



**Rushcliffe Borough
Council**

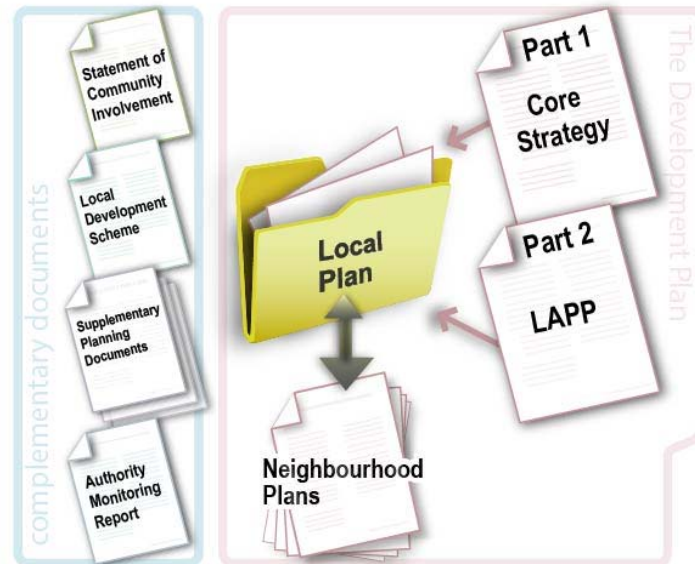
**Revised Local Development
Scheme 2019**

Published August 2019

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1. Introduction

- 1.1 This revised Local Development Scheme for Rushcliffe Borough comes into effect as of 6 August 2019.
- 1.2 A Local Development Scheme (LDS) is a work programme which is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.3 An LDS must specify the documents which, when prepared, will comprise the Local Plan for Rushcliffe. The Local Plan is the plan for the future development of Rushcliffe, drawn up by the Borough Council as the Local Planning Authority in consultation with the local community. In law, the document or documents that form the Local Plan are described as Development Plan Documents under the Planning and Compulsory Purchase Act 2004. The term also includes old policies which have been saved under the 2004 Act.
- 1.4 The diagram below illustrates the Local Plan and all of the different planning policy documents that can be included within it.



- 1.5 The LDS sets out the timetable for those documents the Borough Council intends to produce in the three years from the publication of the LDS. It must be made available publically and kept up-to-date so that interested parties can keep track of progress.

- 1.6 The Borough Council must make the up to date text of the LDS available to the public along with a copy of any amendments made to the LDS. In addition, up to date information showing the state of the Borough Council's compliance with the timetable must be available.
- 1.7 The Government expects that the LDS will be periodically reviewed. The previous LDS was brought into effect in August 2018.
- 1.8 Whilst every effort is made to identify realistic key dates over the course of the LDS timeline, these dates may be subject to change should circumstances dictate. It should be noted that many of the key milestones are subject to external influence, for instance that of the Planning Inspectorate, and therefore scheduled adoptions will be partly dependent on work and decisions carried out beyond the control of the Borough Council.
- 1.9 Under the provisions of the Planning Act 2008, the Government amended the regulations regarding the content of Local Development Schemes in order to simplify their content. There is no longer a requirement to include details of documents that are not Development Plan Documents (DPD). Nonetheless, details of some non-DPDs are included in this LDS for information.

2. Development Plan Documents

- 2.1 Two Development Plan Documents (DPD) are scheduled to be prepared in full or in part over the next three years:
 - Rushcliffe Local Plan Part 2: Rushcliffe Land and Planning Policies; and
 - Rushcliffe Core Strategy Review (to replace the Rushcliffe Core Strategy, which was adopted in December 2014).
- 2.2 Details of each are given below. Preparation of the Part 2 Local Plan follows the adoption of the Local Plan Part 1 (Core Strategy) DPD in December 2014.

3. Rushcliffe Local Plan Part 1: Core Strategy

- 3.1 The Local Plan Part 1: Core Strategy sets out the Borough Council's spatial vision, spatial objectives and strategy for the development of its area and the framework for Development Management. It also sets out where the Borough Council proposes to provide strategic allocations of land for residential, mixed-use and employment development.

Geographical Area

- 3.2 The geographic area for the Rushcliffe Core Strategy is Rushcliffe Borough, however the document has a certain amount of synergy with the Core Strategies of the other Councils which form part of the wider Nottingham Housing Market Area (HMA) and as such a wider geographical context has influenced the formulation of certain policies.

