

Minutes of the Annual Parish Meeting for the Parish of Ruddington

held at St. Peter's Rooms on

Tuesday 11<sup>th</sup> April 2017 at 7.30 p.m.

**Chairman**

Councillor W A Wood, Chairman of the Parish Council, took the chair.

**Attendance**

34 members of the public were present.

**Apologies for Absence**

Apologies for absence were received from Councillors Mrs A Auckland, J Noble, K S Piggott, Mrs M Robinson & Borough Councillor Mrs J Greenwood

**Minutes**

The minutes of the meeting held on 19<sup>th</sup> April 2017, having been circulated to every elector present, were approved as a correct record and signed by the Chairman.

**Matters Arising from the Minutes**

- There were two matters raised regarding the minutes.
- Subsequent to bullet point 3 on page 2 there had been nothing further to report
  - Page 4 – The path had been widened

**Charity Accounts**

James Peacock Educational Foundation

Mrs Liz Corder presented the accounts for the years ending 31<sup>st</sup> December 2016 which had been externally audited by Adkin Sinclair Chartered Accountants.

She explained that the Charity had made a number of grants including assistance with music equipment, books, specialist computer equipment and a contribution to James Peacock Infant Schools Outdoor Enrichment Project.

The James Peacock Bread Charity

The annual report and accounts for the James Peacock Bread Charity to 31<sup>st</sup> March 2017 were presented by Peter Johnson-Marshall. The main income and expenditure relate to the Hareham Gardens Allotments. £300 has been

donated to needy people within the village, additionally fruit and vegetables have been donated by individual allotment holders.

### Ruddington Village Plan

The plan is in the final phase and the steering group is consulting with stakeholders. The launch of the Village Plan is scheduled for Ruddington's Summer Event in August.

### **Any Other Business (Not covered by items below)**

A question was raised about whether there was to be a report regarding the Parish Council Activities for the past year. There was not going to be a report as the agenda was full.

### **Presentation on Rushcliffe Core Strategy Part 2**

The Parish Clerk – Gary Long – gave a presentation on the Core Strategy Part 2 and what the potential implications were for Ruddington.

The presentation is attached below.

### **Questions/comments on Rushcliffe Core Strategy Part 2**

A broad ranging discussion followed which evidenced a concern about additional allocations of housing for Ruddington & how the local infrastructure would cope, a need to prevent coalescence with nearby settlements and to protect the village identity.

The Chairman thanked everyone for attending the meeting.

The meeting closed at 8.20 p.m.

Chairman

## 7. Presentation: Further Consultation on the Core Strategy Part 2

- ▶ Initial consultation has been undertaken by Rushcliffe Borough Council.
- ▶ A number of sites (details later) have already been consulted on. The Borough are consulting on 4 new sites.
- ▶ Also on the number of new houses to be built around Ruddington.
- ▶ After the end of this meeting the Parish Council will hold a short meeting to consider its formal response to the Borough Council.
- ▶ First, some background.

### Housing requirements in Ruddington 2011 – 2028

- ▶ The starting point for the Core Strategy and its policies in respect of new housing provision is a requirement, as set out in national planning policy, to meet in full the 'objectively assessed' need for housing. It is on this basis that the Core Strategy includes a minimum housing target for Rushcliffe of 13,150 new homes between 2011 and 2028.

### Housing requirements in Ruddington 2011 – 2028 SHLAA and sites within Ruddington

Site ref	Site name	Total
220	Rear of 220 Loughborough Road.	1
227	6 Paget Crescent	13
525	Tolltrees Farm Pasture Lane	1
610	58 Church Street Ruddington NG11 6HD	2
612	Land North Of 10 Asher Lane	1
215	Camelot Street	24
217	Artex Blue Hawk	118
218	Brookside Road	39
219	Land at Pasture Lane.	106
		305

### Housing requirements in Ruddington 2011 – 2028

- ▶ The development that would not count towards this additional 250 home minimum requirement, therefore, includes the sites already identified within the SHLAA as suitable for development and any windfall development that might come forward on previously developed land.
- ▶ The development that would count towards this minimum additional total includes all other greenfield sites within or on the edge of the settlement that might come forward. This could be a greenfield site adjacent to the village or a garden site within it – where a garden is sub-divided from the existing dwelling and then developed, it is not classified as previously developed land.

## Question 14

- ▶ "Do you have a view on the total number of new homes that should be accommodated on greenfield sites at Ruddington up to 2028? If possible please give reasons for your answer."
- ▶ Allen Wood, Chairman of Ruddington Parish Council: "I, therefore, believe that there should not be any increase in the target of 250 new homes to be accommodated on greenfield sites at Ruddington up to 2028."

### Housing requirements in Ruddington 2011 – 2028

- ▶ National planning policy requires that a Strategic Housing Land Availability Assessment (SHLAA) is produced and that it sits alongside the Local Plan in identifying housing land supply. The SHLAA is not an alternative housing development strategy separate to the Core Strategy, but is part and parcel of the Council's policy approach to identifying and delivering sufficient housing supply to meet identified needs.
- ▶ In all cases, these are sites classified in the SHLAA as suitable for development based on current planning policy (i.e. development is in principle suitable even before the Core Strategy comes into force). This includes nine identified sites in Ruddington with an estimated capacity of 305 dwellings.

### Housing requirements in Ruddington 2011 – 2028

The Core Strategy then identifies a minimum requirement figures over and above those supply sources already covered. As specified by Core Strategy Policy 2, for Ruddington this is a minimum of 250 additional homes 'in and adjoining' the village.

This means for Ruddington:

Housing completions between 2011-2013	29
SHLAA and sites within Ruddington	305
250 additional homes 'in and adjoining' the village	250
<b>TOTAL</b>	<b>584</b>

### Housing requirements in Ruddington 2011 – 2028

- ▶ In summary, for Ruddington to deliver what is expected by the Core Strategy, there will have to be delivery of
  - ▶ Around 305 homes from the sites identified in Table 1
  - ▶ Plus the 29 housing completions between 2011-2013, and
  - ▶ A minimum of 250 homes on other greenfield sites within or on the edge of the village.
  - ▶ Part of this, second round, of consultation is to ask if this figure of 250 should be increased.
  - ▶ Another part is regarding 4 new sites that have been put forward.

## 4 new sites

- ▶ There are 4 new sites included in this round of consultation.
- ▶ These are numbers RUD11, RUD12, RUD13 & RUD14.
- ▶ See map on your seat.
- ▶ Numbers RUD1 – RUD10 were consulted on last year.
- ▶ The following brief comments reflect Allen Wood's view on each of the sites currently being consulted on by RBC. The Parish Council will consider its view after this meeting.

## RUD11 & RUD14:

- ▶ These sites have a relatively high Green Belt importance and, on balance, the Parish Council should **oppose** housing development on these sites.

## RUD12:

- ▶ This site scores a low-medium Green Belt importance due to the enclosed nature of the site between Easthorpe House and Flawforth Lane. Traffic from this site can exit the area along the A60.
- ▶ However the importance of the land to the setting of Easthorpe House (and its historic park and garden) and the overlapping conservation area mean the land is of high Green Belt importance and is fundamentally constrained as it preserves the historic setting of Ruddington. The Parish Council should **oppose** housing development on this site.

## RUD13:

- ▶ This site has a low-medium Green Belt importance. Traffic from this site can exit the area along the A60.
- ▶ However, the RBC assessment states that removal of this site from the Green Belt would necessitate the removal of RUD6 which has relatively high Green Belt importance. The Parish Council should **oppose** housing development on this site.