

**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"> <li>include Plan period in the title</li> </ul>	<ul style="list-style-type: none"> <li><a href="#">"2011 to 2028"</a> included on title page, below Ruddington Neighbourhood Plan.</li> </ul>	For clarity
02	18	General	<ul style="list-style-type: none"> <li>include Plan period in the text</li> </ul>	<ul style="list-style-type: none"> <li>Include the following sentence at the end of paragraph 1.2:   <a href="#">"To assist consistency and conformity the Ruddington Neighbourhood plan period is the same as the Local Plan period and extends to 2028."</a> </li> </ul>	For clarity
03	44	General	<ul style="list-style-type: none"> <li>explain context for housing requirement and implications for Plan's policies</li> </ul>	<ul style="list-style-type: none"> <li>Include new paragraphs set out at Appendix A1 (see below) after paragraph 5.12 of the plan.</li> </ul>	For clarity
04	44	General	<ul style="list-style-type: none"> <li>include information on four sites which now have planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Include new paragraphs set out at Appendix A1 (see below) after paragraph 5.12 of the plan. Map 3 identifies housing allocations.</li> </ul>	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"> <li>explain status of Pedestrian Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Amend final sentence within paragraph 9.1 as follows:   <del>"A pedestrian strategy has been prepared</del><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></li> </ul>	For clarity
06	48	General	<ul style="list-style-type: none"> <li>explain status of Cycle Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Amend final sentence within paragraph 9.3 as follows:   <del>"A cycle strategy has been prepared and is available in Core Document 3.</del><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></li> </ul>	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"> <li>delete policy</li> </ul>	<ul style="list-style-type: none"> <li>Delete Policy 1 (Sustainable Access) and renumber accordingly.</li> </ul>	To meet Basic Conditions
08	58-60	Policy 2	<ul style="list-style-type: none"> <li>reword second paragraph to read:  <i>"Where it is realistically feasible to do so, these improvements should focus on ..."</i></li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Second paragraph amended as suggested.  <i>"<u>Where it is realistically feasible to do so,</u> these improvements should focus on ..."</i></li> <li>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></li> </ul>	To meet Basic Conditions
09	58-60	Policy 2	<ul style="list-style-type: none"> <li>delete specified material and include as an aspiration</li> </ul>	<ul style="list-style-type: none"> <li>Delete from second paragraph:  <i>"<del>routes and</del>"</i> from first bullet.</li> </ul>	To meet Basic Conditions



Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p><del>“Improved signage and wayfinding, which provides opportunities for an overall reduction of street signage in the historic village centre.”</del></p> <ul style="list-style-type: none"> <li>• Delete fourth paragraph:</li> </ul> <p><del>“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.”</del></p> <ul style="list-style-type: none"> <li>• Add Aspiration (new Aspiration 1) below the justification of Policy 2 (now policy 1) which reads:</li> </ul> <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
				<a href="#">Community Centre</a>	
10	62	Policy 3	<ul style="list-style-type: none"> <li>amend to take account of conflicts with Local Plan policies on Primary Retail Frontage</li> </ul>	<ul style="list-style-type: none"> <li>Amend primary retail frontage within Map 5. Mirror the same frontage identified within the Local Plan Part 2 (page 21 of Proposals Maps)<sup>1</sup> either side of the high street between Easthorpe Street and Kirk Lane. Also include either side of Church Street (see Appendix A6 below).</li> <li>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).</li> <li>Reword Policy 3 (now Policy 2) as follows:  <del>“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</del></li> </ul>	To meet Basic Conditions

<sup>1</sup> [Rushcliffe Local Plan Policies Map](#)

