

KEYWORTH

DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

2014-2028

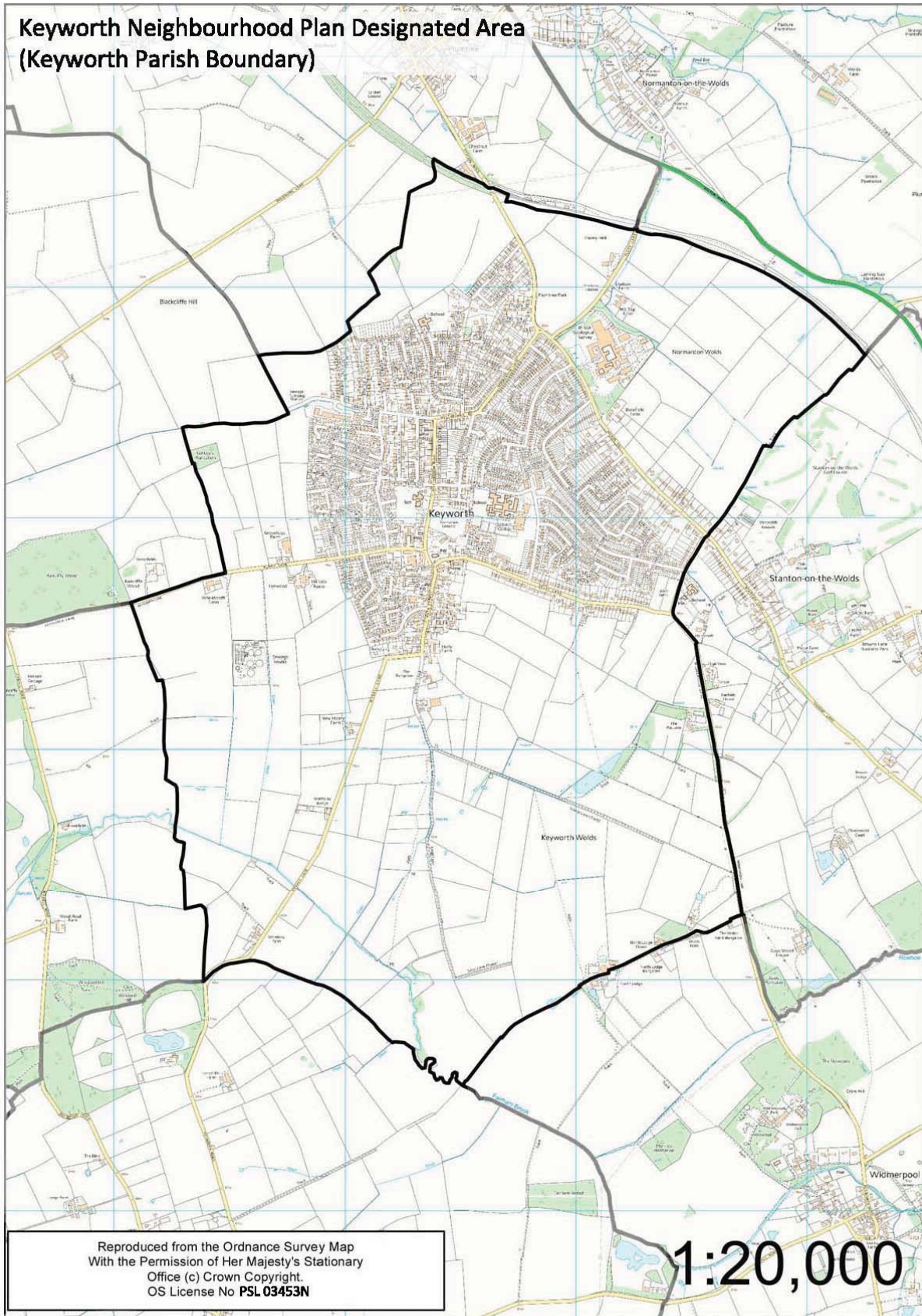
DRAFT FOR FURTHER PUBLIC CONSULTATION AND ENGAGEMENT

6th December 2014 – 24th January 2015

In association with Keyworth Parish Council



Keyworth Parish Neighbourhood Development Plan
DRAFT for consultation
6th December 2014 – 24th January 2015



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1.0. INTRODUCTION

- 1.0. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in conformity with the Local Planning Authority's (LPAs) Operational Development Plan.
- 1.1. The government is financially supporting over 200 'Frontrunner' projects to help produce the first NDPs and provide guidance and insight for other communities and local authorities wishing to undertake their own. Keyworth Parish Council, as the qualifying body, won its bid to undertake a 'Frontrunner' project in 2012. The designated NDP area is the Keyworth Parish boundary. The Parish Council wished to ensure the KNDP represented the wishes of the whole community and so established a Steering Group to facilitate the project and make recommendations on the content of the KNDP.
- 1.2. NDPs are to be shaped by the local community. The role of the Steering Group and Parish Council has been to act as facilitators in enabling local residents and representatives from the Rural Community Action Network (RCAN), Nottingham County Council and Rushcliffe Borough Council, to determine the focus of their NDP and devise policies to tackle local issues.

