

When telephoning, please ask for : Andrew Pegram
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Our Reference : 13/02498/OUT
Your Reference :
Date : 28 May 2015

Dear Mrs Grice

Land North of Nottingham Road, Radcliffe on Trent – Outline Planning Application

I refer to your letter dated 26th May 2015 and can confirm that the points raised in your letter will be reported to members of the Development Control Committee at the meeting this evening. In view of the contents of your letter, I thought it would be helpful to clarify the issues.

Firstly, with regard to the timing of consideration of the application and your suggestion that it should be deferred, it is not anticipated that Part 2 of the Local Plan will be adopted until winter 2016/17, which will implement any changes from the Green Belt Review and given these timescales, any consideration of deferring the application would need to give consideration to the implications of such a decision.

We have a statutory duty to consider any planning application submitted to the Borough Council and the applicant's agent has indicated to me verbally that his client would not be agreeable to a deferral of the application until adoption of Part 2 of the Local Plan. Furthermore, whilst I note the intentions of the Parish Council to adopt a Neighbourhood Plan by spring 2016, if it is intended to identify sites for development through this document, which are within the Green Belt, this could not be achieved and would need to be addressed through Part 2 of the Local Plan.

If the application is not determined within the timescales agreed with the applicants, there is a risk that they would appeal against non-determination of the application. In addition, I do to feel it would be reasonable to delay the application bearing in mind we have previously determined a planning application at the site for a similar proposal and the current submission has sought to provide information to overcome the technical issues and objection to the development on grounds of Green Belt considerations, which formed the basis of the reasons for refusal of the previous application.

Turning to your comments in respect of the Section 106 agreement, it is important to recognise that the use of any contributions would have to be considered in the context of the legal requirements for such contributions and Borough Council's priorities, particularly the Leisure Strategy in relation to contributions for leisure facilities.

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In accordance with legal requirements in respect of developer contributions, the amount of contributions requested by the Borough Council must be reasonably related to the scale of development. Clearly, the provision of an entirely new leisure complex in Radcliffe on Trent would require contributions significantly greater than those negotiated with the developer and these could not be justified on a development of this scale. Furthermore, it would not reflect the priorities in the Council's Leisure Strategy.

Hopefully this clarifies the situation and as stated previously, I will make the Development Control Committee aware of the points in your letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Pegram', written in a cursive style.

Andrew Pegram
Service Manager, Communities