

**DERBYSHIRE COUNTY COUNCIL**

**MEETING OF CABINET MEMBER – JOBS, ECONOMY AND  
TRANSPORT**

**6 May 2014**

Report of the Strategic Director – Economy, Transport and Environment

**RUSHCLIFFE BOROUGH COUNCIL: PROPOSED  
MODIFICATIONS TO RUSHCLIFFE CORE STRATEGY  
DEVELOPMENT PLAN DOCUMENT**

(1) **Purpose of the Report** To agree the County Council's response to Rushcliffe Borough Council's (RBC) consultation on its Proposed Modifications to the Rushcliffe Core Strategy Development Plan Document (PMRCS).

(2) **Information and Analysis** In October 2012, RBC submitted the Rushcliffe Core Strategy Development Plan Document (CSDPD) to the Secretary of State for an Examination in Public (EIP). Examination of the CSDPD began but was subsequently suspended in April 2013 on the advice of the Planning Inspector undertaking the EIP, due to concerns about its soundness. The Inspector recommended RBC to carry out additional work to address his soundness concerns, particularly in respect of the need to increase the Plan's proposed housing provision target and the need for a comprehensive Green Belt Review. This additional work was carried out by RBC in the summer of 2013.

The County Council was consulted on this additional work and sent formal comments to RBC (Cabinet Member - Jobs, Economy and Transport, 10 September 2013, Minute No.55/13 refers). These comments welcomed the Green Belt Review carried out by RBC, were supportive of the proposed increase in housing provision from 9,400 to 13,150 dwellings, and raised no significant concerns about the three proposed housing allocations made to meet this increase in housing provision, as none were considered likely to raise any significant planning policy or strategic infrastructure planning and service delivery implications for the County Council.

As a result of this additional work, RBC has published its PMRCS for further consultation prior to re-starting of the EIP. The main Proposed Modifications are:

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- an extension of the plan period from 2026 to 2028;
- an increase in the total number of new homes from 9,400 dwellings (previously proposed) to 13,150 dwellings between 2011 and 2028;
- an increase in the number of homes proposed on land to the south of Clifton to provide a total of 3,000 homes by 2028 (previously 2,500 homes were proposed);
- an increase in the number of new homes proposed on land off Melton Road, Edwalton to provide a total of 1,500 homes by 2028 (previously 1,200 homes were proposed, which have planning permission);
- introduction of a new site to provide 2,500 homes, new employment and associated facilities on land east of Gamston and north of Tollerton by 2028 and up to a further 1,500 homes post 2028; and
- amendments to Policy 3 on Green Belt, including proposed revisions to Green Belt boundaries to accommodate the additional housing provision on the sites above, the 'safeguarding' of Edwalton Golf Course, and changes to the status of some villages currently within the Green Belt.

The Proposed Modifications can be viewed at the link below:

<http://www.rushcliffe.gov.uk/media/corestrategy/documents/examinationdocuments/EX41%20Schedule%20of%20Proposed%20Modifications%20V2%20to%20the%20Publication%20Core%20Strategy.pdf>

### Local Member Comments

County Councillors with electoral divisions in Erewash Borough have been consulted on the PMRCS but no comments have been received.

### Officer Comments

As the additional work undertaken by RBC has been fully taken into account and incorporated in the PMRCS, the comments previously made by the County Council in September 2013 remain largely relevant. This consultation provides an opportunity to affirm that:

- 1) It is welcomed that the proposed plan period for housing provision has been extended from 2026 to 2028. This accords with the Plan periods for housing provision being proposed in the Broxtowe, Erewash, Gedling and Nottingham City Core Strategies.
- 2) RBC's proposed new housing target of 13,150 dwellings is welcomed and supported. In order to meet the requirements of the 'Duty to Cooperate', the revised housing target has been formulated in discussions with the other authorities in the Greater Nottingham Housing Market Area (HMA) including Broxtowe Borough, Gedling Borough, Erewash Borough and Nottingham City Councils. The new housing target would more appropriately meet the objectively assessed housing needs of both the Borough and the wider Greater Nottingham

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HMA as required by the National Planning Policy Framework (NPPF). The new housing target would be likely to negate the need for the other authorities in Greater Nottingham to make up any potential shortfall in Rushcliffe Borough's housing needs.

- 3) Of the three Green Belt locations proposed to accommodate the additional housing requirement of 3,550 dwellings, only the site to the South of Clifton could potentially have some impact on housing provision in Erewash Borough. However, the area south of Clifton is some distance away from the main urban area of Long Eaton with the urban areas of Beeston and Attenborough, Nottinghamshire, located in between. It is unlikely, therefore, that the proposed housing allocation south of Clifton would have any significant impact on housing delivery in Long Eaton. Similarly, the only strategic allocation for housing provision in the Adopted Erewash Core Strategy is proposed at the Stanton Regeneration site for nearly 2,000 houses. It is unlikely that the new housing proposed south of Clifton would impact on the viability and delivery of housing at Stanton, given the significant distance between the two areas.
- 4) The overall housing target, and the three sites allocated to meet it, would be unlikely to raise any significant infrastructure planning and service delivery implications for Derbyshire County Council.
- 5) It is welcomed that RBC has undertaken a review of the Green Belt in the Borough to inform decisions on where the additional 3,550 dwellings should be located; and that the review incorporates the methodology and findings of the Nottingham – Derby Green Belt Review carried out by Derbyshire and Nottinghamshire County Council officers between 2006 and 2007. The proposed amendments to Green Belt boundaries in the PMRCS to accommodate the proposed additional housing are considered unlikely to have any significant implications for the Green Belt and Green Belt Policy in Erewash Borough.

(3) **Financial Considerations** There are no financial considerations associated with this report.

(4) **Legal Considerations** The recommendation in this report is made in the context of the County Council's responsibilities and services under the provisions of the Localism Act 2011 and Planning and Compulsory Purchase Act 2004.

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, environmental, health, property and transport considerations.

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(5) **Key Decision** No.

(6) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(7) **Background Papers** Held on file 1031.7 by the Planning Services Manager. Officer contact details – Steve Buffery, extension 39808.

(8) **OFFICER'S RECOMMENDATION** That the Cabinet Member authorises officers to respond to Rushcliffe Borough Council's consultation on its Proposed Modifications to the Rushcliffe Core Strategy Development Plan Document, as set out in the report.

**Mike Ashworth**  
**Strategic Director – Economy, Transport and Environmental**