



Keyworth Neighbourhood Plan Decision Statement

16 March 2018

Keyworth Neighbourhood Plan Decision Statement

1. Summary

- 1.1 The draft Keyworth Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 19 February 2018. The Examiner has recommended a number of modifications to the Plan and that, subject to these modifications being accepted, it should proceed to referendum. Rushcliffe Borough Council has considered and decided to accept all the Examiner's recommended modifications and, therefore, agree to the Keyworth Neighbourhood Plan proceeding to a referendum within the Parish of Keyworth.

2. Background

- 2.1 In 2012, Keyworth Parish Council, as the qualifying body, successfully applied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Parish of Keyworth was designated as a Neighbourhood Area on 4 December 2012.
- 2.2 A draft Neighbourhood Plan was published by Keyworth Parish Council for Regulation 14 pre-submission consultation on 6 December 2014. An amended submission draft Neighbourhood Plan was then submitted by the Parish Council to the Borough Council in July 2017 in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). The submission Plan was subsequently publicised by the Borough Council and representations were invited from the public and other stakeholders. The period for representations to be made closed on 17 October 2017.
- 2.3 The Borough Council appointed an independent Examiner; Patrick T Whitehead, to examine the Plan and to consider whether it meets the 'Basic Conditions' and other legal requirements, and whether it should proceed to referendum.
- 2.4 The Examiner has now completed his examination of the Plan and his report was published on 19 February 2018. He has concluded that, subject to the implementation of the policy modifications set out in his report, the Plan meets the prescribed Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 2.5 Having considered all of the Examiner's recommendations and the reasons for them, the Borough Council has decided to make the modifications to the draft

Plan, as set out at Appendix A, in order to ensure that the Plan meets the Basic Conditions and other legal requirements.

3. Decisions and Reasons

3.1 The Examiner has concluded that, with the inclusion of the modifications that he recommends, the Plan would meet the Basic Conditions and other relevant legal requirements. The Borough Council concurs with this view and has made the modifications proposed by the Examiner in order to ensure that the Plan meets the Basic Conditions and for the purpose of correcting errors in the text, as set out at Appendix A. Deleted text is shown as **struck through** and additional text is shown as **underlined** text, unless otherwise indicated.

3.2 As the Plan, with those modifications set out at Appendix A, meets the Basic Conditions, in accordance with the requirements of the Localism Act 2011 a referendum will now be held which asks the question:

“Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Keyworth to help it decide planning applications in the neighbourhood area.”

3.3 The Borough Council has considered whether to extend the area in which the referendum is to take place, but agrees with the Examiner that there is no reason to extend this area beyond the Neighbourhood Plan area (the Parish of Keyworth). The referendum will be held in the Parish of Keyworth on Wednesday 30 May 2018.