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p><del>Guide and Policy 5 – Shop fronts.</del></p> <p><del>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.”</del></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	62	Policy 3	<ul style="list-style-type: none"> <li>• take into account changes to UCO and PD rights</li> <li>• resolve conflict with para 7.3 and clarify policy implications</li> </ul>	<ul style="list-style-type: none"> <li>• Reword paragraph 7.3:</li> </ul> <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 <del>this</del>-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
				<p><u>services, cafes and restaurants, offices, research and development, and industrial processes).</u></p> <p><u>Where planning permission is required, <del>This is also encouraged by restricting</del> the conversion of ground floor retail units <del>into residential to non-retail uses</del> within the <del>most important parts of the village centre i.e. the</del> 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, <del>it</del> 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."</u></u></p>	
12	64	Policy 4	<ul style="list-style-type: none"> <li>delete – include as an aspiration</li> </ul>	<ul style="list-style-type: none"> <li>Policy 4 deleted.</li> <li>Regeneration of the two sites and appropriate parking provision to be incorporated within the Aspiration for the village centre (See Modification 9).</li> </ul>	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"> <li>modify to include more detail or delete policy</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	To meet Basic Conditions
14	69	Policy 7	<ul style="list-style-type: none"> <li>minor rewording</li> </ul>	<ul style="list-style-type: none"> <li>Policy 7 is re-worded as follows:  <i>"Applications seeking to deliver custom or self-build residential properties will be supported <u>in principle</u> by the Neighbourhood Plan."</i> </li> </ul>	To meet Basic Conditions
15	72	Policy 8	<ul style="list-style-type: none"> <li>show principal links on a map</li> </ul>	<ul style="list-style-type: none"> <li>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).</li> </ul>	To meet Basic Conditions
16		Policy 9	<ul style="list-style-type: none"> <li>include guidance from section G3 of RDG</li> </ul>	<ul style="list-style-type: none"> <li>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> </li> </ul>	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> <del>Further guidance on cycle parking is available in Part 2 of the Ruddington Design Guide."</del></p>	
17		Policy 10	<ul style="list-style-type: none"> <li>expand on applicability</li> </ul>	<ul style="list-style-type: none"> <li>Policy 10 is amended as follows:             "All <u>major residential, employment, retail, leisure and recreational or community new</u> developments, <del>where relevant,</del> should demonstrate how residents <u>or users</u> <del>and users</del> 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 <del>d</del> or <u>create</u> new routes. Contributions will be sought to ensure these routes are provided to serve new development"</li> </ul>	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"> <li>delete paragraph 9.11 from justification</li> </ul>	<ul style="list-style-type: none"> <li>Delete paragraph 9.11:   <del>“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.”</del> </li> </ul>	To meet Basic Conditions
19	75-77	Policy 12	<ul style="list-style-type: none"> <li>minor rewording (2)</li> <li>explain relationship with Highways Authority's standards</li> </ul>	<ul style="list-style-type: none"> <li>Amend the title of Policy 12 as follows:   <del>“Parking and Servicing”</del> </li> <li>Amend first bullet point of Policy 12 as follows:   “All parking will, <u>wherever possible</u>, be on plot...” </li> <li>Amend paragraph 9.15:   “This policy seeks to ensure that where new parking is </li> </ul>	To meet Basic Conditions



Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p>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. <a href="#">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.</a>"</p>	
20	78-79	Policy 13	<ul style="list-style-type: none"> <li>• minor rewording (2)</li> <li>• explain status of CAAMP</li> </ul>	<ul style="list-style-type: none"> <li>• Amend first paragraph of Policy 13 as follows:</li> </ul> <p>"Applications within or adjacent to the Conservation Area will be supported <a href="#">in principle only</a> where they <a href="#">preserve or</a> enhance <a href="#">its</a> <del>the</del> character <a href="#">or appearance</a><del>of the Conservation Area...</del>"</p>	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<ul style="list-style-type: none"> <li>Amend final paragraph of Policy 13 as follows:             “Schemes <u>will be required to</u> <del>that</del> demonstrate that they have <u>had regard to relevant</u> <del>met the</del> guidance <u>contained</u> <del>stated with</del> in the CAAMP and the Ruddington Design Guide <del>will be looked upon favourably.</del>”</li> <li>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></li> </ul>	