STATUS OF THE NDP:

- 1.3. Once adopted, the NDP will form a new tier of the Development Plan at the local level under the emerging Rushcliffe Local Plan and will be used to determine applications in accordance with the Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of Planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.4. Neighbourhood Development Plans must be in conformity with the Local Planning Authority's (LPAs) Operational Development Plan. In the case of Keyworth Parish this will be the emerging

Rushcliffe Local Plan. Part 1: Core Strategy is currently undergoing Examination in Public. The first stage of consultation for Local Plan Part 2: Land and Planning Policies is due to begin in late 2014.

- 1.5. It is important that Neighbourhood Plans remain in compliance with the relevant higher planning policy including the saved policies of the Rushcliffe Borough Local Plan (1996) and the new policies of the emerging Local Plan Part 1: Core Strategy. Once submitted to Rushcliffe, the KNDP will be subject to public examination and finally a local referendum before being adopted as a new tier of development plan policy and used in the determination of planning applications within the parish boundary (see page for boundary). Once submitted to the LPA, the Plan will be subject to a public examination and finally a local referendum before being adopted as a new tier within planning policy and used in the determination of planning applications within the parish.

DEVELOPING THE NDP:

- 1.6. The KNDP has been prepared for the Keyworth Parish community by the Keyworth Parish community themselves. A series of consultation events and techniques have been used to gauge the community and key stakeholder's hopes and aspirations for the future of the parish.

1.7. The table below provides a brief outline of the community consultation events held to date:

SUMMARY OF CONSULTATION EVENTS:

<u>Consultation Exercise</u>	<u>Date/Time</u>
Keyworth Village Plan - Consultation	July 2009
Fresh Approach Consultation events – LPA Core Strategy	March – July 2011
South Wolds School, Sixth Form Consultation event	October 2011
Community Consultation SWOT Analysis (Site Selection Process)	April 2012
Community Questionnaire	April-September 2012
Housing Sites Map comments sheet	April-September 2012
Consultation with University of 3rd Age	May 2012
Drop-in Consultation at British Geological Survey	July 2012
Primary Schools Consultation	May 2012
Digital Kiosk	July-September 2012
Consultation with School Governors	Summer 2012
Consultation with Keyworth Business Groups	January 2013
Community Questionnaire	January 2013
Main Statutory Body Response – Preliminary Consultation	May – June 2013
Written submission from developers about their prospective development sites	June 2013
Developer Presentations	February 2014
Community consultation on developer schemes	April 2014
Issues and Options Consultation with community at the Keyworth Show	July 2014
Meeting with Keyworth Women’s Institute	September 2014
Meeting with British Geological Survey	October 2014

DEVELOPMENT STRATEGIES

- 1.9. The planning consultants analyzed the results of the extensive consultation that had been carried out, presenting findings in a Consultation Report. The key results of this report and the findings of the Technical Baseline Report pointed clearly to a number of key issues which the community and key stakeholders felt the Neighbourhood Plan needed to address.
- 1.10. There have throughout this project been two aspects to the preparation of the Keyworth NDP; the site specific detail and the remainder of the key issues which the KNDP has the opportunity to address. These two elements are inextricably linked however, have been formulated using slightly different methods. Key issues and supporting evidence have been gathered and policies dealing in turn with each topic prepared. Site specific factors, in terms of the actual allocation of residential and employment sites, were prepared through a testing of a series of options, see Appendix 2 for details on each option and its assessment.
- 1.11. The final development strategy brought forward by the KNDP, clearly presented by the Proposals Map in Appendix 1, is a combination of Option 1a and 2, as set out in the original series of options. The Housing (H) and Economic Development (ED) policies set out the KNDP Development Strategy with the support of the Proposals Map.

