



Ruddington  
Annual Parish  
Meeting  
21<sup>st</sup> April 2015

# Welcome

- ▶ Chairman – Councillor Allen Wood, Chairman of the Parish Council
- ▶ The Annual Parish Meeting is a meeting of the registered electors of the Parish and NOT a meeting of the Parish Council.
- ▶ It cannot make decisions on behalf of the Parish Council.
- ▶ The meeting is being recorded.
- ▶ A quick overview of the agenda so people can see when to contribute.

# Agenda – Part 1

- ▶ 1. Apologies for absence
- ▶ 2. Minutes of the Parish Meeting held on 1<sup>st</sup> April 2014
- ▶ 3. Matters arising from the minutes
- ▶ 4. To receive the accounts of the following Parochial Charities:-
  - ▶ a. James Peacock Educational Foundation
  - ▶ b. James Peacock Bread Charity
- ▶ 5. Annual Report on the work of the Parish Council
- ▶ 6. Village Plan Update
- ▶ 7. Any other business NOT COVERED BELOW

# Agenda – Part 2

- ▶ 8. Presentation: Housing requirements in Ruddington 2011 – 28
- ▶ 9. Presentation: The need to refurbish/replace the Village Hall
- ▶ 10. Presentation: The potential 'land swap' involving Sellors – Options and proposed framework for consultation & decision
- ▶ 11. Questions/comments on the Sellor's 'land swap' &/or proposed Bloors development on Wilford Road

# 1. Apologies for absence



## 2. Minutes of the Parish Meeting held on 1<sup>st</sup> April 2014

- ▶ Booklet on seats

### 3. Matters arising from the minutes



## 4. To receive the accounts of the following Parochial Charities:-

- ▶ a. James Peacock Educational Foundation
- ▶ b. James Peacock Bread Charity



## 5. Annual Report on the work of the Parish Council

- ▶ Xmas event.
- ▶ Business Directory.
- ▶ Creating additional parking (White Horse).
- ▶ Defibrillators (together with RVFC).
- ▶ Traffic and Transport Plan.
- ▶ Ruddfest on the Village Green
- ▶ Support given to St Mary's Group for play equipment on St. Mary's Play Area (e.g. Parish Council have taken a lease on the site & are part funding the footpath).

## 5. Annual Report on the work of the Parish Council

- ▶ Park equipment well maintained and not vandalised.
- ▶ Support for Ruddington Village Plan,
- ▶ Newsletter and website (developed further)
- ▶ Can now take payment by debit/credit card.
- ▶ Meetings with businesses.
- ▶ Staff terms and conditions have been properly formulated and jobs evaluated.
- ▶ Groundsman of the Year - national runner up.

## 5. Annual Report on the work of the Parish Council

- ▶ Cost savings,
- ▶ During 2014/15 a number of savings were made which feed into the 2015/16 budget. For example:
- ▶ Jubilee Clubhouse rates:
  - ▶ A revaluation was requested of the rateable value of the Jubilee Clubhouse, resulting in a £2,000 a year saving.
  - ▶ The Colts have taken over responsibility for paying the rates on the Jubilee Clubhouse. Offset against this, as part of the agreement, the Parish Council will no longer receive the payment for 'core usage'. Taken together this reduces costs to the Parish Council by a further £2,000 a year.

## 5. Annual Report on the work of the Parish Council

- ▶ Prepaid debit card (cheaper prices on line)
- ▶ Photocopier lease £1,500 a year + reduction on charges (dependant on usage, estimated at approx. £400 a year).
- ▶ Telephone/broadband charges renegotiated down £600 a year.

The revenue savings made in 2013/14 of over £10,000 a year in utilities costs, banking and insurance plus extra investment revenue (now estimated at £1,400 p.a.) continue.

## 6. Village Plan Update

- ▶ See handout on seats

## 7. Any other business

That is NOT covered later in the agenda

# 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

- ▶ 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

## SHLAA and sites within Ruddington

Site ref	Site name	Total
220	Rear of 220 Loughborough Road.	1
227	6 Paget Crescent	13
525	Talltrees 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 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:

