



Rushcliffe Borough Council

Supplementary Planning Guidance



Development Requirements

Adopted December 2003



**DEVELOPMENT REQUIREMENTS -
DRAFT SUPPLEMENTARY PLANNING GUIDANCE**

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CONTRIBUTIONS TO DEVELOPMENT REQUIREMENTS - DRAFT SUPPLEMENTARY PLANNING GUIDANCE

1. Introduction

- 1.1 Contributions to development requirements are sought to ensure that full account can be taken of the impact of a development on local amenities, infrastructure and services which would not otherwise form part of a planning proposal. This paper sets out the issues and sites on which contributions to development requirements are likely to be sought and the mechanisms for securing it.
- 1.2 Consultation was carried out in May – June 2003 with an extensive list of interested parties (listed at Appendix E) Their comments have been considered and incorporated into revisions to the guidance where appropriate. In addition, other policy areas may be developed in the future and incorporated into future reviews of this SPG (e.g, Percent for Art).
- 1.3 The requirement for these areas for contributions will continue to be monitored and developed through the Local Plan / LDF process. It is also noted that some Government reform of planning obligations may form part of the Planning Reform Bill in July 2004. However, in the interim, and whilst progress with the Local Plan is on hold, it is considered useful to publish the Council's current approach for guidance.

2. Legislative and Policy Background

- 2.1 The legislative framework for planning obligations is set out in Section 106 of the Town & Country Planning Act 1990, as substituted by Section 12 of the 1991 Planning and Compensation Act. Guidance on the implementation of this legislation is given in Circular 1/97.

Section 106 of the Town & Country Planning Act 1990

- 2.2 Section 106, as amended, addresses the concept of planning obligations which are usually associated with planning permissions. Such planning obligations:
 - may be created by joint agreement with or by a unilateral undertaking from the person(s) with the interest in the land,
 - may relate to the land or buildings concerned, or other land or buildings,
 - may require specific operations or activities to be carried out,
 - may require the land to be used in any specified way, or

- may require payments to be made to the authority either in a single sum or periodically.
- may be positive requiring the covenantor or their successors in title to do a specified thing, or negative restricting the covenantor or their successors from developing or using the land in a specified way.
- will run with the land so they may be enforced against both the original covenantor and against anyone acquiring an interest in the land from them.

Circular 1/97 'Planning Obligations'

- 2.3 Circular 1/97 'Planning Obligations' sets out advice on the proper use of planning obligations and recognises that, used properly, they may "enhance the quality of development and enable proposals to go ahead which might otherwise be refused".
- 2.4 These arrangements must be operated in accordance with the fundamental principle that planning permission may not be bought or sold.
- 2.5 The advice in the Circular is that obligations should only be sought where they are necessary, relevant to planning, directly related and fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other aspects.
- 2.6 Planning obligations can provide a means of reconciling the aims and interests of developers with the need to safeguard the local environment or to meet the costs imposed as a result of development - e.g. the full cost (or the relevant proportion of the cost) of essential community facilities required as a direct result of a proposed development. They may relate to matters other than those covered by a planning permission, provided that there is a direct relationship between the planning obligation and the planning permission.

Nottinghamshire Structure Plan Review (1996)

- 2.7 Structure Plan Policy 5/4 sets out the requirement to negotiate contributions from major developments to the costs of public and integrated transport measures.

Rushcliffe Borough Local Plan (1996)

- 2.8 Policy H10 states that developers will be expected to contribute to the costs of on and off site infrastructure and improvements to services and facilities needed as a result of new development.