Table 3.1: Timetable for production

| Stage | Dates |
|------------------------------|---------------|
| Publication (of final draft) | March 2012 |
| Submission for examination | October 2012 |
| Proposed Modifications | December 2013 |
| Adoption | December 2014 |

Table 3.2: Arrangements for production

| | |
|--|---|
| Organisational Lead | Planning Policy Manager |
| Political Management | Member Working Group for the Local Plan, Cabinet, Full Council. |
| Internal Resources | Planning Policy team with technical, legal and administrative support from other teams as required. |
| External Resources | Use of consultants for gathering evidence base information. Outsource hard copy printing. |
| Community & Stakeholder Involvement | Informal and formal consultation as set out in the Statement of Community Involvement. |

- 3.3 The Local Plan Monitoring Report (LPMR) will annually assess whether an early review of any of its strategic policies is necessary – for example, because of housing under-delivery. Preparation of a new Local Plan is currently underway (see section 6 below).

4. Rushcliffe Local Plan Part 2: Land and Planning Policies

- 4.1 The Local Plan Part 2: Land and Planning Policies DPD identifies other land allocations and designations in the Borough needed to accommodate the range of land uses necessary to support the implementation of the objectives of the Core Strategy. It also sets out a suite of detailed policies for use in the determination of planning applications. A range of topics are covered within the document including the built and natural environment, housing, employment, shopping, town centres, recreation and community facilities.

Geographical Area

- 4.2 The Local Plan Part 2 will apply to the whole of Rushcliffe Borough, however, the Council recognises the importance of continued cross-boundary working and it intends to fulfil its Duty to Cooperate. As such, partnership working with relevant statutory bodies and neighbouring Councils will be undertaken in the development of the Local Plan Part 2 has taken place where appropriate.

Table 5.1: Timetable for production

| Stage | Indicative dates |
|---------------------------------|------------------|
| Issues and Options Consultation | January 2016 |
| Further Options Consultation | February 2017 |
| Preferred Options Consultation | October 2017 |
| Publication (of final draft) | May 2018 |
| Submission for examination | August 2018 |
| Adoption | Autumn 2019 |

Table 5.2: Arrangements for production

| | |
|--|---|
| Organisational Lead | Planning Policy Manager |
| Political Management | Member Working Group for the Local Plan, Cabinet, Full Council. |
| Internal Resources | Planning Policy Team with technical, legal and administrative support from other teams as needed. |
| External Resources | Outsource hard copy printing. |
| Community & Stakeholder Involvement | Informal and formal public consultation as set out in the Statement of Community Involvement. |

5. Policies Map

- 5.1 The new Local Plan (Part 1: Core Strategy and Part 2: Land and Planning Policies) is accompanied by a Policies Map. This will fully replace the existing 1996 Local Plan Proposals Map when both the Local Plan Part 1 and Local Plan Part 2 are adopted. The purpose of this document is to illustrate geographically the application of the policies in the adopted development plan.
- 5.2 The Policies Map will be updated whenever a Development Plan Document is adopted.

6. Rushcliffe Core Strategy Review (as part of the Greater Nottingham Aligned Core Strategies)

- 6.1 The Greater Nottingham planning authorities are undertaking a review of its aligned core strategy. The Core Strategy Review will contain strategies and strategic policies for the use and development of land based on a thorough assessment of the needs of the Borough, and is to be produced in co-operation with the other local planning authorities of the Greater Nottingham Housing Market Area.

Table 6.1: Timetable

| Stage | Indicative date |
|---|--|
| A full review and rolling forward of the strategic policies of the Core Strategy. | Evidence gathering commenced. The details of the plan period to be covered and a timeline for the key preparation stages will be defined in an updated Local Development Scheme at a later date. |

Table 6.2: Arrangements for production

| | |
|--|---|
| Organisational Lead | Planning Policy Manager |
| Political Management | Member Working Group for the Local Plan, Cabinet, Full Council. |
| Internal Resources | Planning Policy Team with technical, legal and administrative support from other teams as required. |
| External Resources | Use of consultants for gathering evidence base information. Partnership working with other authorities within the Greater Nottingham Housing Market Area. |
| Community & Stakeholder Involvement | Informal and formal consultation as set out in the Statement of Community Involvement. |

7. Neighbourhood Plans

- 7.1 The Localism Act 2011 makes provisions for Neighbourhood Plans to be prepared. Neighbourhood Plans are community-led and must be initiated through a Parish/Town Council or creation of a Neighbourhood Forum. They must ultimately be adopted by the Borough Council as part of the development plan, provided that they reflect the strategic policies within the Borough Council's Local Plan. Paragraph 30 of the NPPF provides that once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood where they are in conflict.

7.2 To date the following three Neighbourhood Plans have been approved in Rushcliffe:

- East Leake Neighbourhood Plan, November 2015;
- Radcliffe on Trent Neighbourhood Plan, October 2017; and
- Keyworth Neighbourhood Plan, May 2018.