2.0. BACKGROUND TO THE PARISH

- 2.0. Keyworth village lies within the borough of Rushcliffe within the county of Nottinghamshire and is a large village with a population of roughly 7000 people. The borough lies in the south of Nottinghamshire, close to the border with Leicestershire, in the heart of the midlands. The surrounding area is predominantly rural with a mixture of small towns and villages, with the nearest city being Nottingham, located 8 miles away to the north of Keyworth.
- 2.1. There is a significant retired population in Keyworth, with low numbers of young people and working age people. The high number of retired people in Keyworth accounts for a relatively low level of economic activity, however unemployment levels are low and overall Keyworth has a well-functioning economy and is considered highly sustainable in terms of provision of shops and services.
- 2.2. The population is generally highly skilled with high levels of educational attainment and qualifications. There are above average numbers of people who work from home and travel to work on foot. Keyworth has very low levels of deprivation (scored the 28,411 least deprived neighbourhood out of 32,482 neighbourhood's nationwide).

3.0. VISION AND OBJECTIVES

- 3.0. The community in Keyworth have developed a vision to guide the development of this Plan. All planning applications should be required to demonstrate how they have addressed the Vision as well as the policies and objectives which have been developed from it.

THE VISION:

“TO SUSTAIN A SAFE, FRIENDLY, INCLUSIVE ENVIRONMENT IN KEYWORTH”

- 3.1. The following eight objectives, listed in no order of preference, aim to support the Keyworth Neighbourhood Development Plan vision. They have been produced with reference to consultation feedback provided by the residents of Keyworth and key stakeholders.

KEYWORTH NEIGHBOURHOOD DEVELOPMENT PLAN WILL AIM TO...

OBJECTIVE 1 – ECONOMIC DEVELOPMENT

Protect the existing businesses of Keyworth, whilst promoting new opportunities, specifically encouraging entrepreneurial activity and businesses in the high-skills, knowledge-based and tourist sectors.

OBJECTIVE 2 – COMMUNITY ASSETS

Retain and enhance existing services and facilities whilst identifying opportunities to build on the village's role as a rural hub through responding to local need.

OBJECTIVE 3 – LEISURE AND RECREATION

Improve the quantum, quality and access to all types of recreation and leisure provision, including access to the countryside, for all ages and abilities.

OBJECTIVE 4 – SHOPS AND RETAIL

Retain, improve and promote retail opportunities within identified areas and encourage new, limited retail development to meet the need of new housing schemes.

OBJECTIVE 5 – TRANSPORT AND ACCESS

Reduce the reliance on the private car by supporting proposals which encourage sustainable travel, including improvement to existing and promotion of new walking and cycling routes, and to deliver high quality targeted transport infrastructure improvements.

OBJECTIVE 6 - HOUSING

Deliver up to 500 homes in order to meet the housing growth requirement for Keyworth up to 2028 whilst helping to create a sensitively designed and sustainable community.

OBJECTIVE 7 - ENVIRONMENT

Protect and enhance environmental assets and biodiversity; supporting sustainable community led schemes and new development that responds to the landscape and natural environment.

OBJECTIVE 8 – HERITAGE AND CONSERVATION AREA

Value and conserve the Keyworth Conservation Area and heritage assets through contextually responsive and sensitive design that reinforces Keyworth's unique character.

4.0. KNDP POLICY OVERVIEW

4.0. The following table demonstrates how all of the policies set out in the KNDP meet the objectives set out in Chapter 3. In all cases the policies developed should address at least two of the objectives, however, there are some very specific policies designed to deliver targeted and specialist elements of the objectives which may not address more than one.

	OBJECTIVES TO BE ADDRESSED							
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
Economic Development (ED)								
ED1 – Major Employment Site	✓	✓			✓		✓	
ED2 – Employment Allocations	✓	✓			✓			
ED3 – Other Employment Schemes	✓	✓			✓			✓
ED4 – Entrepreneurial Enterprises	✓	✓			✓	✓		
Community Assets (CA)								
CA1 – Protection and Enhancement of Community Assets	✓	✓	✓		✓			✓
CA2 – New Community Facilities	✓	✓	✓			✓		
CA3 – Design of Community Buildings		✓	✓		✓	✓	✓	✓
Leisure and Recreation (LR)								
LR1 – New and Existing Open Spaces and Parks		✓	✓			✓	✓	
LR2 – Improved Pedestrian and Cycle Access	✓	✓	✓	✓	✓	✓	✓	
Shops and Retail (SR)								
SR1 – Active Retail Frontages	✓	✓		✓	✓	✓		
SR2 – Public Realm in Retail Areas	✓			✓	✓		✓	✓
SR3 – Design of Shop Fronts	✓	✓		✓			✓	✓