Date: 16 March 2018

Appendix A: Modifications to the draft Keyworth Neighbourhood Plan

Please note that deleted text is shown as **struck through** and additional text is shown as **underlined** text, unless otherwise indicated.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM1	Page 4, paragraph 1.5	<p>Amend paragraph 1.5 as follows:</p> <p>“It is important that Neighbourhood Plans remain in compliance with the relevant higher planning policy. Once submitted to Rushcliffe Borough Council, the KNDP will be subject to public examination and finally a local referendum, before being adopted as, The KNDP is a new tier of development plan policy and it will be used in the determination of planning applications within the parish boundary (see page 2 for boundary). It should be noted that this Neighbourhood Plan does not allocate any land adjacent to the village for development. Instead, a number of sites are recommended to Rushcliffe Borough Council for allocation in the Local Plan Part 2, which the Borough Council is currently preparing. These are the following sites:</p> <ul style="list-style-type: none"> • <u>land north of Bunny Lane – recommended for housing development;</u> • <u>land off Nicker Hill – recommended for housing development;</u> • <u>land between Station Road and Platt Lane –</u> 	Accept recommendation	To clarify the status of recommended allocations in order to meet the Basic conditions and for technical reasons.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<ul style="list-style-type: none"> • <u>recommended for housing development; land to the north of Debdale Lane – recommended as safeguarded land for potential future housing development; and</u> • <u>land at Shelton Farm / Hill Top Farm, Platt Lane – recommended for employment development.</u> <p><u>These recommended sites are set out in Appendix 3. It should be noted that, unlike the rest of the Neighbourhood Plan, Appendix 3 does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004. Accordingly, while these sites are identified on the Neighbourhood Plan’s Proposals Map, this is for illustrative purposes only. It will be for the Borough Council and its Local Plan Part 2 to determine which, if any, of the recommended sites at Appendix 3 are ultimately allocated for development.”</u></p>		
PM2	Page 6, paragraph 1.11	<p>Amend the final part of paragraph 1.11 as follows:</p> <p><u>“...Site specific factors, in terms of the actual proposed allocation of residential and employment sites, were prepared through testing a series of options, details of which are given as part of Appendix 3. However, the proposed development allocations identified at Appendix 3 are now only recommendations to</u></p>	Accept recommendation	To ensure clarity.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><u>Rushcliffe Borough Council and do not form part of the development plan. It will be for the Borough Council and its Local Plan Part 2 to determine which, if any, of the recommended sites at Appendix 3 are ultimately allocated for development.</u></p>		
PM3	Page 13, Policy ED1	<p>Amend the text of the second paragraph as follows:</p> <p><i>“In addition to the above, planning permission will normally be granted for <u>Additionally, proposals for limited infilling within the BGS complex for uses other than those set out above and for any other ancillary uses will be supported.</u>”</i></p> <p>Amend the final paragraph as follows:</p> <p><i>“..will be resisted unless supported by an economic viability assessment justifying its acceptability <u>adequate justification.</u>”</i></p>	Accept recommendation	For clarity and to meet the Basic Conditions.
PM4	Page 16, Policy ED2	<p>Amend the first paragraph as follows:</p> <p><i>“...planning permission will normally be granted <u>supported for small-scale B1a-c employment use..</u>”</i></p> <p>Amend the penultimate paragraph as follows:</p> <p><i>“Within the gGreen bBelt planning permission will</i></p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>normally not be granted supported where for inappropriate development harmful to the is in accordance with gGreen bBelt policy of the Local Plan unless very special circumstances can be demonstrated</i>".</p> <p>Amend the final paragraph as follows:</p> <p><i><u>"..will be resisted unless it can be demonstrated every attempt has reasonable attempts have been made to secure an employment use or its continued employment use is no longer appropriate or viable."</u></i></p>		
PM5	Page 18, Policy ED3	<p>Amend the first paragraph as follows:</p> <p><i><u>"Planning permission will normally be granted for the conversion of residential dwelling houses, residential garages, or similar curtilage buildings (and operational development reasonably necessary) for business or tourism uses, will be supported provided that, where appropriate, all of the following criteria are met where:"</u></i></p>	Accept recommendation	For clarity and precision and to meet the Basic Conditions.
PM6	Page 20, Policy CF1	<p>Amend the final sentence as follows:</p> <p><i><u>"If an independent viability test it can be demonstrated that there is no longer any need for</u></i></p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<i>the facility or that it is financially unviable.”</i>		
PM7	Page 22, Policy CF2 and paragraph 6.5	<p>Amend the final sentence of the first part of the Policy by deleting “<i>..and will be looked upon favourably</i>”.</p> <p>Replace the final paragraph with the following:</p> <p><i>“Contributions may be sought from all strategic residential schemes (as set out in Policy H1) for the delivery of these assets <u>where proposals for their delivery have been identified, where it is necessary to mitigate the impacts of development, and provided that the viability of the development proposals are given consideration</u>”.</i></p> <p>The final two sentences of the Policy should be deleted in their entirety.</p> <p>In paragraph 6.5 the reference to “CA1” should be changed to “CF1”.</p>	Accept recommendation	To meet the Basic Conditions and make factual corrections.
PM8	Page 24, Policy CF3	<p>Amend the first sentence of the Policy as follows:</p> <p><i>“Planning permission will normally be granted for new...”</i></p>	Accept recommendation	For clarity and precision to meet Basic Conditions.
PM9	Page 26, Policy LR1	The Policy should be replaced by two policies as follows:	Accept recommendation	To comply with Local Plan policy