3. Types of Contributions

- 3.1 The preferred option is generally to ensure that provision is made on site for the appropriate facilities associated with developments. In some cases, however, this would neither be practicable or appropriate and financial contributions towards meeting these requirements can be an alternative.
- 3.2 In such cases the Borough Council will accept payments to ensure such facilities are provided, and will pay sums to the appropriate authorities for the facilities identified during the course of the planning application. Developers may reasonably be expected to pay for, or contribute the appropriate proportion to the cost of infrastructure which would not have been necessary but for their development. The effect of such infrastructure investment may be to confer some wider benefit but payments will be directly related to the benefit which the proposed development will derive from the facilities to be provided. Developers will not be expected to make contributions where the impact of their development does not generate a need for addition to or improvement of services or infrastructure. Developers will not be requested to pay for facilities which are needed solely in order to resolve deficiencies which exist regardless of their development, nor will attempts be made to extract excessive contributions to infrastructure costs from developers.
- 3.3 Contributions that will generally be sought on all significant developments are listed below, and further information is provided in the appendices. This list is for guidance and is not exhaustive, additional contributions may be identified, as necessary, according to individual site circumstances. The contributions sought may vary to reflect the priorities for delivering planning objectives.
- 3.4 Negotiation over the level of contributions will take account of the economics of site development and any abnormal costs and other planning objectives which affect the viability of the proposal. However, the Council considers that costs incurred in delivering a workable, high quality development are to be expected, should be reflected in the price paid for the land, and will not normally reduce the ability of the site to contribute towards relevant planning objectives. Such expected costs include site clearance, good quality design measures, landscaping, noise and other environmental attenuation, and appropriate infrastructure provision which may include highway measures. Developers will need to demonstrate any abnormal costs at the earliest stage in order that their impact on viability may be assessed.
- 3.5 The Council recognises that it is not practicable and not always relevant to seek contributions on small scale developments. The only Government guidance which addresses thresholds over which contributions can be sought relates to affordable housing (Circular

6/98; PPG 3). It is proposed, therefore, to link the threshold for this SPG to that threshold – currently set at housing developments of 25 or more dwellings or residential sites of 1 hectare or more, irrespective of the number of dwellings. This will apply throughout this guidance (and will be referred to as “**the threshold**” except where indicated otherwise below (e.g, the ITPS which was prepared by the County Council). The Government is currently consulting on changes to the Circular 6/98 threshold and if applied, these changes will also be carried through to the other contributions covered in this SPG; this is intended to provide consistency and certainty for those using the guidance. It is recognised that the effect of this may be to apply a steep increase in costs to sites over the threshold size; this will be reviewed through the Local Plan process. The contributions are primarily associated with residential development although some will be applied more broadly; this is indicated below.

(i) Affordable Housing

◆ Policy Background

The justification for this is based on Circular 6/98, PPG 3 and policy H9 in the Adopted Local Plan (1996). A draft SPG was issued for consultation in November 2002 and will be considered by Council for adoption in Spring 2003. (See Appendix A)

◆ Trigger for Contribution (geographical/schemes)

Residential developments only. The requirement is for 15% affordable housing provision. This will apply to suitable housing developments over the threshold (see para 3.5). In exceptional circumstances commuted sums for off-site provision may be acceptable.

◆ Basis of Calculation

South Notts Affordable Housing Needs Study (1998) and Rushcliffe Borough Housing Needs Assessment (1999). (See SPG Appendix A)

◆ Contact Details

Rushcliffe Borough Council, Policy Planner on 0115 914 8449 or Charlotte Jones, Housing Enabling and Policy Officer 0115 914 8510.

(ii) Education

◆ Policy Background

The Adopted Local Plan (1996) policy H10 expects developers to contribute to the services and facilities required for new developments.

- ◆ Trigger for Contribution (geographical/schemes)

Housing developments over the threshold (see para 3.5). The requirement is dependant, on the scale and type of development proposed, but also on the available existing capacity in schools serving the area.

- ◆ Basis of Calculation

A development of 100 dwellings is calculated to generate 22 primary school and 16 secondary school age children. A Dept for Education and Skills cost per pupil formula is then used which results in an approximate cost per pupil of £7500 per primary school pupil and £10900 per secondary school pupil (2003 values). However, it is not possible to assess the contribution needed until existing capacity and requirements are known, so consultations with the education authority are always necessary.

