



**Draft Rushcliffe Design Code
Supplementary Planning Document
Consultation Statement**

**Produced for the purposes of Regulation
12 of the Town and County Planning (Local
Planning) (England) Regulations 2012**

January 2025

Introduction

This is the consultation statement for the draft Rushcliffe Design Code Supplementary Planning Document (SPD). This statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

The statement provides a summary of who was consulted during the preparation of the draft Design Code and the main issues arising from the responses received. It also outlines how the Council has considered the main issues raised and indicates where the SPD has been modified in response to the consultation comments.

Town and Country Planning Regulations (2012)

Regulation 12(a) requires a Statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the SPD.

Regulation 12(b) requires a Consultation Statement to be published as part of the formal consultation on the SPD, where formal representations are then invited under Regulation 13. Regulation 12(b) also requires the Council to publish the SPD for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.

Statement of Community Involvement (SCI)

The Council's SCI was updated in March 2019. It outlines how the Council will consult and involve people in the preparation of Local Plans and other planning documents, such as Supplementary Planning Documents. Consultation on the SPD is being carried out in line with the principles of the adopted SCI.

Data Protection

In undertaking public consultation, the Council must act in accordance with the requirements of the general data protection regulations (GDPR). You can view how the Council uses, manages and stores data by accessing and reading the Council's Privacy Notice, available via the link below:

<https://www.rushcliffe.gov.uk/privacy-notice-and-policy/>

Consultation during the preparation of the draft Design Code SPD

The Design Code team (the Council, working with Harper Perry Ltd and Urban Design Works) have held a number of events and two consultations, which have involved the following stakeholders:

- Local Residents and Businesses
- Local Planning Agents and Developers
- Borough Councillors

- Parish Councillors
- Rushcliffe Borough Council internal officers including: Planning, Conservation, Strategic Housing, Ecology, Waste and Recycling
- Nottinghamshire County Council Highways
- Design Midlands

A chronological timeline of the events and consultations held by the Council can be found below. Details are provided on who was engaged, the matters that were discussed, any issues that arose, and how those issues were addressed through the evolution of the draft Design Code.

Event 1: Community representatives and ward Councillors walk around – January 2024

The design code team took part in a walk around West Bridgford led by community representatives and ward Councillors to see the design issues identified by local residents including accessibility concerns, problems such as parking for vehicles and bicycles and concerns about a perceived erosion of local character as a result of unsympathetic developments.

Event 2: Rushcliffe Borough Council’s planning team workshop – January 2024

The workshop provided an opportunity to introduce the project in greater detail. It also provided an opportunity to explain the concept of area types and test this in the context of Rushcliffe with those with a greater working knowledge of the Borough.

The workshop also provided an opportunity to consider and discuss design issues and priorities to be addressed within the code. It was also possible to refine these findings further by starting to debate how the identified issues could be addressed in terms of design ‘shoulds’ and design ‘musts’.

Stage 1 Consultation: Scoping – 29 January 2024 - 7 March 2024

A consultation on the scope of the Design Code was held between January and March. Participants were invited to make Borough-wide, ward and site-specific suggestions, commenting on the strengths and weaknesses of the area.

Residents and stakeholders that had registered on the Local Plan consultation mailing list were emailed or sent a letter, informing them of the consultation and how to respond. Additionally, all local Parish Councils and adjacent Parish Councils were directly emailed regarding the consultation and how to respond.

The comments received provided the Council with a good data set for current public opinion, particularly with regards to design quality of settlements. Respondents outlined the demand for a progressive Design Code, with a focus on sustainability, provision and access to greenspace, and quality design that could benefit local communities. Transport, and active travel, was seen as important in order to improve connectivity with the wider Borough and Nottingham.

