

Rushcliffe Local Plan Part 2: Land and Planning Policies

Issues and Options



January 2016

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1. Introduction

Rushcliffe Local Plan

The Rushcliffe Local Plan will form the statutory development plan for the Borough. The Local Plan is being developed in two parts, the Part 1 – Core Strategy and the Part 2 – Land and Planning Policies (LAPP). The Council's aim is to produce a comprehensive planning framework to achieve sustainable development in the Borough.

The Rushcliffe Local Plan is a 'folder' of planning documents. Its contents are illustrated by the diagram below, which also indicates the relationship between the various documents that make up the Local Plan.



Local Plan Part 1 – Core Strategy

The Core Strategy provides the overall spatial vision, objectives and strategy for the Borough to 2028. This includes setting out the level and location of new housing and employment land as well as the identification of a number of strategic allocations and policies. The Core Strategy was adopted in December 2014.

Local Plan – Land and Planning Policies (LAPP)

The LAPP will set out the non-strategic development allocations and a number of

detailed policies for managing new development, following on from the strategic framework set out in the Core Strategy. When adopted, both documents will constitute the statutory development plan for the whole of the Borough and will replace all former Local Plans¹. The LAPP will run to 2028 to align with the plan period of the Core Strategy.

The LAPP will also have to take appropriate account of relevant national policy and other requirements, including, most importantly, the 2012 National Planning Policy Framework.

The main anticipated stages and timetable for preparing the LAPP are as follows:

| Stage | Timetable |
|--|-----------------------|
| Consultation on Issues and Options and Sustainability Appraisal Scoping Report | January/February 2016 |
| Consultation on preferred options | September 2016 |
| Publication of draft LAPP | January 2017 |
| Submission of draft LAPP to the Secretary of State | March 2017 |
| Public examination of draft LAPP | May 2017 |
| Adoption of LAPP | July 2017 |

Once the LAPP is completed and adopted, it and the Core Strategy will together form the new Local Plan for Rushcliffe. At that point, the five remaining ‘saved’ policies of the 1996 Rushcliffe Local Plan will be superseded. At that point also, the 2006 Rushcliffe Local Non-Statutory Replacement Local Plan will no longer be used by us in deciding planning applications. Its policies are currently treated as material considerations in the determination of planning applications, except where a particular policy has been effectively superseded by a policy in the Core Strategy or it conflicts with the National Planning Policy Framework.

The Issues and Options stage

This Issues and Options document is part of the first stage of preparing the LAPP. It identifies a number of key issues that need to be addressed in preparing the LAPP

¹ Rushcliffe Borough Local Plan Adopted 1996; Rushcliffe Non-Statutory Replacement Local Plan Adopted 2006

and asks for your views on them². In relation to a number of these issues, the Core Strategy already sets out that further relevant policies and proposals would follow in the LAPP. If you think that an important issue has not been covered please also let us know in answering Question 76 (see below).

For many of the issues identified there are also suggested options for addressing that issue. In each case, the Council wishes to know which of the options you prefer or where you think a different option entirely would be better.

One of the key issues that the LAPP needs to address is to identify sites for new housing on the edge of the 'key settlements' of East Leake, Keyworth, Radcliffe on Trent and Ruddington. The Core Strategy sets a minimum target for new homes that need to be built on the edge of each these villages up to 2028 and identifies that it is the role of the LAPP to allocate those sites needed to meet these targets. This issue is covered by Questions 5 to 10 below.

Evidence base

As with the Core Strategy, the LAPP must be underpinned by robust evidence. A number of studies have been undertaken and updated as part of the necessary evidence base. Further evidence is also due to be prepared which will support the preparation of the LAPP. All key evidence can be viewed at: www.rushcliffe.gov.uk/planningpolicy

Duty to Cooperate

The Council has demonstrated through the adoption of the Core Strategy that it has actively and constructively engaged with other local authorities and public bodies when preparing the Local Plan. Although the LAPP will not address the same strategic issues as the Core Strategy, the Council will still have to meet legal and soundness requirements in respect to the duty to co-operate.

Sustainability Appraisal and Equality Impact Assessment

A Sustainability Appraisal has to be carried out as part of preparing the LAPP. This will assess the environmental, economic and social impacts of the various policies included in the LAPP and the alternatives considered. It will provide information on the relative sustainability of the alternatives and help to identify the most sustainable option. However, the Sustainability Appraisal will be only one part of the process to decide which policies and proposals to include in the final version of the LAPP and

² Responses to this Issues and Options document will be treated as representations on the content of the local plan in terms of section 18 (1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012

other factors may mean a less sustainable option needs to be chosen in certain cases.

As part of preparing the Sustainability Appraisal a Scoping Report has also been prepared. The Scoping Report is a first stage and sets the context and objectives that will be used in the Sustainability Appraisal process. It also sets out the framework against which the LAPP will be tested. In order to ensure that we have identified all the necessary information and that the approach taken in the Scoping Report is suitable, a series of consultation questions have been set out separate to this document to enable you to have your say. The Scoping Report also includes the identification of issues related to the protected characteristics set out in the Equality Act 2010. These issues will help inform the Equality Impact Assessment that will be undertaken on the LAPP³.

Habitat Regulations Assessment

The LAPP will be required to be subject to a Habitat Regulations Assessment (HRA), including an Appropriate Assessment if necessary. A draft HRA Framework has been prepared which sets out the methodology for the HRA. It refers to the identification of legal requirements, the objectives of the development plan, previous HRAs pertinent to the HRA (and their implications upon the assessment), the European sites that are likely to be affected by the LAPP, the sensitivities of these sites and the pathways through which the plan may contribute to these effects. These effects will be assessed within the HRA which will be published at the same time that the LAPP is published in draft.

How to comment

We would like to receive your views on the questions set out in this Issues and Options consultation document. All comments received will be looked at alongside all available technical evidence to help in deciding a final set of policies and proposals to include in the LAPP.

A separate form which includes all of the questions asked in this consultation document is available from the Borough Council's website at www.rushcliffe.gov.uk/planningpolicy/ or on request from the Planning Policy team at the Borough Council.

³ The Equality Impact Assessment will help ensure that the requirement of Section 1 (1) of the Equality Act 2010 is met.

The consultation will run **until Thursday 24 March 2016 at 5pm** and comments can be made:

- Through the Borough Council's online consultation system at: <http://rushcliffe-consult.objective.co.uk/portal>
- By e-mail to: localdevelopment@rushcliffe.gov.uk
- By post to: Planning Policy
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE

You may find the following documents and information in particular useful in commenting:

- Rushcliffe Local Plan Part 1: Core Strategy
www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart1corestrategy/
- Rushcliffe Strategic Housing Land Availability Assessment
www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/strategiclandavailabilityassessment/
- Rushcliffe Non-Statutory Replacement Local Plan
www.rushcliffe.gov.uk/planningpolicy/1996andnon-statutorylocalplans/

Data Protection

The responses you submit will be used in the plan making process and may be in use for the lifetime of the Local Plan and associated processes in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that response cannot be treated as confidential and will be made available for public inspection. All responses will be able to be viewed at the Rushcliffe Community Contact Centre in West Bridgford and online. By sending the Council your details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.

2. Housing Development

Housing Development at the Main Urban Area

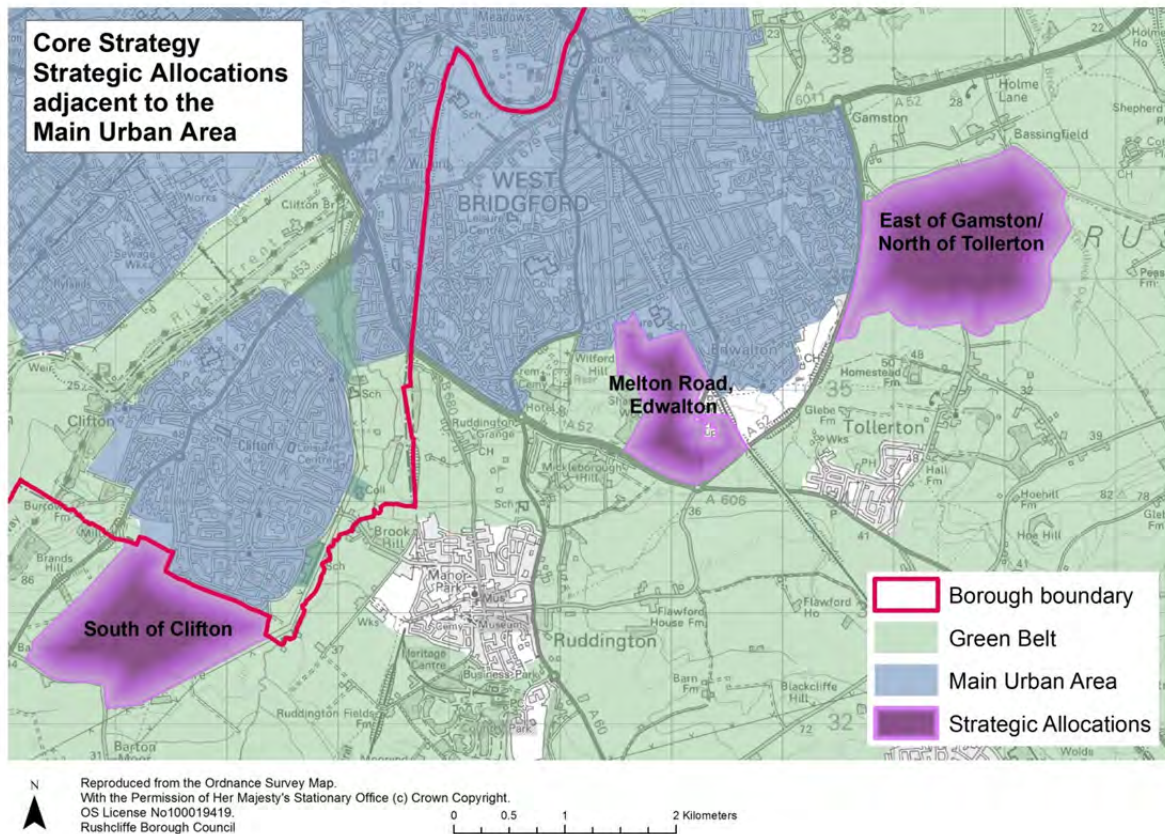
Policy 3 of the Core Strategy adopts a spatial strategy of urban concentration with regeneration and includes an identified settlement hierarchy. This means that when looking to identify sites for housing development preference will be given to sites within and around the main urban area of Nottingham (within and around West Bridgford and to the south of Clifton) or areas that can benefit from extra development to bring disused sites into use or to help support or provide new services.

The result of this strategy is that sites in and around larger urban areas will generally be allocated for housing development provided there are no significant obstacles to their development. In accordance with this strategy, the Core Strategy already allocates the following 'strategic sites' for development:

- Melton Road, Edwalton – around 1,500 homes and up to 4 hectares of employment generating development;
- South of Clifton – around 3,000 homes and around 20 hectares of employment development; and
- East of Gamston/North of Tollerton – around 2,500 homes up to 2028, up to a further 1,500 homes post 2028 and around 20 hectares of employment development.

These three major sites are all adjacent to the main urban area of Nottingham (within Rushcliffe) and are on land that the Core Strategy has removed from the Green Belt. The location of these sites and the extent of the main urban area of Nottingham are shown on Figure 1 below.

Figure 1: Core Strategy Strategic Allocations adjacent to the Main Urban Area



Housing sites adjacent to the Main Urban Area

Beyond the allocation of these three major sites, however, we concluded in preparing the Core Strategy that there are no other locations around the main urban area of Nottingham (within Rushcliffe) which are suitable to be removed from Green Belt and then developed for housing or any other use. It is our view that this conclusion remains the right one at the present time.

If, however, you do not agree we would be interested to know which sites should be identified as suitable for development. It may be useful to refer to our Strategic Housing Land Availability Assessment (SHLAA) which identifies all those sites that have been put forward by developers and others as potentially suitable for housing development – please see

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

Question 1: *Do you agree with the Council's view that no other sites on the edge of West Bridgford or Clifton should be removed from the Green Belt and allocated for housing development.*

Yes

No

Please provide any comments you wish to make to support your response. If you answered NO, please could you identify which site(s) on the edge of West Bridgford or Clifton should be removed from Green Belt and identified as suitable for development and why.

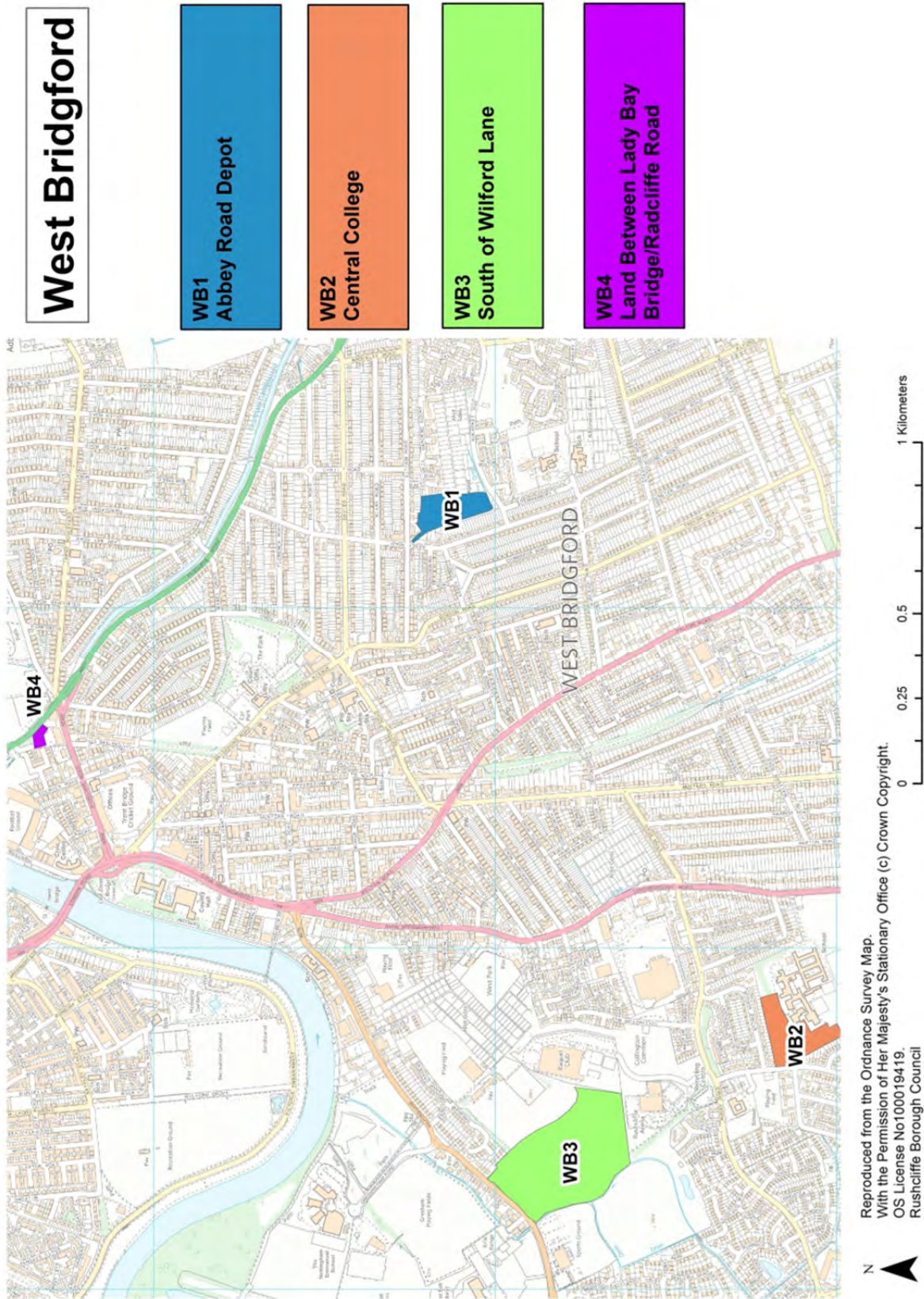
Housing sites within the Main Urban Area

The Core Strategy does not specifically allocate any land for development within the built up area of West Bridgford. This, in part, is because the Core Strategy only allocates strategically important sites and there are no sites within West Bridgford that are large enough to be considered as 'strategic allocations'. Also, the fact that a site is already within an existing built up area means that it does not necessarily need to be allocated first in the Local Plan in order to then receive planning permission for development. The only exception to this might be where land is protected for another use such as, for example, public open space.

It may, however, be considered that there is merit in the LAPP allocating certain sites for development within West Bridgford. The reasons for allocating an existing urban site might be to provide, for example, more certainty over its future use and to help in bringing forward suitable development proposals on that site.

Figure 2 below identifies sites within West Bridgford that have been put forward by developers and others as potentially suitable for housing. We would like to know your views as to whether any of these sites should be allocated for development or whether, instead, their suitability for development should be left to be determined just through the planning application process. Figure 2 does not include any sites considered too small for potential allocation.

Figure 2: Potential allocated sites within West Bridgford



The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

Question 2: Which sites within West Bridgford should be allocated for housing development in the LAPP?

| | Yes | No |
|---|-----------------------|-----------------------|
| Site WB1 – Abbey Road Depot (potential capacity around 50 homes) | <input type="radio"/> | <input type="radio"/> |
| Site WB2 – Central College (potential capacity around 90 homes) | <input type="radio"/> | <input type="radio"/> |
| Site WB3 – South of Wilford Lane (potential capacity around 200 homes) | <input type="radio"/> | <input type="radio"/> |
| Site WB4 – land between Lady Bay Bridge and Radcliffe Road (potential capacity around 25 homes) | <input type="radio"/> | <input type="radio"/> |
| At any other location (please specify which) | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Housing Development at the 'Key Settlements'

Policy 3 of the Core Strategy identifies the following towns and villages in the Borough as 'key settlements for growth': Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. These places are identified as 'key settlements'

following the outcomes of a number of different assessments including the 2010 Greater Nottingham Sustainable Locations for Growth study.

The Core Strategy has already allocated sites at Bingham and Cotgrave for major housing development. At Bingham, land to the north of town is allocated for around 1,000 homes and for 15.5 hectares of employment development. At Cotgrave, the former Cotgrave Colliery site is allocated for around 470 homes and 4.5 hectares of employment development.

The Core Strategy makes no provision to require the allocation of further greenfield sites at Bingham or Cotgrave. It is, therefore, our view that the LAPP should not allocate further land for development on the edge of either Bingham or Cotgrave during the plan period (up to 2028).

If, however, you believe that further land should be allocated for development during the plan period at either of these settlements we would be interested to know which sites you consider are suitable for development. Further potential sites are set out in our SHLAA or you may wish to suggest a site(s) not included in the SHLAA.

In the case of East Leake, Keyworth, Radcliffe on Trent and Ruddington, however, the Core Strategy sets a minimum target for new homes that need to be built on new greenfield sites up to 2028 and identifies that it is the role of the LAPP to allocate the sites needed to meet these targets.

Bingham

Question 3: Do you agree that the LAPP should not allocate further greenfield land for housing development at Bingham in the plan period (up to 2028)?

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make in support of your response.

Cotgrave

Question 4: Do you agree that the LAPP should not allocate further greenfield land for housing development at Cotgrave in the plan period (up to 2028)?

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

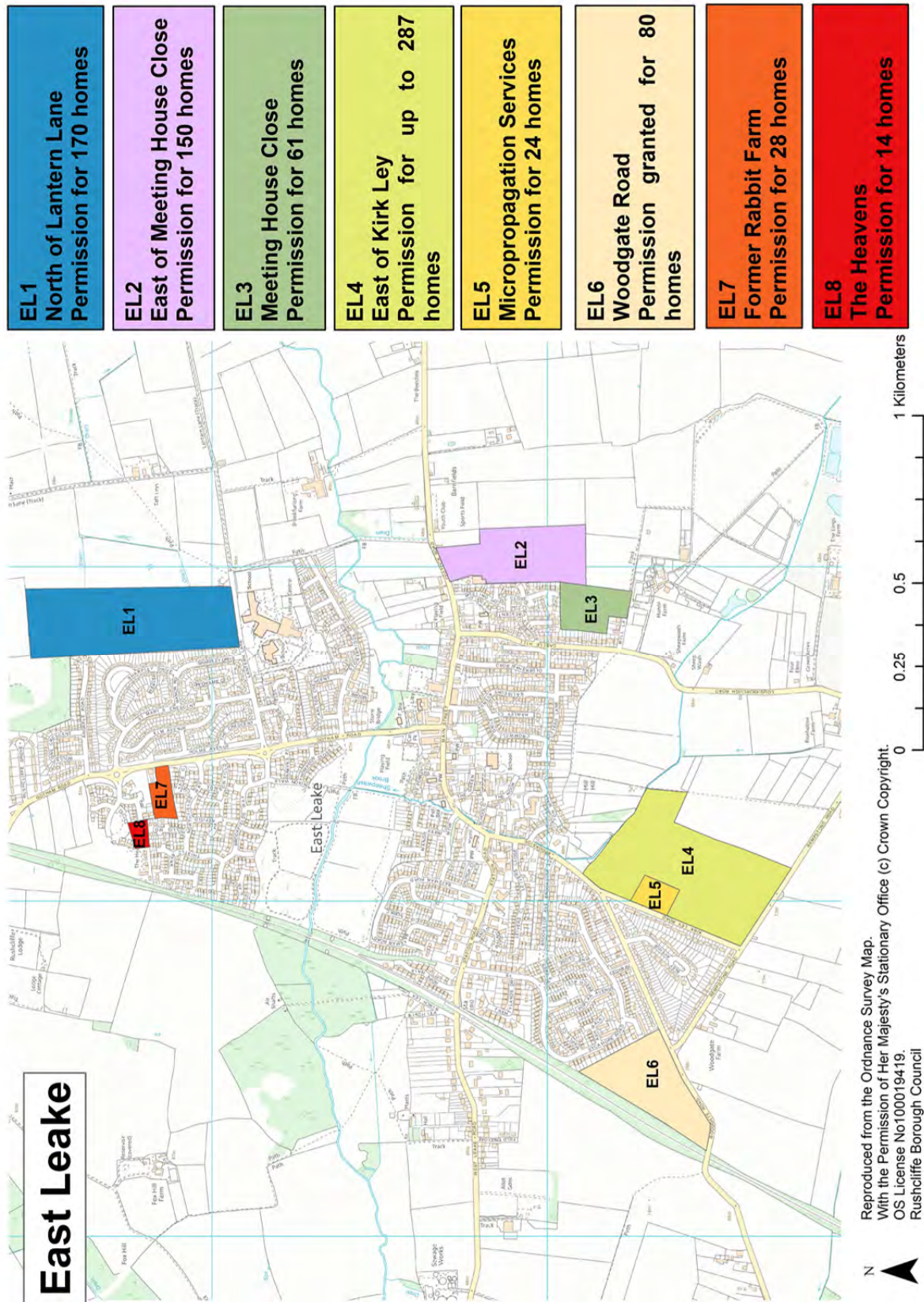
Please provide any comments you wish to make in support of your response.

East Leake

The Core Strategy sets a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028.

Planning permission has recently been granted on eight greenfield sites around the village that will deliver around 800 new homes in total. The sites and details of their planning permissions are shown on Figure 3 below. All of the homes on these eight sites count against the minimum 400 minimum home target, which means therefore that the target has already been exceeded by around 300 homes.

Figure 3: East Leake sites with planning permission



In our view, other than allocating these eight sites that already have planning permission, there is no need to identify any further land at East Leake for housing development over the plan period (up to 2028). 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 further development at this time and the affect that any further development would have on the character of the village.

Question 5: *Do you agree that, apart from those eight sites that already have planning permission for housing development (as shown on Figure 3), further greenfield land should not be allocated for housing development at East Leake?*

| | | |
|------------|--|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make in support of your response.

Keyworth

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. There are, as yet, no sites with planning permission which would count against this target.

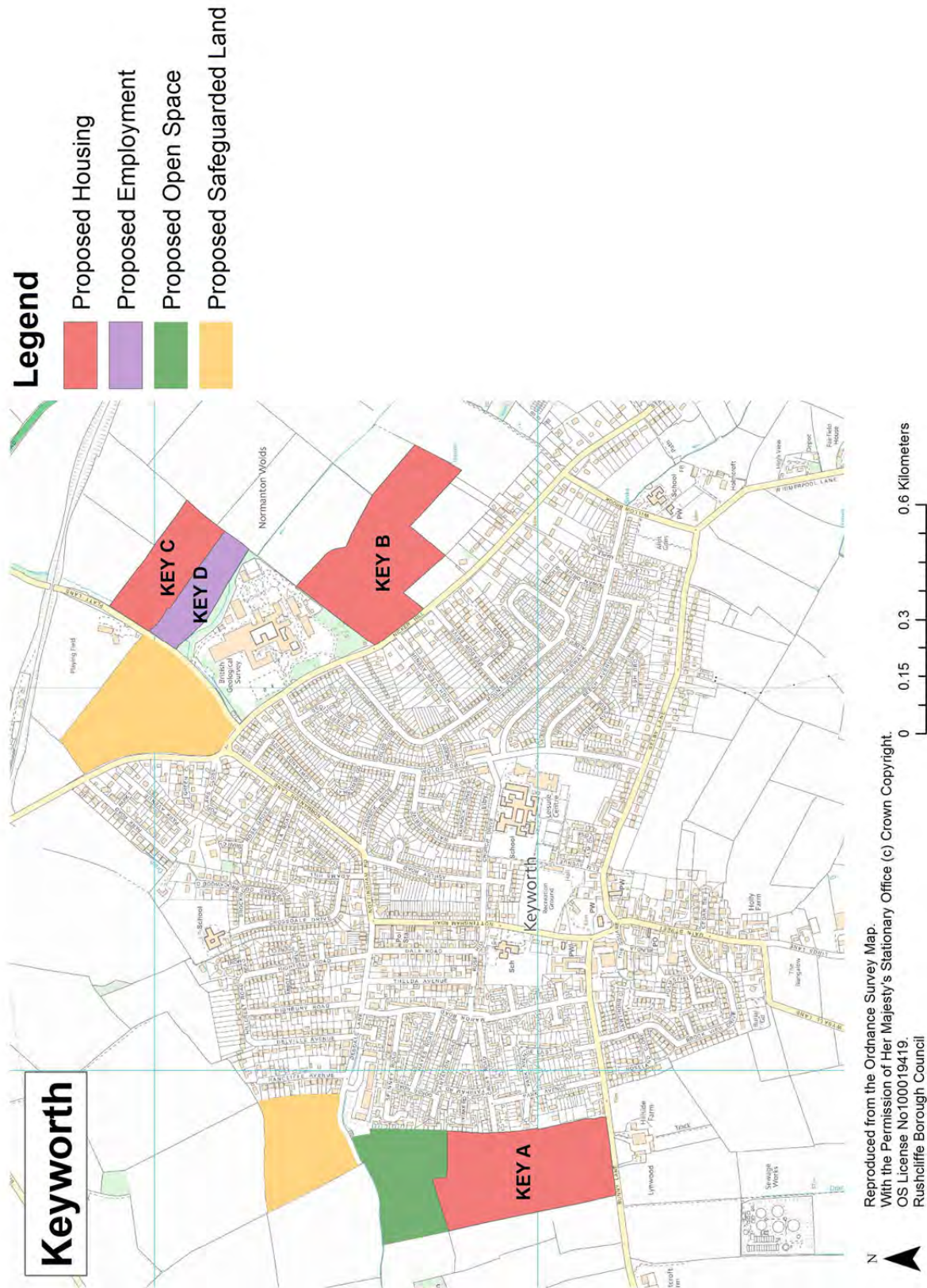
The draft Keyworth Neighbourhood Plan, which was prepared by Keyworth Parish Council and consulted on between December 2014 and January 2015, includes proposals to allocate the following three sites to meet the 450 minimum housing target:

- Land north of Bunny Lane, Keyworth (site KEY A)
- Land off Nicker Hill, Keyworth (site KEY B)
- Land off Platt Lane, Keyworth (site KEY C)

These sites are shown on Figure 4 below. Further details on these proposals are contained within the draft Neighbourhood Plan, which is available to view at:

- <http://www.keyworthparishcouncil.org/neighbourhood-plan-documents/>

Figure 4: Keyworth draft Neighbourhood Plan proposals



These proposals have been the subject of extensive local consultation already. However, work on the draft Neighbourhood Plan has not been taken much further forward since it was consulted on between December 2014 and January 2015. This is because of complications that have arisen in respect of whether or not neighbourhood plans can alter Green Belt boundaries in order to then enable land to be allocated for development. It would appear that neighbourhood plans cannot alter the Green Belt and, therefore, because of this, we also need to consider in preparing the LAPP which greenfield sites should be removed from the Green Belt and allocated for development at Keyworth.