Transport and Access (TA)								
TA1 – Sustainable Modes	✓	✓	✓	✓	✓	✓	✓	✓
TA2 – Highways and Access	✓	✓	✓		✓			
TA3 – Parking Standards					✓	✓		
Housing (H)								
H1 – Housing Strategy		✓	✓	✓	✓	✓	✓	
H2 – Type and Tenure						✓		
H3 – Design Requirements for New Development					✓	✓	✓	✓
Environment (E)								
E1 – Green and Blue Infrastructure							✓	✓
E2 – Protection of the Environment							✓	✓
Heritage and Conservation (HC)								
HC1 – Public Realm (Within the Conservation Area)							✓	✓
HC2 – Conservation Area Building Design								✓
HC3 – Key Views		✓					✓	✓
HC4 – Heritage Assets								✓

THE POLICIES

5.0. ECONOMIC DEVELOPMENT (ED)

POLICY ED1 – MAJOR EMPLOYMENT SITE

5.0. The British Geological Survey (BGS) is a site of scientific excellence which has forged strong links with the community and is a significant employer within Keyworth. The BGS is identified on the KNDP proposal map as a Major Employment site (Ref: ED1.1). Its continued growth and operation on this site is not only important to the area's economic activity and wealth but also to the community's identity and overall vision for the future.

POLICY

New development or redevelopment of buildings which facilitates existing and future operations (Use Classes B1a-c only) at the BGS site as defined on the proposals map, will be supported.

In addition to the above, planning permission will normally be granted for development proposing limited infilling within the BGS complex for uses unconnected to the operation of the BGS (Use Classes B1a-c only) and any other ancillary uses.

Proposals for new development will be required to meet the following criteria:

- ***Development will be of a scale appropriate to that of the existing complex;***
- ***Proposed development should not exceed the height of the tallest existing complex building;***
- ***The nature and appearance of the existing parkland is to be retained at all times;***
- ***New development will not conflict with other policies of the KNDP or the emerging Rushcliffe Local Plan.***
- ***All new development must be accompanied by a transport statement demonstrating its acceptability in highway terms of the cumulative effect of the proposal.***

Development proposals which would result in a net loss of employment space (Use Classes B1a-c only), either by demolition or a change of use, will be resisted unless supported by an economic viability assessment justifying its acceptability. Where a loss is justifiable, development proposing creation of employment opportunities (Use Classes B1a-c only) will be considered preferable to other uses.

EXPLANATORY

- 5.1. This policy encourages development at the BGS which safeguards existing employment opportunities and supports continued growth of site operations, thereby responding to the government's need to promote economic growth. It provides opportunities to support site activities in relation to the BGS, and, simultaneously, seeks to diversify site uses.
- 5.2. This policy encourages the establishment of a scientific hub for small and medium enterprises, which support and/or complement ongoing BGS activities to create an environment which promotes the cross-fertilisation of business ideas and drives scientific development and achievement. This is supported by the BGS who are seeking to diversify and make better use of their asset.
- 5.3. Located on the edge of the Green Belt, it is essential to balance the design and extent of future development with the rural nature of the landscape, specifically to the east. It is critical, therefore, the site does not become over developed. Development proposals should be informed by relevant sections of the Landscape Analysis (PGLA,) which has informed the production of the KNDP, the National Area Character Profile within which Keyworth falls and other relevant authority landscape assessments in order to design buildings which are appropriate within the parkland and are not incongruous when viewed from the surrounding countryside.
- 5.4. The KNDP encourages development which enhances existing park landscape character, specifically through the planting of native trees to shield proposed development where it may be visually prudent to do so.

POLICY ED2 – EMPLOYMENT ALLOCATIONS

5.5. Beyond the ‘Science Hub’ that is sought from the BGS building additional land has been identified as being suitable to deliver other employment opportunities including office, research and development and light industrial uses. Given Keyworth’s location and landscape setting large scale industrial or storage and distribution uses will not be appropriate but larger footprint office parks should be supported.

POLICY

The following two employment allocations are proposed within the settlement of Keyworth.

Development for B1a – c and A2 uses:

- ***ED2.1 – Land to the south of Debdale Lane, Keyworth – 5 hectares, subject to the delivery of highways and access improvements along Debdale Lane and at the junction with Nottingham Road;***
- ***ED2.2 - Land off Platt Lane, Keyworth – 3 hectares subject to the delivery of highways and access improvements along Platt Lane and at the junction with Platt Lane, Nicker Hill and Station Road and at the junction between Platt Lane and Melton Road.***

Support will be given for commercial and light industrial uses subject to protecting local amenity, ensuring that the design and landscape minimises any visual and landscape impact (when considered cumulatively with any other development proposed as part of this plan), that appropriate access arrangements are ensured and that the proposals do not conflict with other proposals within the development plan. Contributions will be sought to ensure that this is achieved.