- ◆ Contact Details

Notts County Council Education Dept – Land and Property Manager.
Lynn Gilhooley or Peter Foale (0115 977 3587)

(iii) Health

- ◆ Policy Background

The Adopted Local Plan (1996) policy H10 expects developers to contribute to the services and facilities required for new developments.

- ◆ Trigger for Contribution (geographical/schemes)

Housing developments over the threshold (see para 3.5). The requirement is dependent, not only on the scale of development, but also on the available capacity in health facilities serving the Rushcliffe area, so consultations with the health authority are always necessary. GP services are not always provided by the practice closest to a new development and, therefore, the impact of a development will be considered on services across the whole Rushcliffe area.

- ◆ Basis of Calculation

Provision of a new health centre to serve 1000 people will cost approximately £400 000 (2003 prices). Assuming a typical density of development, which gives 2.3 people per household, this currently equates to a contribution of £920 per dwelling.

Where the requirement is for something other than new health premises this will be based on the anticipated costs.

- ◆ Contact Details

Rushcliffe Primary Care Trust, Mark Morgan (Chief Executive) or Vicky Bailey (Director of Health Improvement and Planning) 0115 956 0300

(iv) Integrated Transport Measures

- ◆ Policy Background

The County Council, in July 2002, adopted an Interim Transport Planning Statement (ITPS) setting out their approach to Integrated Transport Measures and Developers Contributions. PPG 13 and Structure Plan policy 5/4 set out the context for planning obligations to be negotiated to fund contributions to walking, cycling & public transport measures associated with new developments, and to require Travel Plans to address traffic generation. (See Appendix B)

- ◆ Trigger for Contribution (geographical/schemes)

Applies to most types of development. Minimum development thresholds are given in the ITPS and are based on those in PPG 13; for residential development this is schemes of 50 bedrooms.

- ◆ Basis of Calculation

This is a factor of the type of development proposed, its scale and location. Account will also be taken of any other measures within the scheme which will reduce car use, i.e., through Green Travel Plans. See the ITPS at Appendix B for full details.

- ◆ Contact Details

See <http://www.nottsc.gov.uk/Environment/transport/ITPS.pdf>
Notts County Council Highways Dept. Paul Chamberlain 0115 977 3963, and Travel Plans Officer, Helen Greenwood 0115 977 2087.

(v) Leisure/Recreation

- ◆ Policy Background

The Adopted Local Plan (1996) policy CRT3 seeks contributions to meet needs for community, play and amenity facilities arising from new development.

PPG 17 (July 2002) allows for planning obligations to address wider deficiencies in quality or quantity of facilities, where this is based on a robust assessment of facilities in the area. As part of a County wide programme, an assessment of facilities in Rushcliffe is currently

underway, and this will inform the Council's approach to seeking these contributions.

- ◆ Trigger for Contribution (geographical/schemes)

Residential developments over the threshold (see para 3.5). The findings of the Borough facilities assessment may not be available until Spring/Summer 2004, and until these and the appropriate policy approach are finalised contributions will be assessed on the basis of site by site discussions with the Borough Leisure Facilities Manager. These will take account of issues such as those set out at Appendix C.

- ◆ Basis of Calculation

This will be informed by the study of Borough Facilities due for completion in Spring / Summer 2004. Individual applications will be assessed in consultation with the Borough Leisure Facilities Manager.

- ◆ Contact Details

Rushcliffe Borough Council, Leisure Facilities Manager; Brian Knowles
0115 914 8454

(vi) Commuted sums for Open Space maintenance

- ◆ This may apply to any form of development. The requirement will only arise if the developer does not wish to carry out maintenance of open space/landscape areas, and instead, the Borough Council agrees to take over the land. The developer will then pay the commuted sum for maintenance in accordance with the calculation of costs set out in the "Committed sums for Open Space Maintenance" (See Appendix D).