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	<p>and paragraphs 7.0 and 7.2</p> <p>Page 10, table following paragraph 4.0.</p>	<p><u>“Policy LR1(A) – Local Green Spaces</u></p> <p><u>Existing open spaces and formal and informal open spaces, listed below and defined on the Proposals Map, will be designated as Local Green Spaces and protected from inappropriate development:</u></p> <ul style="list-style-type: none"> • <u>footpath and woodland off Platt Lane;</u> • <u>skate park off Platt Lane;</u> • <u>triangular playing field behind houses on Plantation Road and Croft Road;</u> • <u>Rectory Field and Bowls, Tennis Clubs;</u> • <u>Platt Lane Playing Fields.</u> <p><u>Development resulting in the loss of Local Green Space will be resisted unless there are exceptional circumstances justifying its loss and/or the applicant provides equivalent or better provision elsewhere, in terms of its quality and quantum, and which is equally accessible to the community.</u></p> <p><u>Policy LR1(B) – Provision of new open spaces</u></p> <p><u>The following provision of open space will be sought in respect of new development:</u></p> <ul style="list-style-type: none"> • <u>Where new residential development above</u> 		<p>and meet the Basic Conditions.</p>

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><u>25 units is proposed, suitable provision for formal and informal open space should be made in accordance with the standards set down by the RBC Leisure Facilities Strategy and Playing Pitch Strategy (or any subsequent strategy);</u></p> <ul style="list-style-type: none"> • <u>All new commercial office space should be provided with adequate outdoor areas for the enjoyment of occupiers and to ensure the landscape is not dominated by car parking areas;</u> • <u>Development will be supported which contributes to the creation of a green trail network that has been identified by the Parish Council and which is viable and deliverable. New provision should provide links to the existing green networks and existing or proposed public green spaces. Contributions may be sought towards the long term management of provision on land over which the developer has control”.</u> <p>In the explanatory text: The title preceding paragraph 7.0 should be amended as follows:</p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>“Policy LR1(A) – NEW AND EXISTING OPEN SPACES AND PARKS <u>LOCAL GREEN SPACES</u> and <u>POLICY LR1(B) – PROVISION OF NEW OPEN SPACES.</u></p> <p>and paragraph 7.0 amended to read: “This policy <u>These two policies</u> seeks to....”</p> <p>Paragraph 7.2 should be deleted as duplicating the provision of the modified Policy LR1(A);</p> <p>And the following text, omitted from the modified Policy LR1(B), to be added to the explanatory text:</p> <p><u>“The creation of a green trail network, providing and encouraging access throughout Keyworth and its surrounding landscape, for the benefit of the local community is an aspiration of the Parish Council. Therefore, it is proposed that development which makes a contribution towards the achievement of the network, using up to 50% of the required provision of open space in the standard set out in the Policy, will be supported subject to it meeting the requirements of other relevant policies in the Local Development Plan”.</u></p> <p>As a consequence of this proposed modification it is necessary to amend the entry relating to Policy LR1 in</p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>the table on page 10, paragraph 4, as follows:</p> <p>“LR1(A) – Local Green New and Existing Open Spaces; and Parks-LR1(B) – Provision of New Open Spaces”.</p>		
PM10	Page 29, Policy LR2 and paragraph 7.8.	<p>The second paragraph of the Policy should be amended as follows:</p> <p><i>“Proposed residential and commercial development should seek to deliver new walking and cycling routes, specifically where there are no or limited routes between existing and future community assets (as set out in <u>pPolicy CAF1</u>) and bus stops. <u>Where it is necessary to mitigate the impact of new development and subject to viability consideration, Contributions will may be sought to ensure that these routes are delivered</u>”.</i></p> <p>There is an amendment necessary to paragraph 7.8 as follows:</p> <p>“...developers should have regard to the location of community assets set out in policy CA1<u>CF1</u> and link to them.”</p>	Accept recommendation	To meet the Basic Conditions and make factual corrections.
PM11	Page 31,	The text of the Policy should be amended as follows:	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	Policy SR1	“..where the retail premises form part of an <u>primary active</u> shopping frontage.”		