EXPLANATORY

- 5.6. Two sites, adjacent to existing facilities at Debdale Lane and the BGS site have been identified. They have been spread to the east and west of the settlement, towards the north, where traffic can be dispersed more easily to the national route networks. Collectively the 8 hectares identified allow for independent office and commercial development to be delivered without a reliance on the BGS complex offering opportunities for people to work and live in Keyworth.
- 5.7. By limiting the uses to only those included within the B1 and A2 classes this will ensure that landscape and visual impact of any development is lessened and reduce the potential for any heavy traffic being generated by these developments. Both Debdale Lane and Platt Lane, and selected junctions as shown on the proposals map will require some improvement to accommodate the traffic generated, but it is anticipated that these can easily accommodate widening and crossing improvements to allow these developments to come forward.
- 5.8. Where relevant the development of these sites should consider carefully its relationship with the adjacent housing sites as set out in policy H1 of this plan. Landscape and access strategies should consider the cumulative impact of both housing and employment and contributions will be sought to ensure that a holistic approach is taken.

POLICY ED3 – OTHER EMPLOYMENT SCHEMES

5.9. Whilst the previous two policies have dealt with ensuring that larger scale employment and commercial growth is possible, there will undoubtedly be a great number of smaller schemes that occur throughout the Parish over the plan period. These often take the form of conversions of existing buildings, farm diversification and redevelopment of existing employment sites (such as the Debdale Lane Trading Estate). This policy seeks to support this diversification and redevelopment without injuring local amenity. The community also considered it was important to ensure the preservation of existing employment uses within the Parish. The community highly value the concept of living and working in Keyworth and care must be taken to limit any loss of existing facilities. This policy sets the criteria against which the loss of existing facilities should be tested.

POLICY

Outside of the major employment site and the allocated sites, planning permission will normally be granted for small scale B1a-c employment use where it contributes to the economic diversification of Keyworth and where it can be demonstrated:

- ***It is of a suitable scale and the character and appearance of the surrounding area will be preserved;***
- ***Visual and, where appropriate, neighbouring amenity will be preserved;***
- ***Development will not have a cumulative adverse impact on highway capacity and safety and appropriate levels of parking are provided;***
- ***The proposal will not conflict with other policies of the KNDP or emerging Rushcliffe Local Plan.***

Within the Nottingham-Derby Green Belt planning permission will normally be granted where development is appropriate and, in all other respects, is in accordance with Green Belt policy of the Local Plan.

Where a building is used for existing employment use, its conversion to a non-employment use or, where relevant, its demolition, will be resisted unless it can be demonstrated every attempt has been made to secure an employment use.

EXPLANATORY

- 5.10. The above policy seeks to encourage small scale employment uses. The policy restricts employment development to that appropriate within the predominantly residential area of the settlement of Keyworth and its surrounding countryside. It also puts in place the checks to ensure that neighbouring amenity is not compromised. By restricting the economic development within the Greenbelt this allows the focus to be placed on the settlement of Keyworth and further enhance its overall suitability, allowing businesses to make use of the existing transport links, services and shops within the settlement – furthering their viability.
- 5.11. Medium and large scale employment activities outside the settlement, and the industrial estate at Debdale Lane, are unlikely to be acceptable unless they can demonstrate a specific locational need.

POLICY ED4 – ENTREPRENEURIAL ENTERPRISES

- 5.12. The KNDP supports economic development in all its forms and the benefits derived by the community from its delivery. This policy encourages facilities which enable sole-traders and start-up companies to prosper within Keyworth. These are often set up as ancillary units to residential dwelling houses and therefore predominantly in residential areas, and as such the potential for conflict mean that careful controls must be put in place.
- 5.13. Tourism uses, such as Bed and Breakfasts and holiday lets are also considered to help contribute to the overall economic diversity of the Parish. The community wish to support tourism uses such as these, again, which often occur associated with existing residential dwelling houses. In many cases this does not involve operational development, only a change of use which would necessitate planning permission being sought.

