pdf</p> <p>Local Plan Part 2: Summary of Consultation, April 2018</p>

www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/

Rushcliffe Green Belt Review Part 2 (b) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe) Assessment of Additional Sites in Key Settlements and Other Villages, September 2017

http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Draft%20Green%20Review%20part%202b%20FINAL%20Sept%202017_RED.pdf

Rushcliffe Green Belt Review Part 2 (b) (Detailed Review of the Nottingham-Derby Green Belt within Rushcliffe – Rural Towns and Villages) Addendum

<http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/>

Rushcliffe Draft Green Belt Review Report of consultation

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Green%20Belt%20Review%20Part%202b%20Consultation%20Report.pdf>

Housing Options Interim Sustainability Appraisal Report, September 2017

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/LP2%20Housing%20Options%20Interim%20SA%20Report%20Sept%202017.pdf>

Identification of Additional Settlements Background Paper, February 2017

<http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/Additional%20Settlements%20BP%20Final%20Feb%202017.pdf>

Housing Site Selection Interim Report, September 2017

http://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/lapp/preferredsites/LP2%20site%20selection%20interim%20report_final.pdf

Housing Site Selection Report, April 2018

www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/

Local Plan evidence base documents

www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/

	<p>and http://www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart2landandplanningpolicies/</p>
<p>List of appendices:</p>	<p>Appendix 1: Draft Rushcliffe Local Plan Part 2 (Land and Planning Policies), Publication Version</p> <p>Appendix 2: Draft Local Plan Part 2: (Land and Planning Policies) Policies Map, Publication Version</p> <p>Appendix 3: Local Plan Part 2 – Sustainability Appraisal Report Executive Summary and Summary of draft policies</p> <p>Appendix 4: Local Plan Part 2 – Summary of Main Issues raised by Consultees and Proposed Responses</p>