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

# 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.

# 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.

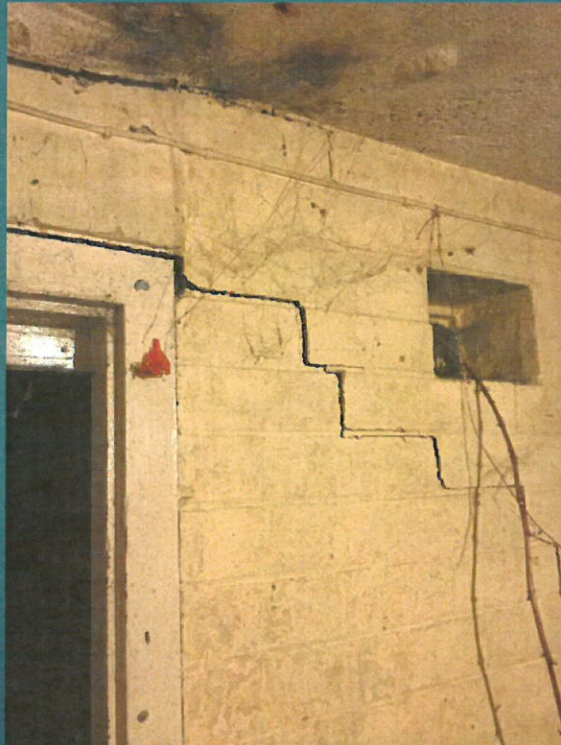
# The need to refurbish/replace the Village Hall – the hall



# The need to refurbish/replace the Village Hall – the cracks 1



# The need to refurbish/replace the Village Hall – the cracks 2



# The need to refurbish/replace the Village Hall – the damp





# The need to refurbish/replace the Village Hall - Summary

1. The existing hall in the Village Hall has limitations on use e.g. changing facilities, size.
2. The 'additional rooms' on the side and back are 'falling off'.
3. There are recurring damp problems.
4. There is very limited parking and not enough room to address this properly.
5. There are restrictions on use due to the noise limitations.

**The Parish Council have already agreed that 'do nothing' is not an option.**

# The potential 'land swap' involving Sellors

- ▶ Bloors Homes are preparing a planning application for houses on the fields that are to the north & west of Sellors Playing Field
- ▶ Bloors have told the Parish Council they are interested in buying Sellors Playing Field to build on.

# The potential 'land swap' involving Sellors



# The potential 'land swap' involving Sellers

- ▶ No negotiations have taken place and no agreement has been reached.
- ▶ In exchange for Sellers the Parish Council would expect get at a minimum:
  - ▶ All or part of a piece of land north of Packman Dyke for public open space (exact use yet to be decided), and
  - ▶ Enough money to
    - ▶ a. provide improved play facilities on the new public open space, and
    - ▶ b. build a new community centre on a site yet to be decided (subject to details of new building).

# The potential 'land swap' involving Sellors – Options

- ▶ 3 options are being considered
  1. New community hall on land north of Packman Dyke
  2. New community hall on a central site yet to be identified
  3. Refurbish/rebuild the existing Village Hall

# New community hall on land north of Packman Dyke

## Pro

- ▶ Plenty of space
- ▶ Land available in 'swap'
- ▶ Excellent new facilities
- ▶ Lower running costs
- ▶ Plenty of car parking
- ▶ Noise away from housing

## Con

- ▶ Right on edge of village
- ▶ Public transport a short walk away
- ▶ In Green Belt

# New community hall on a central site yet to be identified

## Pro

- ▶ Excellent new facilities
- ▶ Easily accessible
- ▶ Lower running costs
- ▶ Sufficient car parking (if an appropriate site is available)
- ▶ Near public transport

## Con

- ▶ Costs of purchasing land
- ▶ Finding an appropriate site
- ▶ Noise likely to be near housing

# Refurbish/rebuild the existing Village Hall

## Pro

- ▶ Parish Council land
- ▶ Public transport adequate
- ▶ May be cheaper

## Con

- ▶ Limited improvement possible
- ▶ Uses of hall remain restricted
- ▶ Difficult to improve changing facilities, etc.
- ▶ Parking issues remain
- ▶ Noise restrictions remain
- ▶ Not in centre of Village



# Proposed framework for consultation & decision

- ▶ 19/5 Parish Council: Note report & agree to consultation on:
  - Details of the proposed 'land swap'
  - Possible sites (if any) for new Community Hall & potential (old &) new uses
  - Suggested uses of new public open space
- ▶ 1/6 – 14/6 Consultation period: Via newsletter, website social media + paper copies if requested.
- ▶ 30/6 Parish Council: Make decision on Sellors 'sale/land swap'.

# Questions/comments on the Sellor's 'sale/land swap' & proposed Bloors development on Wilford Road

- ▶ Some written questions have been submitted.
- ▶ These will be read out and answered first.

# Thank you for your contribution

- ▶ If you have any further questions or comments please let the Parish Council office know.