



Radcliffe on Trent Parish Council
The Grange, Vicarage Lane
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15 March 2016

MEETING NOTICE TO THE PUBLIC

An extraordinary meeting of the Parish Council is to be held in the **Radcliffe Room, The Grange, Vicarage Lane** on **21 March 2016, at 6.15pm** and members of the public are invited to attend and listen to the proceedings.

In the interests of transparency, the council asks that any person wishing to record the meetings proceedings informs the Chairman prior to the start of the meeting and that recording equipment is on view. There is an Open Session on the Agenda at which time members of the public are invited to raise any matters pertaining to the work of the committee, limited to fifteen minutes, during which time Standing Orders will be suspended.

Jacki Grice
Parish Clerk

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Chairman's Announcements
The chairman to move that the press and public be excluded from the meeting during consideration of item 4 on the grounds that it involves the likely disclosure of exempt information as defined in section 1 (2) of the Public Bodies (Admissions to meetings) Act 1960.
4. Civic Award Nominations to Consider Winners
5. Open Session for Members of the Public to Raise Matters of Council Business, Limited to 15 Minutes
6. RBC Local Plan Part 2 Consultation: To Approve a Recommended Response from the Planning and Environment Committee
7. Correspondence
8. Date of Next Full Council Meeting – 18 April 2016

To Approve a Response to Rushcliffe Borough Council

Rushcliffe Local Development Plan Part 2 Review and Greenbelt Review

Main issues for consideration by Radcliffe Parish Council

Comments relate solely to the Parish of Radcliffe-on-Trent and are derived from the comments of the Neighbourhood Plan Steering Group (with permission)

1. Radcliffe Parish Council (RPC) is broadly in support of the proposed Land & Planning Policies for Part 2 of the Rushcliffe Local Development Plan as they impact on the Parish of Radcliffe on Trent, which includes the settlement of Upper Saxondale.
2. To avoid duplication, only a single comment has been made where it is relevant to both the proposed Land & Planning Policies and the Rushcliffe Green Belt Review.
3. RPC accepts that Radcliffe has been identified as a "key settlement for growth" in the Local Development Plan and that there is the requirement to identify greenfield sites to meet a minimum of 400 new homes adjacent to the village by 2028, subject to the comments in paragraph 7 below.
4. RPC also supports the allocation of employment sites and the development of a new sports/leisure facility to provide more local employment opportunities as part of the A52 strategic growth corridor.
5. RPC agrees that Radcliffe shall remain "inset" from the green belt and that to accommodate the new housing, the existing green belt boundary (which is drawn tightly around Radcliffe), will need to be significantly changed.
6. RPC also agrees with the proposed new "inset" boundary for Upper Saxondale to allow for suitable infill development.
7. RPC notes that the Rushcliffe Development Plan states that there will be a minimum of 13,150 new homes in the Borough between 2011 and 2028, which will increase Rushcliffe's housing stock from 47,350 in 2011 to 60,500 in 2028 (28% increase). *Against this background, the RPC is supportive of 400 new homes up to 2028 for Radcliffe, but no more. This point is made because if all the proposed development sites around Radcliffe were to be developed, this target would be significantly exceeded and this is not supported by the local community.* RPC is of the opinion that development of more than 400 homes will overwhelm current infrastructure facilities. That said, the concept of some "safeguarded land" being removed from the green belt to meet any longer term development needs beyond the plan period of 2028 is understood and should be considered in the review of the green belt around Radcliffe.
8. RPC supports the view expressed in the draft Radcliffe Neighbourhood Plan that the new housing development should be spread around the village and not concentrated in one or two specific sites.
9. RPC agrees with the Local Development Plan that 30% of new houses should be "affordable" on schemes of 5 or more units, with particular focus on providing homes for young people and young families and also appropriate

housing, bungalows and sheltered accommodation for people who wish to downsize. 6.

