



## **CENTRAL WEST BRIDGFORD NEIGHBOURHOOD PLAN**

***A discussion document outlining what's involved in creating a  
Neighbourhood Plan & to ascertain whether there is an appetite  
in Central West Bridgford to make this happen***

### **What is a Neighbourhood Plan?**

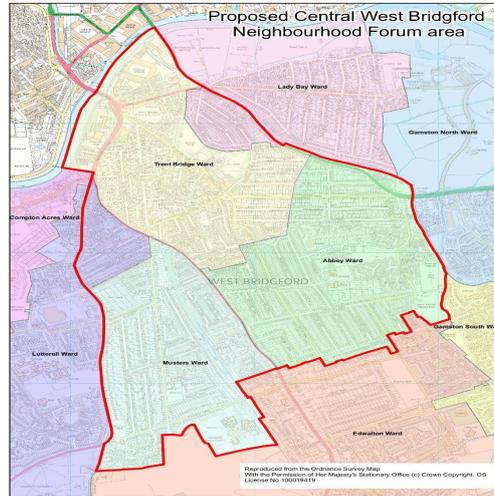
***A Plan helps local communities influence the  
development of the area in which they live & work***

- Introduced through the Localism Act in 2011
- A legal power for local people to make a Plan for their neighbourhood, through a local 'qualifying body' Such as a Town Council
- **BUT** West Bridgford doesn't have a Town Council!
- Local Borough Councillors have no mechanism to act collectively about WB
- In this instance, the law encourages the creation of a local "Forum" to be the 'qualifying body' > **Central West Bridgford Neighbourhood Forum**
- Why **Central** West Bridgford? Because this area has:-
  - *a coherent identity with specific issues & resources*
  - *sits beside other recognised WB areas eg: Lady Bay, Compton Acres, Gamston etc who could create their own Neighbourhood Forums. However, this can be reviewed as it could be too big to be effective*

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affecting West Bridgford***

## Proposed Central West Bridgford Neighbourhood Area

(inc. Central West Bridgford & Abbey Park Community Associations)



***The population here is c20,000 which could be logistically challenging to effectively engage with everyone. Perhaps Trent Bridge + Abbey wards and part of Lady Bay, west of Radcliffe Rd. is more appropriate?***

## West Bridgford Neighbourhood Plan

### ***What could be delivered?***

- A Neighbourhood Plan is part of the Local Development Plan. It's an accountable & transparent mechanism for communities to establish criteria for Development which are binding on the Local Planning Authority (LPA) – Rushcliffe BC & supports:-
  - community awareness & involvement in resolving local issues
  - community cohesion that helps to make tough decisions
  - less cynicism about politics and local government
  - Rewards energy and initiative
  - The distribution of the Community Infrastructure Levy (CIL)
- The planning system is essential in supporting economic growth, improving people's quality of life, & protecting the environment

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## West Bridgford Local Government

### *The story so far*

- Originally a genteel 19<sup>th</sup>-century suburban housing estate when John Chaworth Musters sold his land in the late 1800's, expecting more profit from residential development than from tenant farmers
- Subsequently coalesced as the Parish of West Bridgford
- West Bridgford Urban District Council (WBUDC) was established in 1895
- In 1974 local government re-organisation created the new Rushcliffe Borough Council (RBC) who took over from WBUDC which was disbanded
- Now, with good social & economic resources, impressive infrastructure & being adjacent to a large city, these benefits bring with them responsibilities & opportunities

### ***BUT West Bridgford has no representational forum***

- *Even though the population is 40% of the whole of Rushcliffe & is a distinct area with clear boundaries such as the River Trent and the A52 Ring Road*

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## West Bridgford Local Government

### *The challenges facing West Bridgford*

- There is a plethora of effective and committed organisations, most of them voluntary, that currently work for the benefit of West Bridgford, including:-
  - *Friends of Bridgford Park, West Bridgford Local Area Forum, Central West Bridgford Community Association, Friends of Lutterell Hall & many other special groups focussing on specific members of the community*
- Although RBC looks after WB, its remit is the entire Borough. With resources restricted, RBC would see benefit from an official Central WB focal point that brings together the often disjointed efforts of volunteers
- The challenges facing Central WB, which also affect the Borough include:-
 