PM12	Page 34, Policy SR2 and paragraph 8.10	<p>The Policy title should be amended as follows: “Policy SR2 – PUBLIC REALM IN <u>STRATEGY FOR RETAIL AREAS</u>”</p> <p>The Policy text should be amended to read as follows: “A Public Realm Strategy is proposed, setting out desirable improvements within the Policy SR1 shopping areas, focusing on the delivery of the following elements:</p> <ul style="list-style-type: none"> ○ Shared surfaces and crossings, where appropriate; ○ Improved parking provision, in particular short stay; ○ Improved accessibility including disabled bays, ramped access to shops and additional seating areas. <p>Developments or community led projects which seek to provide or contribute to the improvements proposed by the Public Realm Strategy will be supported, subject to compliance with all other policies within the Development Plan. Where such</p>	Accept recommendation	To meet the Basic Conditions and make factual corrections.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>developments affect the Conservation Area, they will be subject to compliance with policies HC1-HC4 (Heritage and Conservation) and Policy 11 in the Rushcliffe Local Plan Part1.</i></p> <p><i>Contributions towards achieving elements of the Public Realm Strategy through specific schemes may be sought, where appropriate and subject to negotiation and viability considerations, from developments on allocated sites, and those providing more than 10 residential units or 500 sq.m. of commercial floorspace.</i></p> <p><i>Landscape schemes associated with the improvements should use an appropriate and robust palette of materials and planting, including the use of natural stone. The incorporation of forecourts, allowing retail uses to spill out and create an active street scene will be encouraged.</i></p> <p>The second sentence to paragraph 8.10 should be amended as follows:</p> <p>“Further guidance on the public realm within the Conservation Area (some of which is designated as retail frontage) is contained in policy CA4CF1 and HC1 – HC4.”</p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM13	Page 36, Policy SR3	<p>Criteria 4 – 6 should be amended as follows:</p> <ul style="list-style-type: none"> ○ <i>“Signage should respect the character of the individual building and adjoining properties. Only one hanging sign should normally <u>will</u> be permitted per shopfront;</i> ○ <i><u>In all circumstances</u> sSolid shutters will normally be considered <u>are</u> unacceptable. Only security measures which maintain a level of transparency to and from the street will be permitted, such as laminated glazing, lattice grilles and perforated shutters;</i> ○ <i>Within the Conservation Area projecting boxes and external shutters are also considered to be inappropriate and will be resisted.”</i> 	Accept recommendation	To meet the Basic Conditions.
PM14	Page 38, Policy TA1	<p>The first sentence reference to Policy CA1 should be replaced to read:</p> <p><i>“...(as outlined in policy CA1CF1)..”</i></p> <p>The wording of the second sentence of paragraph two should be amended as follows:</p> <p><i>“The thresholds for these requirements are set out</i></p>	Accept recommendation	To clarify, to meet the Basic Conditions and make factual corrections.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<u>in guidance published by the Ggovernment and by the local transport authority guidance.</u>		
PM15	Page 40, Policy TA2	<p>Delete the final sentence of the first paragraph.</p> <p>Amend the final paragraph as follows:</p> <p><u>“Where necessary to mitigate the impact of Subject to viability, contributions will be sought where appropriate, from new developments (residential and non-residential), and subject to viability considerations, contributions will be sought towards the strategic highways improvements identified by the Rushcliffe Local Plan Part 1, as well as the following improvements for highway safety, pedestrians and cyclists:”</u></p> <p>Add the following sentence to the end of the Policy, following the list of improvements:</p> <p><u>“Contributions will only be sought for improvements where a specific scheme has been identified by the appropriate statutory body”.</u></p>	Accept recommendation	To meet the Basic Conditions.
PM16	Page 42, Policy TA3 and paragraph	<p>The second paragraph to be amended as follows:</p> <p><u>“Visitor parking should also be considered and provided at a rate of 1 space for every four</u></p>	Accept recommendation	To align with national guidance and meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	9.11.	<p><i>dwelling proposed. P and parking needs should be met entirely within the confines of the site, and not result in overspill to the surrounding streets. A mixture of parking arrangements will be encouraged. Affordable housing schemes should demonstrate that sufficient car parking has been provided on site for occupiers and visitors but some flexibility is allowed from these standards. Where Developers will be encouraged to provide garages are provided they must be of a scale to accommodate modern larger vehicles. Where a garage or car port is provided as part of the parking standards set out above, permitted development rights will be removed to restrict its conversion to living space and its resultant loss as parking, unless a viable on-plot alternative is demonstrated.</i></p> <p>Amend the third paragraph as follows:</p> <p><i>“Proposals for schemes of 10 or less <u>dwelling</u>s or for non-residential development, <u>or for all development within the Conservation Area</u>, should demonstrate an appropriate level of parking based on consideration of the following, and may be provided by way of improvements to existing</i></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>public car parking facilities:</i></p> <p>Delete paragraph 9.11 of the explanatory text in its entirety.</p>		