- ◆ Contact Details

Rushcliffe Borough Council, Assistant Engineer, Mike Luxton, 0115
914 8347

3.6 In addition to the above, there may be other site-specific requirements that may arise on individual sites. These may include

- Highway Works - which may require a s278 agreement with Notts County Council. In such cases the Agreement will be solely between the developer and Nottinghamshire County Council as Highway Authority, or the Highways Agency where the development impacts on a Trunk Road . There will be a negative condition on the planning permission preventing works on site until the required highway works have been completed in accordance with an agreed phasing programme.

Contact Details:

Notts County Council, Highways Development Control Officer,
Martin Green, 0115 977 4703,
Highways Agency, Assistant Area Development Manager, Chris
Shaw, 0121 678 8513

- Nature Conservation – where development affects a valuable species or habitat, mitigation or off-site compensation measures may be required.

Where such requirements arise, they will be brought to the developers attention as early as possible.

4. The Process and Procedures

- 4.1 During pre-application discussions and as early as possible during the course of considering applications, developers will be advised of the need to consider the type and level of contributions likely to be required and advised of the contact details in relevant organisations. Developers will be expected to include details of their proposals for meeting these requirements within their planning application documents. The views of consultees will be taken into account in formulating requests to developers, who will also be able to talk direct with consultees. It is recognised that detailed dwelling numbers may not be known at the outline application stage but developers should be aware that relatively small changes in dwelling numbers may make significant changes to the contribution required (for example by necessitating a new school classroom as opposed to minor amendments to building layout). In order to avoid delays later in the application process developers should provide sufficient information for consultees to assess impact and for the Council to properly consider the application at an early stage. Consultees may assume that development will take place at a density of between 30 and 50 dwellings per hectare.
- 4.2 Consultees will normally be expected to have a clear idea of the contribution required in association with the development based on an identified need and a method of calculating the contribution either by formula or by physical works required, such a junction improvements. In addition, consultees will be expected to provide evidence to demonstrate where existing services or facilities do not have capacity to accommodate some or all of the additional demands arising from the proposed development. Where contributions are involved, the consultees are expected to indicate in writing what these contributions will be used for at an early stage and within the formal consultation period for applications unless otherwise agreed with the planning officer. A pro forma is set out at Table 1 at the end of this guidance as an example of the information consultees should be providing. It is recognised that this can cause difficulties for consultees on outline

applications where the exact number and makeup of dwellings is not known. However, this is the only stage at which the principle of contributions can be sought and consultees should endeavour to assess the impact and any measures needed on the basis of the information provided and discussions with the applicant and the Borough Council. Where this cannot be achieved at the outline application stage and no evidence of need for contributions can be provided within the application timescales, no contribution will be sought.

- 4.3 In some limited cases there may be an element of flexibility or discretion over the spending of a contribution; for example where a number of potential public transport or recreation schemes exist, but a limited contribution will not deliver them all. In such cases the Borough Council will encourage consultees and developers to consult locally (with residents, local groups and the parish council) to understand and take account of the local community's needs and priorities.
- 4.3 Any S106 agreement will be entered into with the landowner and those with an interest in the land (this is not always the developer but for the purpose of this guidance the term 'developer' is used). Developers will be expected to confirm in writing their agreement to the scale and type of contributions when submitting their application. The Council intends to publish model clauses and once these are available it is expected that when applications are submitted they should be accompanied by a draft agreement. Applications will not usually be validated without this (as it constitutes necessary information under the Town and Country Planning (Applications) Regulations 1988). If there is any undue delay in signing the agreement the application may be refused.
- 4.4 An agreement can be in one of two forms:-
- (i) A multi-party agreement where the developer and the local planning authority enter the agreement jointly. In most cases the agreement will be between Rushcliffe Borough Council and the developer. Exceptionally for example where the agreement relates solely to works in the public highway e.g. "gateway, road markings" then the agreement may be between Nottinghamshire County Council and the developer.
 - (ii) A unilateral undertaking where the developers proposes their own funding agreement to meet the obligations. In appropriate cases unilateral undertakings are welcomed.