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<a href="#">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)."</a>	
21	80	Policy 14	<ul style="list-style-type: none"> <li>minor rewording</li> </ul>	<ul style="list-style-type: none"> <li>Amend paragraph 10.4 as follows:  "The buildings listed in Appendix 1 have been identified <a href="#">by the Parish Council</a> as buildings of <a href="#">local</a> importance <del>and should be included in the Borough's Local List."</del></li> </ul>	To meet Basic Conditions
22	81	Policy 15	<ul style="list-style-type: none"> <li>show locations on a map</li> </ul>	<ul style="list-style-type: none"> <li>Include a map (see Appendix A5 below) showing the key views, vistas, landmarks and gateways identified within the Ruddington Design Guide.</li> <li>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. <a href="#">These have been identified within</a></li> </ul>	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<a href="#">the Ruddington Design Guide and are shown within Map 7.</a> Development will be required...”	
23	83	Policy 17	<ul style="list-style-type: none"> <li>delete last paragraph</li> <li>reword paragraph 11.5</li> </ul>	<ul style="list-style-type: none"> <li>Delete last paragraph within Policy 17:  <del>“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.”</del> </li> <li>Replace paragraph 11.5 as follows:  <del>“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</del> </li> </ul>	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<p><del>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."</del></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>	
24	85	Policy 18	<ul style="list-style-type: none"> <li>expand on applicability</li> </ul>	<ul style="list-style-type: none"> <li>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:</li> </ul> <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 <del>appropriate</del> <u>technically feasible</u> , conditions will be imposed to ensure <u>broadband connection can be achieved</u> <del>connections to broadband is delivered</del> prior to occupation of new developments.”	
25	86	Policy 19	<ul style="list-style-type: none"> <li>clarify applicability</li> <li>rewording (3)</li> </ul>	<ul style="list-style-type: none"> <li>Amend first sentence as follows:  <u>“All development, regardless of size or type, will be supported in principle where it demonstrates...”</u></li> <li>Amend third sentence as follows:  <del>“Where developments do not fully meet the Ruddington Design Guide, a</del> 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) <del>why they have taken a different design approach.</del>”</li> <li>Amend second paragraph as follows:</li> </ul>	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 <del>reflect</del><u>respect</u> the local character in terms of...”</p>	
26	87	Policy 20	<ul style="list-style-type: none"> <li>• delete first and third bullet-points</li> <li>• expand justification to refer to Core Strategy Policy 2a</li> </ul>	<ul style="list-style-type: none"> <li>• Delete first bullet point within Policy 20:  <del>“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”</del></li> <li>• Delete third bullet point within Policy 20:  <del>“The avoidance of mains gas connection, to prevent the use of non-renewable fossil fuels by new properties for heating”</del></li> <li>• Amend opening text within paragraph 12.4 as follows:  <u>“Policy 2 within the Rushcliffe Local Plan Part 1 Core</u></li> </ul>	To meet Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<a href="#">Strategy outlines borough wide sustainable design considerations and requirements.</a> 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"> <li>The non-planning issues removed from Policy 20 could be relocated to Aspiration 5.</li> </ul>	<ul style="list-style-type: none"> <li>Relocate the first and third bullet points in Policy 20 to first bullet and fourth bullet points in Aspiration 5.</li> </ul> <p><a href="#">"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"</a></p> <p>And</p> <p><a href="#">"The avoidance of mains gas connection, to prevent the use of non-renewable fossil fuels by new properties for heating"</a></p>	To meet the Basic Conditions
27	92	Policies 21 & 22	<ul style="list-style-type: none"> <li>minor rewording</li> <li>Delete repeated paragraph</li> </ul>	<ul style="list-style-type: none"> <li>Policy 21 amended as follows:</li> </ul>	For clarity and to meet the Basic



Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
			12.12	<p><del>"All</del> <u>Where its character and scale realistically permit,</u> new developments <u>should seek to</u> <del>regardless of type and scale, will be supported where</del> enhance the contribution that the site can make to wider green and blue infrastructure..."</p> <ul style="list-style-type: none"> <li>• Policy 22 amended as follows:</li> </ul> <p><del>"All</del> <u>Where its character and scale realistically permit</u> new development <del>(excepting householder applications)</del> <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"> <li>• Delete paragraph 12.12 which is a repeat of paragraph 12.11:</li> </ul> <p><del>"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</del></p>	Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<del>unmanaged habitats can also be introduced as part of the network of green and blue spaces."</del>	
28	93-94	Policy 23	<ul style="list-style-type: none"> <li>• resolve mismatch with paragraph 13.4</li> <li>• expand paragraph 13.3 to explain current Green Belt position</li> </ul>	<ul style="list-style-type: none"> <li>• 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> </li> </ul>	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<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"> <li>Amend paragraph 13.4 as follows:</li> </ul> <p>"...there are two important landscape characters surrounding Ruddington, including a mature landscape to the north and <del>east west</del> that should be preserved and enhanced wherever possible through careful management and development."</p>	
29	98-100	Policy 24	<ul style="list-style-type: none"> <li>minor rewording in second sentence</li> <li>delete last sentence of para 13.6</li> <li>explain relationship between Appendix 3 and CD04-09</li> <li><i>clarify</i> implications of Fairham Brook reference</li> </ul>	<ul style="list-style-type: none"> <li>Amend second sentence of Policy 24 as follows:  <del>"Schemes that result in the loss of green and blue features, or the diminution of the network, will be refused.</del> <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> </li> <li>Delete last sentence of paragraph 13.6:</li> </ul>	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>resolve duplication with Policy 26</li> </ul>	<p><del>“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.”</del></p> <ul style="list-style-type: none"> <li>Amend paragraph 13.5 as follows:  “Appendix 3 <del>comprises a strategy which</del> identifies the <u>key</u> area of <u>open spaces and assets</u> <del>key features</del> that make up <del>this the Green Infrastructure</del> network <u>within Ruddington</u>. <del>This has</del> <u>These have</u> been <u>identified within Core Documents CD04 to CD10 which</u> <del>undertaken in</del> support <del>of</del> 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></li> </ul> <ul style="list-style-type: none"> <li>Amend first sentence of second paragraph of Policy</li> </ul>	

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> <del>all schemes</del> should reflect <u>its</u> <del>the</del> 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> <del>and</del> seek to enhance its role through appropriate landscape design."</p>	
30	101	Asp 6	<ul style="list-style-type: none"> <li>delete third paragraph</li> </ul>	<ul style="list-style-type: none"> <li>Delete third paragraph:  <del>"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."</del> </li> </ul>	To meet the Basic Conditions
31	104	Policy 25	<ul style="list-style-type: none"> <li>delete second paragraph</li> <li>delete Appendix 2 but retain</li> </ul>	<ul style="list-style-type: none"> <li>Delete second paragraph of Policy 25:  <del>"Applications should avoid negatively impacting or lead</del> </li> </ul>	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
			<p>as a background paper expand justification (or express as an aspiration)</p>	<p><del>to the loss of community assets identified in appendix 2, unless they can be replaced by equal or better provision elsewhere."</del></p> <ul style="list-style-type: none"> <li>• Delete Appendix 2. Retained within existing background papers (CD01 and CD02).</li> <li>• 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></li> </ul>	
32	107	Policy 27	<ul style="list-style-type: none"> <li>• redraft as an aspiration</li> </ul>	<ul style="list-style-type: none"> <li>• Delete Policy 7 and redraft as Aspiration 7.</li> <li>• Word Aspiration as follows:</li> </ul>	To meet the Basic Conditions

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<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"> <li>• <u>Funding for the new community centre on The Green</u></li> <li>• <u>New footpaths and cycle paths</u></li> <li>• <u>Sports facilities and play equipment</u></li> <li>• <u>A new library and Scout Hut</u></li> <li>• <u>Improvements to St Peter's church</u></li> <li>• <u>Improved road crossings</u></li> <li>• <u>Tree planting and green space maintenance”</u></li> </ul>	
<b>Other Changes – Not required within the Examiner's Report</b>					
A	N/A	Title Pages	<ul style="list-style-type: none"> <li>• Update status of the Draft Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Change “Regulation 15 Submission Version” to “Referendum Draft”</li> </ul>	For clarity

Mod Ref	Examiner's report paragraph	NP ref	Examiner's Recommendation	Proposed Modification	Reason
				<ul style="list-style-type: none"> <li>On second title page Change Document Name to "Ruddington "Neighbourhood Plan Referendum Draft", and update the Revision and Date accordingly.</li> </ul>	
B	N/A	Page 6	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Remove paragraph 1.3 and amend first sentence of 1.4:  <del>"Once made,</del> <u>Alongside the Rushcliffe Local Plan</u> the RNP <u>is also part of the Development Plan</u> <del>will become</del> <u>and</u> a statutory document used to decide if planning applications..."</li> </ul>	For clarity
C	N/A	Page 74	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Replace Map and include new Table in Appendix 3 of the Plan (see Appendix A2 below).</li> </ul>	To meet the Basic Conditions and for clarity