We are, therefore, asking at this Issues and Options stage whether the proposals for new housing set out in the draft Keyworth Neighbourhood Plan, with some subsequent amendments, are the right ones for meeting the village’s minimum target for 450 new homes to be built on greenfield sites around the village?

If you do not agree with the proposed sites identified in the Neighbourhood Plan, we would be interested to know which greenfield site(s) should be identified instead. Further potential sites are set out in our SHLAA or you may wish to suggest a site(s) not included in the SHLAA.

Question 6: *Do you agree that the draft Keyworth Neighbourhood Plan’s proposals to allocate land north of Bunny Lane (site KEY A), land off Nicker Hill (site KEY B) and land off Platt Lane (site KEY C) (as shown on Figure 4) are appropriate in meeting the minimum target for 450 new homes at Keyworth over the plan period (up to 2028)?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make in support of your response.

Radcliffe on Trent

The Core Strategy sets a target of a minimum 400 new homes that need to be built on greenfield sites on the edge of Radcliffe on Trent up to 2028. There are, as yet, no sites with planning permission which would count against this target.

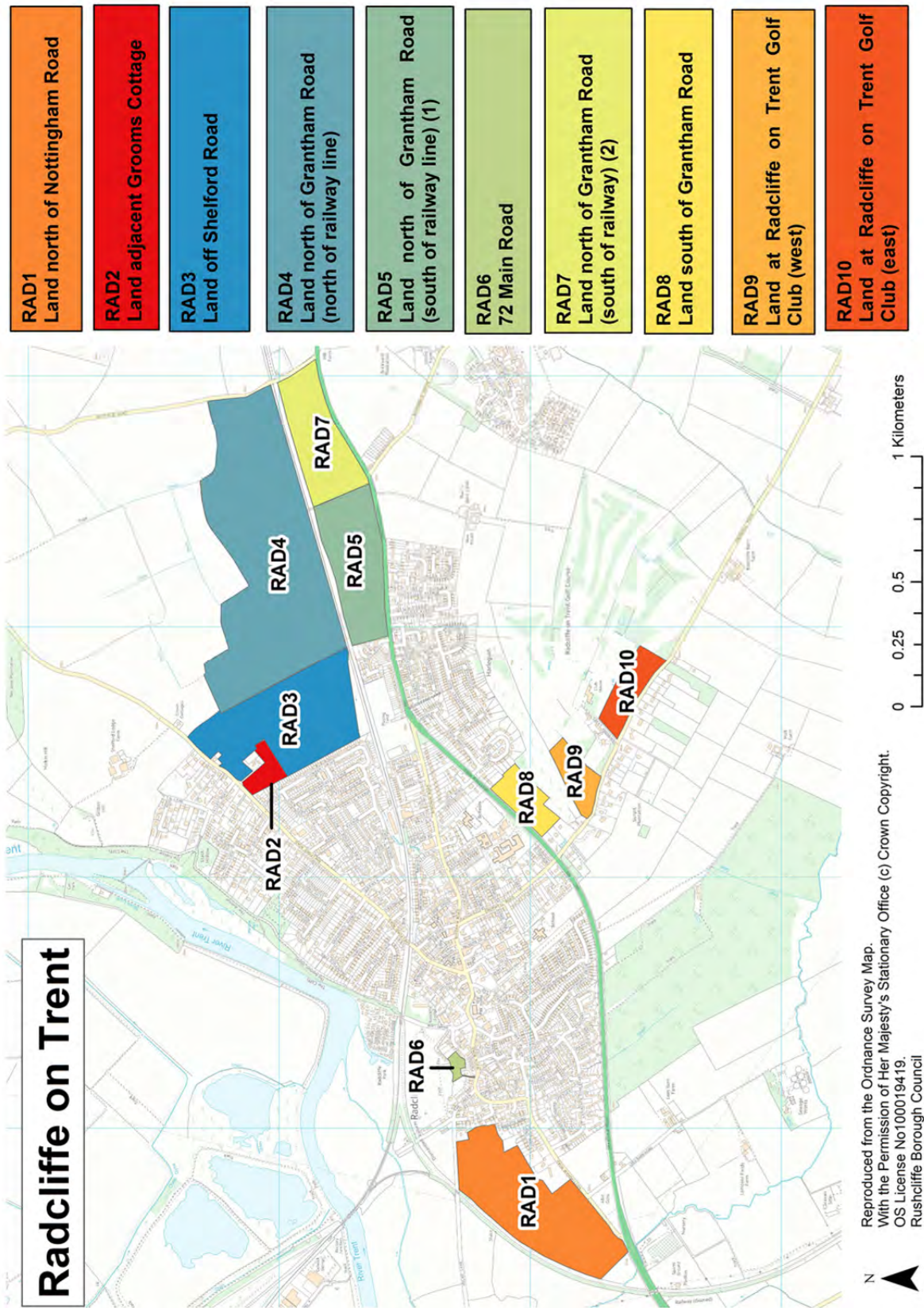
Figure 5 below identifies sites on the edge of Radcliffe on Trent that have been put forward by developers and others as potentially suitable for housing development. As shown, in terms of land coverage, the sites are concentrated to the east and west of the village and to a lesser extent to the south.

We are interested to know your views on whether new housing development should or should not be concentrated in a particular area or areas around the village. You may, for example, favour housing development in just one direction or, alternatively, believe it should be more spread out and be located in two or more different areas around the village.

It is worthwhile noting that Radcliffe on Trent Parish Council's recently published draft Neighbourhood Plan for the village suggests that, in planning for around 400 new homes, 60% should be to the east of the village, 30% to the west and 10% to the south. Further details on these proposals are contained within the draft Neighbourhood Plan which is available to view at:

- <http://www.rotpc.com/neighbourhood-plan-6-week-consultation/>

Figure 5: Potential greenfield housing sites around Radcliffe on Trent



Question 7: *With respect to general directions around the village, do you support housing development:*

| | Yes | No |
|------------------------------------|-----------------------|-----------------------|
| <i>To the east of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the south of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the west of the village</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make in support of your response.

We would also like to know what you think about the suitability of each of those individual sites shown on Figure 5 and whether, in each case, the site should or should not be allocated for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely to result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

Question 8: Do you support housing development at:

| | Yes – all of site | Yes – but only part of site | No |
|---|----------------------------------|--|-----------------------|
| <i>Site RAD1 – land north of Nottingham Road (potential capacity around 300 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD2 – land adjacent Grooms Cottage (potential capacity around 50 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD3 – land off Shelford Road (potential capacity around 400 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD4 – land north of Grantham Road to north of railway line (potential capacity around 900 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD5 – land north of Grantham Road to south of railway line (1) (potential capacity around 200 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD6 – 72 Main Road (potential capacity around 7 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD7 – land north of Grantham Road to south of railway line (2) (potential capacity around 180 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RAD8 – land south of Grantham Road (potential capacity around 20 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

| | Yes – all of site | Yes – but only part of site | No |
|---|-------------------------|---|-----------------------|
| Site RAD9 – land at Radcliffe on Trent Golf Course (west) (potential capacity around 10 homes) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Site RAD10 – land at Radcliffe on Trent Golf Course (east) (potential capacity around 10 homes) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Any other location (please specify which) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

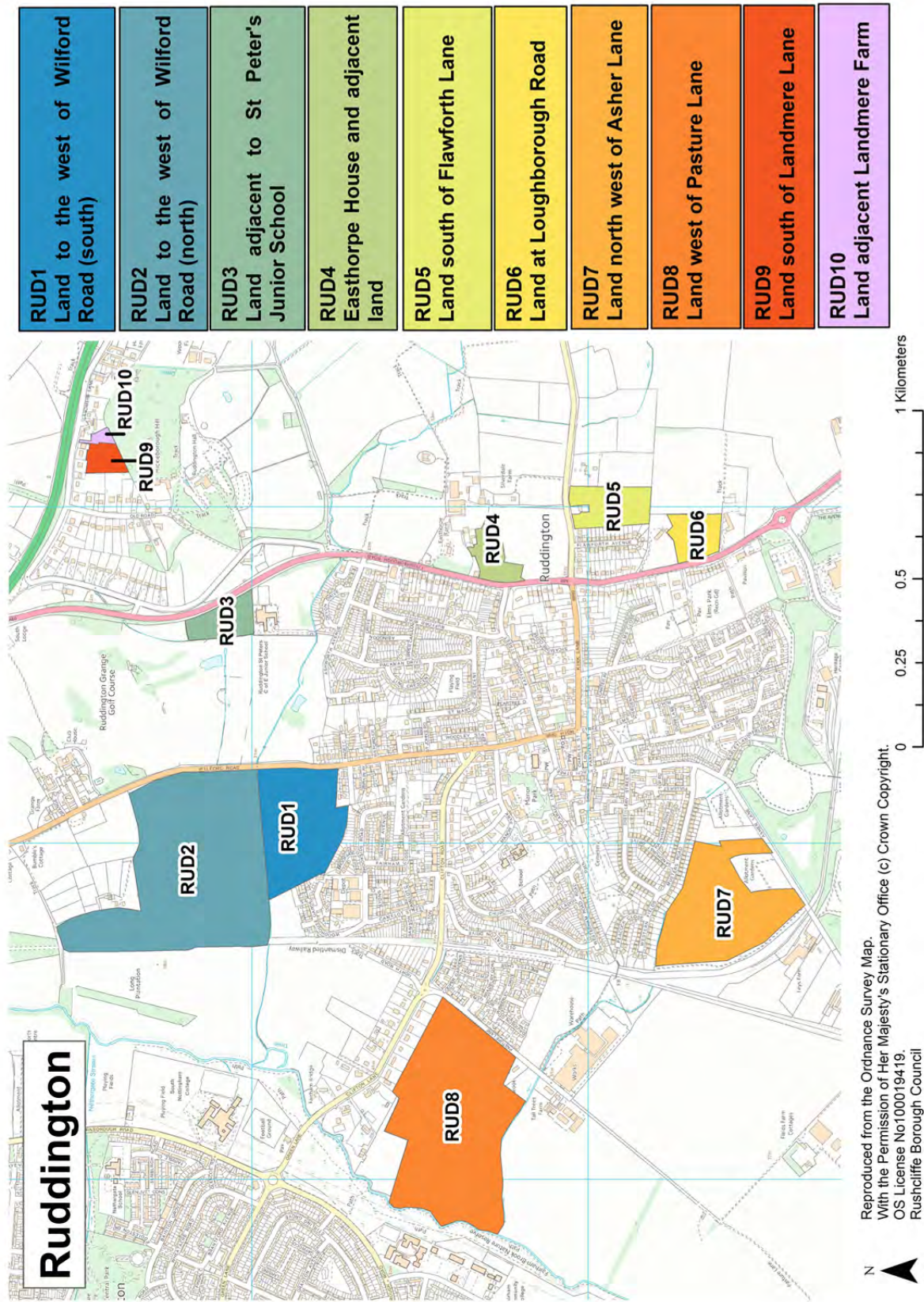
Ruddington

The Core Strategy sets a target of a minimum 250 new homes that need to be built on greenfield sites at Ruddington up to 2028. There are, as yet, no sites with planning permission which would count against this target.

Figure 6 below identifies greenfield sites on the edge of Ruddington that have been put forward by developers and others as potentially suitable for housing development. As shown, the sites are in various locations around the edge of the village.

We are interested to know your views as to whether or not new housing development should be concentrated in a particular area or areas around the village. You may, for example, favour housing development in just one direction or, alternatively, believe it should be more spread out and be located in two or more different areas around the village.

Figure 6: Potential greenfield housing sites around Ruddington



Question 9: *With respect to general directions around the village, do you support housing development:*

| | Yes | No |
|---|-----------------------|-----------------------|
| <i>To the north of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the north east of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the east of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the south of the village</i> | <input type="radio"/> | <input type="radio"/> |
| <i>To the west of the village</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make in support of your response.

We would also like to know what you think about the suitability of each of those individual sites shown on Figure 6 and whether, in each case, the site should or should not be allocated by the LAPP for housing development. For any one site, it should be noted that there may be the option to develop only part of the site rather than its whole.

The development of any one of these sites would be likely result in impacts which require mitigation and also opportunities to improve the local area. We would need to consider the facilities and services required, the type and design of housing, and how the site would be accessed by car and public transport, amongst a number of other issues.

| Question 10: Do you support housing development at: | | | |
|---|----------------------------------|--|-----------------------|
| | Yes – all of site | Yes – but only part of site | No |
| <i>Site RUD1 – land to the west of Wilford Road (south) (potential capacity around 180 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD2 – land to the west of Wilford Road (north) (potential capacity around 440 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD3 – land adjacent to St Peter’s Junior School (potential capacity around 60 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD4 – Easthorpe House and adjacent land (potential capacity around 15 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD5 – land south of Flawforth Lane (potential capacity around 40 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD6 – land at Loughborough Road (potential capacity around 30 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD7 – land north west of Asher Lane (potential capacity around 250 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <i>Site RUD8 –land west of Pasture Lane (potential capacity around 370 homes)</i> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

| | Yes – all of site | Yes – but only part of site | No |
|---|-------------------------|---|-----------------------|
| Site RUD9 –land south of Landmere Lane (potential capacity around 10 homes) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Site RUD10 – land adjacent to Landmere Farm (potential capacity around 5 homes) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Any other location (please specify which) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the services and facilities required to support development and the design, mix and layout of development.

Housing sites within key rural settlements

The fact that a site is already within an existing built up area of one of the ‘key settlements’ (Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington) means that it does not necessarily need to be allocated first in the Local Plan in order to then receive planning permission for development. The only exception to this might be where land is protected for another use such as, for example, public open space.

There may, however, still be merit in the LAPP allocating certain sites for development within key settlements, particularly brownfield redevelopment sites. The reasons for allocating an existing urban site may be to provide, for example, more certainty over its future use and to help in bringing forward suitable development proposals on that site. If you believe that a site(s) should be allocated for development within a key settlement, we would be interested to know which one(s). Potential sites are set out in our SHLAA or you may wish to suggest a site(s) not included in the SHLAA.

Question 11: *Should any sites within ‘key settlements’ be allocated for development in the LAPP?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments in support of your response. If you answered YES, please could you identify which site(s) should be allocated for housing development.

Housing development at ‘other villages’

In the case of all other, smaller villages within the Borough, the Core Strategy does not set a target for the number of new homes to be built. The Core Strategy identifies that development will be for ‘local needs only’, where this is defined as development on small scale infill sites within the existing built-up areas of these villages or on ‘exception sites’. Exception sites are those provided purely for ‘affordable housing’ where there is justification to do so based on an assessment of affordable housing needs locally (see Core Strategy Policy 8). Affordable housing is defined in the National Planning Policy Framework.

In which case, given that there is no housing target to be met, we do not expect that the LAPP will need to allocate any greenfield sites for mixed (market and affordable) housing development at these ‘other villages’. We would like to know if you agree with this or whether, instead, you believe that there is justification to allocate land for new housing development at one or more of these ‘other villages’.

If you believe that land should be allocated for mixed housing development it would be helpful to know where. It may be useful to refer to our Strategic Housing Land Availability Assessment (SHLAA) which identifies all those sites that have been put forward by developers and others as potentially suitable for housing development – please see:

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

Question 12: Do you agree that the LAPP should not allocate any land for housing development at ‘other villages’ across the Borough?

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments in support of your response. If you answered NO, please could you identify which site(s) should be allocated for housing development.

We would also like to know whether, in accordance with Core Strategy Policy 8, you think that any sites should be allocated purely for affordable housing. Policy 8 sets out that sites can only be allocated where there is evidence of local need, such as from an up to date Housing Needs Survey. If you think a site(s) should be allocated for purely affordable housing it would be useful to know in what locations specifically.

Question 13: Should we allocate any sites for purely ‘affordable housing’ at ‘other villages’ across the Borough?

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments in support of your response. If you answered YES, it would be helpful if you are able to identify which site(s) should be allocated for purely affordable housing development.

Accessibility and wheelchair housing standards

Policy 8 of the Core Strategy sets out that a proportion of new residential development in Rushcliffe should be capable of being adapted to suit the lifetime of its occupants in terms of their accessibility needs. However, during 2015 and after adoption of the Core Strategy, the Government introduced new Building Regulations standards which are the only standards that can be applied in relation to building accessibility.

National planning policy guidance sets out that a local planning authority may adopt a policy to provide enhanced accessibility or adaptability but they can only do so by reference to the M4(2) (accessible and adaptable dwellings) and/or the M4(3) (wheelchair user dwellings) 'optional' requirements in the Building Regulations. M4(2). However, in order to adopt one or both of these 'optional' standards, the Government is clear that we will have to demonstrate a clear need for a proportion of new homes to meet the relevant standard.

Question 14: *Should we introduce policy in the LAPP to require a proportion of new homes to meet the enhanced Building Regulation standards for 'accessible and adaptable dwellings' and/or 'wheelchair user dwellings'.*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response.

Gypsies, Travellers and Travelling Showpeople

Policy 9 of the Core Strategy sets out that sufficient sites for gypsy and traveller caravan and travelling showpeople should be identified in line with evidence of need. The Nottinghamshire Gypsy and Traveller Assessment, which was updated in 2010, identified a need for 13 permanent pitches within Rushcliffe. There are currently six permanent pitches, meaning that seven gypsy and traveller pitches still need to be found to meet this identified need. It should be noted that we are currently working with other Greater Nottingham local authorities to undertake further assessment work. This could potentially identify a different level of local need for new permanent pitches.

The Core Strategy already identifies that the strategic allocations at land south of Clifton (see Policy 24) and to the east of Gamston/north of Tollerton (see Policy 25) should make some provision for gypsy and traveller accommodation. These two sites in combination could, potentially, satisfy all the present identified need for such accommodation. This would mean that there would be no need for the LAPP to allocate further sites for gypsy and traveller accommodation. We would like to know your views as to whether or not you think the LAPP should identify any sites for gypsy and traveller accommodation and, if you do, where.

Question 15: *Should the LAPP allocate any specific sites for Gypsy and Traveller accommodation?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments in support of your response. If you answered YES, it would be helpful if you are able to identify which site(s) should be allocated.

Custom and self-build housing

Paragraph 3.8.4 of the Core Strategy sets out that, given the emphasis that the Government is now placing on supporting those individuals and communities who wish to build their own homes, we intend to undertake an appropriate assessment of need for custom and self-build housing within the Borough.

The Government has identified that local authorities should set up a local register of custom builders who wish to acquire suitable land to build their own home and that the register will be the main means through which to assess demand for custom and self-build development. We are consequently in the process of establishing a register to help identify the extent of local demand for this type of housing development. While the extent of demand is therefore presently unknown, we would be interested to know your views on how we might specifically provide for custom and self-build housing needs across Rushcliffe.

Question 16: *How should we specifically meet needs for custom and self-build housing across Rushcliffe?*

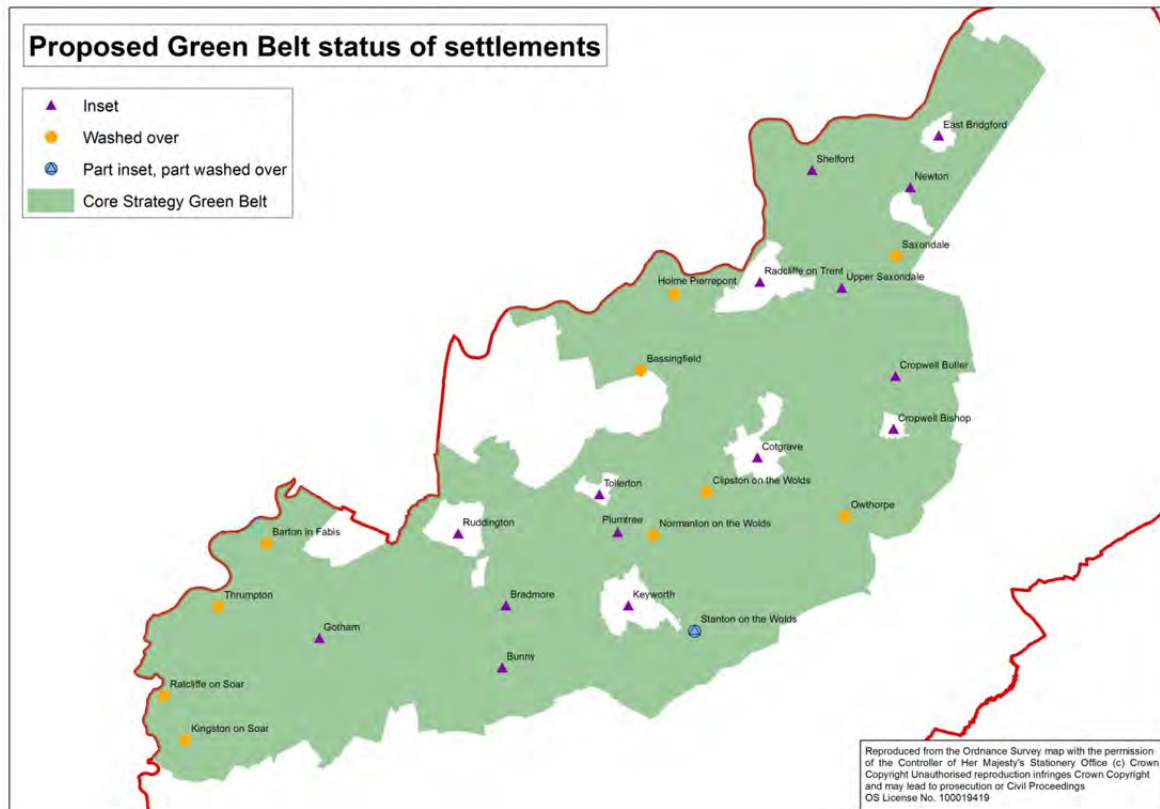
Other issues

Question 17: *Please identify any matters related to housing development which are not covered here or elsewhere.*

3. Green Belt

A large part of the Borough is covered by the Nottingham-Derby Green Belt, as illustrated by Figure 7. Policy 4 of the Core Strategy provides the strategic policy approach for operation of the Green Belt within Rushcliffe.

Figure 7: Proposed Green Belt status of settlements in Rushcliffe



A number of detailed revisions were made to the Green Belt through the Core Strategy, including significant alterations to its inner boundary in order to remove land from the Green Belt to accommodate the major developments on land to the south of Clifton, at Melton Road, Edwalton and to the east of Gamston/north of Tollerton.

Policy 4 of the Core Strategy sets out that Green Belt 'inset' boundaries will be reviewed or created through the LAPP in order to accommodate development requirements until 2028. Policy 4 also sets out that consideration will be given to the identification of 'safeguarded land' to potentially meet longer term development requirements beyond the plan period (post 2028).

Where a settlement is 'inset' from the Green Belt this means that it is excluded from the Green Belt and Green Belt policies do not apply to development within that settlement. The 'Key Settlements' of Cotgrave, Keyworth, Radcliffe on Trent and

Ruddington are all ‘inset’, with the line of the Green Belt tightly drawn around each. The LAPP will, in due course, have to allocate greenfield sites for housing development on the edge of Keyworth, Radcliffe on Trent and Ruddington (as referred to in Section 2: Housing Development above). This will involve having to review and remove land from the Green Belt. The decisions to remove particular areas of land from the Green Belt will be informed by the outcomes of the Rushcliffe Green Belt Review (Part 2b), which has currently been prepared in draft. The draft review can be viewed at: www.rushcliffe.gov.uk/planningpolicy .

Alterations to existing Green Belt ‘inset’ boundaries

In addition to alterations that will have to take place in order to allow for the allocation of land for housing development, we also need to review all existing inset boundaries in order to ensure that boundaries are logically set out. In some instances the line of the existing inset boundary does not logically follow a physical feature on the ground, such as, for example, a garden boundary. It is our view that in such instances there is merit in making minor amendments to inset boundaries.

All inset boundaries have been reviewed as part of the draft Rushcliffe Green Belt Review (Part 2b) and a number of alterations are recommended. These are also set out at Appendix A of this document. We would like to know whether you agree or not with the alterations suggested to each of the inset boundaries.

Question 18: Do you support the alterations recommended by the draft Rushcliffe Green Belt Review (Part 2b) to the Green Belt inset boundaries at:

| | Yes | No |
|------------------------|-----------------------|-----------------------|
| <i>Cotgrave</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Cropwell Bishop</i> | <input type="radio"/> | <input type="radio"/> |
| <i>East Bridgford</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Keyworth</i> | <input type="radio"/> | <input type="radio"/> |

| | Yes | No |
|---|-----------------------|-----------------------|
| <i>Radcliffe on Trent</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Ruddington</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Tollerton</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Please provide any comments in support of your response.</i> | | |

Creation of new Green Belt ‘inset’ boundaries

Policy 4 of the Core Strategy identifies that Green Belt ‘inset’ boundaries have to be created for the following settlements – Bradmore, Bunny, Cropwell Butler, Gotham, Newton, Plumtree, Shelford, and Upper Saxondale.

An inset village or settlement are those that are excluded from and surrounded by the Green Belt. This is the opposite of washed over settlements. Washed over settlements are those that are fully covered by the Green Belt designation and therefore subject to Green Belt policies.

All the above settlements have been reviewed as part of the draft Rushcliffe Green Belt Review (Part 2b) and a new Green Belt inset boundary has been recommended for each. We would be interested to know whether you agree or not with inset boundary recommended for each settlement.

The suggested inset boundary for each of the eight settlements is shown on the plans at Appendix B of this document.

Question 19: Do you support the Green Belt inset boundaries recommended by the draft Rushcliffe Green Belt Review (Part 2b) for:

| | Yes | No |
|------------------------|-----------------------|-----------------------|
| <i>Bradmore</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Bunny</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Cropwell Butler</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Gotham</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Newton</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Plumtree</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Shelford</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Upper Saxondale</i> | <input type="radio"/> | <input type="radio"/> |

Please provide comments to support your response.