POLICY

Planning permission will normally be granted for the conversion of residential dwelling houses, residential garages, or similar curtilage buildings, and the operational development reasonably necessary to convert the buildings for business or tourism use where:

- ***The use of the building will not be a bad neighbour use;***
- ***Amenity, including visual amenity, of neighbouring occupants will be preserved;***
- ***Development will be acceptable in highways terms;***
- ***The conversion and use of buildings for business/tourism use will be acceptable in all other respects; and***
- ***The proposal will not conflict with other policies of the KNDP or the emerging Rushcliffe Local Plan.***

In addition, proposals for the conversion of rural buildings/or farmsteads to create employment opportunities will be supported by the KNDP subject to accordance with the above relevant criteria.

New residential schemes will be encouraged which make opportunities to work from home a realistic proposition.

EXPLANATORY

- 5.14. The KNDP encourage entrepreneurial activity within Keyworth and will support within the plan area opportunities which deliver the facilities and services which enable sole-traders and start-up companies to work from home or support existing or new tourist facilities.
- 5.15. The provision of new business premises can be an affordable means by which to develop and grow new start-up businesses and support the economic objectives of the emerging Local Plan. The benefits of such activities can have unintended consequences. This policy provides specific criteria to avoid averse harm. Development which adversely impacts neighbouring amenity in terms of noise, hours of operation, traffic generation and visual impact, will be resisted
- 5.16. New residential schemes will be encouraged which support the objectives of this policy. For example, through the inclusion of standalone garden office space, provision of flexible residential accommodation and/or the provision of suitable facilities through the inclusion of additional plug sockets or the installation of broadband.
- 5.17. Encouraging sustainable tourism to Keyworth has the potential to provide significant benefits in terms of the inward investment it attracts to the settlement and the opportunities it provides individuals to establish premises which deliver small scale tourist services, including B&B. In this regard the KNDP supports improvements to existing and provision of new tourism infrastructure and to improve the tourist economy of Keyworth.

6.0. COMMUNITY ASSETS (CA)

POLICY CA1 - PROTECTION AND ENHANCEMENT OF COMMUNITY ASSETS

- 6.0. Community assets such as schools, health facilities and even public houses are Important in encouraging social interaction between members of the local community, ensuring the delivery of wellbeing and creating the overall social capital within Keyworth. The preservation and enhancement of these types of facilities is important in building a strong and sustainable community for the retention of, and enhancement of community assets.

POLICY

The following community assets are identified as part of the KNDP, and development which result in the improvement to, and the enhancement of (in terms of overall capacity and in the breadth of services offered), these assets will be supported:

- ***Schools (Keyworth Primary and Nursery School; Willow Brook Primary School; Crossdale Drive Primary School; South Wolds Community School)***
- ***Pubs (Keyworth Tavern, Fairway; Salutation, Main Street; Plough, Selby Lane; Fairway, Nottingham Road)***
- ***Health Centre (Bunny Lane)***
- ***Leisure Centre (Bunny Lane)***
- ***Village Hall Complex (Elm Avenue)***
- ***Allotment (Willow Brook / Widmerpool Lane)***
- ***Churches - (Keyworth Baptist Church (Nottingham Road); Keyworth Methodist Church (Selby Lane) United Reform Church (Nottingham Road); St Mary Magdalene (Nottingham Road); St Margaret Clitherow (Willow Brook)***
- ***Library (Church Drive)***
- ***Leisure Centre and swimming pool (Church Drive)***
- ***Rectory Field and Bowls, Tennis Clubs***
- ***Platt Lane Playing Fields and pavilions***
- ***Keyworth Meadow Nature Reserve***

Where development would result in the loss of any of the above assets this will be resisted, unless the loss of the asset would be replaced by equivalent or superior provision in a suitable location as agreed through negotiation between the parish Council and Rushcliffe BC and the developer(s), or if an independent viability test can demonstrate that there is no longer any need for the facility or that it is financially unviable.

EXPLANATORY

- 6.1. It is recognised that Keyworth has numerous services and facilities which, together, assist in shaping the sustainable community of Keyworth. Nevertheless, retention of these assets are vulnerable to economic pressure, either through demolition, a change of use and/or redevelopment. This policy therefore seeks to recognise their importance. There is a presumption in favour of their retention. Proposals for their enhancement will be supported.
- 6.2. This policy sets out the broad targets for maintaining and supporting the current levels of community assets within the Parish. Keyworth has a wide variety of excellent facilities which partly account for its ability to accommodate development in both housing and employment terms. It is vitally important that these facilities remain viable and protected, and that they are enhanced to further accommodate this growth without hindrance from the planning system.
- 6.3. Importantly, this policy adds in protection against their removal or loss (and that may include the loss of a certain element within an existing building or complex) of a community facility. The onus is therefore on the applicant to demonstrate why the facility is either no longer needed or to ensure that there is a process for its replacement elsewhere. This can be done through the use of legal agreements.