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

## **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.*

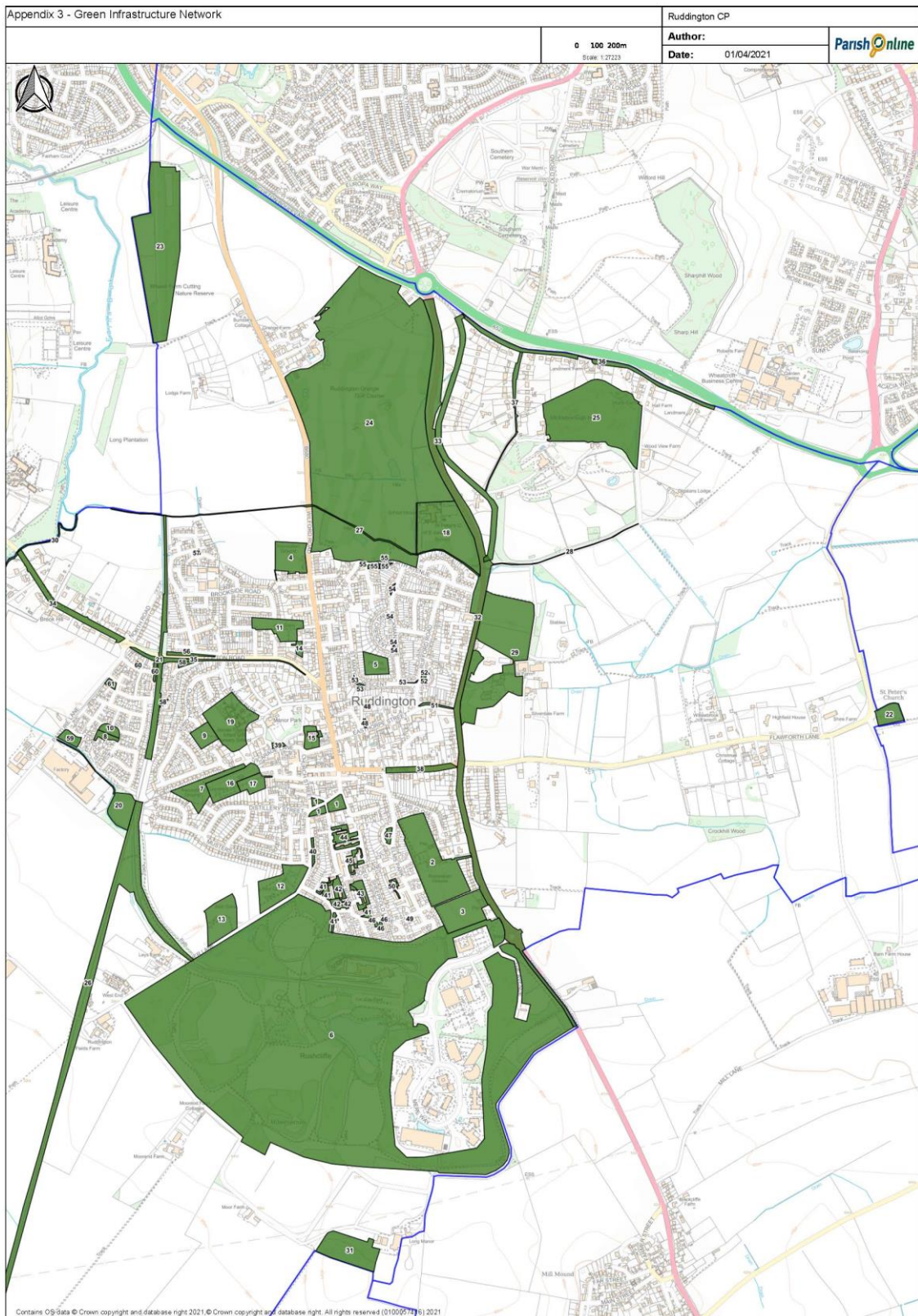
*The Ruddington Inset (no.1) in the Local Plan shows the four housing allocations, together with a modified Green Belt boundary, tightly drawn around the built-up area of the village (as it is to be extended).*