In both cases the agreement will be registered as a land charge. From July 2002 under new legislation these types of agreement form part of the planning register and are available for public inspection.

- 4.5 Developers will be expected to pay the reasonable costs of the Borough Solicitor in preparing the agreement. In all cases agreements

must be completed before the planning decision is issued. In order to make the procedures as efficient as possible standard paragraphs will be developed that will be appropriate for most agreements.

- 4.6 Where contributions are payable, Rushcliffe Borough Council will accept and hold the funds and will commit these in consultation with the relevant organisations and pay out sums for the schemes in accordance with an agreed programme. This is to ensure that the contributions are spent in the agreed area for the agreed planning purposes, and to enable the repayment of any funds in accordance with the agreed timescales.
- 4.7 The developer's contribution will usually be expected to be paid to the Council prior to the occupation of the first dwelling on the site unless otherwise agreed; this will allow the sale of individual dwellings unencumbered by any charge relating to outstanding payments. The funds will normally be held in a separate interest bearing account. Interest will be credited to the sum or will be added to any repaid monies.
- 4.8 The "payback" period for the refund of contributions not committed for the agreed purpose associated with the development will normally be 10 years from the occupation of the last dwelling unless otherwise agreed. Most contributions will be spent within a much shorter timescale, however, it is considered necessary to allow a ten year period for potentially major infrastructure works, involving contributions from more than one development, to be planned, programmed and delivered.

5. Further Information

For further details please contact :

For policy information:

Local Plans Manager, Mike Harbron 0115 914 8457

In relation to specific proposals:

Development Control: Principal Planning Officers –

Derek Clowes (West), 0115 914 8254

Norman Jowett (East), 0115 914 8359

Matthew Marshall (Central), 0115 914 8458

Table 1: Pro forma for consultees request for developer contributions

Please append any additional sheets or information which may be relevant.

Application ref	
Proposal	
Location	
Estimated impact on service (please provide evidence/calculation)	
Facilities/services affected: (please fill out one sheet for each service)	
Services currently provided at (please list all local provision stating current & predicted capacity or shortfall)	
Has your future provision planning taken account of this proposal?	
What (if any) additional service/facility is needed to meet this. Can this be provided onsite or by financial contribution? Please provide evidence/costings	
Please set out your programming / delivery for this	
Any further information	

APPENDIX A

SPG: AFFORDABLE HOUSING

See: http://www.rushcliffe.gov.uk/affordable_housing.htm

APPENDIX B

**NOTTS COUNTY COUNCIL: INTERIM TRANSPORT PLANNING
STATEMENT "INTEGRATED TRANSPORT MEASURES AND
DEVELOPERS CONTRIBUTIONS".**

SEE :<http://www.nottsc.gov.uk/Environment/transport/ITPS.pdf>

REQUIREMENT FOR RECREATION / PLAYING PITCH PROVISION

1 PPG 17

- 1.1 PPG 17, published in July 2002 requires local authorities to audit the quantity and quality of open space and recreational facilities in their area as a basis for establishing a strategy to improve and maintain provision.
- 1.2 In assessing quality, poor quality, under-used facilities should not be taken as indicative of a lack of demand. Authorities should work in partnership to improve facilities and access, and work with sports development to raise awareness and usage.
- 1.3 Paragraph 33 states “Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.”

2 Six Acre Standard

- 2.1 Assessing the playing field provision against the population of an area will show any existing shortfall and the extent to which this would be exacerbated by additional housing developments. The NPFA is a basic numeric assessment only which does not take into account the quality, variety or accessibility of facilities.