‘Safeguarding land’ within the Green Belt

‘Safeguarded land’ is land which has been removed from the Green Belt and may be used in the future to meet the need for new housing or other development. In the meantime, it remains designated as ‘safeguarded land’. As set out in the National Planning Policy Framework, ‘safeguarded land’ is an area of land that performs the function of the Green Belt during the short to medium term, but may provide opportunities for development following the future review of a Local Plan.

The Core Strategy has already designated Edwalton Golf Course as safeguarded land. The question to be considered in preparing the LAPP is whether any further land should be removed from the Green Belt and identified as ‘safeguarded land’. Any decisions to designate further safeguarded land will have to be informed by the Rushcliffe Green Belt Review – both its Parts 1 and 2a (published in November 2013) and its Part 2b (which has been published in draft).

It is worthwhile noting that the draft Keyworth Neighbourhood Plan proposes that two areas of land at Keyworth should become ‘safeguarded land’. This is illustrated on Figure 4 above at page 15. In considering the question of ‘safeguarded land’ we would also like to know your views on the whether or not these two areas of land at Keyworth should be safeguarded.

Question 20 *Should we designate any further ‘safeguarded land’ within Rushcliffe?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments in support of your response. If you answered YES, please could you identify which site(s) should be identified as ‘safeguarded land’.

Other matters

Question 21: *Please identify any matters related to Green Belts and Green Belt policy not covered here or elsewhere.*

4. Employment Provision and Economic Development

Allocation of land for employment development

Policy 5 of the Core Strategy establishes the strategic requirements for employment provision and economic development, including minimum employment space and land requirements over the plan period (to 2028). In providing for new employment space, the Core Strategy's spatial strategy of urban concentration with regeneration applies. This means that any new employment land should be concentrated within or adjoining the main urban area of Nottingham (on land within Rushcliffe) and then, to a lesser extent, at the 'key settlements' of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. The Core Strategy also allows for employment development to take place on sites where this would help facilitate their regeneration.

Policy 5 of the Core Strategy identifies that there should be a minimum 67,000m² of new office floorspace (in Use Classes B1(a&b)) and minimum of 20 hectares of employment land for industrial and warehouse uses (in Use Classes B1(c), B2 and B8) over the plan period (to 2028).

The three strategic sites allocated by the Core Strategy in locations around the main urban area of Nottingham already provide for around 40 hectares of new employment development. Elsewhere in the Borough, the Core Strategy's strategic allocations at the former Cotgrave Colliery, at the former RAF Newton and at land north of Bingham provide for around a further 26.5 hectares of employment land. Core Strategy policy allows for a mix of B1 (business), B2 (general industrial) and B8 (storage and distribution) uses on each of these sites. Overall, therefore, they will provide for well in excess of the minimum targets for office space and employment set out above.

There are also some employment sites in rural areas that were allocated in the 1996 Rushcliffe Local Plan and which remain undeveloped (see Policy E1 of the 1996 Local Plan). Altogether the total area they cover is around 3.7 hectares. All the sites are shown on Figures 8 to 10 below. The question in respect of each of these sites is whether, given the amount of time they have remained undeveloped, should they continue to be allocated as employment sites? This is covered in Question 22 below.

There has been a review to reassess employment land and space requirements that has taken place post adoption of the Core Strategy. The Employment Land Forecasting Study was published in August 2015 and its results have been used by us and neighbouring local authorities to provide updated guidance on likely future employment requirements. As set out in the Strategic Distribution of Employment

Requirements Background Paper, October 2015, to meet forecasted needs Rushcliffe would need to accommodate around 80,000m² of new office floorspace and around 50 hectares of industrial and warehousing land during the plan period (to 2028).

While these are sizeable increases when compared to the targets set out in the Core Strategy, and particularly so in respect of industrial and warehousing land, it is nevertheless still anticipated that the Core Strategy’s strategic allocations will achieve such levels of development. In which case, further employment sites do not necessarily need to be allocated through the LAPP in order to satisfy forecasted needs over the plan period (to 2028). Notwithstanding this, however, there may still be merit in the LAPP allocating further sites for employment development. This would be in order to extend the mix and variety of employment sites across Rushcliffe and to provide for more local employment opportunities. There may be merit, for example, in the allocation of new sites at the Key Settlements. The Core Strategy already allocates employment sites at Bingham and Cotgrave, but does not at East Leake, Keyworth, Radcliffe on Trent and Ruddington. The question, therefore, is whether any further land should be allocated by the LAPP for employment development across the Borough.

At Keyworth, the draft Keyworth Neighbourhood Plan proposed that two sites should be allocated for development, but this has since been amended to just one site. This is land off Platt Lane (site KEY D) which is proposed for 3 hectares of employment development. This site is shown on Figure 4 above at page 15. In considering whether the LAPP should allocate any sites for employment land, we would also like to know if you think this site at Keyworth should be allocated or not.

Question 22: *Should we allocate any new sites for employment development in Rushcliffe?*

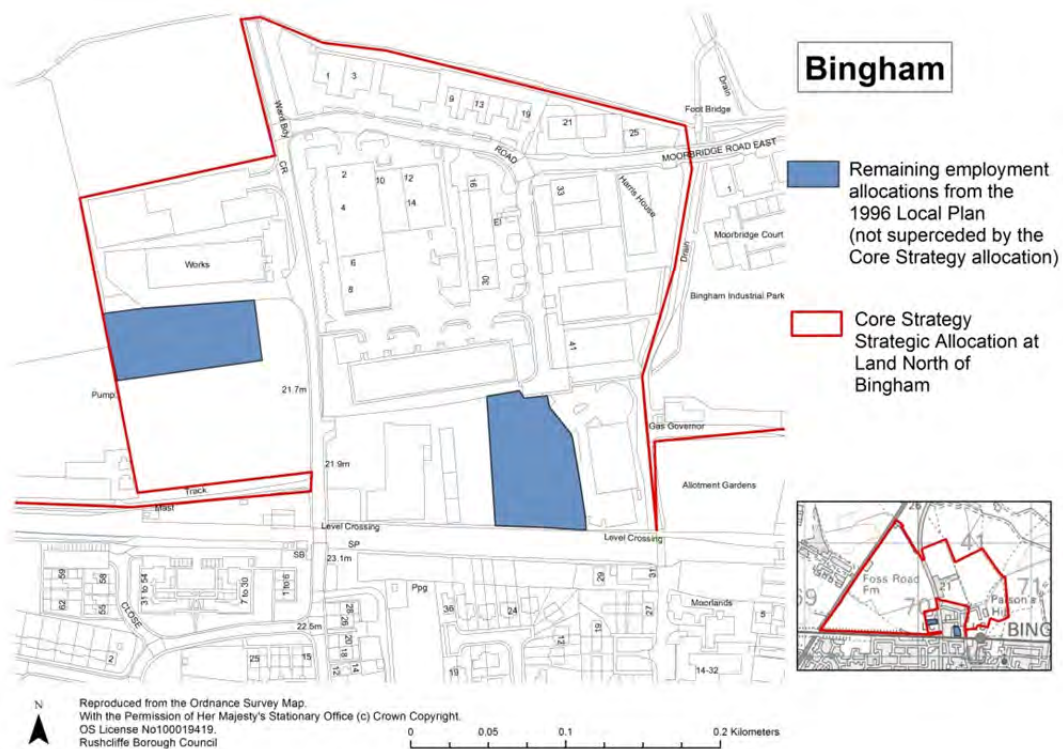
| | | |
|-----|--|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response. If you answered YES, please could you identify which site(s) should be allocated for employment development.

Remaining rural employment land allocations

As referred to above, there are employment sites in rural areas that were allocated in the 1996 Rushcliffe Local Plan but which remain undeveloped. All the sites are shown on Figures 8 to 10 below. We would like to know whether or not you think each of these sites should continue to be allocated as employment land through the LAPP.

Figure 8: Remaining employment allocations at Bingham



Question 23: *Should the following sites (as shown on Figures 8 to 10) continue to be allocated for employment development?*

| | Yes | No |
|---|-----------------------|-----------------------|
| <i>Sites at Chapel Lane, Bingham</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Site at Hollygate Lane, Cotgrave</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Site at Hathern Works, Sutton Bonnington</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your response.

Bunny Brickworks and British Gypsum Works

The 1996 Local Plan (its Policy E7) allows for the existing employment sites of Bunny Brickworks (since closed) and British Gypsum Works at Gotham to be redeveloped for employment purposes. The sites are shown on Figures 11 and 12 below. The question now is whether the LAPP should also include a policy to allow for one or both sites to be redeveloped for employment purposes?

In respect of Bunny Brickworks, the prospect of it being identified as a regeneration site instead, which would provide scope for other uses to also be considered on site, is also considered in the Regeneration section below.

Figure 11: Bunny Brickworks

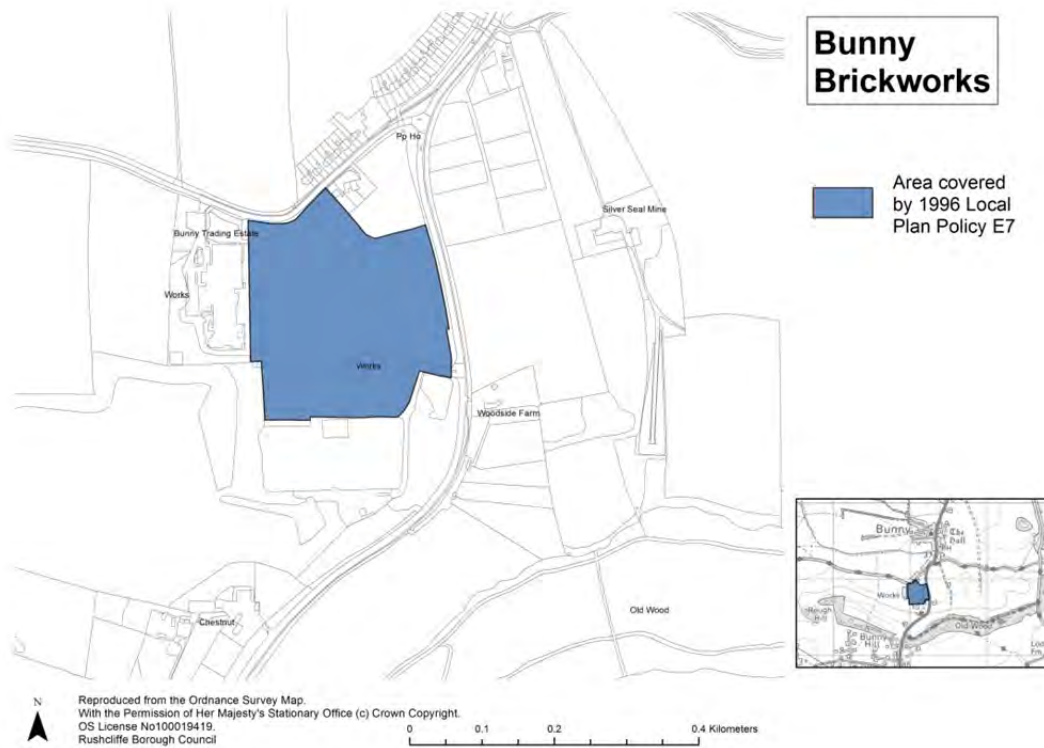


Figure 12: British Gypsum, Gotham



Question 24: *Should the following sites (as shown on Figures 11 and 12) continue to be identified as suitable for employment redevelopment?*

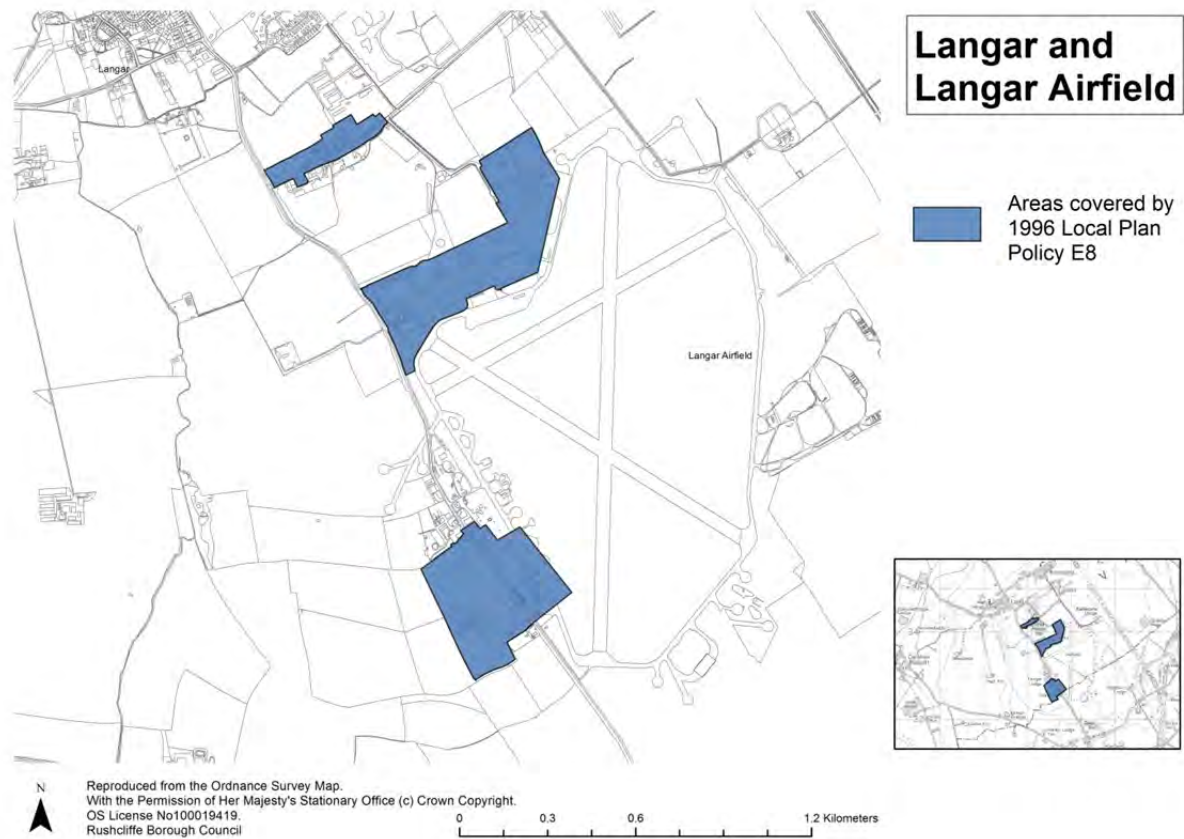
| | Yes | No |
|-------------------------------------|-----------------------|-----------------------|
| <i>Bunny Brickworks</i> | <input type="radio"/> | <input type="radio"/> |
| <i>British Gypsum Works, Gotham</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your response.

Langar and Langar Airfield

Policy 8 of the 1996 Local Plan applies to three discrete areas within and around Langar Airfield, as shown on Figure 13 below, and allows for employment development proposals within these areas provided that they arise from the reasonable expansion of existing firms or the beneficial use of suitable existing buildings. The question now is whether the LAPP should or should not include a policy that continues this policy approach. Also, if the policy is retained, should there be any amendments to the boundaries of any of the three defined areas?

Figure 13: Langar and Langar Airfield



Question 25: *Should the LAPP allow for employment development to take place on the three areas at Langar, as defined on Figure 13?*

| | | |
|-----|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide comments in support of your response. If you answered YES, we would be interested to know whether you think the boundaries of the three defined areas are in the right place or whether one or more of them should be altered and, if so, how?

Existing employment sites

The planning system can promote redevelopment of land, but can also help to ensure the protection or retention of certain uses on specific sites or areas. If a strong and diverse local economy is to be supported, it will be important to retain viable, well located employment sites in those cases where they might attract new employers, where they support less-skilled jobs, or where they have the potential to provide space for new local businesses, including small and start-up businesses. Consequently, it is a key objective of the Core Strategy to appropriately protect existing employment sites. Policy 5 of the Core Strategy specifically identifies that existing viable employment sites should be retained but poor quality, underused and poorly located employment sites should be released for other purposes.

At present, the decision to protect or release an existing employment site is determined at the planning application stage through the operation of policy EMP4 of the Rushcliffe Non-Statutory Replacement Local Plan. Policy EMP4 allows existing employment premises to be redeveloped or converted to non-employment uses only where it can, for example, be demonstrated that the premises are no longer capable of providing an acceptable standard of accommodation for employment purposes.

The application of such a criteria based policy is one way to determine which employment sites should be retained and which should be released for other purposes. Another approach could be for the LAPP to specifically identify which sites will be protected over the plan period and which should be released. We would like your view on what approach should be taken by the LAPP in order to retain viable existing employment sites.

Question 26: *Should we continue to protect viable employment sites through the inclusion within the LAPP of a criteria based policy similar to Policy EMP4 of the Rushcliffe Non-Statutory Replacement Local Plan?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide comments in support of your response. If you answered NO, it would be helpful to identify what alternative approach you think we should take.

Centres of Excellence

Policy 4 of the Core Strategy identifies that economic development associated with the University of Nottingham – Sutton Bonington campus, and with other ‘Centres of Excellence’ in Rushcliffe such as Ratcliffe on Soar Power Station, British Geological Survey at Keyworth and British Gypsum at East Leake will be encouraged. This will include their expansion and allocating land specifically to meet the needs of high technology industries.

Policy EMP10 of the Rushcliffe Non-Statutory Replacement Local Plan (NSRLP) also includes policy for these ‘Centres of Excellence’ and identifies that planning permission for new development or the change of use or redevelopment of existing buildings will be granted provided that it does not lead to an over intensification of use on the site or increase any adverse effects of the existing uses. The question now is whether or not Policy 4 of the Core Strategy provides sufficient local planning policy for these sites or do they need further policy through the LAPP – perhaps something similar to EMP10 of the NSRLP? Does land also need to be specifically allocated through the LAPP in order to allow for the expansion of any of these sites?

Question 27: *Should the LAPP include further policy in relation to the Centres of Excellence?*

Yes – further detailed policy is required

No – there is sufficient policy already within Core Strategy Policy 5.....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP and whether any land should be allocated to allow for the expansion of any of the sites.

Rural Diversification

Policy 5 of the Core Strategy sets out that economic development of an appropriate scale to diversity and support the rural economy will be encouraged. This is in accordance with national planning policy which requires local plans to promote the development and diversification of agricultural and other land-based rural businesses. The question is whether further policy is required to support this aim.

Question 28: *Should the LAPP include further policy in relation to rural diversification?*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 5).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

Other matters

Question 29: *Please identify any matters related to economic development and employment land provision not covered here or elsewhere.*

5. Regeneration

Policy 7 of the Core Strategy identifies that regeneration related development in Rushcliffe will be primarily focussed at the former Cotgrave Colliery and the former RAF Newton. Both sites are allocated in the Core Strategy for major mixed use development. The policy also sets out that local initiatives will be supported in other areas of recognised regeneration need.

The National Planning Policy Framework sets out that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. However, not all previously developed land is suitable for development. This may be, for example, because it is poorly located in terms of access to local services.

The question is whether there are any specific locations within Rushcliffe, aside from those already allocated for development through the Core Strategy, that are in recognised regeneration need and would benefit from allocation for development through the LAPP.

One previously developed site which has been redundant or underused for a number of years is Bunny Brickworks at Bunny. The site, as identified above in Section 4: Employment, and has been allocated for many years for employment redevelopment. While the question is asked in that section whether it should continue to be allocated for employment redevelopment, there is the alternative option for it to be allocated for a mixed used development (including housing) or possibly even solely for housing development. Another previously developed site where it appears that it is in need of regeneration is the former Islamic Institute at Flintham. It is a prominent site on the edge of the village that has been derelict for a number of years now.

Question 30: *Should the following sites be identified as suitable for regeneration and be allocated as such through the LAPP?*

| | Yes | No |
|---|-----------------------|-----------------------|
| <i>Bunny Brickworks</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Former Islamic Institute, Flintham</i> | <input type="radio"/> | <input type="radio"/> |
| <i>At any other location (please specify which)</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your answers. For any of the sites, this could include comments on the design, mix and layout of development and any services and facilities required to support development.

Other matters

Question 31: *Please identify any matters related to regeneration not covered here or elsewhere.*

6. Retail Centres

Policy 6 of the Core Strategy establishes a hierarchy for retail centres within Rushcliffe as a part of a wider Greater Nottingham hierarchy with Nottingham City Centre at the top. Within Rushcliffe the following hierarchy of centres is established:

- District Centres – Bingham and West Bridgford
- Local Centres – Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington.
- Centres of Neighbourhood Importance – which are to be identified through the LAPP.

As set out by Core Strategy Policy 6, it is the role of the LAPP to identify the boundaries of all these centres, to identify primary shopping areas and to allocate new sites for main town centre uses where there is evidence of a need for new sites.

Defining the boundary of centres and primary shopping areas

The National Planning Policy Framework (NPPF) sets out that Local Plans should define the extent of district centres and local centres and their primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres. The boundary of the centre has to include the whole of the 'primary shopping area' and areas predominantly occupied by 'main town centre uses'. The NPPF provides a definition for each of these terms.

A primary shopping area is defined by the NPPF as an area where retail development is concentrated and generally comprising 'primary frontages' and those 'secondary frontages' which are adjoining and closely related to the primary shopping frontage. Primary frontages are likely to include a high proportion of retail uses which may include food and drink shopping, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

We have reviewed all of the district centres and local centres and drafted potential centre boundaries, primary shopping areas, primary frontages and secondary frontages for each. These are shown at Appendix C of this document. We would like your comments on whether, for each centre, these boundaries and frontages are in the right position or not. If you think that any alterations are required, it would be helpful to know what changes you think are necessary.

Question 32: Do you support the suggested centre boundaries, primary shopping areas, primary frontages and secondary frontages, as defined at Appendix C, for:

| | Yes | No |
|--|-----------------------|-----------------------|
| <i>Bingham District Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>West Bridgford District Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Cotgrave Local Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>East Leake Local Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Keyworth (The Square) Local Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Keyworth (Wolds Drive) Local Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Radcliffe on Trent Local Centre</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Ruddington Local Centre</i> | <input type="radio"/> | <input type="radio"/> |

Please provide comments to support your answers. If you answered NO for any one of the centres, we would be interested to know what alternations you think should be made.

Non-retail uses in centres

The National Planning Policy Framework states that Local Plans should define policies that make clear which uses will be permitted in district and local centres and in doing so should promote competitive centres that provide customer choice and a diverse offer which reflect the individuality of centres. The Core Strategy seeks to protect the vitality and viability of centres including widening the range of uses, whilst

maintaining a strong retail character, making environmental enhancements and improving access.

Policy SHOP2 of the 2006 Rushcliffe Non-Statutory Replacement Local Plan aims to ensure that centres retain a high proportion of shops (within Use Class A1) and limits the proportion of other A Use Classes – A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways). The approach of the policy is to try and ensure that, overall, non-A1 uses do not exceed 35% of the whole of the defined retail area. This is one approach which has been in operation for a number of years. It does not distinguish between primary and secondary frontages.

An alternative approach would be to have more flexibility and allow for a higher proportion of non A1-uses across the whole primary shopping area. Another would be much more flexible in respect of secondary frontages and much less so in respect of primary frontages. There is also the question as to whether the same approach should be applied to all district and local centres or whether each should have its own tailored approach.

Question 33: *Do you have any comments to make on what the approach should be towards the proportion of A1 (shops) uses and non-A1 uses within the primary shopping areas of District and Local Centres?*

Allocation of sites within or on the edge of retail centres

The National Planning Policy Framework states that Local Plans should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in retail centres, and in doing so should expand centres to ensure a sufficient supply of suitable sites if necessary.

A retail study covering the whole of Greater Nottingham has recently been completed⁴. It sought to identify any deficiencies in retail provision, including in Rushcliffe. In respect of both district centres in Rushcliffe (Bingham and West Bridgford) and all of the local centres, the study has forecasted some additional need for retail floorspace capacity over the plan period. This is both for convenience goods (e.g. food and drink) and comparison goods (e.g. clothing). However, the forecasts for both are relatively low and additional capacity can possibly be accommodated for without the need to specifically allocate sites within or around any

⁴ Broxtowe, Gedling, Nottingham City & Rushcliffe Retail Study, September 2015

of the existing centres. In respect of other commercial uses we are unaware of any specific need for sites to be allocated in or around any of the district or local centres. More widely, in locations beyond retail centres, the retail study forecasts that capacity for additional retail floorspace does not need to be increased.

We would be interested to know your views on this. If you believe that there is a need to allocate land for retail development or for another commercial use within or around any one of the district or local centres in Rushcliffe, it would be helpful for you to identify which land specifically should be allocated and why.

Question 34: *Should we allocate land for new retail or other commercial development in or around any of Rushcliffe’s district or local centres, or elsewhere in the Borough?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make in support of response. If you answered YES, we would be interested to know which land should be allocated, what for and why?

Centres of Neighbourhood Importance

Policy 6 of the Core Strategy sets out that ‘Centres of Neighbourhood Importance’ (CoNI) will be identified through the LAPP. The 2006 Rushcliffe Non-Statutory Replacement Local Plan identifies ‘shopping parades’ and allows for proposals for Use Classes A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to take place within these areas. These shopping parades and the extent of their boundaries have been reviewed and amended where appropriate and are shown at Appendix D.

The question is whether or not each of these shopping parades should become a CoNI, whether there are other small retail areas that should be defined as CoNIs and should policy continue to allow for a mix of all ‘A’ Use Classes within such centres?

Question 35: *Should we designate those 'areas set out at Appendix D as Centres of Neighbourhood Importance (CoNI)? If so, are the boundaries correctly defined?*

Question 36: *Are there any other locations that should be defined as CoNIs?*

Question 37: *Should a mix of Use Classes A1, A2, A3, A4 and A5 be supported within CoNIs?*

Retail development in edge-of centre and out-of-town locations

The National Planning Policy Framework states that when assessing applications for retail, leisure and office development outside of retail centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. If there is no locally set threshold, the default threshold is 2,500m². Policy 6 of the Core Strategy sets out that such a threshold should be included within the LAPP.

The recently completed retail study for Greater Nottingham has recommended that there is justification to apply a 500m² gross floorspace threshold across Rushcliffe in respect of detail development. We would like you views as to whether or not this is an appropriate threshold to set across the Borough.

Question 38: *Should we set a local threshold requiring an impact assessment for all retail proposals with a gross floorspace of 500m² or more across the whole of Rushcliffe?*

Yes

No

Please provide any comments you wish to make to support your response. If you answered NO, we would be interested to know what you think the locally set threshold should be.

Other matters

Question 39: *Please to identify any matters related to retail centres and retail development not covered here or elsewhere.*

7. Design and Landscape Character

General Design

Good design is a key aspect of sustainable development and the National Planning Policy Framework requires that robust and comprehensive local design policies are put in place. Policy 10 of the Core Strategy sets out detailed objectives and criteria against which the design of new developments should be judged. In addition, the 2009 Rushcliffe Residential Design Guide Supplementary Planning Document includes further guidance on design standards.

We would like your views as to whether or not the LAPP should include further policy relating to design.

Question 40: *Should the LAPP include more detailed policy in relation to the design of new development*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 10).....

Please provide any comments you wish to make to support your response.

Landscape Character

Policies 10 and 16 of the Core Strategy set out that landscape character should be protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment.