*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

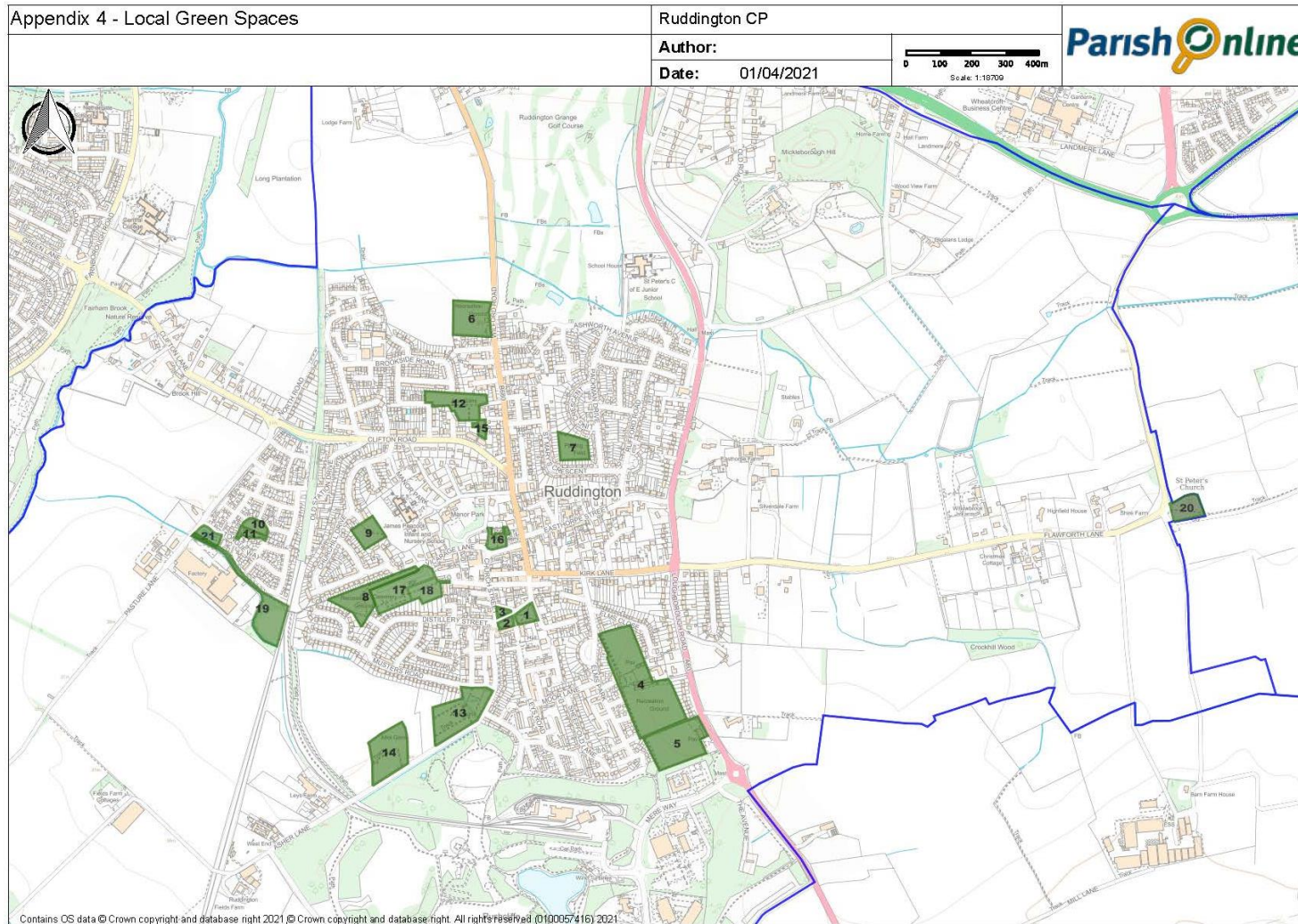
Map Ref.	Name	Amenity	Trees and Grass	Notes
39	Vicarage Lane	Yes	Yes	Mature trees in gardens
40	Asher Lane	Yes	Yes	Verge
41	Barleylands	Yes	Yes	Open areas around flats
42	Leys Road	Yes	Yes	Open areas around flats
43	Sellars Avenue	Yes	Yes	Open areas around flats
44	Dunblane Road	Yes	Yes	Open areas around 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:

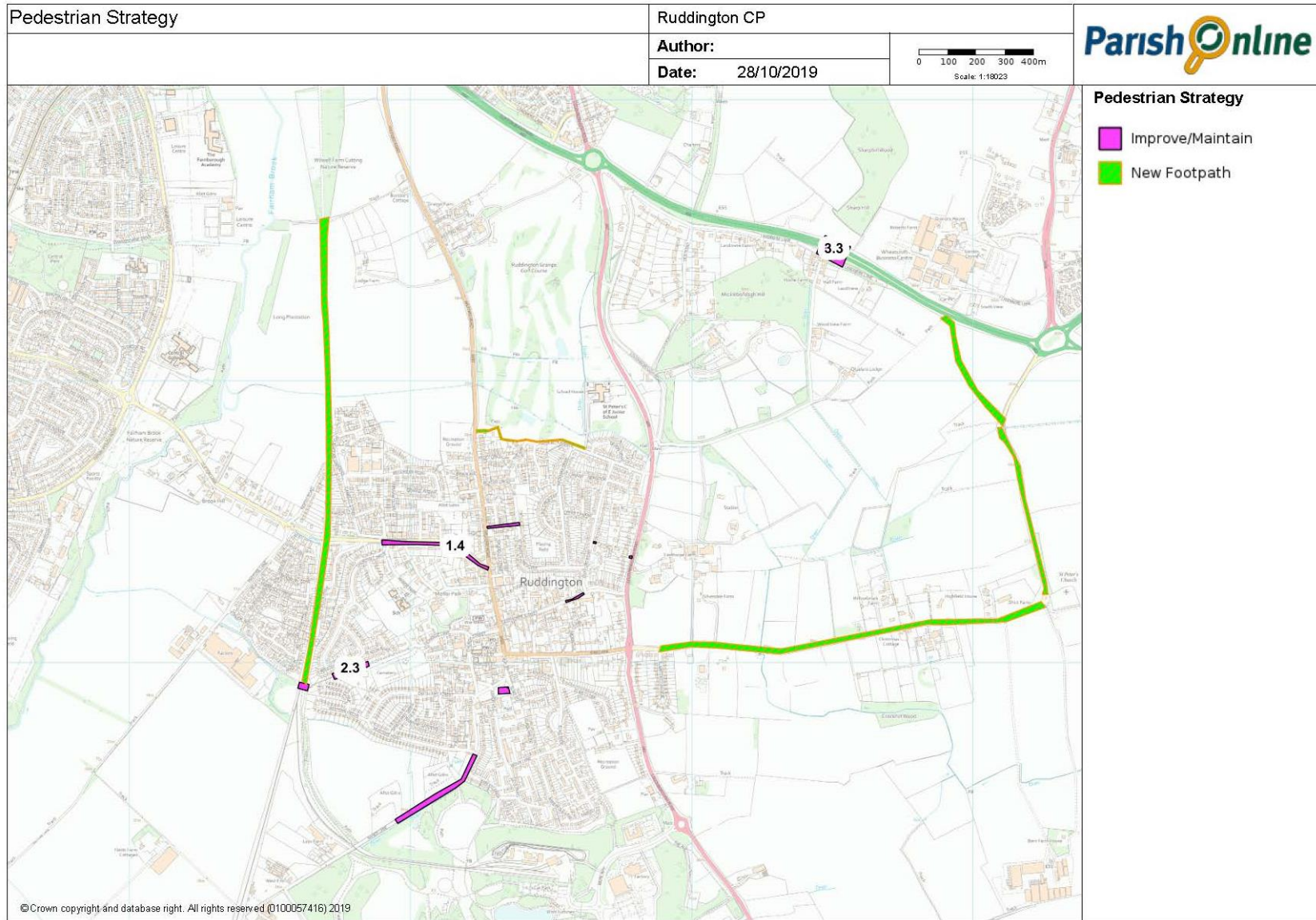
Map Ref.	Name	Criteria.1 Proximity To village	Criteria.2 Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Criteria.3 Not being large tracts of land	Fulfilling LGS Criteria
1	Village Green	Centre of village	Enclosed with many historic buildings	In Conservation Area, near museums	Community 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