PM17	Page 45, paragraph 10.0	<p>Amend the third and fourth sentences as follows:</p> <p>“Following careful consideration of the available sites, their impact on traffic generation, the gGreen bBelt and the landscape character, and responding to the community consultation, <u>the Neighbourhood Plan recommends to Rushcliffe Borough Council for potential inclusion in its Local Plan Part 2 an aspirational housing strategy which has been developed and which seeks to allocate the allocation of 450 to 480 dwellings across three sites. A further two sites may be designated site is recommended as safeguarded land for future development should the allocated sites not come forward, or to meet need during the next Plan period totalling another 200 dwellings.”</u></p> <p>Provide additional text following the fifth sentence as follows:</p> <p><u>“The development strategy is a recommendation to the Borough Council and, therefore, it and Appendix 3 as a whole, does not form part of the development</u></p>	Accept recommendation	To meet the Basic Conditions and make factual corrections.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<u>plan. It will be for the Borough Council and its Local Plan Part 2 to determine which, if any, of the recommended sites at Appendix 3 are ultimately allocated for development.”</u>		
PM18	Page 46, paragraph 10.4:	Amend the paragraph as follows: “In addition to the three proposed allocations, there is a <u>recommended</u> safeguarded site identified for development beyond 2028 (the Plan period) or in the event that there are issues of deliverability. This is land north of Debdale Lane (5 hectares). As with the proposed allocated sites, the safeguarded site would <u>hopefully</u> be identified as part of the Local Plan: Part 2.”	Accept recommendation	To ensure accuracy and general conformity with the strategic policies of the local development plan.
PM19	Page 47, Policy H1	Amend the first paragraph of the Policy as follows: <i>“The Keyworth Neighbourhood Plan makes provision for <u>recommends the delivery of between 450 and 480 residential dwellings to meet the strategic targets set out in the Rushcliffe Local Plan. Housing should be developed at the densities set out in policy H3, subject to compliance with the Rushcliffe Local Plan and its proposals for the number of dwellings on individual allocated sites”.</u></i>	Accept recommendation	To ensure general conformity with the strategic policies of the local development plan, to align with national policy and in order to meet to meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>Amend the first sentence of the second paragraph of the Policy as follows:</p> <p><i><u>“It is recommended that sites Sites should be delivered (either as a result of planning permissions or allocated through the Local Plan: Part 2) to ensure that housing delivery is balanced divided between the east and west of the settlement, to ensure that impacts on the landscape setting of the settlement are minimized and that traffic generation is spread throughout the network”.</u></i></p> <p>Amend the fourth paragraph of the Policy as follows:</p> <p><i><u>“Where required, necessary to mitigate the impact of development, and subject to viability considerations, contributions for improvements to local road junctions and pedestrian and cycle links to the shopping areas will be negotiated. Developments on allocated sites will be required to demonstrate how they have met encouraged to make provision for localised convenience retail needs and appropriate highways and access arrangements, both on and off-site”.</u></i></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM20	Page 48, paragraph 10.5	<p>Amend the fourth sentence as follows:</p> <p>“These sites form an integral part of the issues and options <u>preferred housing sites</u> document prepared in support of this emerging policy document”.</p> <p>Add the following sentence to the end of the paragraph:</p> <p><u>“It is however recognised that it will be the role of Local Plan Part 2 to ultimately determine the overall level of residential development on greenfield sites adjacent to the existing built up area of the village, in which directions around the village development is focused and which specific sites are allocated for development”.</u></p>	Accept recommendation	For accuracy and clarification.
PM21	Pages 49-50, Policy H2 and paragraph 10.9	<p>Amend the first sentence of the Policy as follows:</p> <p><i>“The following mix of market housing types will be sought from all new developments in excess of 10 dwellings, subject to viability considerations:”</i></p> <p>The first entry in the table should be amended to read: <i>“Two-bed starter homes”.</i></p> <p>The final two entries in the table should be amalgamated to read as follows:</p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>“Four or more Bed Family Homes* 30 – 40”</i></p> <p><i>“* No more than 10% of the total market homes should be larger than 5 or more bedrooms”.</i></p> <p>The second paragraph of the Policy should be amended to start as follows:</p> <p><i>“<u>Subject to viability, We urge that a total of 30 20% affordable housing (including shared ownership, social rented, affordable rented and intermediate housing and starter homes at 20% below market value) should be delivered sought through negotiation on sites of 5 dwellings or more than 0.2 hectares</u>”.</i></p> <p>Paragraph 10.9: delete the phrase “smaller starter and” from the third sentence.</p>		
PM22	Page 52, Policy H3	<p>Amend the first sentence of the Policy as follows:</p> <p><i>“For any scheme over 10 houses the following design criteria normally apply will be applied to assist in delivering new residential development of the highest quality”.</i></p> <p>Amend the second sentence of the fifth bullet point as follows:</p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>“Where sites are green field or create a new settlement edge, density should not normally exceed 30dph with densities at the urban edge being as low as <u>no more than</u> 20dph”.</i></p> <p>Amend the sixth bullet point as follows:</p> <p><i>“Ensure that appropriate buffer planting is provided adjacent to existing properties <u>where appropriate</u> and that this is retained and managed <u>in-perpetuity</u> accordance with an <u>agreed management plan</u>”.</i></p>		