The Core Strategy policies identify that criteria for the assessment of proposals will be included in the LAPP. The Core Strategy also identifies that any areas of locally valued landscape requiring additional protection may also be highlighted in the LAPP. Therefore, one important question in preparing the LAPP is whether there is justification for any local landscapes to be recognised within the Plan?

Question 41: *Please make any comments you have about what should be included in the LAPP in respect of the landscape character, including whether there are any areas of locally valued landscape requiring additional protection.*

Other issues

Question 42: *Please identify any matters related to design and landscape character that are not covered here or elsewhere.*

8. Historic Environment

The National Planning Policy Framework (NPPF) sets out that the contribution heritage assets make towards their environment should be identified. Policy 11 of the Core Strategy identifies a number of elements of the historic environment which are important to Rushcliffe as a whole. These include aspects of industrial and commercial heritage. The Core Strategy sets out that elements of a more localised value will be identified in local development documents.

Question 43: *Please identify any elements of the historic environment of Rushcliffe Borough that should be specifically identified in the LAPP?*

Locally listed assets

The NPPF requires that the significance of ‘non-designated assets’ be taken into account when making planning decisions. These are heritage assets which do not meet the criteria to be formally protected (such as being designated as ‘listed buildings’) but are important in a local context. In order to provide a degree of certainty as to where these assets are they can be identified through the planning process.

Question 44: *Should we identify a local list of heritage assets within Rushcliffe Borough?*

If it is decided to have a local list of heritage assets it would appear that there would need to be a policy included in the LAPP to assess any relevant development proposals affecting a local heritage asset. In line with the NPPF, such a policy would need to balance the effect and benefits of the proposal.

Question 45: *Please make any comments you have about what a local heritage assets policy should include or any other comments you have about the issue of locally listed heritage assets.*

Development affecting designated heritage assets

Listed buildings, scheduled monuments, conservation areas and Registered Parks and Gardens have been formally identified because of their historic significance. The Rushcliffe Non-Statutory Replacement Local Plan includes policies that set out how these are to be protected when development is proposed. The NPPF also sets out how to assess impact on designated heritage assets and how to balance the harm and benefits of proposals.

Question 46: *Should we include within the LAPP policies on development affecting designated assets?*

Yes – *policies are required for designated assets.....*

No – *they have sufficient policy protection already (e.g within the NPPF).....*

Please provide any comments you wish to make to support your response. If you answered YES, please provide information about what such policies should include.

Other issues

Question 47: *Please identify any matters related to the Historic Environment which are not covered here or elsewhere.*

9. Climate Change, Flood Risk and Water Use

Renewable and low carbon energy generation

The National Planning Policy Framework (NPPF) identifies that the planning system plays a key role in supporting the delivery of renewable and low carbon energy which is central to sustainable development. All communities have a responsibility to contribute to the generation of energy from renewable and low carbon sources. To help achieve this, the NPPF asks that local authorities consider identifying areas as being suitable for different technologies. Policy 2 of the Core Strategy gives support to renewable energy and low carbon energy generation schemes appropriate for the area. We also published in June 2015 a Wind Energy Supplementary Planning Document to assist the application of Core Strategy policies in so far as they relate to wind energy development.

If we decide to identify areas suitable for renewable energy schemes any relevant development proposals would still be required to satisfy detailed policy requirements in order to be judged acceptable. It should be noted that the identification of areas suitable for renewable energy proposals would not mean that we would automatically be able to refuse planning permission for proposals outside the areas identified.

Question 48: *Should we identify areas of the Borough as suitable for renewable and low carbon energy generation?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response.

Reducing carbon dioxide emissions

Policy 2 of the Core Strategy identifies that further policy on how development should contribute to reducing carbon dioxide emissions will be set out in the LAPP, where appropriate.

It was envisaged that further policy might require new homes to be built to a particular Code for Sustainable Homes. However, because of changes the

Government had made, local planning authorities are now no longer able to introduce such a policy. In fact, the Government has withdrawn the code altogether. The energy performance of buildings is instead a matter for Building Regulations and is beyond the influence of planning policy. If you consider that there is still scope to introduce further local planning policy in respect of carbon dioxide reduction and new development, we would welcome your views. The difference between the planning and building regulations systems is summarised at Appendix E.

Question 49: *Should we introduce further policy in the LAPP on how development should contribute to reducing carbon dioxide emissions?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

Water efficiency standards

All new homes already have to meet the mandatory national standard set out in the Building Regulations of 125 litres per person per day on average of water use. Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres per person per day. This lower ‘optional’ standard was introduced by the Government in 2015.

Policy 2 of the Core Strategy sets out that, for residential development, water use should be no more than 105 litres per person per day on average. Justification for this level followed the outcomes of the 2010 Greater Nottingham and Ashfield Outline Water Cycle Study. It identifies the area covered by the study as one of moderate ‘water stress’ (i.e. scarcity). While the 105 litres standard per person per day cannot now be insisted upon, as it is at odds with the newer Building Regulations, there nevertheless would appear to be some justification for introducing through the LAPP a policy to opt for the lower Building Regulations standard of 110 litres per person per day.

Question 50: *Should we introduce further policy in the LAPP to require the lower optional Building Regulations standard of 110 litres per person per day water use.*

| | | |
|------------|--|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response.

Managing flood risk

The National Planning Policy Framework (NPPF) and Policy 2 of the Core Strategy address flood risk. They require that development is steered towards locations that are at less risk of flooding or, if this is not possible, that the ‘exception test’ is passed. The ‘exceptions test’ allows for development in an area at risk of flooding in certain circumstances, such as where the use is considered less vulnerable to harm from flooding or where the land is already developed.

Part 9 of Core Strategy Policy 2 identifies that areas in Flood Zone 2 and Flood Zone 3 where windfall site development is appropriate in flood risk terms, subject to the application of the exception test, will be defined in the LAPP in accordance with national planning policy on flood risk and the Strategic Flood Risk Assessment (SFRA). A SFRA has been undertaken for the Greater Nottingham area.

Question 51: *Please make any comments you have about how we should define areas within Flood Zones 2 and 3 where windfall site development is appropriate in flood risk terms, subject to the application of the exception test.*

There is a requirement in Core Strategy Policy 2 and the NPPF that development should not increase flood risk elsewhere by reducing surface water run-off through the use of Sustainable Urban Drainage Systems (known as SUDS).

Question 52: *Is there a need for any further policy on managing flood risk and Sustainable Urban Drainage Systems?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any information in support of your response.

Other issues

Question 53: *Please identify any matters related to climate change, flood risk and related issues that are not covered here or elsewhere.*

10. Green Infrastructure and Biodiversity

Green infrastructure networks

Policy 16 of the Core Strategy requires a strategic approach to the delivery, protection and enhancement of Green Infrastructure through the establishment of a network of primary Green Infrastructure corridors and assets. The strategic river corridors, urban fringe areas and the Core Strategy’s major residential developments have been identified as the priority locations for expanding the local Green Infrastructure network. Such areas are illustrated on the Green Infrastructure in Greater Nottingham diagram at page 102 of the Core Strategy. In addition to this the Core Strategy identifies that Green Infrastructure corridors and assets of more local level will be defined through the LAPP.

| Question 54: Which types of land use should also be incorporated into the Green Infrastructure network? | | |
|--|-----------------------|-----------------------|
| | Yes | No |
| <i>Parks and County Parks</i> | <input type="radio"/> | <input type="radio"/> |
| <i>School playing fields</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Allotments</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Sports pitches</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Amenity space (e.g. informal open space)</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Golf courses</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Designated and non-designated nature conservation sites</i> | <input type="radio"/> | <input type="radio"/> |
| <i>Flood alleviation areas</i> | <input type="radio"/> | <input type="radio"/> |

| | Yes | No |
|---|-----------------------|-----------------------|
| Other (please specify which) | <input type="radio"/> | <input type="radio"/> |
| Please provide any comments you wish to make to support your answers. | | |

There are a number of issues/questions which will require addressing in order to deliver this strategic approach.

Question 55: What are your views on the following:

- a) Where are Rushcliffe’s existing local Green Infrastructure corridors and how do they relate to the strategic priorities?
- b) What evidence exists to support the identification of existing and proposed Green Infrastructure?
- c) How should new Green Infrastructure corridors be identified? Does Core Strategy Policy 16 (part 3) provide suitable selection criteria?
- d) Core Strategy Policy 16 (part 2d) refers to ‘areas of identified deficit’, where are these and how do they relate to the strategic priorities?
- e) Once an identified network is established, does the Core Strategy provide sufficient policy guidance to ensure multi-functional Green Infrastructure is delivered, protected and enhanced?
- f) How should the network be recognised within the Local Plan, for example should it be identified within the proposals map and supported by a detailed policy, or within a stand-alone Green Infrastructure Strategy?

Local Green Spaces

The National Planning Policy Framework (NPPF) allows for the identification of ‘Local Green Spaces’ where new development is ruled out other than in very special circumstances. However, the NPPF is clear that Local Green Space designation will not be appropriate for most green areas or open space. Local Green Spaces are areas which are of particular importance to a local community.

The NPPF sets out that to designate land it must be:

- consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services;
- capable of enduring beyond the end of the plan period;
- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and hold a particular local significance; and
- local in character and not be an extensive tract of land.

Policies for managing development within a Local Green Space should be consistent with the policy for Green Belts.

Question 56: *Are there any spaces in Rushcliffe that should be designed as a Local Green Space and what should a policy within the LAPP to ensure their protection from development include?*

Protection of Parks and open space

The National Planning Policy Framework highlights that access to high quality open spaces can make an important contribution to the health and well-being of communities. Existing open space should not be built on unless the space is no longer needed, an equivalent facility is provided elsewhere or it will be redeveloped into another form of open space. Policy 16 of the Core Strategy sets out that a strategic approach to Green Infrastructure will be taken and it looks to protect parks and open space based on criteria in the policy.

We would like your views on whether the LAPP should include any further policy to protect parks and open spaces or do the National Planning Policy Framework and the Core Strategy provide sufficient protection?

Question 57: *Should the LAPP include further policy to protect parks and open space?*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 16).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

Open space, sports and recreation standards

Policy 16 of the Core Strategy sets out that deficiencies in parks and open space will be addressed through the LAPP. In terms of identifying both deficiencies and requirements for new open space to be provided in association with development, the National Planning Policy Framework sets out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what provision is required.

Interim standards in respect of open space, sports and recreation provision are included in the Borough Council's 2011 Leisure Facilities Strategy. Further work to assess and support new standards is on-going. If you have any views at this stage in relation to local requirements for open space, sports or recreation provision we would be interested to know.

Question 58: *Please make any comments you have about what the LAPP should include in respect of open space, sports or recreation space standards.*

Biodiversity

Policy 17 of the Core Strategy reflects the National Planning Policy Framework's approach and requires an increase in biodiversity (net-gain) through:

- the protection, restoration, expansion and enhancement of areas of biodiversity interest;
- improvements to the Green Infrastructure network that benefit biodiversity on a landscape scale;
- ensuring new development provides new biodiversity features;
- use of conditions, planning obligations and management to deliver appropriate management; and

- ensuring where harm to biodiversity is unavoidable, it is firstly mitigated and if not possible compensated at a level equivalent to the biodiversity value.

Core Strategy Policy 17 requires protection of national and local sites of nature conservation interest in line with an established site hierarchy (international, national, local and non-designated sites). Developments affecting non-designated sites will only be permitted where there is an overriding need for the development and adequate mitigation measures are put in place.

The 2006 Rushcliffe Non-Statutory Replacement Local Plan contains three relevant policies: EN10 (Sites of Special Scientific Interest), EN11 (Features of Nature Conservation Interest), and EN12 (Habitat Protection). These policies provide protection for national, local and non-designated nature conservation sites.

There are a number of issues/questions which need addressing in order to deliver this strategic approach.

Question 59: *In relation to improving the Biodiversity Network, what are your views on the following:*

- a) Where are Rushcliffe's existing biodiversity networks, what habitats do they consist of and where do opportunities to enhance the network exist?*
- b) What evidence exists to support the identification of existing and proposed biodiversity networks?*
- c) How should the networks be recognised in the LAPP?*
- d) Does Core Strategy Policy 17 sufficiently protect, restore and expand the biodiversity network without the need for further policy in the LAPP?*

Question 60: *In relation to the protection of designated and non-designated nature conservation interests, what are your views on the following:*

- a) Does Core Strategy Policy 17 sufficiently cover the level of protection necessary for designated and non-designated sites or is further policy required in the LAPP?*
- b) Should the LAPP have a specific policy to protect and enhance ancient woodland and veteran trees and, if so, why?*
- c) Should the LAPP include a policy on biodiversity off-setting, to ensure compensation is delivered and, if so, why?*

Other issues

Question 61: *Please identify any matters related to Green Infrastructure, Biodiversity and recreation space which are not covered here or elsewhere.*

11. Culture, Tourism and Sports Facilities

Policy 13 of the Core Strategy identifies that provision of culture, tourism and sporting facilities of an appropriate scale will be encouraged throughout Rushcliffe, with details set out in the LAPP as appropriate, according to the following approach:

- a) New cultural and tourism facilities will be focused in or adjoining district centres, or through the improvement of existing facilities;
- b) New sporting facilities will be encouraged, especially where this complements the strengths of existing major facilities located in Rushcliffe; and
- c) Where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

This approach accords with national planning policy. The National Planning Policy Framework (NPPF) also identifies that to promote a strong rural economy, Local Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. In respect of existing facilities, the NPPF requires that Local Plans promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

It therefore needs to be established if there is any need for the LAPP to allocate sites for tourism and leisure related development across Rushcliffe. It also needs to be decided whether the LAPP should include further policy in respect of the protection of existing cultural and sports facilities, or whether it is sufficient to rely on Policy 13 of the Core Strategy and the provisions contained in the NPPF.

Question 62: *Should we allocate any new sites for cultural, tourism or sports development in Rushcliffe?*

| | | |
|------------|-------|-----------------------|
| Yes | | <input type="radio"/> |
| No | | <input type="radio"/> |

Please provide any comments you wish to make to support your response. If you answered YES, please could you identify which site(s) should be allocated for development.

Question 63: *Should the LAPP include further policy to determine proposals for new cultural and sporting facilities and/or to protect existing facilities?*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. Core Strategy Policy 13).....

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

Safeguarded recreational facilities

Policy COM11 of the Rushcliffe Non-Statutory Replacement Local Plan specifically safeguards the following areas from development which would prejudice their recreational, tourism and commercial potential, with particular protection given to environmental and wildlife features which contribute to the character of the areas:

- a) River Trent;
- b) River Soar;
- c) Grantham Canal; and
- d) Great Central Railway.

In relation to the Grantham Canal, there are long-term proposals by the Grantham Canal Partnership to reconnect the canal to the River Trent. In recent years feasibility work has been undertaken to establish a potential new canal link between the two waterways. An issue for the LAPP is whether there is enough evidence and justification to facilitate these plans by establishing within the LAPP a safeguarded route for the potential canal link.

Question 64: Should the LAPP also include policy to safeguard the following locations from development which would prejudice the ecological, recreational, tourism and commercial potential?

| | Yes | No |
|--|-----------------------|-----------------------|
| <i>the River Trent</i> | <input type="radio"/> | <input type="radio"/> |
| <i>the River Soar</i> | <input type="radio"/> | <input type="radio"/> |
| <i>the Grantham Canal</i> | <input type="radio"/> | <input type="radio"/> |
| <i>the Great Central Railway</i> | <input type="radio"/> | <input type="radio"/> |
| <i>any other location (please specify which)</i> | <input type="radio"/> | <input type="radio"/> |

Please provide any comments you wish to make to support your response. If you answered YES, we would be interested to know what policy should be included in the LAPP.

If you answered YES in relation to the Grantham Canal, we would be interested to know whether you think a route should also be safeguarded for a new canal link between the existing canal and the River Trent.

Other issues

Question 65: Please identify any matters related to culture, tourism and sports facilities which are not covered here or elsewhere.

12. Contamination and Pollution

Contamination and land instability

The National Planning Policy Framework (NPPF) sets out that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of soil, air or water pollution or land instability. What we would like to know is whether we can rely on such policy in the NPPF to effectively deal with pollution matters relating to development or whether further, more local policy is required in the LAPP.

Question 66: *Should we include more detailed policy in the LAPP in relation to the contamination and land instability.*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

Please provide any comments you wish to make to support your response.

Noise pollution

National planning policy identifies that planning decisions and policies should aim to avoid noise from causing significant adverse impacts to health and quality of life, and mitigate and reduce other adverse impacts. However, national policy also identifies that development will often create some noise and existing business should not have unreasonable restrictions placed on them.

Question 67: Should we include more detailed policy in the LAPP in relation to the noise pollution:

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

Please provide any comments you wish to make to support your response.

Light pollution

The National Planning Policy Framework sets out that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Question 68: Should we include more detailed policy in the LAPP in relation to light pollution:

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

Please provide any comments you wish to make to support your response.

Air quality

National planning policy requires that planning policies should sustain compliance with and contribute towards European Union limit values or national objectives for air borne pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in an AQMA is consistent with the local air quality action plan. There are three areas within Rushcliffe that are designated as AQMAs.

Question 69: *Should we include more detailed policy in the LAPP in relation to the air pollution:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

Please provide any comments you wish to make to support your response.

Other issues

Question 70: *Please identify any matters related to contamination and pollution which are not covered here or elsewhere.*

13. Transport

General transport policy

The National Planning Policy Framework sets out a number of tests related to accessibility, highway safety and sustainable transport systems. Policies 14 and 15 of the Core Strategy set out the approach that will be taken in respect of transport issues and identifies a number of schemes that will be needed in the Greater Nottingham area to support development. These policies are comprehensive to the extent that it is considered that no additional policy is needed at a local level in respect of general transport policy.

Question 71: Do you agree that no further local transport policy is required in the LAPP?

Yes—additional local policy is not needed.....

No – further local policy is needed (please identify what policy).....

Please provide any comments you wish to make to support your response. If you answered NO, please provide information about what policy is needed.

Highway design and parking standards

We currently use the guidance contained in the 6Cs Highway Design Guide, which has been produced by the local highway authority to guide highway and transportation infrastructure requirements for new development. This includes guidance on parking spaces for particular types of development.

The Government made clear in March 2015 that local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to do so in order to manage their local road network.

Question 72: Should we (please tick one):

Continue to use the guidance in the 6Cs Highway Design Guide?

Set out and adopt an approach through the LAPP?.....

Adopt another approach (please set out what)?.....

Please provide any comments you wish to make to support your response.

Other issues

Question 73: Please identify any matters related to transport which are not covered here or elsewhere.

14. Telecommunications Infrastructure

The National Planning Policy Framework sets out that, in preparing Local Plans, councils should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

Question 74: *Should we include more detailed policy in the LAPP in relation to telecommunications:*

Yes – further detailed policy is required

No – there is sufficient policy already (e.g. within the NPPF).....

Please provide any comments you wish to make to support your response.

Other issues

Question 75: *Please identify any matters related to telecommunications which are not covered here or elsewhere.*

15. General

We have attempted to be as comprehensive as possible and identify all the important issues that need to be addressed in preparing the Local Plan Part 2: Land and Planning Policies (LAPP). You may, however, feel something important has been missed. For example, you feel there are elements of the National Planning Policy Framework that need to be more explicitly taken into account and considered as we prepare the LAPP. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply replicate national planning policy in the Local Plan. The policies and proposals that are included in the Local Plan should add some local value that is particular to Rushcliffe.

There may also be aspects of the 2006 Rushcliffe Non-Statutory Replacement Local Plan (NSRLP) that you feel should be considered for inclusion in the LAPP. If this is the case, it would be helpful to highlight which policies from the NSRLP should be retained, either in part or in full, and the reasons for this.

Question 76: *Please identify any topics or issues which you consider need to be covered by the LAPP which are not addressed elsewhere in this document.*

APPENDICES

Appendix A: Alterations to existing Green Belt 'inset' boundaries

Figure A1 – Cotgrave

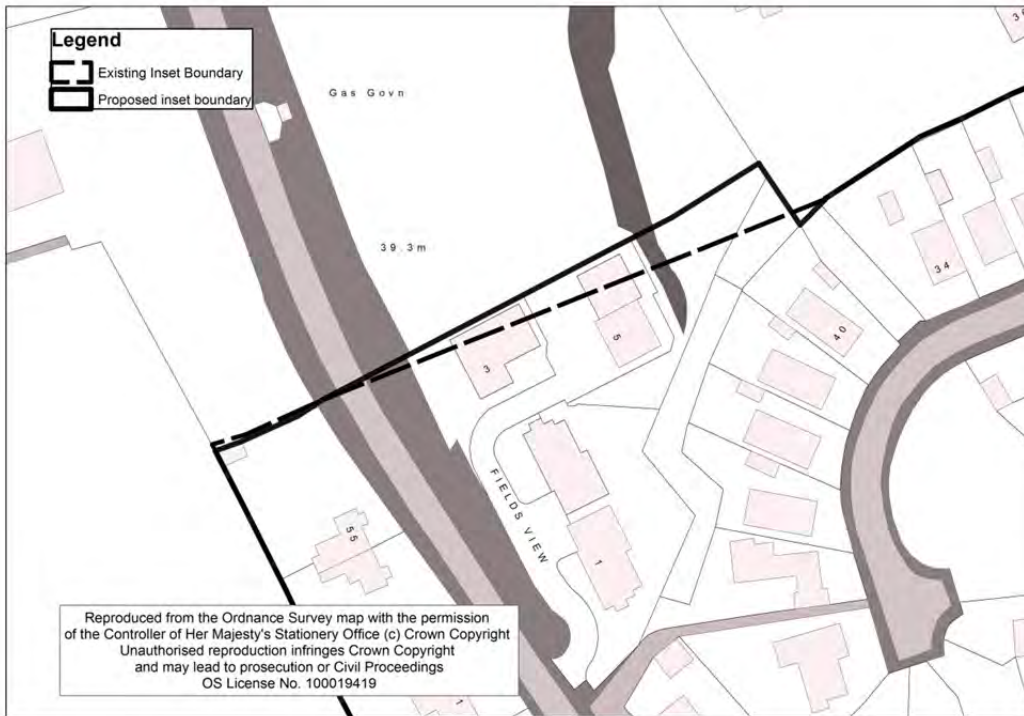


Figure A2 – Cropwell Bishop (1)

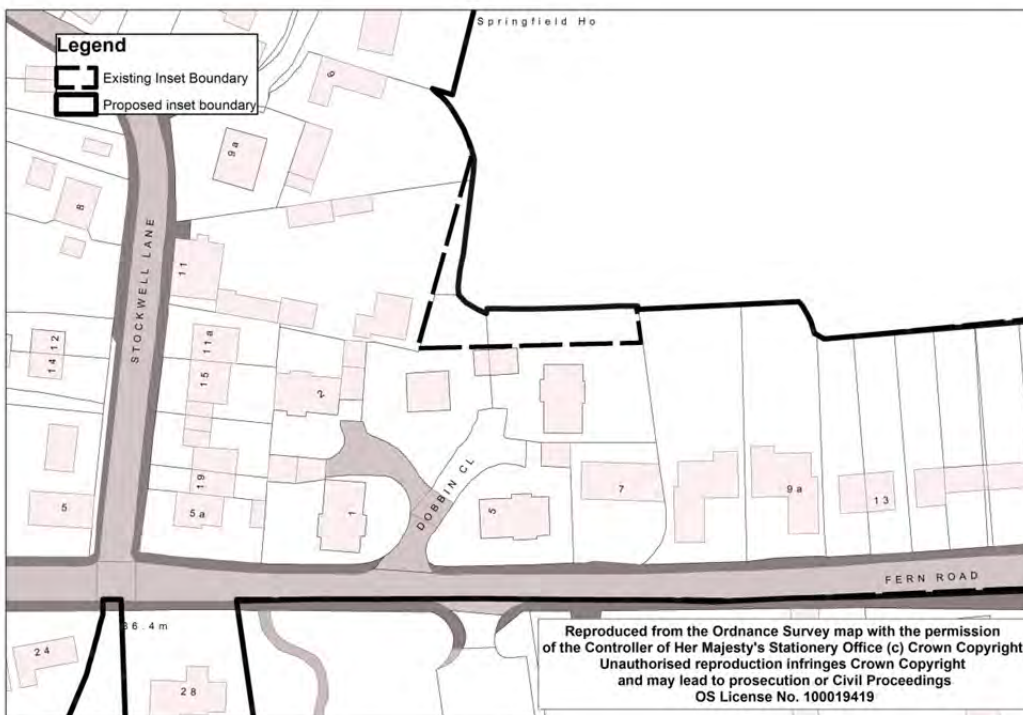


Figure A3 – Cropwell Bishop (2)

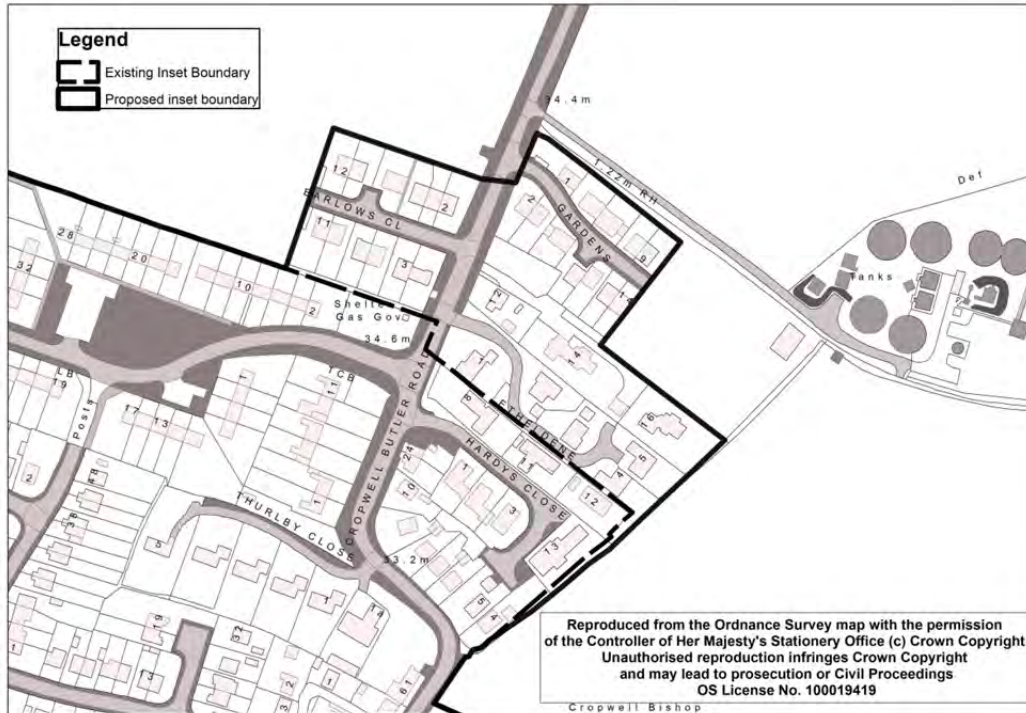


Figure A4 – Cropwell Bishop (3)