3 Nottinghamshire Playing Pitch Assessment

- 3.1 The County Council, with Rushcliffe Borough and the other districts have commissioned this assessment of the level and condition of facilities throughout the County. The assessment forms part of a strategy and action plan which covers football, rugby, cricket and bowls, and initial research was carried out between January and August 2002.
- 3.2 The strategy has a number of policy objectives, including:
 - Work with individual local authorities to identify sites to accommodate identified shortfalls of pitches/greens.
 - Ensure that an effective drainage infrastructure is installed and maintained on all pitch sites in order to maximise use throughout the season.
 - Ensure that all playing pitches are provided with access to appropriately specified changing facilities to take into account

health and safety and child protection issues and, where appropriate, league specifications.

- 3.3 Work is now taking place on the second phase of the study in Rushcliffe Borough which will look at more detailed requirements in areas identified as requiring action. These will be prioritised by Rushcliffe for works to be programmed. This will also set the policy framework for future consideration of recreation provision.
- 3.4 Work on this second phase is not advanced enough to provide detailed information at the present time. This will be progressed and will be issued for consultation as draft SPG in its own right; it will be incorporated into this document at each stage.

4 RBC Leisure Facilities

- 4.1 Discussions should be held with the Borough Council to identify known areas of opportunity, and known problem areas which may influence the most suitable solution to providing additional or improved facilities.

5 Other information sources

- 5.1 Regard should be had to any Parish Plan, Village Appraisal, Village Design Statement or 'Planning for Real' work which may have been carried out in the area and which may identify needs and potential as perceived by local people. Discussions with the Parish Council and local community or sports groups are also encouraged.

6 Proposal

- 6.1 Taking account of the above, a scheme or schemes will be identified which may address the needs generated by a new development. Indicative costs will be set out, together with any land requirements, and these will form the basis of any s106 contribution.

GUIDE TO COMMUTED SUMS FOR OPEN SPACE AREAS

1. General

- 1.1 This paper sets out the basis on which the Council will calculate the commuted sum to be paid whenever a developer proposes that an area of open space be transferred into the Council's ownership. The transfer and payment will be achieved by means of an agreement under the Town & Country Planning Act 1990.
- 1.2 The calculation is in two parts, the first, the annual maintenance cost, is a flat rate cost per Metre Square for all soft landscaping. This includes all grassed areas, trees, shrub beds and hedgerows etc. The second part, the additional costs, is a charge to be applied to all hard paved areas, open flowing watercourses, dry and wet balancing ponds within the open space.
- 1.3 All public open space will be maintained in accordance with the Council's standards which may be revised from time to time.
- 1.4 By fixing the charges in this manner developers will make their own estimation of the likely commuted sum well in advance of the details being agreed. The actual value of the commuted sum will be calculated on the proposals agreed when the detailed design of the open space is approved.
- 1.5 The agreed commuted sum will be subject to a percentage adjustment, equivalent to the percentage increase in the "All Items" index of Retail Prices issued by the Central Statistics Office, from the date of the approval, to the date of the actual payment.

2. Period

- 2.1 The commuted sum is to cover the cost of maintenance over a period of 15 years.

3. Calculation of Current Annual Maintenance Costs

- 3.1 The annual maintenance cost is based upon the actual cost of maintaining public open spaces that the Council owns or manages. These are maintained as part of a Grounds Maintenance Contract awarded in accordance with the Compulsory Competitive Tendering legislation, the contract is due for review in December 2003.
- 3.2 The total area of open space covered by the contract in 2001/2002 was 273.42 hectares. The contract cost of maintaining these areas in 2001/2002 was £831,577.50. The annual maintenance cost for 2001/2002 was therefore $£831,577.50 = £3041.39$ per hectare or 0.3041/m².
- 3.3 The Annual Maintenance cost will normally be recalculated in August each year.

Annual Maintenance Costs to be included in Commuted Sum

- 3.4 The annual maintenance cost to be paid in the commuted sum is:
 $0.3041 * 15 = \text{£}4.56$ per m².
Therefore, the total maintenance cost is $\text{£}4.56$ per m².
To which must be added where applicable, the Additional Costs.