PM23	Page 55, Policy E1	<p>Add the following paragraph to the Policy:</p> <p><i>“Development proposals which would have a significant adverse impact on the existing green and blue infrastructure will be resisted and alternative proposals reducing or eliminating impact should be considered. As a last resort, or where adequate mitigation is not possible, permission will be refused.”</i></p>	Accept recommendation	To meet the Basic Conditions.
PM24	Page 58-59 Policy E2 supporting	<p>Amend paragraph 11.11 of the explanatory text as follows:</p> <p>“Work is currently underway on t <u>The Rushcliffe</u></p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	text	Conservation Strategy and its implementation group, which will identify <u>has been published and it identifies</u> opportunities across Rushcliffe, including in Keyworth. Applicants are encouraged to engage with this process and its strategy to maximise the benefits delivered.”		
PM25	Page 60, Policy HC1	The first paragraph of the Policy should be amended as follows: <i>“Improvement to the public realm within the Conservation Area (CA) is a priority and will be supported by the KNDP. S support will be given to housing developments that contribute to the delivery of the public realm improvements. Development proposals for the public realm should:”</i>	Accept recommendation	For clarity and to meet the Basic Conditions.
PM26	Page 62, Policy HC2	Amend the first paragraph of the Policy as follows: <i>“The design of new buildings and alterations to existing buildings within the Conservation Area must be of high quality. Any proposals which include features that erode the character of the Conservation Area will be resisted. New development should preserve or enhance the character of the Conservation Area. and respect</i>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>should be given to the key characteristics of the local vernacular. Development proposals within and adjacent to the Conservation Area which demonstrate high quality design, understanding of the Conservation Area and consideration of the Conservation Area Appraisal, will be supported by the KNDP. <u>Any proposals which include features that erode the character of the Conservation Area will be resisted</u></i>.</p> <p>Amend the second paragraph of the Policy as follows:</p> <p><i><u>“This could Proposals which include contemporary design may be supported...”</u></i></p>		
PM27	Page 64, Policy HC3 and Proposals Map at page 70	<p>Amend the final part of the first paragraph of the Policy as follows:</p> <p><i><u>“...into the surrounding landscape will be resisted by the KNDP.”</u></i></p> <p>Amend the final part of the second paragraph as follows:</p> <p><i><u>“Development which leads to the loss of, or inappropriate impacts on, key views throughout the village and parish will be resisted. <u>In respect of areas outside the Conservation Area, key views</u></u></i></p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><u>are illustrated on the Proposals Map.</u></p> <p>The Proposals Map should be amended as follows:</p> <ul style="list-style-type: none"> ○ Remove the identification of key views out of the settlement southwards from Bunny Lane; ○ Add the identification of key views out of the settlement southwards from Selby Lane close to its junction with Willow Brook. 		
PM28	Page 66, Policy HC4 and paragraphs 12.11 and 12.12	<p>Provide a new sub-heading to the first paragraph of the Policy as follows:</p> <p><u>“Designated heritage assets”</u></p> <p>Amend the first sentence as follows:</p> <p><u>“All new developments must take account of their impact on <u>designated</u> heritage assets and...”</u></p> <p>Provide a sub-heading following the first paragraph of the Policy as follows:</p> <p><u>“Non-designated heritage assets”</u></p> <p>Combine and amend the second and third paragraphs to provide new second paragraph and third paragraphs as follows:</p> <p><u>“There are a number of non-designated heritage</u></p>	Accept recommendation	To meet the Basic Conditions.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><i>assets which make a positive contribution to the character and appearance of the Conservation Area. The significance of these assets will be taken into account in the consideration of planning applications for development and the following buildings are identified for particular protection from the impact of development proposals:</i></p> <ul style="list-style-type: none"> ○ <i>United Reform Church, Nottingham Road;</i> ○ <i>Methodist Church, Selby Lane;</i> ○ <i>The Old Forge, Main Street;</i> ○ <i>Parochial Church Hall, Selby Lane;</i> ○ <i>Old Rectory, Nottingham Road.</i> <p><i>A record of the non-designated assets in the Conservation Area is included as Appendix 2 of the Keyworth Conservation Area Appraisal and Management Plan (Rushcliffe Borough Council, October 2010)."</i></p> <p>Amend second paragraph of 12.11 as follows:</p> <p><u>"There are many unlisted non-designated buildings within the village which contribute to character yet are not afforded full listed status. Where non-designated buildings and heritage assets are locally listed ↓ it is</u></p>		