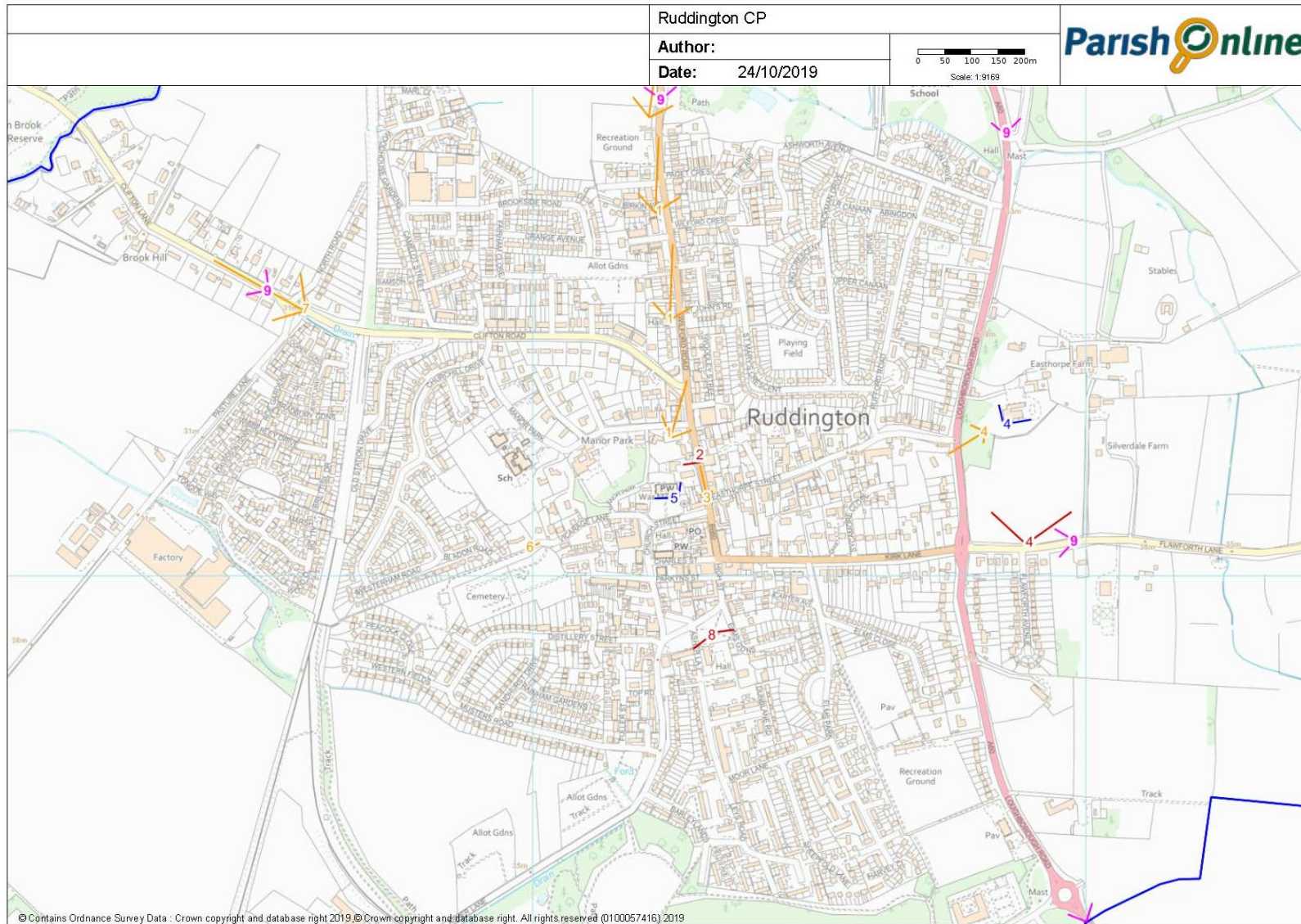
Map Ref.	Name	Criteria.1 Proximity To village	Criteria.2 Beauty	Historic Significance	Recreation value	Tranquillity	Wildlife	Criteria.3 Not being large tracts of land	Fulfilling LGS Criteria
							habitat near footpath		
20	Flawforth churchyard	1km from village	Mature trees	Historic graves Archaeology	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)