4. Calculation of Additional Costs

- 4.1 The additional costs have been included as hard paved areas and land drainage matters are not covered by the Grounds Maintenance Contract and are not provided on all open space areas. The cost of maintaining such areas can be significant, particularly for land drainage and flood defences. The additional costs have calculated from the cost of recent or current works.
- 4.2 These are not calculated annually over the period, but are to be added to the maintenance total as one off payments.

<u>Area:</u>	<u>Payment</u>
Hard paved areas, (all types)	= $\text{£}20$ per m ²
Watercourse (i.e. with flowing water), $\text{£}22$ per m, 5 yearly	= $\text{£}66$ per m
Dry balancing area $\text{£}1000$, 5 yearly	= $\text{£}3,000$
Wet balancing ponds, $\text{£}5000$, 10 yearly	= $\text{£}7,500$

5. Payment of Commuted Sums

- 5.1 The Council will normally require that on site open space areas are substantially complete before an agreed number of dwellings are occupied. The developer is to manage and maintain the open space area for at least twelve months following substantial completion of open space and until all on-site building work is complete. On substantial completion the developer will arrange a joint site inspection in order to agree that all areas are acceptable.
- 5.2 When the twelve months has elapsed and all construction work is complete the developer is to ensure that all open space works are complete, all dead trees and shrubs are replaced and all shrub beds etc are mulched in accordance with the agreed specification. The developer will then arrange a joint site inspection in order to agree that all areas are acceptable for transfer. The developer will be responsible for continuing the maintenance of the open space and for carrying out all remedial works during the transfer process. The Commuted sum shall be paid as part of the transfer of land process.
- 5.3 The Council will hold all commuted sums in a separate account, for the maintenance of open space facilities

APPENDIX E

The following is a list of those parties consulted on the draft of this SPG in May 2003. Those in bold submitted comments in response.

In addition, the SPG was sent to all Parish Councils and members of the Local Strategic Partnership. The draft SPG was also available on the Borough website and was advertised in the local press.

Antony Aspbury Associates	Entec UK Ltd
Ashfield District Council	Erewash Borough Council
Barton Willmore Planning	Foxley Tagg Planning (for Crest Nicholson Homes)
Bassetlaw District Council	FPD Savills
Beazer Strategic Land	Freeth Cartwright Hunt Dickins
Bellway Estates (Midlands)	Gedling Borough Council
Bingham Town Council	Government Office for the East Midlands
Birch Homes	Hallam Land Management
Bloor Homes Limited	Henry Mein Partnership
Borough of Charnwood	House Builders Federation
Bovis Homes Ltd, Central Region	J S Bloor (Services) Ltd
Browne Jacobson	Keyworth Parish Council
Broxtowe Borough Council	Lady Bay Community Association
Bryant Homes	Mansfield District Council
Carter Jonas	Martin Tucker
Central West Bridgford Community Association	Mason Richards Planning
CPRE	McCarthy and Stone (Developments) Limited
Countryside Agency - East Midlands Region	Melton Borough Council
Crosby Homes (East Midlands) Limited	Metropolitan Housing Trust
David Wilson Homes	Miller Homes
de Montfort Housing Society Ltd	Newark and Sherwood District Council
Development Land & Planning Consultants	North West Leicestershire District Council
DPDS Consulting Group	Nottingham City Council
East Leake Parish Council	Notts County Council (Policy)
Elton Parish Council	Notts County Council (Education)
	Notts County Council (Highways)

Notts Police

Notts Wildlife Trust

Notts Rural Community Council

Persimmon Homes

PfP Developments Ltd

Redrow Homes

RPS Chapman Warren

Ruddington Parish Council

Rushcliffe Primary Care Trust

Shoosmiths Solicitors

Smith Woolley

Sport England

The Guinness Trust

Tollerton Parish Council

W A Fairhurst & Partners

Westbury Homes

William Davis Ltd

Wimpey