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>therefore important for the Plan to protect them <u>se</u> historic cultural assets...”</p> <p>Amend paragraph 12.12 as follows:</p> <p>“New developments which do not take account of high quality <u>locally</u> unlisted <u>non-designated</u> buildings...”</p>		
PM29	Page 75	<p>The title of the Appendix should be amended as follows:</p> <p>“APPENDIX 3: THE DEVELOPMENT STRATEGY <u>(note: this appendix does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004).</u>”</p>	Accept recommendation	For clarity.
PM30	Page 76, paragraph A.1	<p>The paragraph should be amended as follows:</p> <p>“The Keyworth Development Strategy has evolved over a period of three years based on the feedback from residents, community groups and environmental organisations. It aims to guide the <u>development delivery</u> of the Keyworth Neighbourhood Plan <u>and preparation of the Rushcliffe Local Plan Part 2</u>. It should be noted that, <u>unlike the rest of the Neighbourhood Plan, this appendix does not form part of the development plan, as defined by Section 38 of the Planning and Compulsory Purchase Act 2004.</u>”</p>	Accept recommendation	For clarity.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM31	Page 76, Paragraph B.1 and B.2	<p>The paragraphs should be amended and linked to form one paragraph as follows:</p> <p>“B.1. The Keyworth Neighbourhood Plan is unable to allocate any specific sites to fulfil the housing and employment growth proposed by the Rushcliffe Local Plan: Part 1 (Core Strategy) as this would require the release of greenfield land around the settlement, all of which is currently designated as gGreen bBelt. Only Rushcliffe Borough Council’s Local Plan can remove land from the gGreen bBelt designation. This process is scheduled to be undertaken as part of the emerging Local Plan: Part 2 (Allocations) document. B.2. Therefore, the Neighbourhood Plan’s <u>recommended</u> Development Strategy, which seeks the release of gGreen bBelt sites, is for now located within the Appendix <u>this Appendix</u> of the Neighbourhood Plan itself and does not form part of the development plan. It is anticipated that this development strategy and the Local Plan Part 2 provisions for Keyworth will be aligned before their adoption”.</p>	Accept recommendation	For clarity.
PM32	Page 77, paragraph	<p>Amend the paragraph as follows:</p> <p>“In order to secure the delivery of the housing target, as set out in the Local Plan Part 1, the Neighbourhood</p>	Accept recommendation	For clarity.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	C.3	Plan seeks to allocate <u>recommends that the Local Plan Part 2 allocates</u> 450 to 480 new dwellings within the period of the plan, i.e. by 2028.”		
PM33	Page 78, paragraph C.6	Paragraph C.6: The final sentence to be amended as follows: “ ..and two a single safeguarded sites rather than one single larger site.. ”	Accept recommendation	Factual correction
PM34	Page 78, paragraph C.7	The first sentence to be amended as follows: “The <u>recommended</u> development sites are spread around the periphery of the village of Keyworth”. And the final sentence to be amended as follows: “In addition to this they received higher scores in some of the g <u>Green b Belt</u> assessments, i.e. they were considered more valuable sites in terms of contribution to the g <u>Green b Belt</u> .”	Accept recommendation	For clarity and for factual correction.
PM35	Page 79, paragraph E.1	The final sentence of paragraph E.1 should be amended as follows: “ ..with the split between <u>locations east and west of the settlement being almost equal.</u> ”	Accept recommendation	Factual correction