Event 3: County Council Highways Development Management team and the Borough Council waste and recycling team workshop – March 2024

The workshop was an opportunity to discuss reoccurring design issues relating to streets and movement in new developments and to clarify design priorities relating to a host of elements such as landscaping, SuDS and tree planting, waste storage and collection, traffic speeds and street geometry, street hierarchy, car parking and electric vehicle charging. It provided an opportunity to understand the design priorities and ‘musts’ from a highway design perspective including designing streets for speeds of 20 mph and lower, maintaining visibility, ensuring the provision of sufficient parking and the delivery of connected street networks.

Event 4: Local Agents’ and Developers’ Forum – March 2024

The forum provided an opportunity to introduce the project in greater detail and to discuss benchmarks in good design processes and design quality (local, regional and national). It also provided an opportunity to discuss with those with experience of submitting planning applications to the Council how the Design Code could aid this process and what design issues should be addressed in order to create specific, visual and measurable instructions.

Event 5: Workshop with Rushcliffe Borough Council Councillors – April 2024

This was an opportunity to introduce the project in greater detail and build on the feedback from the initial stakeholder surveys by discussing design issues and priorities to be addressed within the Code. The workshop was an opportunity for Councillors to give views on the proposed area types and another chance to identify and discuss the design issues and challenges most prevalent throughout the Borough.

Event 6: Rushcliffe Borough Council’s planning team meeting – April 2024

The meeting sought to re-engage with a critical stakeholder group, providing an opportunity to inform officers of progress and allowed the ‘soft’ testing of proposals for the code structure and content. It also prompted critical discussion about the approach to defining boundaries around area types.

Event 7: Design Midlands Peer Review – April 2024

A panel of independent experts from Design Midlands were invited to peer review the work undertaken to date and to offer guidance on next steps. At the review the design code team and panel discussed the Design Code vision, area types and ideas on how to structure the content of the Design Code.

The main recommendations which were taken forward were to 1) rationalise and simplify the area types 2) set out an overall design vision and a design objective for each area type 3) provide a clear set of rules and 4) carry out a road-test of the draft code on real-life proposals.

Stage 2 Consultation: Design Vision and Coding Plan – 20 May 2024 - 30 June 2024

A consultation on the Design Vision and Draft Coding Plan was held between May and June. Participants were invited to comment on the overarching Design Vision, the Area Types the Borough had been divided into and the design objective for the different Area Types.

Residents and stakeholders that had registered on the Local Plan consultation mailing list were emailed or sent a letter, informing them of the consultation and how to respond. Additionally, all local Parish Councils and adjacent Parish Councils were directly emailed regarding the consultation and how to respond.

Following the consultation, the overall design vision and design objectives for each Area Type were refined. This was also an opportunity to ensure that the code addressed residents' and other stakeholders' priorities. The proposed changes can be viewed at Appendix 1.

Event 8: Rushcliffe Borough Council's planning team workshop – November 2024

Following a road-test of the Design Code on real-life planning applications, a workshop was held to rationalise and refine the list of rules (mandatory requirements) to be included with the draft Design Code.

Event 9: Workshop with Rushcliffe Borough Council Councillors – November 2024

A workshop was held in which Councillors were asked to review an excerpt from 3 chapters of the Design Code, covering the topics of tall buildings and apartments; biodiversity; and householder development. The feedback informed the final draft of the Design Code.

Event 10: Local Agents and Developers' Forum – November 2024

This event followed a similar format to the Councillors' workshop and provided important feedback which informed the final draft of the Design Code.

Making Representations on the draft Design Code SPD

The draft Rushcliffe Design Code SPD and supporting documentation will be consulted on from Monday 27th January and ending at 5pm Monday 10th March.