<ul style="list-style-type: none"> <li>➤ <b><i>"High Street" regeneration to support evolving needs - (Abbey Rd. Central Ave. Tudor Sq. Gordon Sq. Bridgford Rd. and Melton Rd.)</i></b></li> <li>➤ <b><i>Net Zero emissions and waste management</i></b></li> <li>➤ <b><i>The importance of Green Space for mental &amp; physical well being</i></b></li> <li>➤ <b><i>Pedestrian &amp; cycle friendly environment</i></b></li> </ul>	<ul style="list-style-type: none"> <li>➤ <b><i>Social and Economic changes post COVID</i></b></li> <li>➤ <b><i>Distribution of the CIL</i></b></li> <li>➤ <b><i>Increasingly intensified housing development &amp; the need for protection &amp; enhancement of the public realm</i></b></li> <li>➤ <b><i>Changes in planning law</i></b></li> </ul>
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## A Neighbourhood Plan doesn't stand alone

*The Plan should **enable, not stop, growth!***

- The Plan must:-
  - Have appropriate regard to all relevant national policies
  - Align with strategic elements of the Rushcliffe Local Plan
  - Be adhered to (or 'taken cognisance of') by the LPA
- The Plan would have an overarching Vision to address, for example, **Environment & Ecology, Wellbeing & Community, Heritage & Culture** & include specifics such as :-
  - Housing
  - Car Parking
  - Retail / Business Development
  - Cycling & Pedestrian usage
  - Community facilities
  - Broadband provision

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## How to define Central West Bridgford for a Neighbourhood Area

***Nationally there are over 1,900 areas & 500+ plans adopted***

- Rushcliffe has 10 Areas with **5 Plans adopted** – Bingham, Colston Bassett, **East Leake, Gotham**, Hickling, **Keyworth, Radcliffe on Trent**, Ruddington, Tollerton & **Upper Broughton**
- CWBCA has defined a Central WB Neighbourhood Area which has been informally accepted by RBC, prior to a formal application. *The boundary / definition has taken account of:-*
  - the original village of WB, major geographical features which identify informal boundaries, electoral wards, & the total WB population - c48K
- **"Central West Bridgford"** has a population of c 20,000 people
  - **Abbey** (5,439), **Musters** (5,320), & **Trent Bridge** (6,331)
  - a portion of **Lady Bay** (c1,500) ward southwest of Radcliffe Rd
  - part of **Lutterell** (c1,500) ward north of Musters, bordered on the north east by Melton Rd. & on the west by Loughborough Rd.

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## In creating a Neighbourhood Plan there are 3 major stages

**1**

### **Create a Neighbourhood Forum**

- Engage & establish a team of interested local people with a varied skill set
- Agree the Neighbourhood Area
- Create a Neighbourhood Forum
- Local Planning Authority (LPA) publicises & consults on the area application for minimum 6 weeks
- LPA takes decision to designate the Neighbourhood Forum

**2**

### **Prepare a draft Plan for approval**

- Gather baseline information and evidence
- Engage & consult those in the "Area" & those with an interest
- Determine whether the Plan is likely to have significant environmental impact
- Consider consultation responses and prepare Plan
- Send a copy of the draft plan to LPA

**3**

### **Submission and Referendum**

- LPA checks for compliance with legislation
- LPA publicises the proposal for minimum 6 weeks & invites representations
- LPA, in agreement with the Forum, appoints an independent examiner
- LPA publishes independent report
- Borough Council organises Community Referendum which requires over 50% to be in favour

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## What support is available to create a Neighbourhood Plan?

### ***Finance and Technical Support***

<https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-grant-technical-support-guidance-notes/>

- Financial –
  - Getting Started - £2,500 to help start the process and raise awareness
  - Basic Grant - £9,000 (£10K until March 2022) An additional £8,000 is available although it's unlikely Central WB will meet the criteria
- Technical – Funded by the Ministry of Housing, Communities and Local Government provides advice, policy direction, process support
  - *Setting Up A Neighbourhood Planning Group* package
  - Other "packages" include – *Evidence Base and Policy Development*, *Masterplanning* and the *Plan Health Check Review*
  - CWBCA has met Jenny Kirkwood, Director Rural Community Action Nottinghamshire, which are keen to offer their Consultancy & Experience of helping create effective Neighbourhood Plans  
<https://www.ruralcommunityactionnottinghamshire.co.uk/>

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***Always wanted to improve your area?***

***Now's your chance to be part of the voice for Central West Bridgford***

***Help West Bridgford be heard***

***Help put West Bridgford on the Map!***

- Do you live or work in Central West Bridgford?
- Do you want to have a say in the future of your neighbourhood?
- Would you like to find out more about getting involved?

***Get in touch with Central West Bridgford Community Association's 'Neighbourhood Group' by contacting Geri Griffin - [geri.griffin@ntlworld.com](mailto:geri.griffin@ntlworld.com)***

For more info see - <https://www.gov.uk/guidance/neighbourhood-planning--2>

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