POLICY CA2 – NEW COMMUNITY FACILITIES

6.4. Notwithstanding the excellent range of facilities protected under policy CA1, there remains facilities that the community would still like to see delivered. This policy seeks to ensure its delivery through removing the planning barriers to their overall delivery, or to support developers delivering this alongside other proposals for housing and employment.

POLICY

New development proposing to deliver the following new community assets will be looked on favourably:

- ***Adult Education Centre***
- ***Indoor Leisure facilities***

Where new community assets are to be delivered the type, scale and location of the asset and its scheduled delivery are to be negotiated with the community of Keyworth, the Parish Council and the Borough and County Council. Where possible these should be in the form of multi-use spaces, combined with existing facilities and services that allow for dual use.

Contributions will be sought from all strategic residential schemes (as set out in policy H1) for the delivery of these assets. Where this is to be provided by a developer as part of a wider scheme it should not be used as a rationale for the release of new housing sites beyond the settlement boundary. On completion of the asset, it should be transferred into the ownership of the authority and an agreement made in perpetuity for its maintenance and management by the developer(s) or similar.

EXPLANATORY

- 6.5. In order to develop social capital within the neighbourhood it is important that the plan strives to deliver a greater range of activities for the community. Adult education is important to help the overall educational attainment of the population. Many of the residents are within the professional sector and therefore continued professional development as well as social (night school) courses are seen as important to delivering higher quality of life.
- 6.6. Whilst the leisure centre at Keyworth offers a range of facilities, however, there is a limit on the indoor sports provision. Currently there are no squash courts and only a single multi-use gymnasium which limits the number and range of activities that can be offered at any one time. Additional gymnasiums and specialist courts are sought by the community. Where feasible, to enable new community facilities to be utilised effectively by a broad spectrum of the community, buildings must be designed to provide flexibility in their use. In addition, the Keyworth swimming pool is a smaller 25m sized pool with additional learner pool. More extensive use of the pools could be supported by longer opening hours.
- 6.7. Given the increased pressure placed on the leisure centre and the other sports and leisure facilities within Keyworth by new residential development means that contributions will be sought to assist in funding these improvements. Offering these facilities locally, within walking and cycling distance, means that this limits the need to travel and improves the overall social sustainability of the community.

POLICY CA3– DESIGN OF COMMUNITY BUILDINGS

6.8. Well-designed development is critical to the establishment of sustainable communities. It is expected that all new development should positively contribute to the built environment. Development should respond in an environmentally and locally responsive manner. Examples exist within Keyworth of community assets which have not been sympathetically designed and impact negatively with the streetscene or are incongruous within the wider landscape. The design of new community assets must be of the highest order to set a design standard within the Parish.

POLICY

Planning will normally be granted where it can be demonstrated that development responds to the following factors:

- ***Development layout is suitable and takes into consideration its relationship with the immediate and wider environment and traditional settlement patterns, provides access to all and protected views;***
- ***Where relevant, design should be contextually responsive, unless a proposal would result in development of the highest quality;***
- ***Neighbouring residential amenity must be preserved at all times, in terms of space, light and overbearing development;***
- ***Where relevant, landscape schemes would seek to promote native species of tree and plants;***
- ***Material choice should be complementary to one another and the wider built environment;***
- ***Parking provision within new proposals should be proportionate to the scale and function of development.***

Designs which promote low carbon / carbon neutral buildings and decentralisation of energy production will be supported, subject to ensuring they do not appear incongruous or visually prominent within the wider landscape. All community buildings should be subject to a design review with OPUN.

EXPLANATORY

- 6.9. The community of Keyworth have recognised there are a number community buildings which exhibited poor design consideration. This policy places the design of new development at the forefront of the determination process and provides a baseline which must inform all future development, where relevant.
- 6.10. It is expected that new development will consider the relevance of design and be contextually responsive to the wider environment. Notwithstanding this, the policy does not seek to promote only a vernacular design approach, new design techniques and material choice which benefits the immediate and wider environment will be supported.
- 6.11. The policy also identifies the important of ensuring that the buildings reflect long term sustainable criteria, seeking to embrace low / zero carbon design solutions, and doing so in a n appropriate and attractive style. This does not preclude innovative contemporary design, but ensures that designs have been carefully considered to ensure that they appropriately sit within the fabric of the built environment.