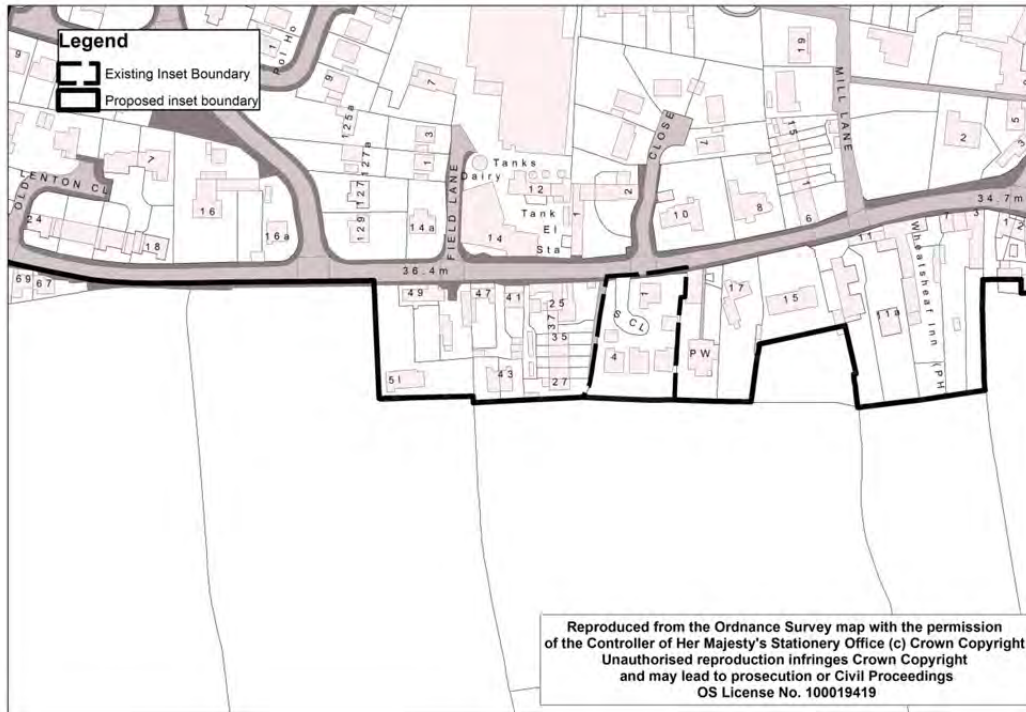


Figure A5 – Cropwell Bishop (4)

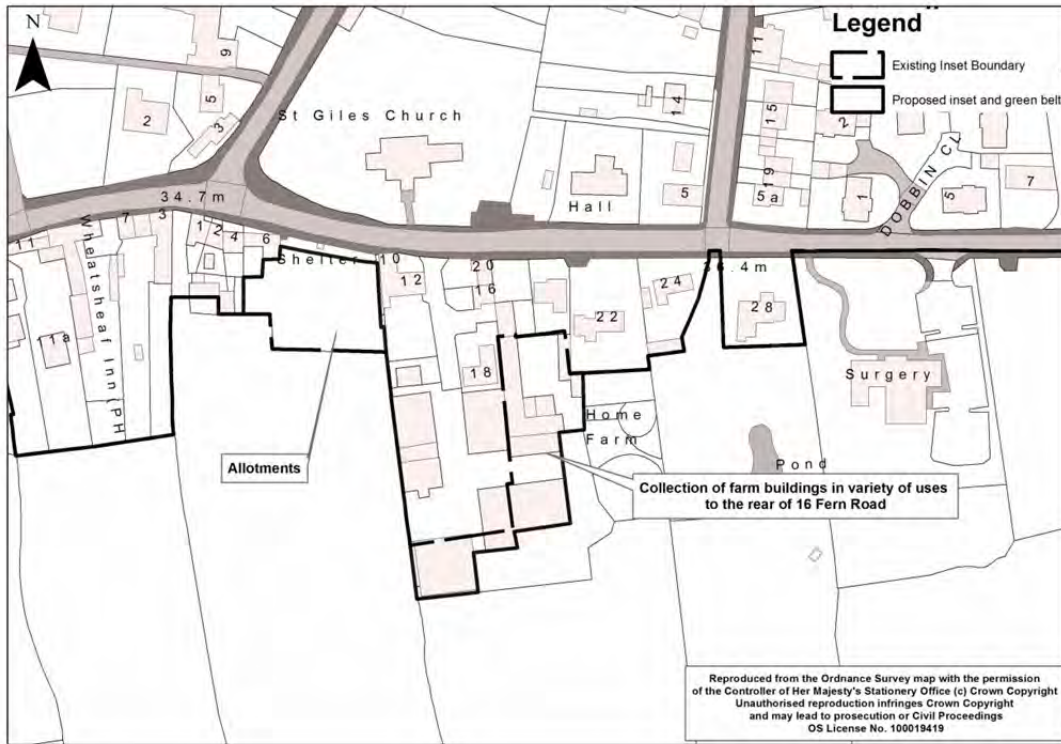


Figure A6 –East Bridgford (1)

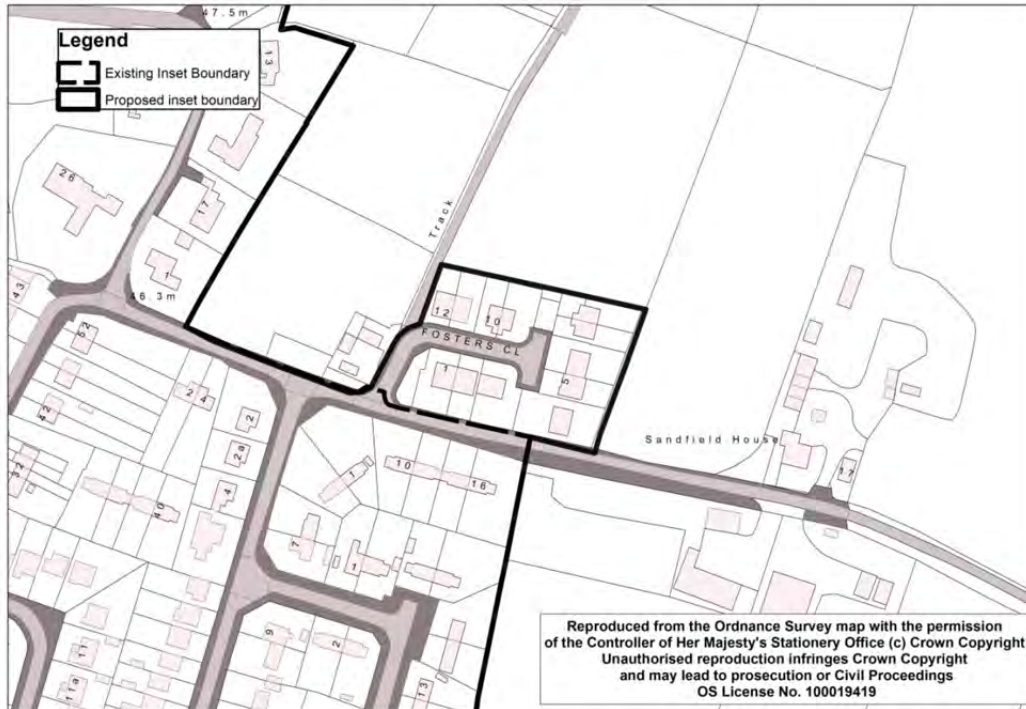


Figure A7 –East Bridgford (2)

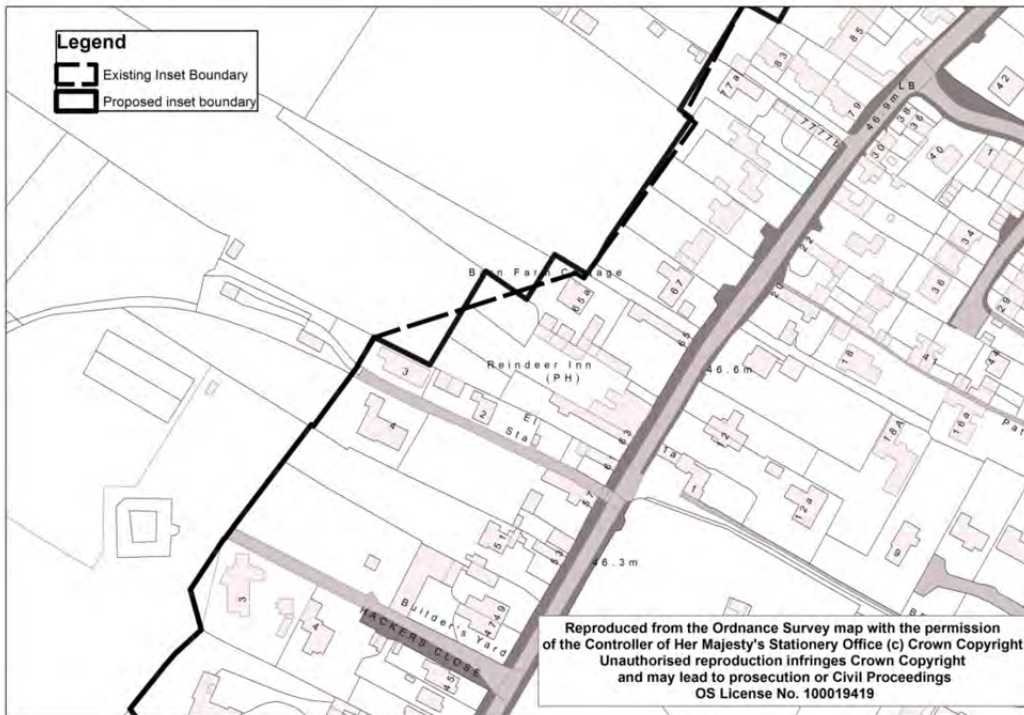


Figure A8 –Keyworth (1)

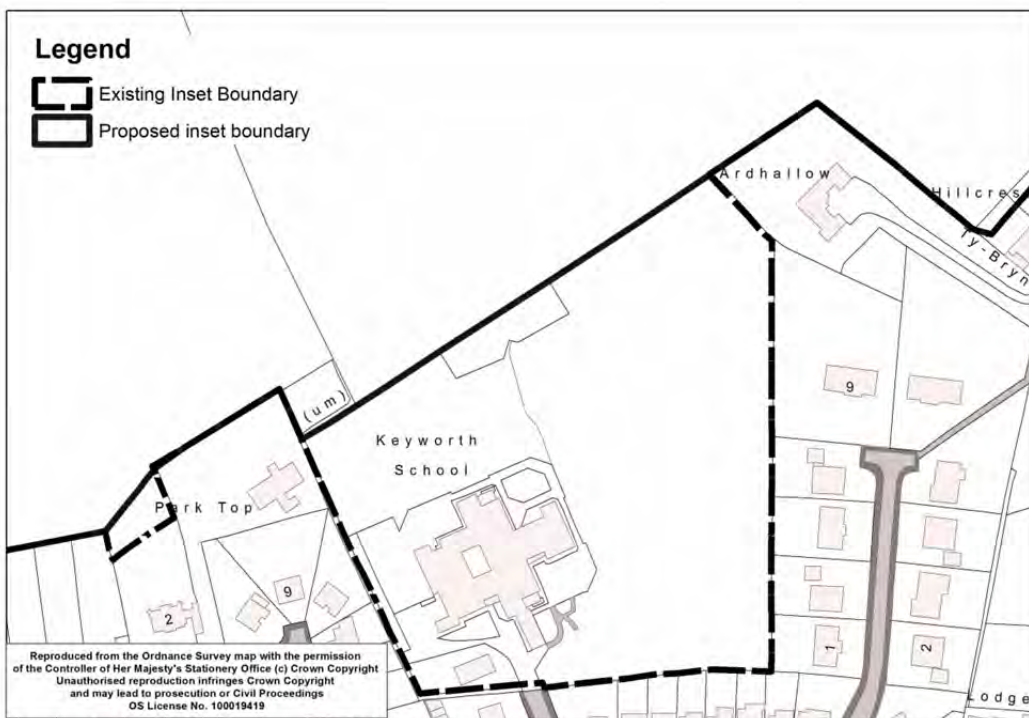


Figure A9- –Keyworth(2)



Figure A10- –Keyworth(3)

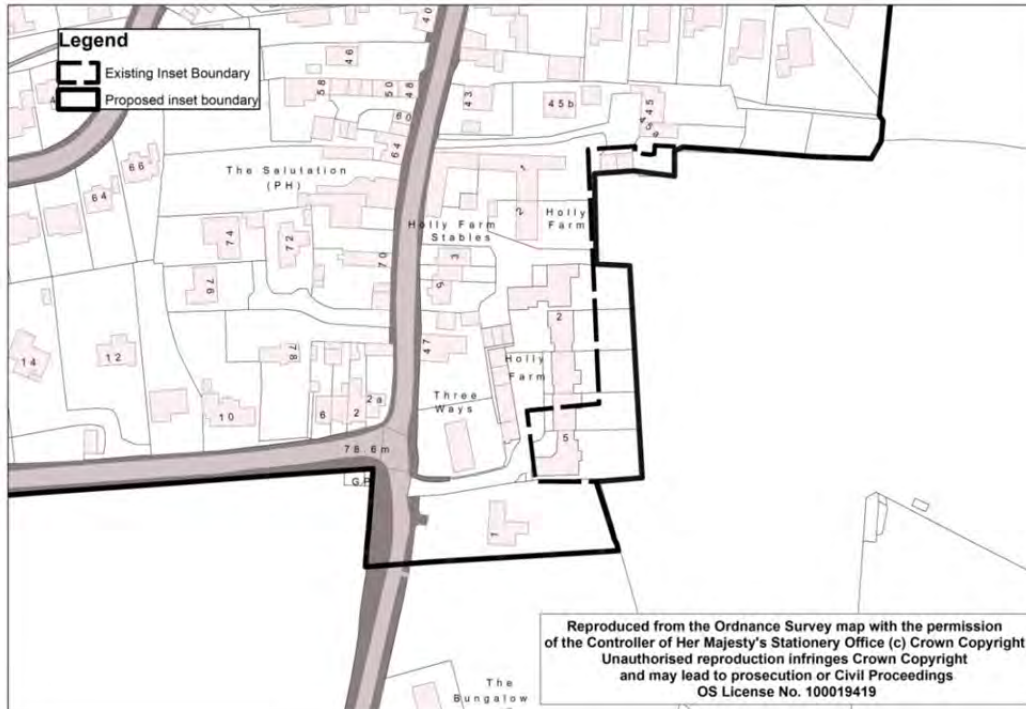


Figure A11 –Radcliffe on Trent (1)

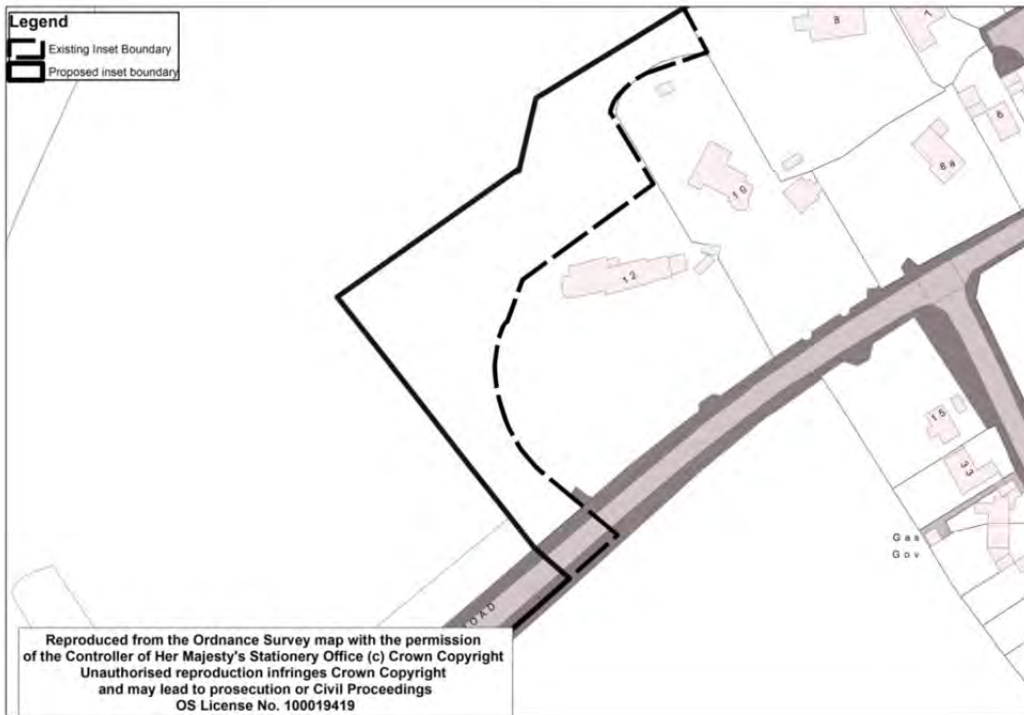


Figure A12 –Radcliffe on Trent (2)

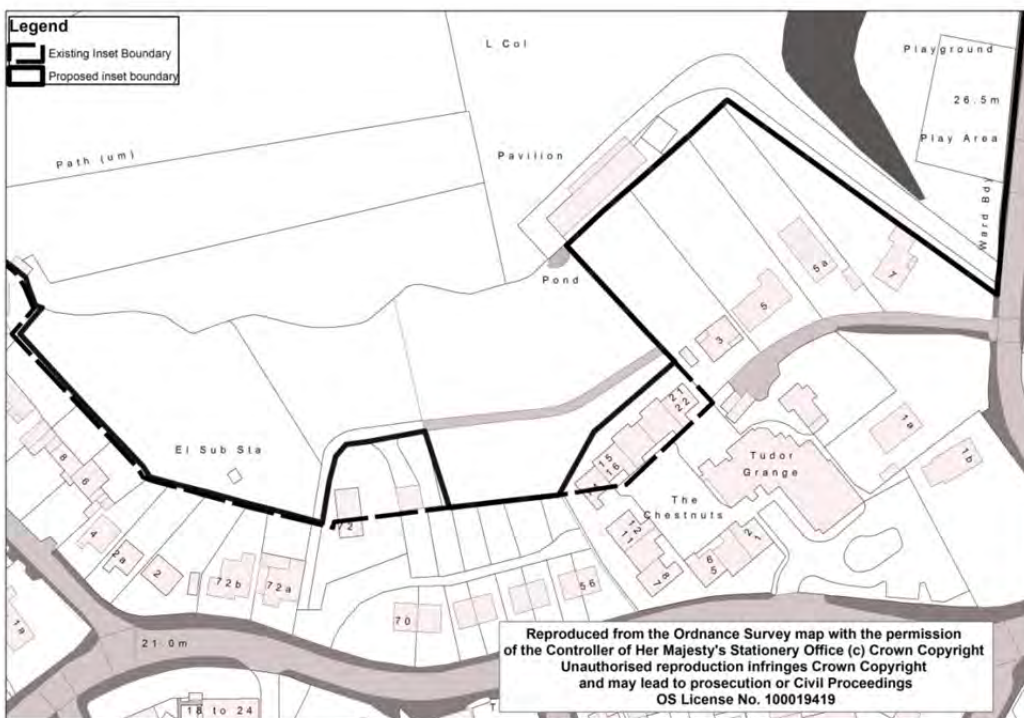


Figure A13 –Radcliffe on Trent (3)

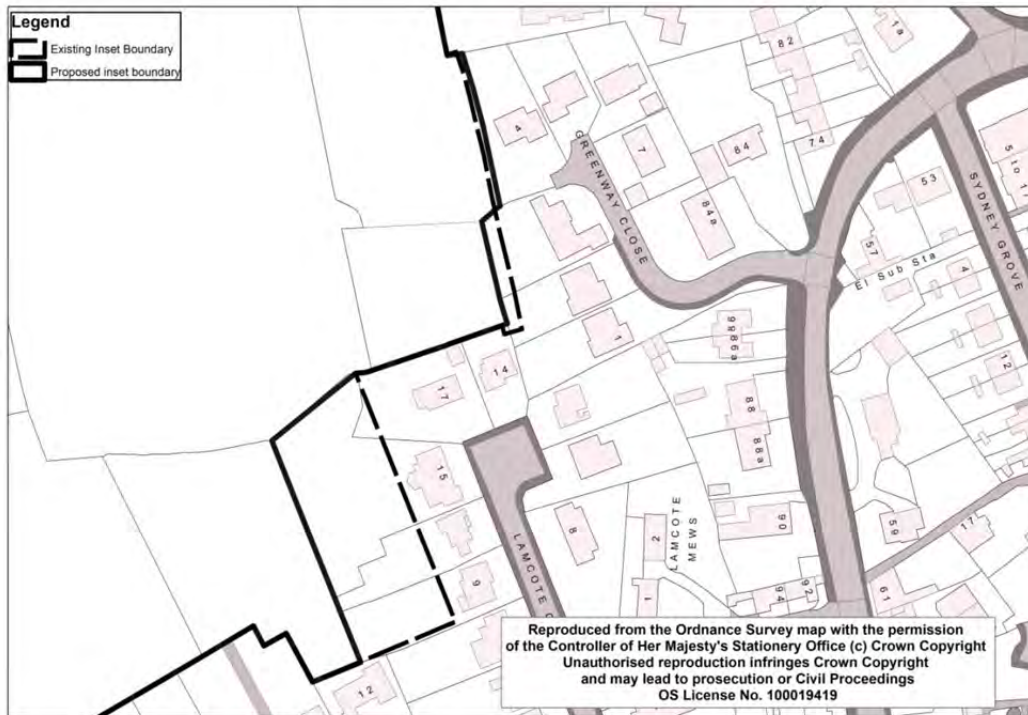


Figure A14 –Radcliffe on Trent (4)

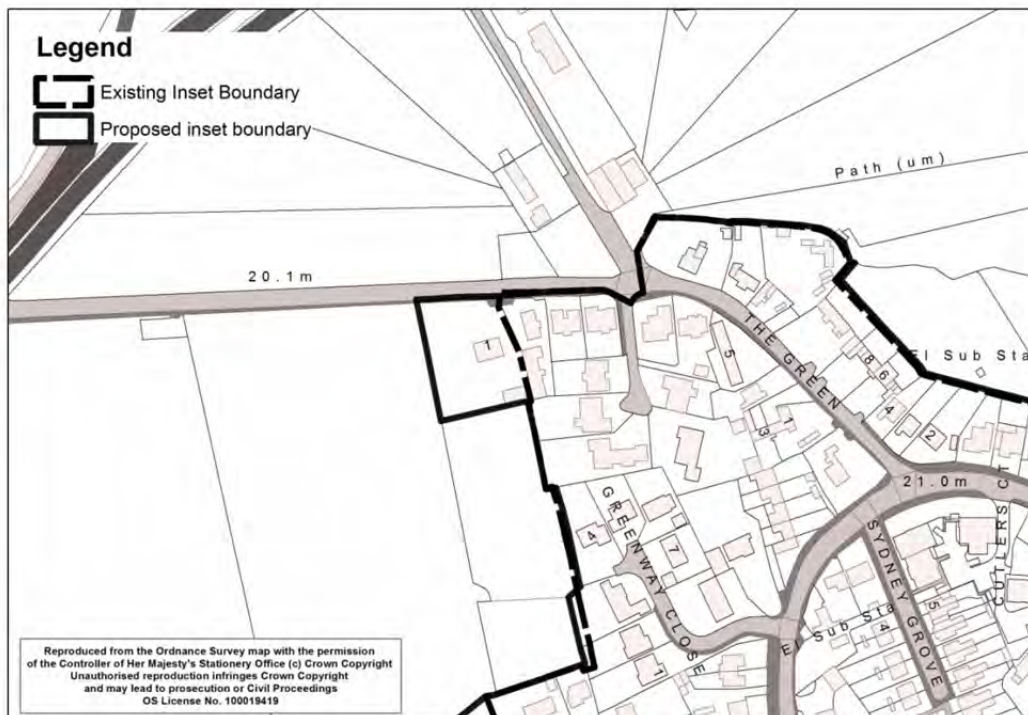


Figure A15 –Ruddington (1)

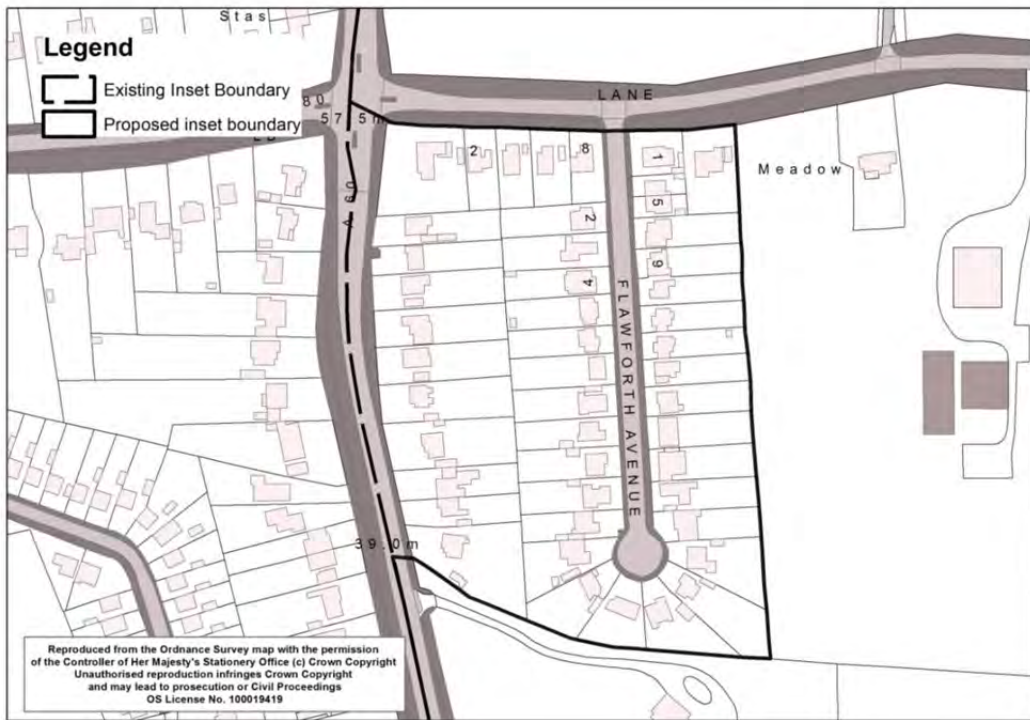


Figure A16 –Ruddington (2)