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM36	Pages 79 – 83, paragraphs E.2, E.3, E.6., E.9 and E.15	<p>The following amendments should be made to the paragraphs as indicated:</p> <p>Paragraph E2, first sentence: “Details of these particular <u>recommended</u> allocations are included below and are based on the submissions made by the site owners and their agents in response to the draft Plan proposals”.</p> <p>Paragraph E3, first sentence: “This is the largest single allocation proposed <u>recommended</u> by the Development Strategy but has the benefit of multiple <u>more than one</u> access points, although both will not be suitable for vehicles”</p> <p>Paragraph E6, third sentence: “This <u>recommended</u> allocation is only accessible from Nicker Hill, but is well connected to the wider public footpath network and is close to a number of local bus routes with the opportunity to provide a route running past the site”.</p> <p>Paragraph E9, first sentence: “The <u>recommended</u> development is large enough to offer a variety of housing types including affordable</p>	Accept recommendation	For clarity.

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p>housing, family homes and those for the elderly as specified in policy H2.”</p> <p>Paragraph E15, first paragraph:</p> <p>“This site has been identified as <u>recommended</u> safeguarded land by the development strategy”.</p>		
PM37	Page 70, Proposals Map	Replace on the Proposals Map references to Policy CA1 with Policy CF1.	Accept recommendation	Factual correction.
PM38	Page 70, Proposals Map	<p>References in the Key of the Proposals Map:</p> <p>“Housing Allocation (Proposed Only) Employment Allocation (Proposed Only) Safeguarded Land for Housing (Proposed Only)”</p> <p>To be replaced with the following:</p> <p>“Potential Housing Allocation (recommended for inclusion in the Rushcliffe Borough Local Plan) Potential Employment Allocation (recommended for inclusion in the Rushcliffe Local Plan) Potential Safeguard Land for Housing (recommended for inclusion in the Rushcliffe Local Plan)”</p>	Accept recommendation	To meet Basic Conditions as far as accuracy is concerned.