7.0. LEISURE AND RECREATION (LR)

POLICY LR1 – NEW AND EXISTING OPEN SPACES AND PARKS

- 7.0. This policy seeks to ensure there is ready accessibility for all residents of Keyworth to existing open space provision within the urban area of the settlement and its surrounding countryside. Additional demand for open space provision has been identified (Rushcliffe Borough Council Open Space Audit, 2007) and therefore the KNDP encourages new provision to meet this requirement. This is especially pertinent in light of the residential development allocated by the KNDP over its plan period.

POLICY

Existing open space and formal and informal recreational spaces as defined on the proposal map will be protected from development and designated as Local Green Spaces, excepting those commensurate with its overall use as a leisure facility.

Where development will result in the loss of formal or informal open space it will be resisted, unless there are exceptional circumstances justifying its loss and developer(s) provide superior provision elsewhere, in terms of quality and quantum which is equally accessible to the community.

Where new residential development above five units is proposed, suitable provision for formal and informal open space, which will subsequently be designated Local Green Space, should be made in accordance with the National Playing Fields Association Standards set out below and delivered within 400m of all new housing:

- *18 sq/m per unit for formal children's play*
- *40 sq/m per unit for informal open space.*

All commercial office space should be provided with adequate outdoor areas for occupiers to enjoy and to ensure that the landscape is not dominated by parking.

Development will be supported which delivers a green trail network which provides and encourages access throughout Keyworth and its surrounding landscape, in lieu of up to 50% of the formal and informal open space provision outlined above subject to accordance with other relevant local plan policy. New provision should attempt to link-up existing green networks and/or existing or proposed community assets.

EXPLANATORY

7.1. The plan is clear that the protection of existing green spaces is a priority, however, it makes provision of leisure development on these to be converted to indoor leisure in support of the Community Assets policies. Given the documented shortage of this, its loss must result in a replacement facility that can be easily accessed by the community.

- Footpath and woodland off Platt Lane
- Skate park off Platt Lane
- Keyworth Recreation Ground
- Triangular playing field behind houses on Plantation Road and Croft Road
- Rectory Field and Bowls, Tennis Clubs
- Platt Lane Playing Fields and pavilions
- Keyworth Meadow Nature Reserve (The Nature Reserve already has statutory protection through designation as a SINC)

7.2. The policy also sets the standards for new residential development and its provision within new developments. These standards are set in relation to the National Playing Fields six acre standard which for many years has been used as the determining factor of ensuring adequate outdoor formal and informal open space. Formal children's play should take the form of either one single space or disaggregated to allow it to be more easily accessible to all.

7.3. The plan encourages the formation of a new network of green spaces and trails and responding directly to hierarchical planning policy and guidance which seeks to promote the health benefits associated with outdoor leisure activities. The community have highlighted the importance of making the most of the assets provided by the surrounding countryside and therefore, improving access to this asset is seen as an alternative to new provision.

POLICY LR2 – IMPROVED PEDESTRIAN AND CYCLE ACCESS

- 7.4. The health benefits of utilising walking and cycle ways are well recognised and the planning system should make every effort to support this. Supporting sustainable transport modes is a key aspect of this Neighbourhood Plan and new development should ensure that it makes a reasonable contribution to this, linking new residential and commercial development to health, education, recreation and leisure opportunities throughout the settlement.
- 7.5. There is currently a documented under- provision of these routes within the Keyworth area. Many of the existing routes are poorly surfaced are not well overlooked. It is important that new routes link to these existing routes and that the plan aims to create safe, well lit, off road routes which should be the goal for all links.

POLICY

Proposals will be supported which seek to improve existing pedestrian and cycle networks within the plan area and development which proposes the loss of existing provision will be resisted.

Proposed residential and commercial development should seek to deliver new routes, specifically where there are no or limited routes between existing and future community assets as set out in policy CA1 and bus stops. Contributions will be sought to ensure that these routes / links are delivered.

EXPLANATORY

- 7.6. Preservation of existing and creation of new pedestrian and cycle networks will provide a sustainable means by which residents of Keyworth can travel throughout the settlement and accordingly reduce the need to use the private car. Such networks provide a safe, alternative to travelling on the highway network to recreational areas and places of interest.
- 7.7. When considering possible new network routes, developer(s) should have regard to the location of the community assets set out in policy CA1 and seek to link to them. The Parish Council and Rushcliffe BC will enter into negotiation with local developers to ensure that appropriate, high quality routes are delivered (not detrimental to the free-flow of existing traffic provision) and retained in perpetuity.