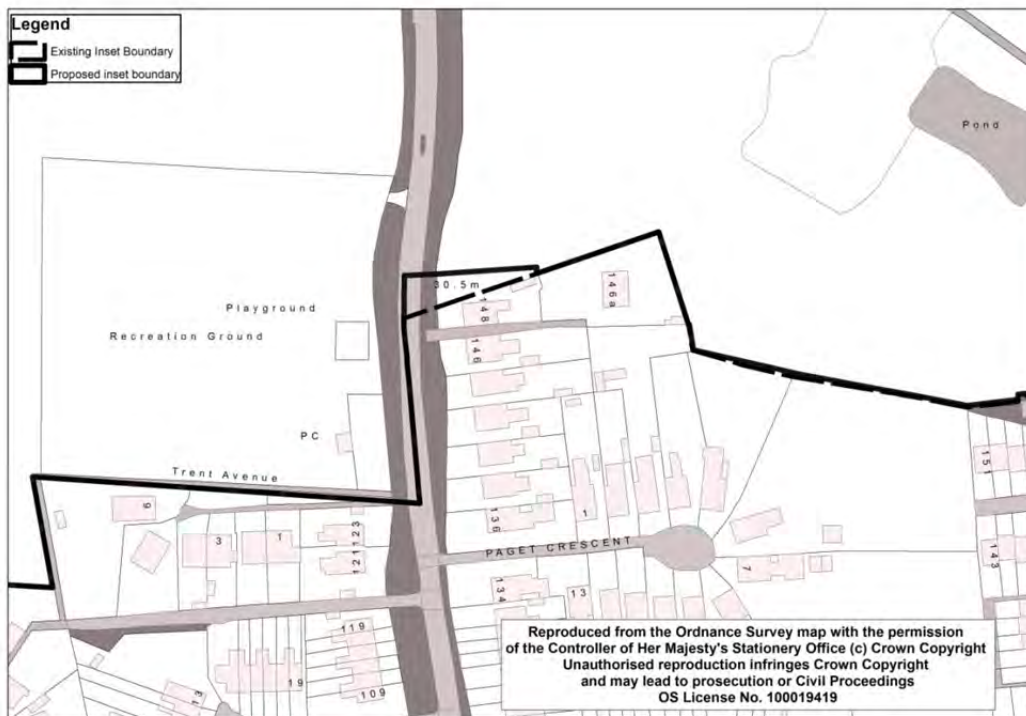


Figure A17 –Ruddington (3)

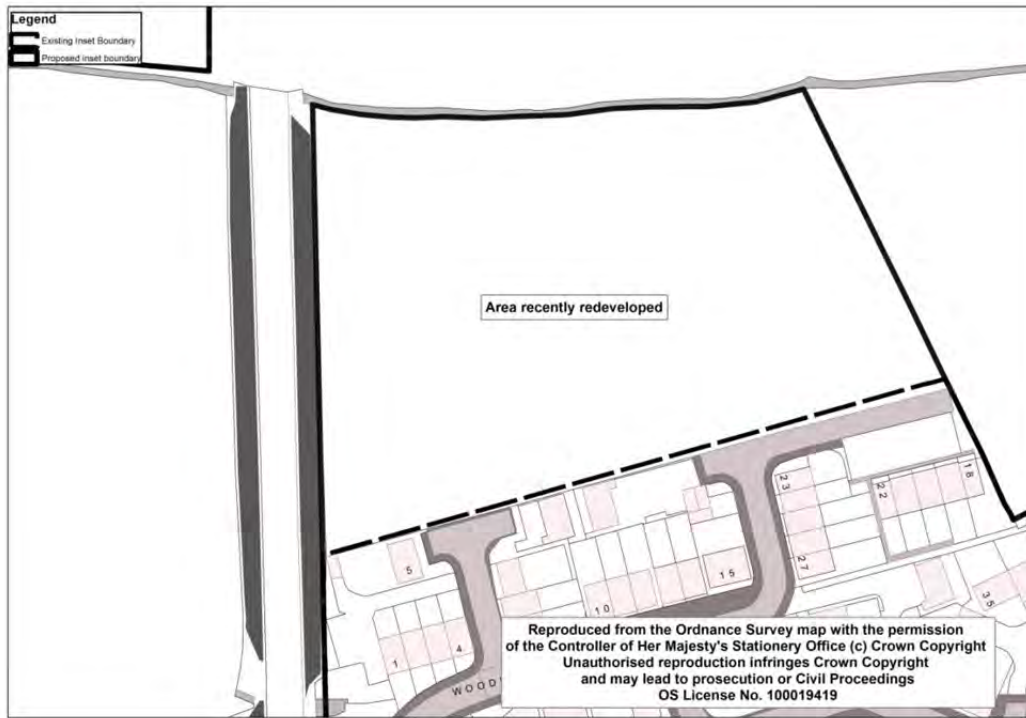
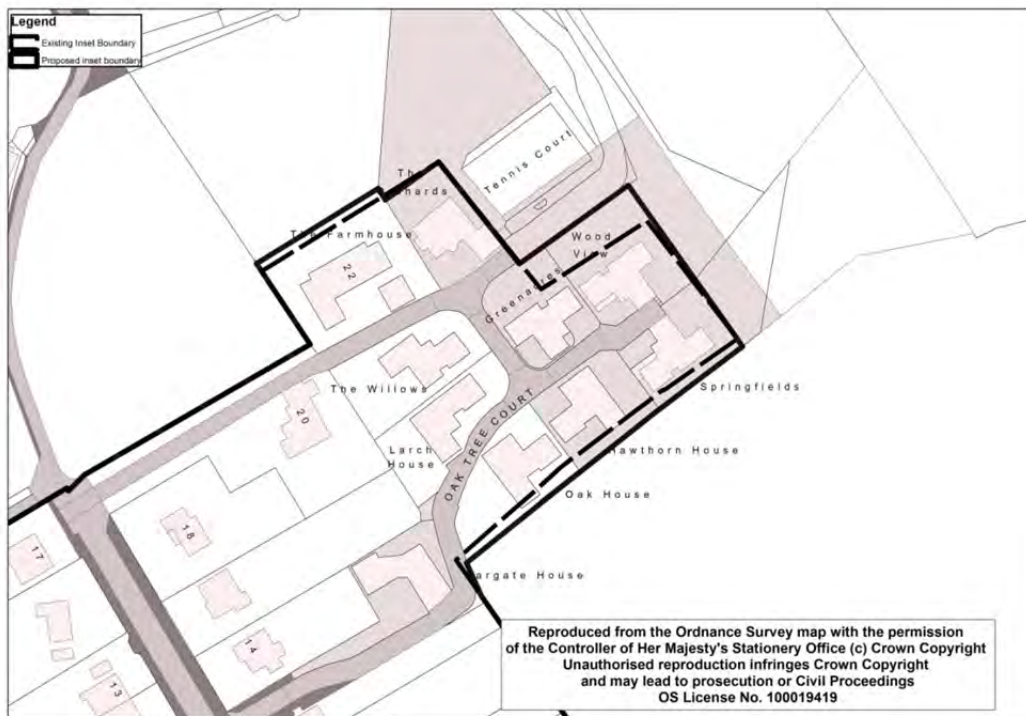