7.3 The following Neighbourhood Plans are also currently under preparation in Rushcliffe as at August 2019:

- Bingham;
- Colston Bassett;
- Gotham;
- Hickling;
- Ruddington;
- Tollerton; and
- Upper Broughton

7.4 Further details on each plan can be found at:

<http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning>

8. Existing policies

Saved Policies

8.1 Existing policies which have development plan status are contained in the Rushcliffe Local Plan which was adopted in 1996. Five of the policies within the Plan are 'saved' and therefore still valid as a result of a Direction by the Secretary of State in 2007. These policies continue to have full weight and provide the land use planning policy context for determining planning applications according to their degree of consistency with the NPPF. The Local Plan Part 2 will, when adopted, replace these saved policies. A list of Saved Policies can be found in Appendix B of the Rushcliffe Core Strategy.

8.2 The Policies Map which accompanied the Core Strategy when adopted does not include or otherwise illustrate any of the saved policies of the adopted Rushcliffe Local Plan. It should, therefore, be read in conjunction with the adopted Proposals Map of the Rushcliffe Borough Local Plan 1996 until the latter is replaced.

9. Supplementary Planning Documents

- 9.1 National planning practice guidance provides that supplementary planning documents (SPD) (previously there was supplementary planning guidance (SPG)) should be prepared only where necessary. SPDs should build upon the policies in the Local Plan, and cannot be used to introduce new policies or revise existing policies; nor should they add unnecessarily to the financial burdens on development.
- 9.2 The following SPDs have already been prepared and adopted by the Council:
- Rushcliffe Residential Design Guide SPD, February 2009;
 - Wind Energy SPD, June 2015; and
 - Melton Road Edwalton Development Framework SPD, October 2015.
- 9.3 It is anticipated that further SPDs will be necessary in due course to amplify existing planning policy. Relevant further details will be provided on the Council's website at: www.rushcliffe.gov.uk/planningpolicy/
- 9.4 The Borough Council has some existing Supplementary Planning Guidance documents; some of which will at present continue to be used as informal planning guidance /a material consideration in the determination of planning applications.

10. Other documents

Community Infrastructure Levy

- 10.1 The Council is committed to the preparation and implementation of a Community Infrastructure Levy (CIL).
- 10.2 CIL is a charge that local authorities can levy on most types of new development in their areas based on the size, type and location of the development proposed. Based on an Infrastructure Delivery Plan drawn up in consultation with neighbourhoods and stakeholders, the CIL will support the delivery of the housing and employment growth identified in the Local Plan. It does not however cover all types of charge and therefore the Contributions and Planning Obligations SPD and the CIL will work in tandem.
- 10.3 As part of preparing the CIL, the Council consulted on a preliminary draft charging schedule in February 2017. The Draft Charging schedule was published for consultation in September 2018. A hearing took place on 20

March 2019 and the Examiners report was published in June 2019. Adoption of CIL is scheduled in September 2019.

Statement of Community Involvement

- 10.4 The Council's latest Statement of Community Involvement (SCI) was adopted in 2016. This sets out the processes of community involvement that the Council will use in the production of policy documents and the consideration of planning applications. The SCI is currently in the process of being reviewed and a new version is due to be published shortly.

Local Plan Monitoring Report (LPMR)

- 10.5 The Local Plan Monitoring Report (previously called the Annual Monitoring Report) will be produced on at least an annual basis. It will give information about progress on the production of planning policy documents together with statistics on a range of key issues, including business development and housing.
- 10.6 Details in respect of the CIL, LPMRs and SCI are also available on the Council's website at: www.rushcliffe.gov.uk/planningpolicy/

11. Further Information

- 11.1 If you would like further information on any of the issues referred to in this LDS, please contact the planning policy team by calling 0115 9819911, emailing localdevelopment@rushcliffe.gov.uk or writing to Planning Policy, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham. NG2 7YG

12. Amendments to the Local Development Scheme

- 12.1 The previous LDS was brought into effect in August 2018. The main amendments between the 2018 LDS and this revised 2019 LDS are as follows:
- 12.2 **Section 4:** The timetable for preparing the Rushcliffe Local Plan Part 2: Land and Planning Policies has been amended to reflect the latest anticipated date for adoption of Local Plan Part 2.

- 12.3 **Section 6:** The indicative date for commencing work to prepare a new Local Plan has been amended to reflect the current situation in relation to the Core Strategy review.
- 12.4 **Section 10:** The section on Community Infrastructure Levy has been amended to reflect the current position.

13. Glossary

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.

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.

Local Plan Monitoring Report (LPMR) - A report assessing progress with and the effectiveness of a Local Plan. It provides information about progress on the production of planning policy documents together with statistics on a range of key issues, including business development and housing.

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 which 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.

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.

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.