In accordance with Regulations 12, 13, 35 and 36 of the Town and County Planning (Local Planning) (England) Regulations 2012, the draft Design Code SPD and supporting documents will be made available for inspection during the consultation period at the following locations:

- On the Council's website at: <https://www.rushcliffe.gov.uk/planning-growth/planning-policy/rushcliffe-authority-wide-design-code/>
- As hard copies at:

Rushcliffe Customer Contact Point
West Bridgford Library
Bridgford Road
West Bridgford
Nottingham
NG2 6AT
(during normal opening hours)

Comments can be submitted on the draft Design Code SPD to the Council via the following methods:

- By email to: localdevelopment@rushcliffe.gov.uk
- By post to:

Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Appendix 1: Proposed Changes following the Stage 2 Consultation

Design Vision – Stage 2	Proposed Changes – Draft Design Code
<p>Overarching Vision Statement: <i>“To design new development to be beautiful, sustainable, of high quality and to reflect the local characteristics of the Borough of Rushcliffe.”</i></p>	<p>Overarching Vision Statement: <i>“To secure well-designed, high-quality development that enhances the local character of the Borough of Rushcliffe, supports vibrant and healthy communities, and addresses the climate emergency and biodiversity crisis.”</i></p>
<p>Urban Area (West Bridgford) <i>“To create new opportunities to live sustainably and increase the amenity for residents of the Borough’s urban centre.”</i></p>	<p>Urban Area (Principal Urban Area) <i>“To create new opportunities to live sustainably and increase the amenity for residents of the Borough’s urban centre, including through active travel and the protection of residents’ quality of life.”</i></p>
<p>Riverside <i>“To offer design approaches that find their distinction in the unique setting, challenges, and development pressures along the urban riverfront.”</i></p>	<p>Riverside <i>“To offer design approaches that embrace the unique riverside setting and respect existing qualities such as open space and good accessibility, improving these qualities wherever possible. Public routes through to the riverside from West Bridgford will be protected and improved. New building entrances will connect people to the riverside through active frontages and well-designed open space. Biodiversity gain will be a priority, as will the protection of the suspension bridge and its setting. A future design approach to the County Hall site will retain the original County Hall building with well-designed open space, connections to West Bridgford and the Embankment for pedestrians and cyclists and opportunities for riverside leisure.”</i></p>

Design Vision – Stage 2	Proposed Changes – Draft Design Code
<p>Key Settlements <i>“Integrate new development so that it feels as though it belongs, captures something of the distinctiveness and best qualities of the place, whilst adding something new and sought after.”</i></p>	<p>Key Settlements <i>“Integrate new development so that it belongs, captures something of the distinctiveness and best qualities of the place, whilst adding something new and sought after.”</i></p>
<p>Settlements (villages) <i>“To keep villages as villages in both size and appearance, whilst adding new qualities to the local character.”</i></p>	<p>Rural (villages and countryside) <i>“To keep villages as villages in size and appearance, whilst adding new qualities to the local character. To maintain the agricultural character of the countryside and avoid urbanising ‘creep’ into rural and farming areas, including an appropriate and sensitive approach to the conversion of rural buildings. Continue a tradition of conserving, restoring and enhancing the diversity of landscapes, historic farmsteads and wildlife; and the wealth of natural resources, ensuring it may be enjoyed by all.”</i></p>
<p>New Neighbourhoods <i>“To design new neighbourhoods with the health and wellbeing of residents in mind. To build communities and not isolated housing estates, that provide residents with services and amenities they need and walking and cycling connections to nearby places.”</i></p>	<p>Propose to remove this Area Type. New neighbourhoods will become part of the Urban Area Type (PUA).</p>
<p>High Streets <i>“To design high streets as places for people to dwell and spend time with a variety of reasons to visit. To ensure our high streets are safe, accessible and easy to visit, as well as being positive places to live near to.”</i></p>	<p>High Streets <i>“To promote high streets as places for people to dwell and spend time with a variety of reasons to visit. To ensure our high streets are safe, accessible and easy to visit, in particular by active travel, as well as being positive places to live near to.”</i></p>

Design Vision – Stage 2	Proposed Changes – Draft Design Code
<p>Rural and Farmland <i>“To maintain the agricultural character and avoid development ‘creep’ into rural and farming areas. Continue a tradition of conserving, restoring and enhancing the diversity of landscapes, heritage and wildlife; and the wealth of natural resources, ensuring it may be enjoyed by all.”</i></p>	<p>Forms part of the Rural Area Type.</p>