Figure A18 –Tollerton



Appendix B: Creation of new Green Belt 'inset' boundaries

Figure B1 – Bradmore

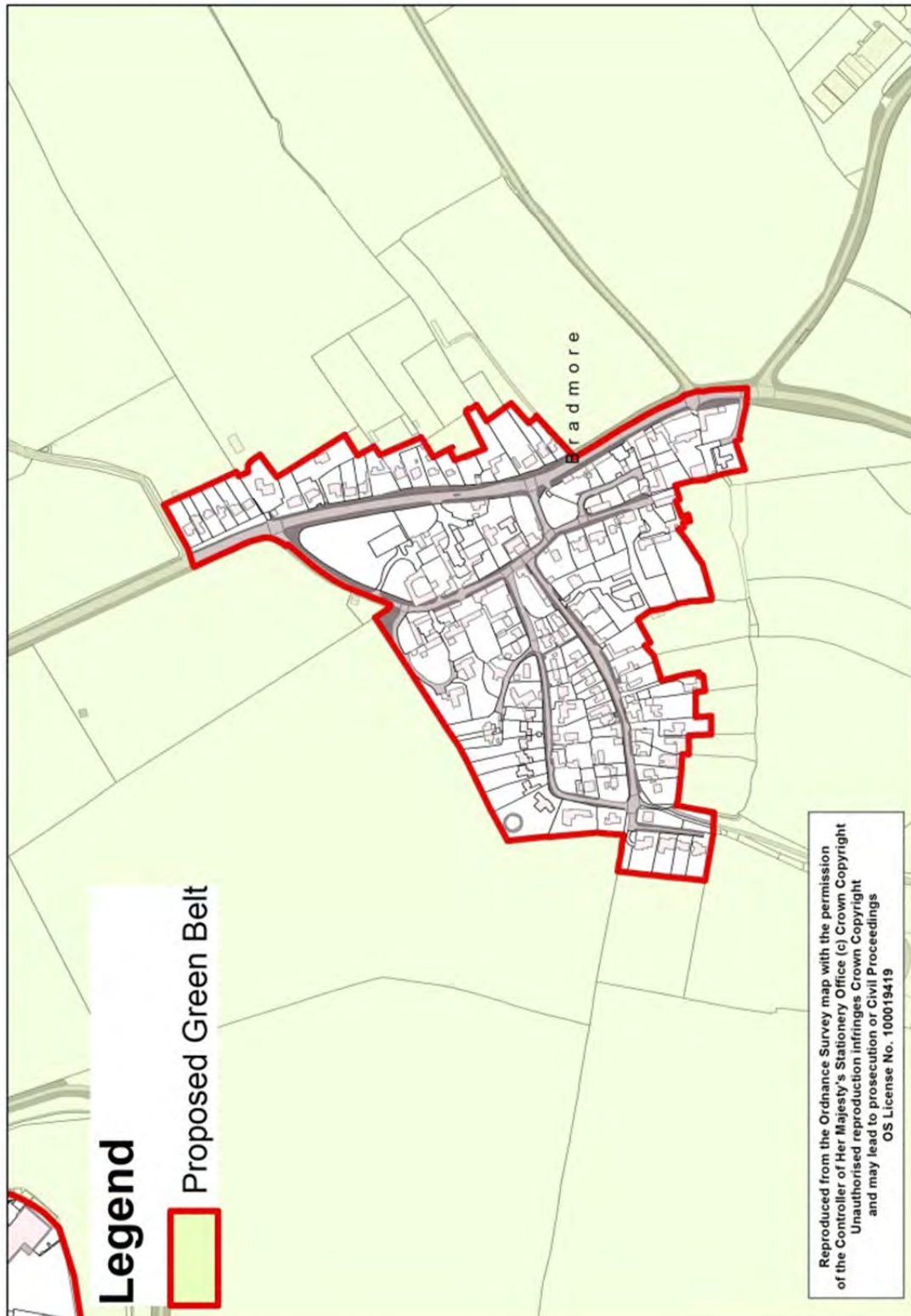


Figure B2 – Bunny

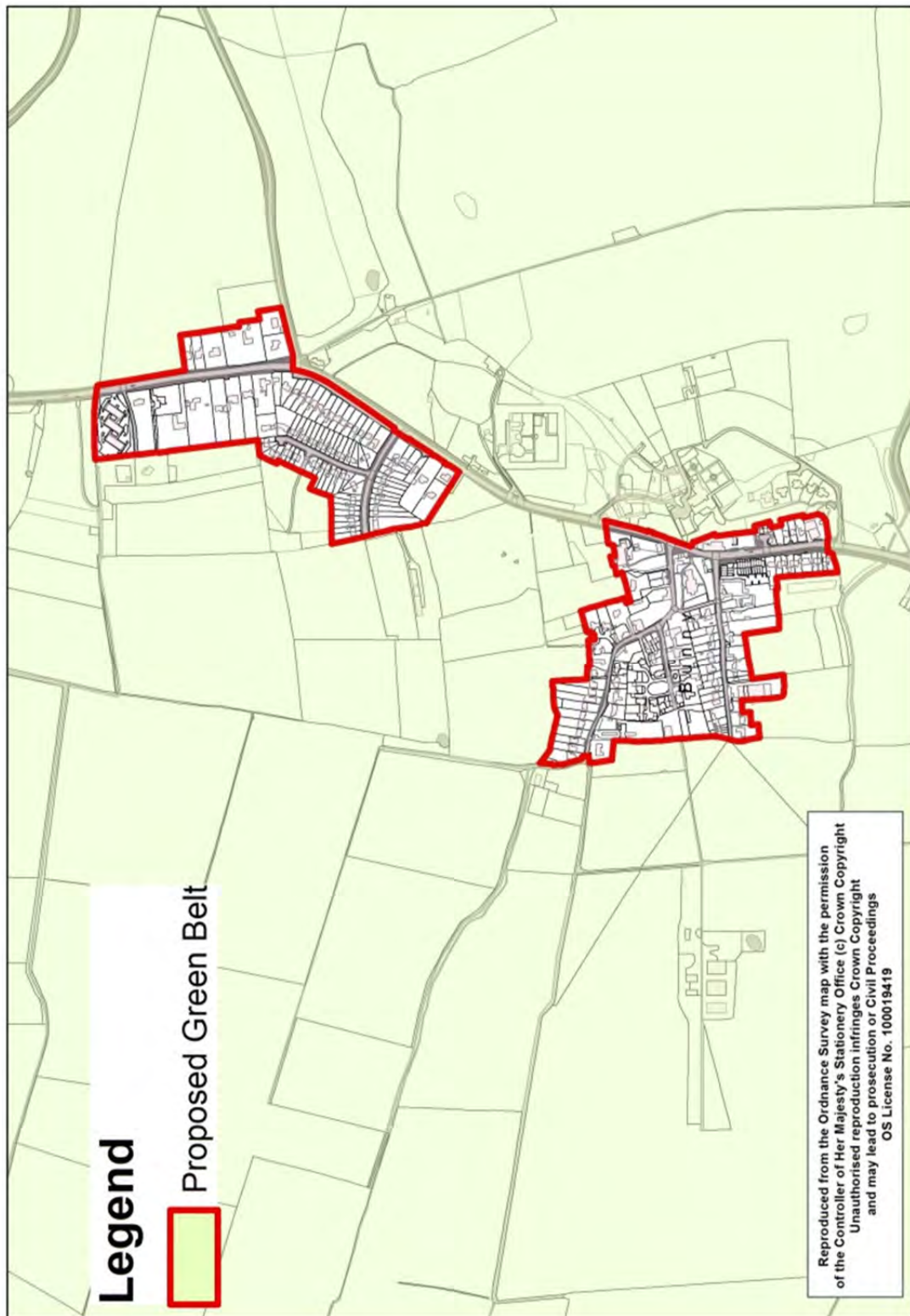


Figure B3 – Cropwell Butler

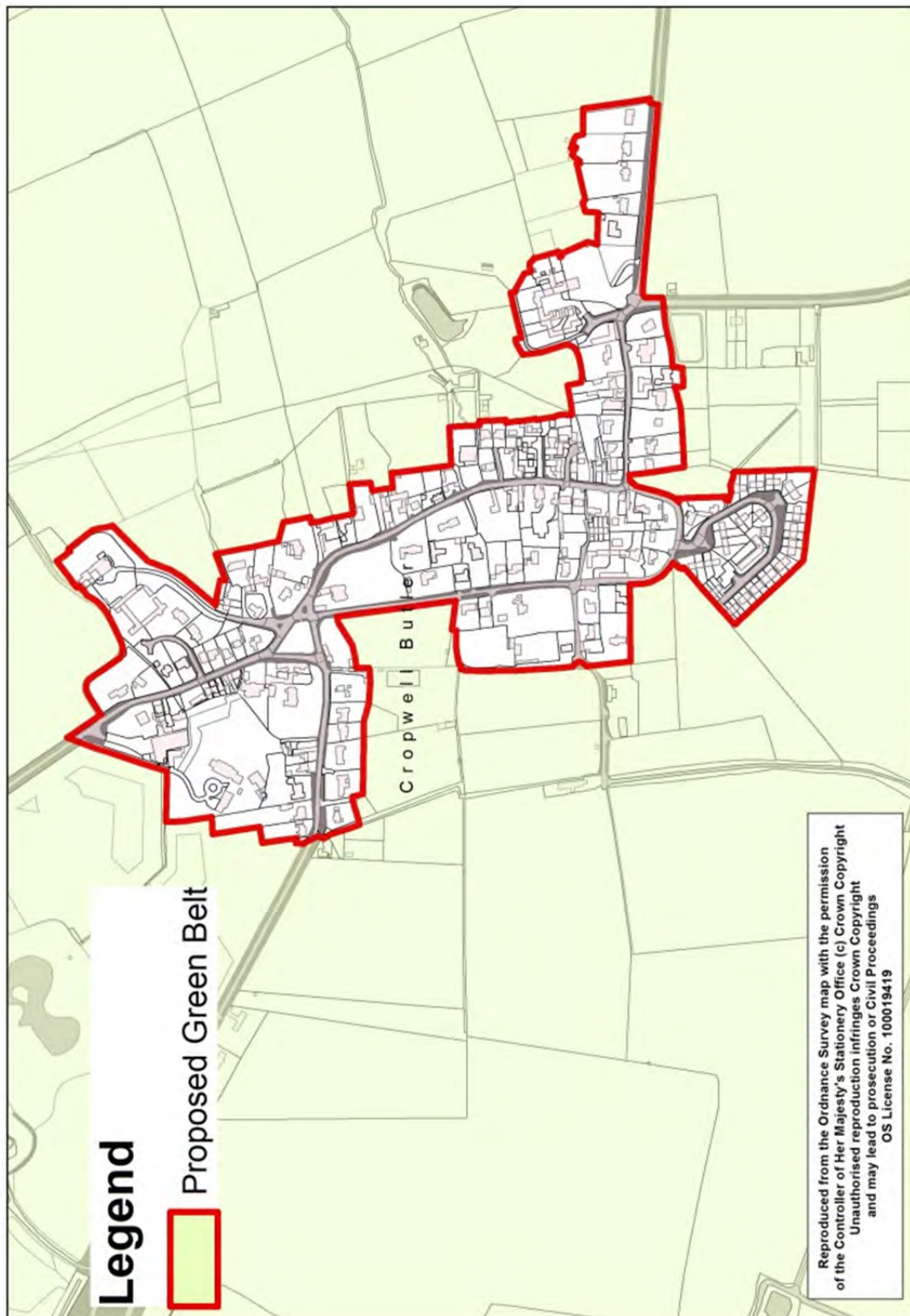


Figure B4 – Gotham

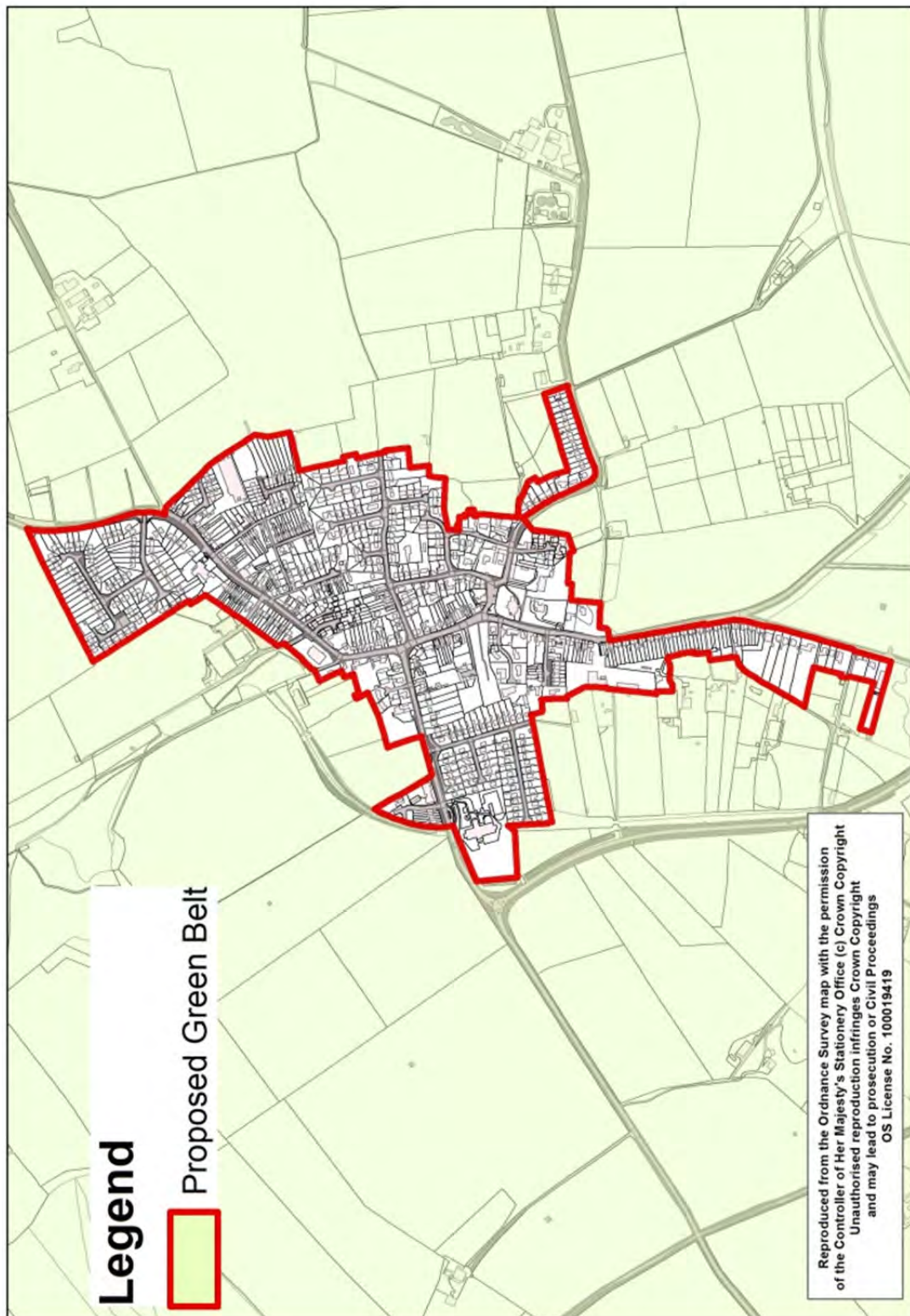


Figure B5 – Newton

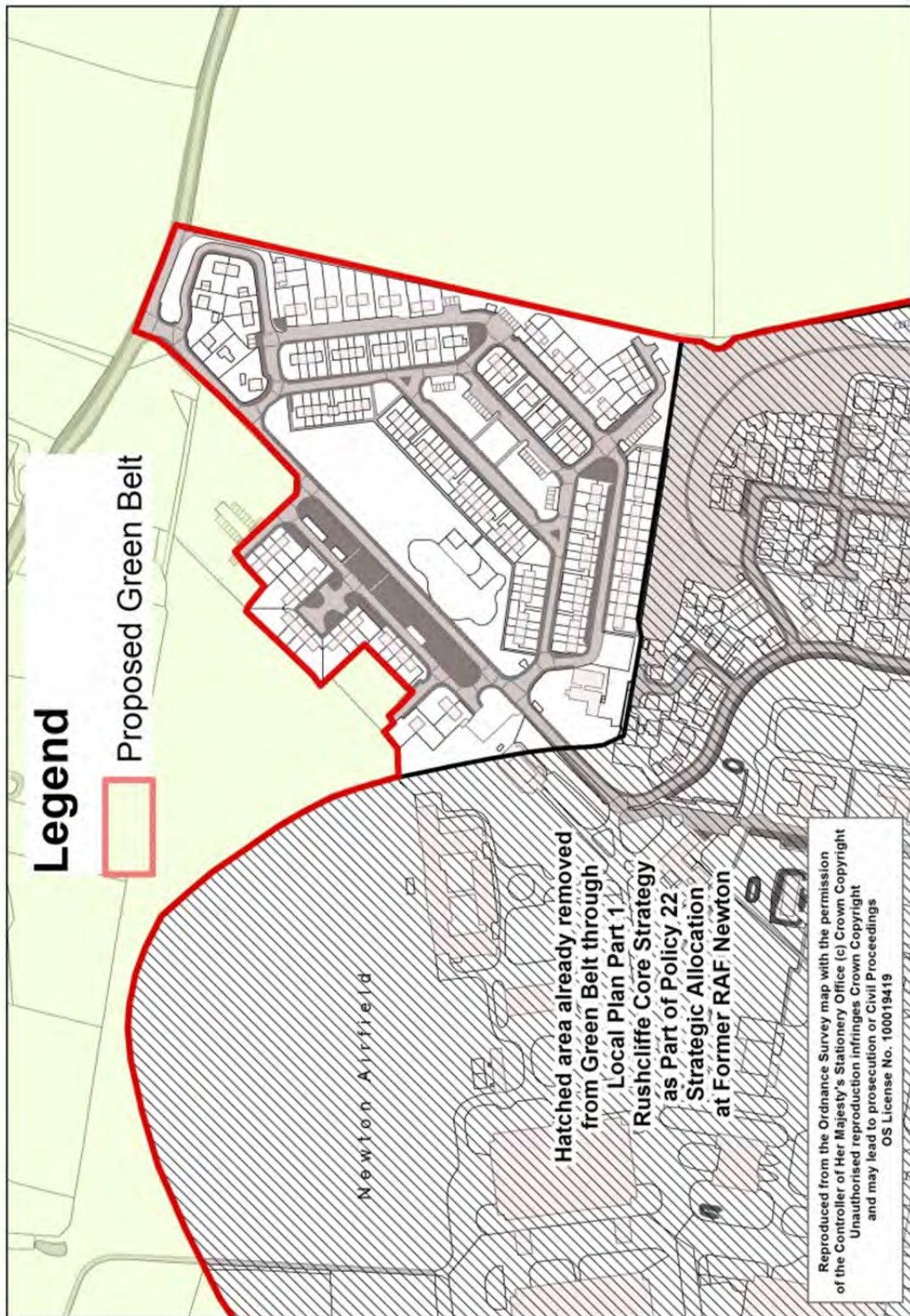


Figure B6 – Plumtree

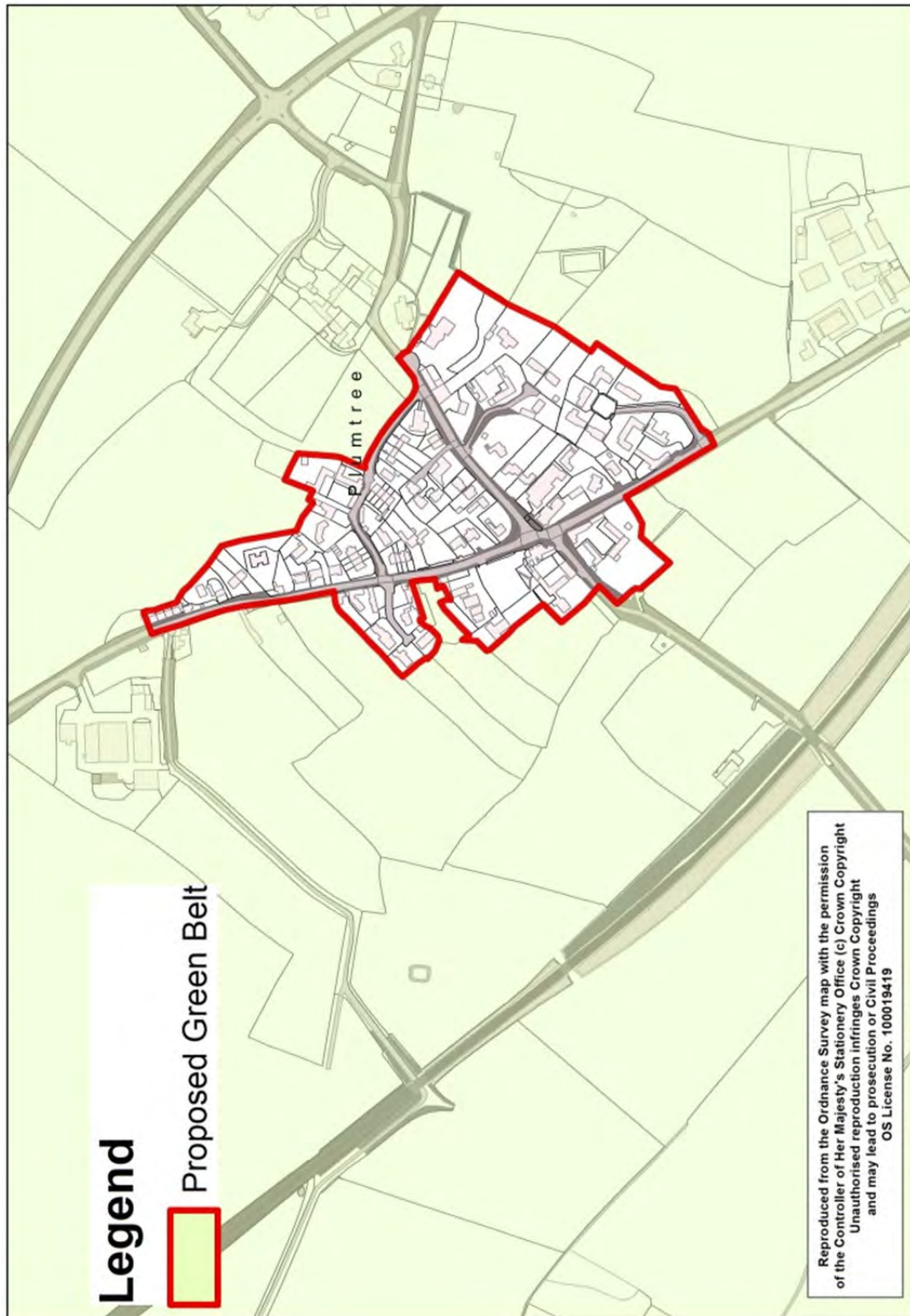


Figure B7 – Shelford

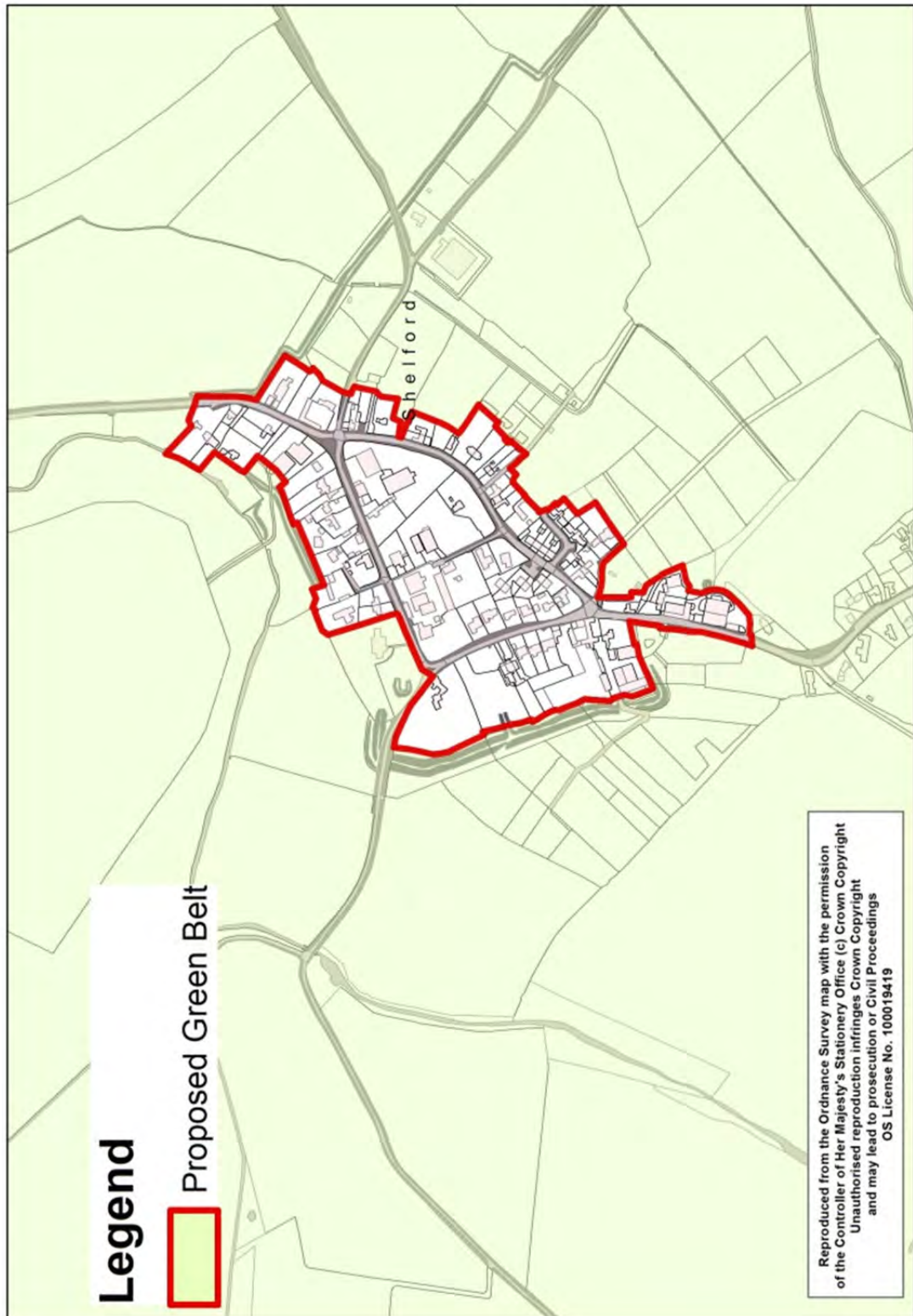
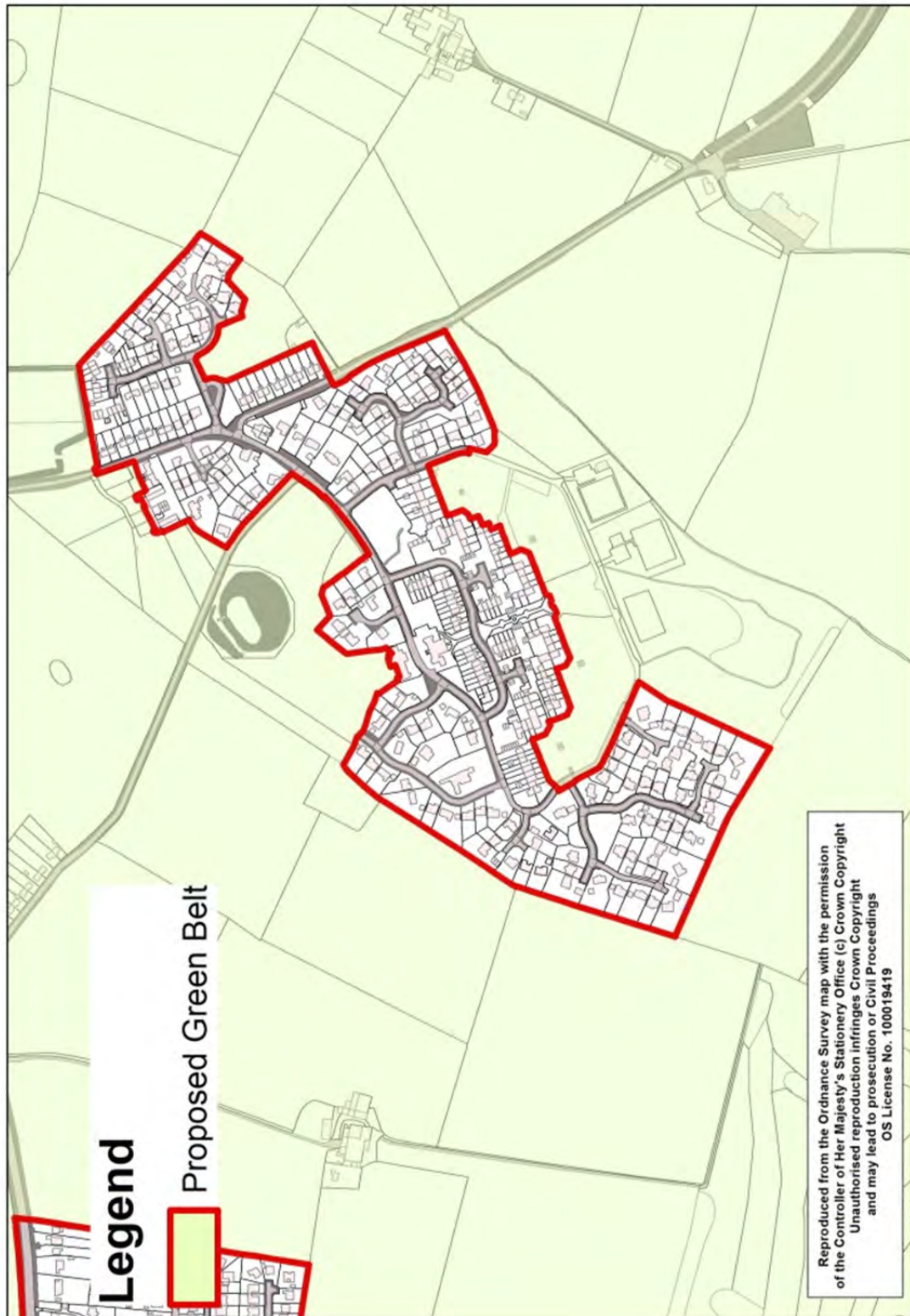


Figure B8 – Upper Saxondale



Appendix C: District and Local Centres

Figure C1 – Bingham District Centre

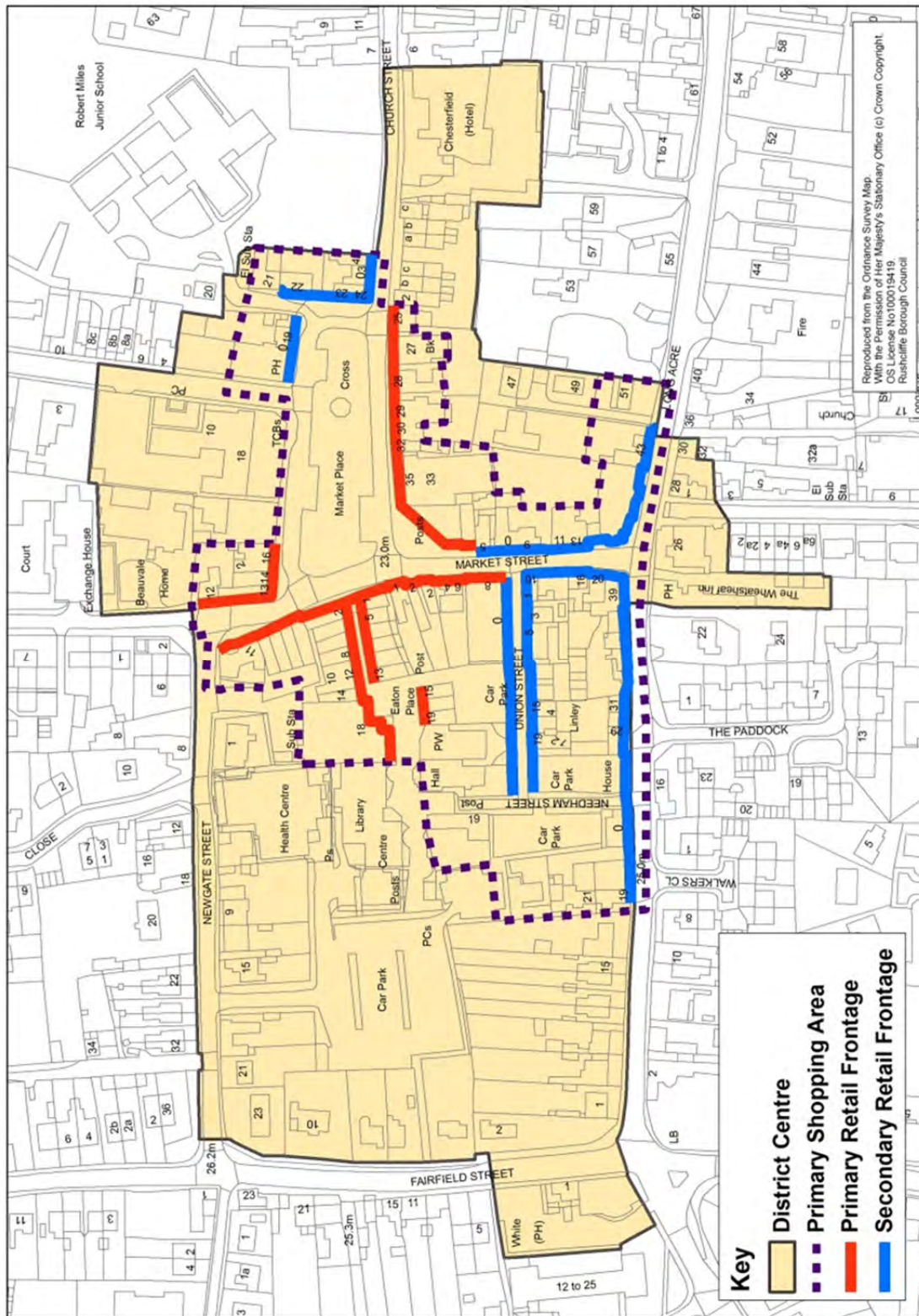


Figure C2 – Cotgrave Local Centre

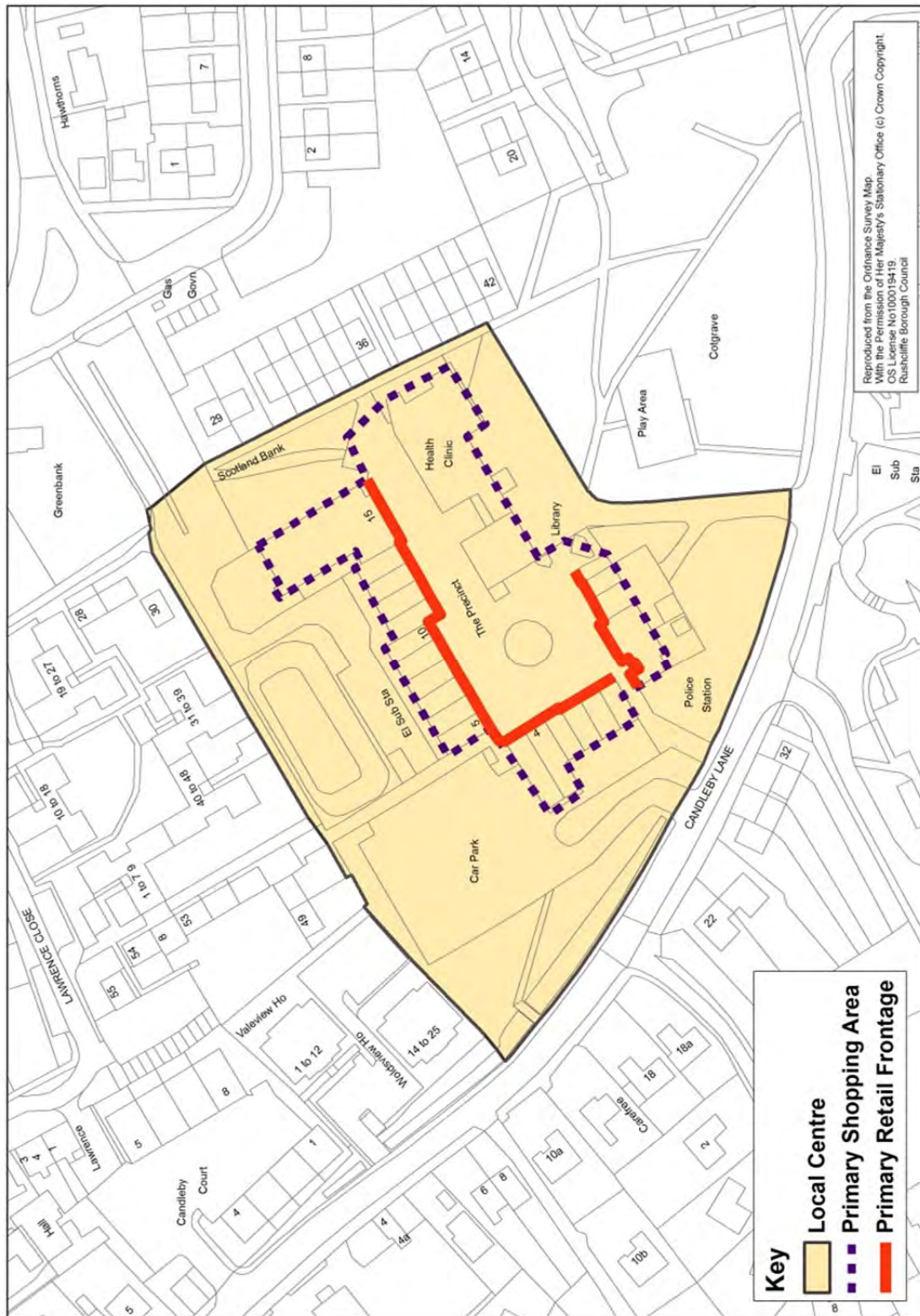


Figure C4 – Keyworth Local Centre (The Square)

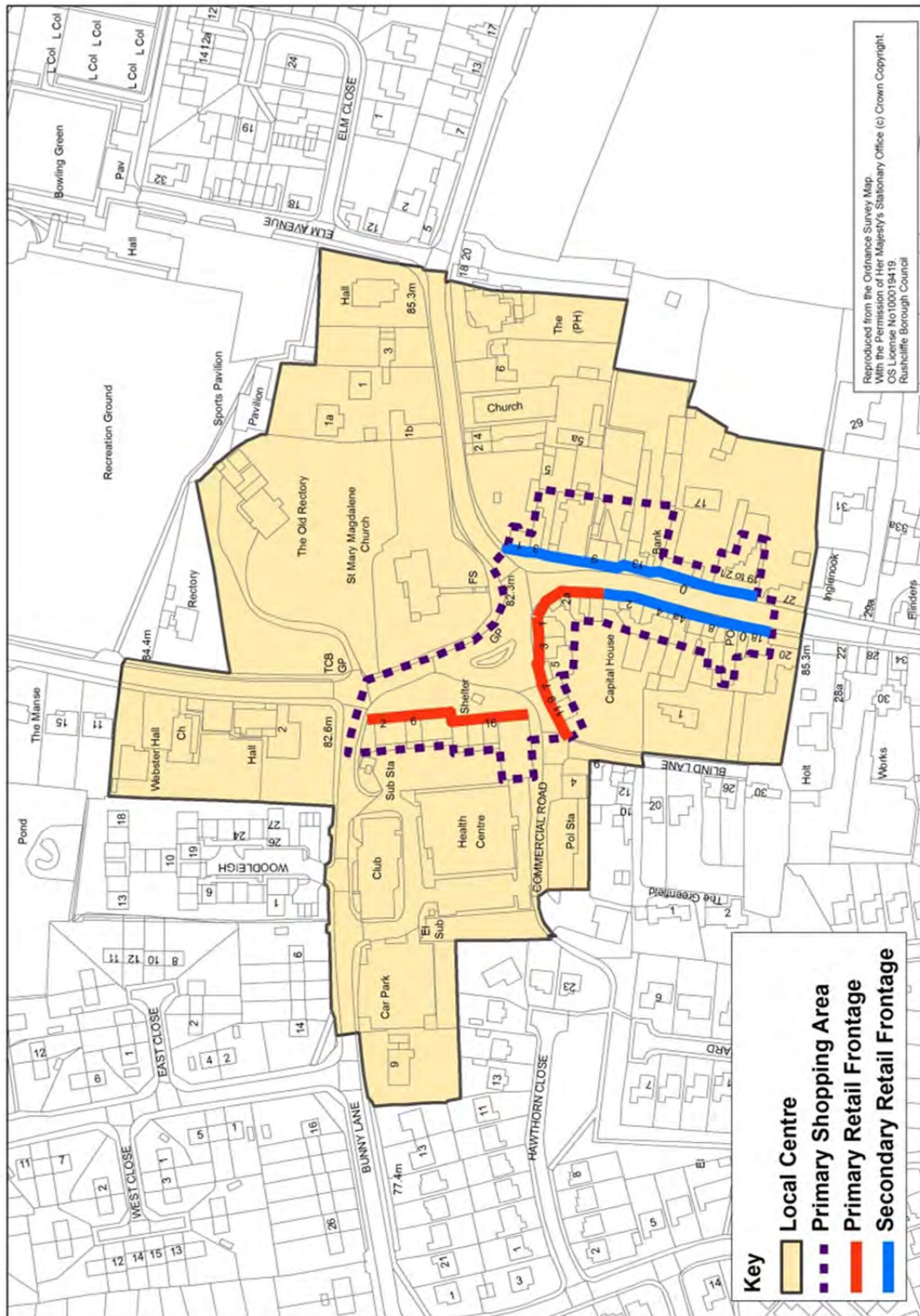


Figure C5 – Keyworth Local Centre (Wolds Drive)

