

**Radcliffe-on-Trent Parish Council
Neighbourhood Plan Working Group**
Minutes of the meeting held in the Radcliffe Room, The Grange on Thursday 28 April 2016,
at 7.00pm

Present:

Radcliffe on Trent Parish Council Representatives Jacki Grice – Parish Clerk, Cllr Keith Agar – Vice Chairman Planning and Environment Committee

Rushcliffe Borough Council: Cllr Roger Upton (N.P Chairman),

Residents: Rod Brears, Paul Spencer, Maggie Holmes, Alison Williams, Martin Ryder, Sue Clegg

Nottinghamshire County Council: Cllr Kay Cutts

Nottingham Trent University: Paul Collins

BPUD: Bob Phillips and Jo Samuels

Apologies:

Radcliffe on Trent Parish Council: Cllr Georgia Moore – PC Chairman, Cllr Martin Culshaw – Chairman Planning and Environment Committee,

Rushcliffe Borough Council: Phillip Marshall (Senior Planning Officer – NP Technical Advisor)

Residents: Mike Tomlinson, Josephine Spencer, Mark Shardlow

RCAN: Alex Raynor

1. **Welcome**

The Chairman welcomed all to the meeting.

2. **Declarations of Interest**

None received.

3. **Approval of Minutes of Meeting held on 25 February 2016**

It was **Resolved:** “that the minutes are approved and signed by the NP Chairman, Cllr Roger Upton.”

4. **Matters Arising from the Minutes**

The agreed response from the Neighbourhood Plan Working Group regarding the Local Plan Part 2 Consultation was submitted to RBC on 02 March 2016 (Noted).

5. **BPUD Presentation of Final Draft of Neighbourhood Plan****1) Background and Outline of Response to Steering Group's Feedback**

The Strategic Environmental Assessment and Screening and Scoping Reports are now complete, the delay due to waiting for responses from Statutory Consultees. BPUD have made various amendments to the Plan based on feedback from the Steering Group and most points were easily tweaked. The following changes recommended by BPUD were also agreed:

- **Policy 1 Village Centre First** - Applications which will result in over 280sq/m of retail space will be resisted unless it can be demonstrated that they meet the sequential and impact tests. (*originally 100 sq/m and RBC suggested 500sq/m, it was noted that 280sq/m would be a justifiable compromise as HMRC define this floor space area as exempt from Sunday Trading Laws and it would suffice for a small convenience retail opportunity and not a large supermarket*).
- **The Strategic Flood Risk Assessment 2010 Map** to be attached as an appendix for reference (or subsequent replacement). *The map did not show the north of the RSPCA land and Bob would check if an additional map is available also.*
- References to **Building for Life** were ‘enhanced’ and agreed.
- **Key Issues and Opportunities in Radcliffe on Trent (2.6)** *Pedestrian links to the Railway Station are good, it is access to and from the platforms that are poor (Bob will amend the wording).*

2) Strategic Environmental Assessment (SEA) and its Contribution to the Process

The responses received from the Statutory Consultees were very in depth and eight options were developed and tested with regard to Policy 10. (It was noted that standard methodology and regulatory guidance was used in the process which was invaluable in assessing the policies against key criteria of sustainable development).

The suggested and agreed changes on other policies were:

- **Screening and Scoping Appendix 2** – Sustainability Objectives – 1) Housing – Rushcliffe’s Sustainability Objectives - include relevant to Radcliffe’s sustainability objectives.
- **Draft Plan Vision and Objectives 3.1**
- - Requires a statement on the commitment to sustainable development moving forward regarding Energy and Climate Change.
 - **3.2 (1) Village Centre** Insert reference to the provision of safe and attractive spaces.
 - **3.2 (6) Employment** Insert reference to sustainable locations/sustainable opportunities.
 - **3.2 (8) Environment** Insert reference to biodiversity and the river.
- **Policy 5 Local Leisure Provision** Insert reference to use sustainable modes of transport to access facilities and new developments.

3) The New Policy 10 Residential Development Strategy

From the eight tested options the criteria based policy sits comfortably with RBC. In drafting the criteria policy it refers to the attributes required and sets out the overarching strategy that was on the previous ‘percentage’ version. Unfortunately the criteria based system is harder to communicate and needs cross referencing with the Spatial Strategy (this is the same approach as recommended by the DCLG for Keyworth and a Staffordshire Town that passed examination). It was agreed to use this format but make the following enhancements for more ‘user friendly’ reading:

- Make the 9 points one list and not split into two.
- Add in explanations and examples of each of the points
- Incorporate the Spatial Strategy on the next page for easy reference
- Add point 10 which refers back to Policy 5 (Local Leisure Provision)
- All points to be numbered instead of bullet points
- Point 5 (change to no more than 200 units and insert Local Plan)
- Point 7 (take out the word sensible and replace with logical)

BPUD will make the amendments and liaise via the Chairman, Cllr Roger Upton.

4) Changes to Other Plan Policies Following SEA

Dealt with in Minute 5. 2)

In addition Paul Collins suggested that the statement referencing to Building for Life is taken out of the Justification section and put directly into the Policy 14 Design and Layout.- Agreed.

5) Next Steps and Timescales

Agreed to defer the Plan being signed off by Full Council until 27 June 2016 in order for the changes to be made and give opportunity for all to digest the final version. BPUD will provide the revised plan by the end of May, it will then be sent out to the NP Working Group and Parish Councillors. The next NP meeting will be held on 08 June and the Parish Council will be invited to attend.

Thanks given to Bob Phillips and Jo Samuels of BPUD and they left the meeting at 8.15pm.

6. **Asbury Planning / Larkfleet Homes (Golf Club Sites)**

David Hutchinson and Mark Mann representing Larkfleet Homes attended the meeting to introduce themselves and advise that Larkfleet has the 'Option to Build' on sites RAD9 and RAD10 on Cropwell Road and representation has been submitted to the Borough Council as part of the Local Plan Part 2 Consultation. The developer is interested in working together with the NP Working Group / Parish Council if the opportunity presents itself in the future. Larkfleet Homes would be interested in a development that is sympathetic to the surrounding environment and they provided an insight into the ethos of the organisation and advised that they do not 'Landbank' sites with planning permission.

It was noted that the Local Plan Part 2 (Greenbelt Review) is still in the development stage with the Issues and Options Consultation due in a few months and the final adoption not expected until Autumn 2017. David and Mark were thanked for attending and they left the meeting at 8.35pm.

7. **Neighbourhood Plan Response to Consultation on Proposed Development of Infant School**

The Chairman had responded to the recent planning application on behalf of the NP Working Group and it was noted that no members raised objection to the application.

8. **Date of Next Meeting**

Wednesday 08 June 2016 (NB: Planned meeting for 26 May = cancelled)

The meeting ended at 8.40pm

Approved by:.....Date.....