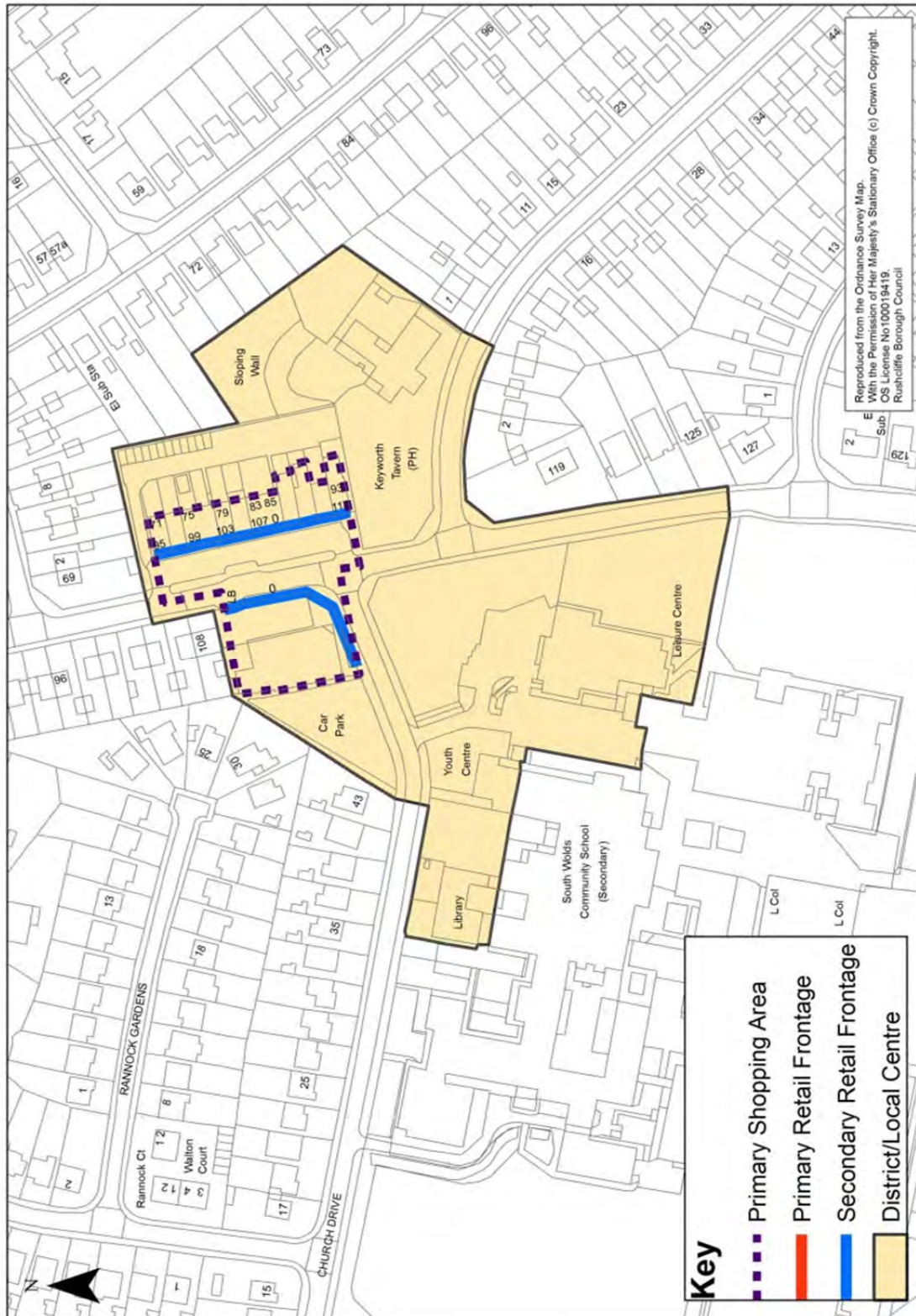


Figure C6 – Radcliffe on Trent Local Centre

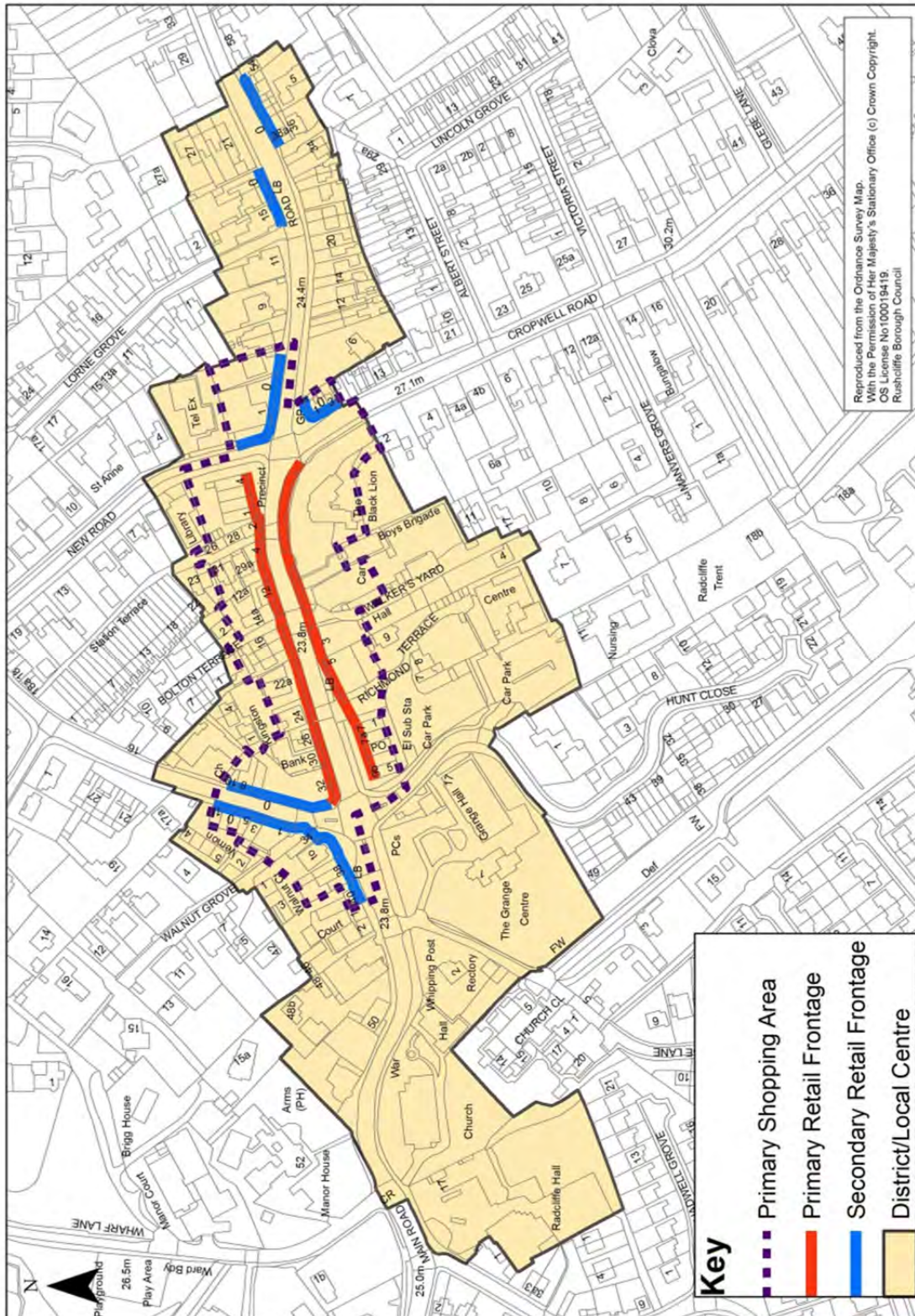


Figure C7 – Ruddington Local Centre

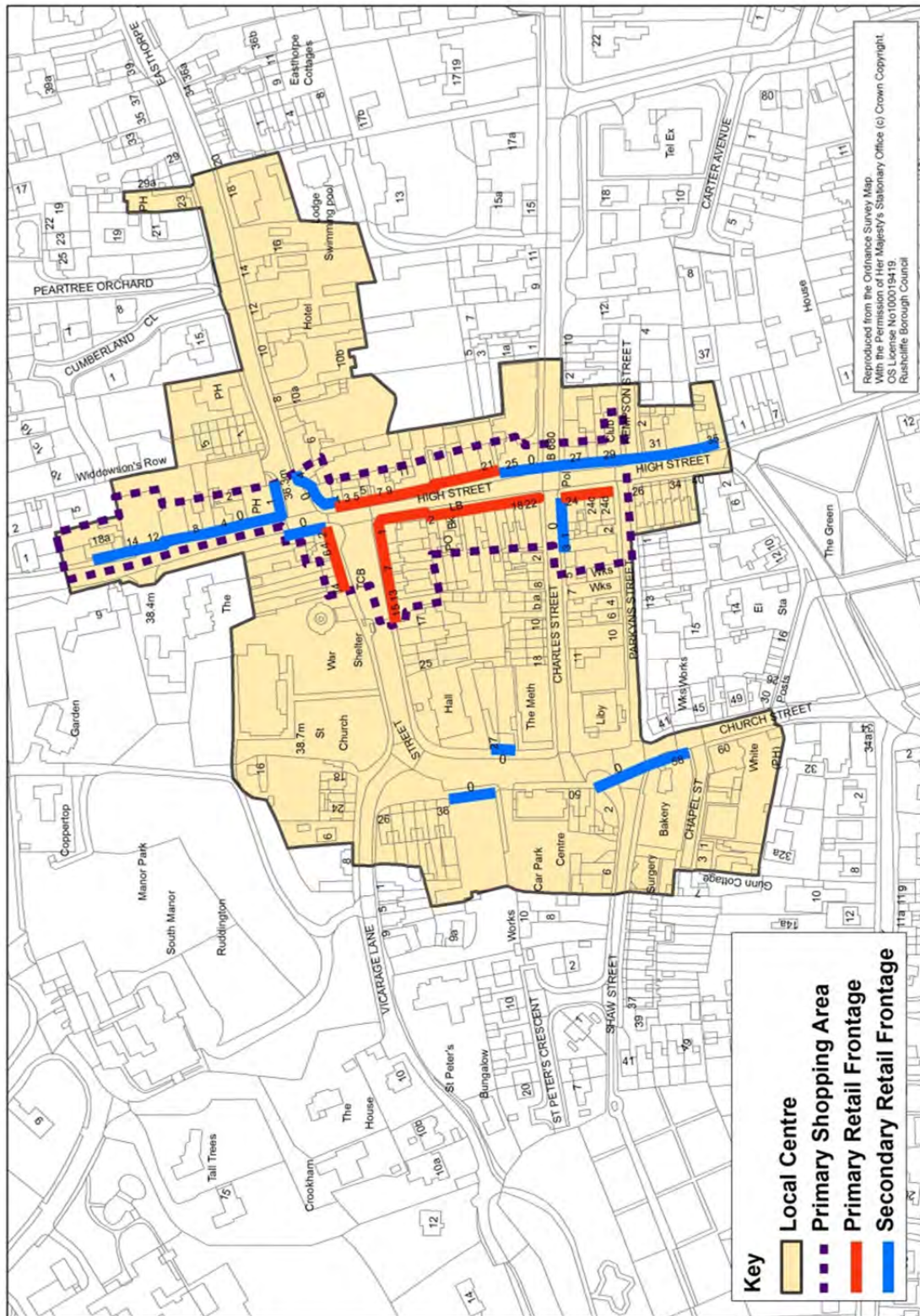
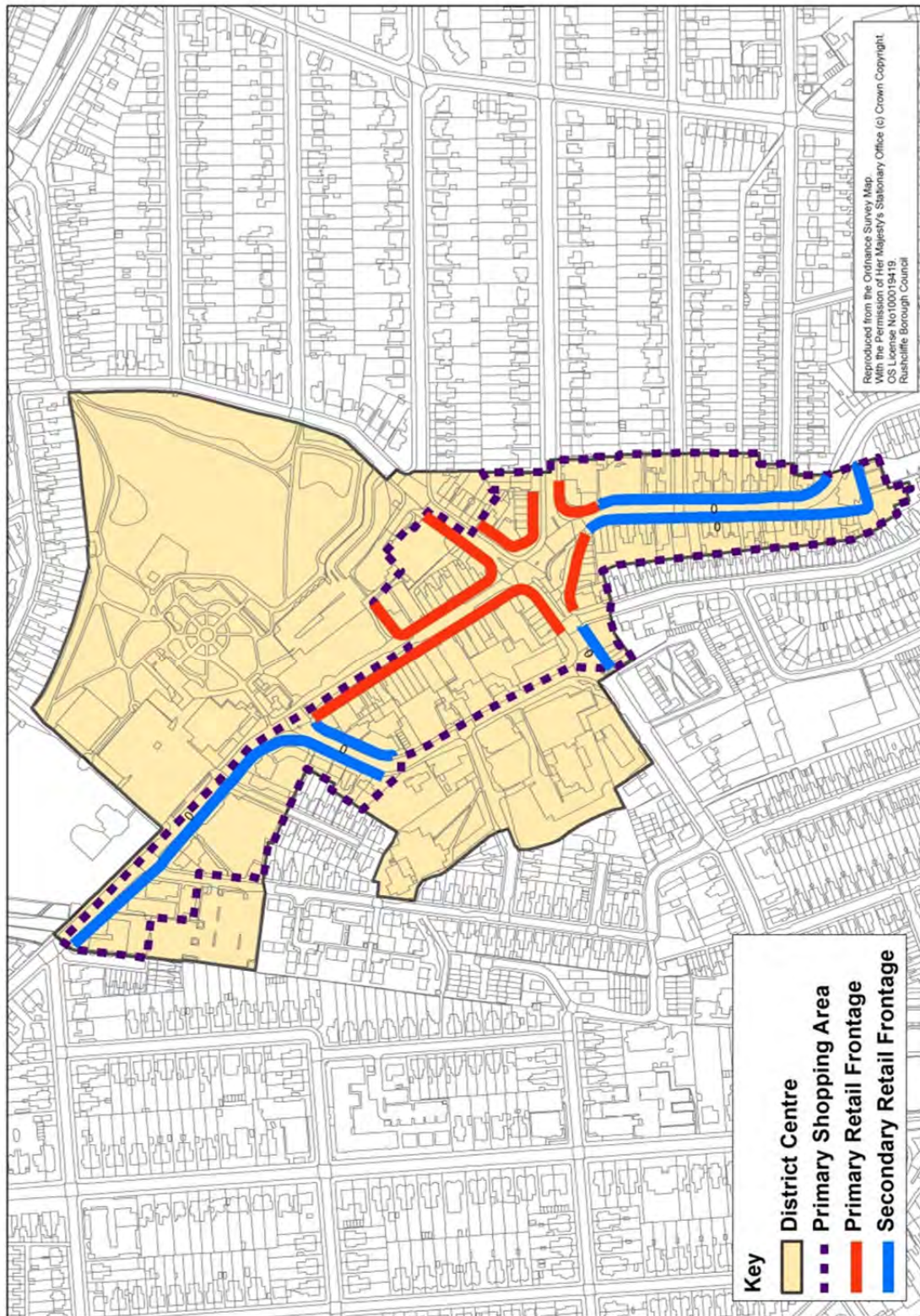


Figure C8 – West Bridgford District Centre



Appendix D: Potential Centres of Neighbourhood Importance

Figure D1: Abbey Road, West Bridgford



Figure D2: Boundary Road, West Bridgford

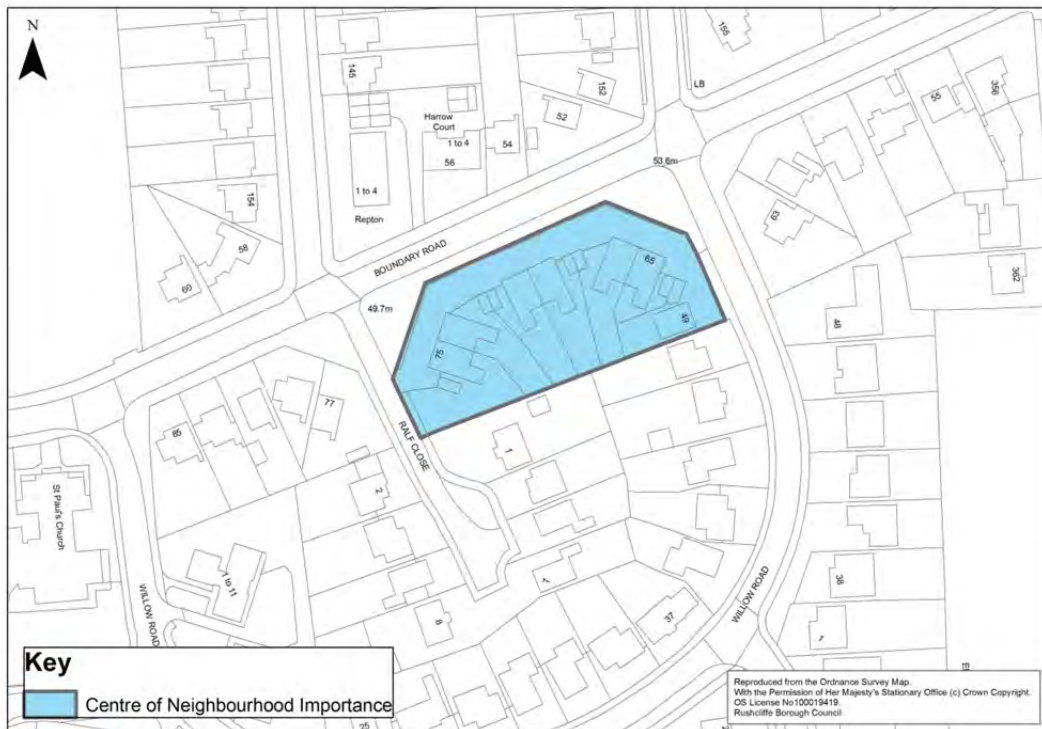


Figure D3: Compton Acres, West Bridgford

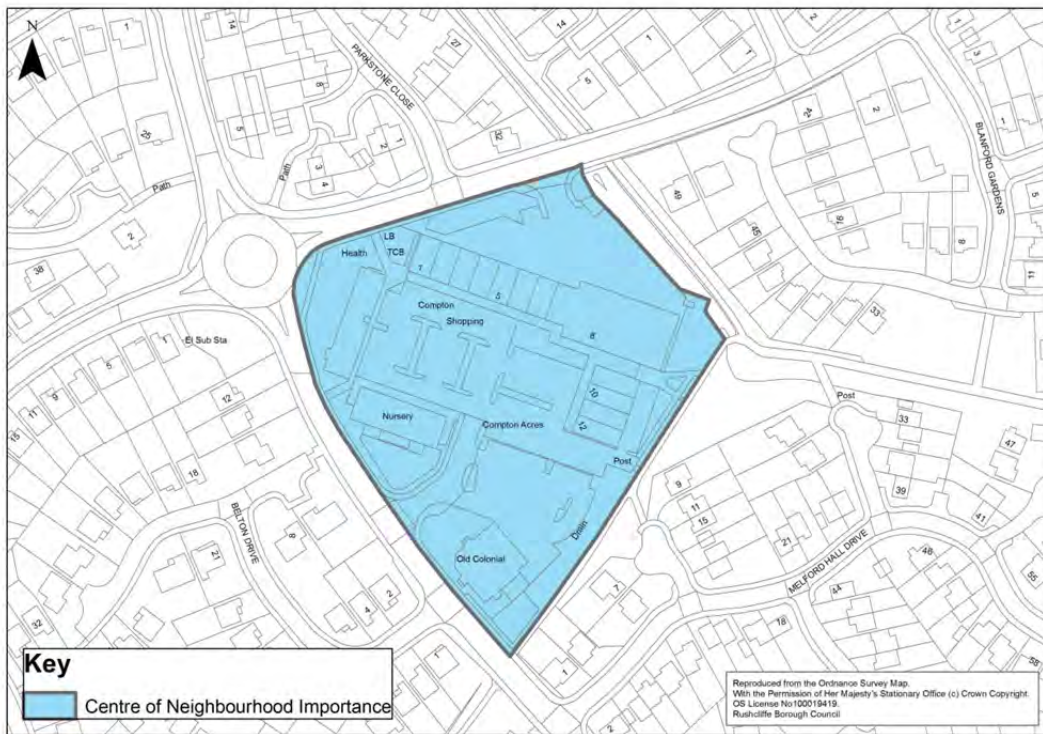


Figure D4: Gamston Centre, West Bridgford

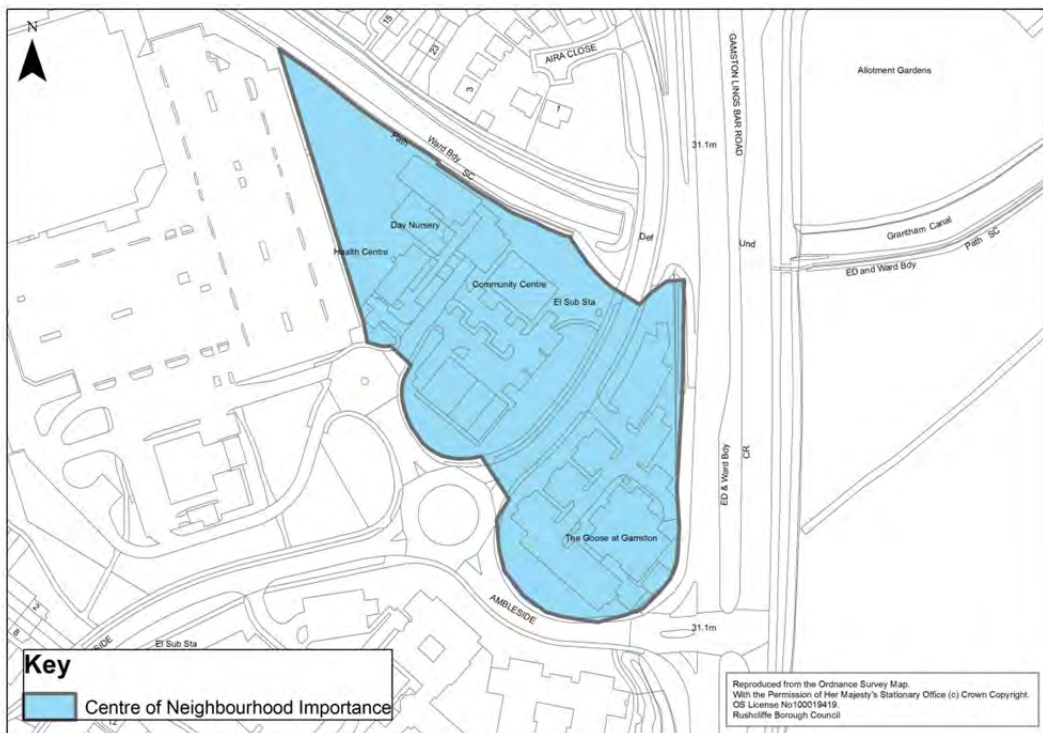


Figure D5: Hilton Crescent, West Bridgford



Figure D6: Loughborough Road, West Bridgford

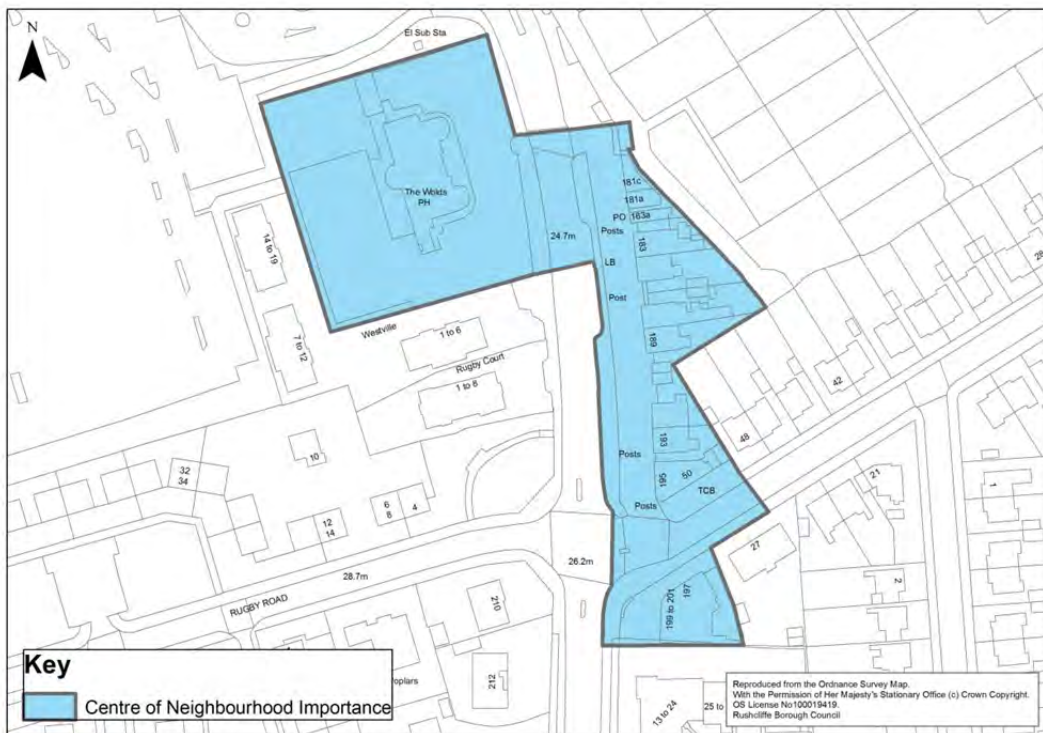


Figure D9: Radcliffe Road, West Bridgford

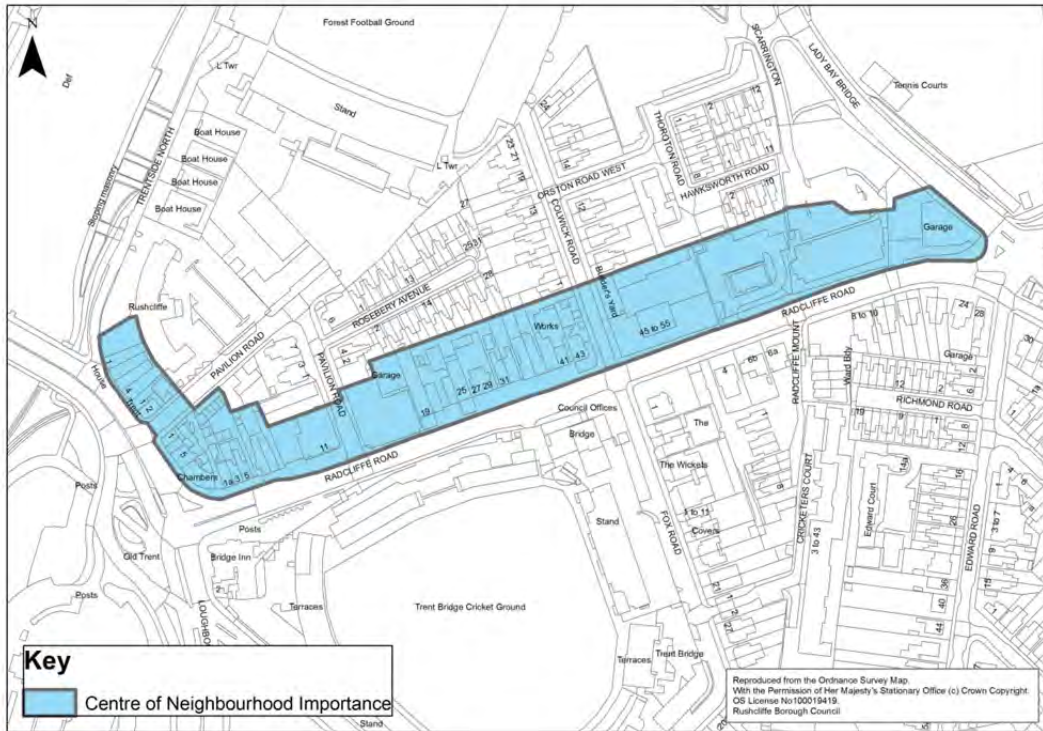


Figure D10: Trent Boulevard, West Bridgford



Appendix E: Difference between Building Regulation and Planning Systems

Building Regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings.

The planning system seeks to guide the way our towns, cities and countryside develop. This includes the use of land and buildings, the appearance of buildings, landscaping considerations, highway access and the impact that the development will have on the general environment.

For many types of building work, separate permission under both regimes (separate processes) will be required. For other building work, such as internal alterations, Buildings Regulations approval will probably be needed, but planning permission may not be.

Appendix F: Glossary

Affordable Housing - Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The three types of affordable housing are:

- Social rent – rents are set in accordance with a national formula, and are well below market levels in most areas
- Affordable Rent – rents are set at 80% of the market rent for a similar property in the area
- Intermediate housing – this covers shared ownership, HomeBuy and other models designed to help people purchase or part-purchase a home where they would not otherwise be able to get on the property ladder.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes

Allocation - Land identified as appropriate for a specific land use.

Appropriate Assessment – A stage in a Habitats Regulations Assessment (see separate entry) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Authority Monitoring Report (AMR) - A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Plan.

B1, B2 and B8 (employment) use classes

- B1 Business – (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;

- B2 General industrial - Use for an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- B8 Storage or distribution (this class includes open air storage).

Biodiversity - The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Brownfield Land - A general term used to describe land which has been previously developed or built upon. (See previously Developed Land).

Building Regulations – see explanation at Appendix E above.

Centres of Neighbourhood Importance – these typically consist of a small parade of shops serving walkable local communities.

City Centre – These are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Climate Change – Long term changes in temperature precipitation, wind and all other aspects of the Earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Code for Sustainable Homes – now withdrawn national standard for the sustainable design and construction of new homes. The Code aimed to reduce carbon emissions and create homes that are more sustainable.

Conservation (of the built environment) - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance

Comparison Goods - Non-food retail items including clothing, footwear, household goods, furniture and electrical goods, which purchasers compare on the basis of price.

Conservation Area - An area designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Convenience Goods - Retail goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc.)

Core Strategy - The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy (see definition below).

Countryside - The rural parts of Rushcliffe lying outside the main built up area of Nottingham and other larger settlements. Countryside is sometimes taken to exclude land designated as Green Belt (see definition below)

Density - The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Designated Heritage Asset – A World Heritage site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan - This includes adopted Local Plans and saved policies from Local Plans, and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD) - A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

District Centre – These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

Equality Impact Assessment – A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base - The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test – If, following application of the Sequential Test (see below), it is not possible, consistent with wider sustainability objectives, for the development to be

located in flood risk zones with a lower probability of flooding, the Exception Test can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Greater Nottingham - Area covered by whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe.

Green Belt - An area of land around a City having five distinct purposes (as set out in the National Planning Policy Framework):

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns from merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure - A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities (taken from National Planning Policy Framework).

Green Space - A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

Gypsy and Traveller Pitch and Plot - 'pitch' means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may/will need to incorporate space or to be split to allow for the storage of equipment..

Hectare (Ha/ha) - An area 10,000 sq. metres or 2.471 acres.

Heritage Asset - A building, monument, site or landscape of historic, archaeological, architectural or artistic interest, whether designated or not, that is a component of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Historic Environment – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Inset village or settlement – Settlements which are excluded from and surrounded by the Green Belt (opposite of washed over settlements).

Issues and Options - An informal early stage of Local Plan preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Local Plan should address, and the options available to deal with those issues.

Key Settlements– Settlements which will experience growth in line with the Spatial Strategy set out in Policy 3 of the Core Strategy.

Listed Buildings - A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Centres – These will include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD) - A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Plan - A single Development Plan Document (DPD) or portfolio of DPDs which set out the spatial strategy for development in the local authority area and detailed policies and proposals to deliver this strategy

Local Development Scheme (LDS) - A document setting out the timescales for the production of the Development Plan Documents.

Main built up area of Nottingham – The main built up area of Nottingham includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton (the same as PUA).

Main town centre uses - Retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

National Planning Policy Framework (NPPF) - replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and neighbourhood plans can be produced reflecting the needs and priorities of the local area.

Neighbourhood Plan – A development plan prepared by a local parish council or neighbourhood forum for a designated area. It can set out where new houses, businesses and shops should go – and what they should look like. Such plans need to be in general conformity with the strategic policies in the development plan for the area.

Open Space - All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously Developed Land (PDL) - (often described as Brownfield Land) land which has; is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time

Renewable Energy and Low Carbon Technologies - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural Area - Those parts of greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

Saved Policies – Current and up to date policies that will be retained as adopted policy as set out in a Local Development Scheme until they are replaced with new policies within new Development Plan Documents.

Safeguarded Land – Land outside settlements specifically excluded from the Green Belt but safeguarded from development. It may provide scope for development in the future.

Soundness (tests) - Criteria which the Core Strategy must meet if it is to be found sound by the Planning Inspectorate. Only Core Strategies which pass the test of soundness can be adopted.

Spatial Objectives - Principles by which the Spatial Vision will be delivered.

Spatial Planning - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision - A brief description of how the area will be changed at the end of a plan period.

Statement of Community Involvement (SCI) - A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Plan – please see <http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/strategiclandavailabilityassessment/>

Strategic Environmental Assessment (SEA) – A procedure (set out in the Environmental Assessment of Plans and Programmes 2004) which are likely to have significant effects on the environment.

Strategic Flood Risk Assessments (SFRAs) - Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA) – Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

Strategic Sites – Sites within the Core Strategy for strategically important employment or housing development and are all ‘allocated’ for development.

Supplementary Planning Document (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) - Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Development - The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDs) – the system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect of surface water drainage discharge.

Washed over settlement – Settlement which is covered by the Green Belt designation and subject to Green Belt policies.

Windfall Site - Sites which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available.



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