10. RPC strongly believes that Radcliffe is a "village" and wishes it to retain its "village character." For RPC, this is an important consideration in accommodating the proposed new housing and associated infrastructure. It is important that a strong separation of development is maintained between Radcliffe and its adjacent settlements to prevent any coalescence between them.
11. RPC believes that the village centre is the heart of the village and its economic viability and vitality. RPC strongly supports the important recommendations of the draft Radcliffe Neighbourhood Plan on the proposed boundaries to the retail centre and the suggestions with regard to the inclusion of a regeneration area.
12. RPC is very concerned about the capacity of the A52 (T) and certain other roads in Radcliffe (particularly Shelford Road) to cope with future traffic volumes generated by new housing development in the village and at nearby settlements such as Newton and Bingham, and recommends that some major road infrastructure improvements are carried out.
13. RPC supports the retention and enhancement of train services and associated parking facilities adjacent to the railway station, to encourage the use of this sustainable form of transport within the A52 strategic growth corridor.
14. RPC supports the National Planning Policy Framework (NPPF) requirement that green belt inset boundaries should not include within them land that is required to be kept permanently open, and should follow defensible boundaries that are readily recognisable and likely to be permanent, such as railways, rivers, roads, woodland, field hedge lines, ridgelines, etc.
15. RPC agrees with the four broad strategic areas of North East, South East, South West and West for the Green Belt Review around Radcliffe on Trent and comments on each of them as follows:
 - a. North East: Agree that developments along the A52 could reduce the Green Belt between Radcliffe on Trent and Bingham, especially RAD 4, part of RAD 5 and RAD 7. Agree that development of RAD 2 and RAD 3 would "round off" the village boundary without coalescence to adjacent settlements of Shelford and Newton.
 - b. South East: Agree that this area prevents the merging of Radcliffe on Trent with Upper Saxondale and Cropwell Butler and that Dewberry Hill Local Wildlife Site and Radcliffe on Trent Golf Club contain development to the south, but RPC suggests that RAD 9 and RAD 10 are not "disconnected from Radcliffe's recognised urban edge" as they are opposite the ribbon development on Cropwell Road and that another form of words are used such as "the area is currently washed over by the green belt and should remain so." However, RPC believes that a case can be made for RAD 9 to be considered as "infill development."
MGC COMMENT: Given that we have said 'no' to housing in areas RAD 9 and RAD 10 in para 19, there is no need for us to discuss them further here.

- c. South West: Agree that this area is open in character, containing large open fields which do not provide robust defensible boundaries, and if this land was developed it would result in a perception of urban sprawl.
 - d. West: Agree that development of land to the west of the former railway line to Cotgrave would significantly reduce the distance between the small green belt settlement of Holme Pierrepont and Radcliffe on Trent and is therefore not supported. However, land to the north of the Nottingham Road and east of the former railway line to Cotgrave is directly adjacent to the urban edge of Radcliffe, is enclosed by the railway embankment and already contains significant elements of development such as power lines, RSPCA animal shelter, and some development is supported.
16. RPC does not promote any specific development sites and recommends that the new housing development should be spread around the village. RPC agrees with the Draft Neighbourhood Plan that, in all cases, development sites should directly adjoin the current settlement edge, with sites bounded on two or more sides by existing built form being considered the most appropriate. While the Neighbourhood Plan further states that the new housing should reflect a broad locational strategy of 60% (approximately 240 dwellings) to the North East strategic area, 30% (approximately 120 dwellings) to the West strategic area, and 10% (approximately 40 dwellings) to the South East strategic area, the RPC does not agree with there being any development in the South East strategic area (see para 19 below).
17. Radcliffe already has a site for travellers which is located off the A52 (T) on the western edge of the village and no additional sites within the parish are supported.
18. Some of the proposed development land in Radcliffe is located on flood zone 2 of the flood plain of the River Trent and, given the recent national flooding incidents, RPC recommends that housing development should not be located within any areas at risk of flooding. MGC COMMENT: We have a problem with this paragraph (my fault for not spotting it earlier). Zones RAD1 and RAD 6 both fall within flood zone 2. If we leave the para in then it contradicts para 19 where we say that part of RAD1 and all of RAD 6 should be developed. So, the para should be deleted.
19. With regard to the 10 Potential Housing Development Sites in Radcliffe, RPC believes that the 400 new homes should be spread around the village. Its comments on the suitability for housing of the 10 potential development sites are as follows:
- RAD 1** – Land to the North of Nottingham Road.
Yes – part of site.
 - RAD 2** – Land adjacent to Grooms Cottage, Shelford Road.
Yes – all of site.
 - RAD 3** – Land off Shelford Road.
Yes – part of site.
 - RAD 4** – Land north of Grantham Rd to north of railway line
No.
 - RAD 5** – Land north of Grantham Rd to south of railway line (1)
Yes – about half of the site, to opposite existing development on south side of the A52(T).
 - RAD 6** – 72 Main Road.

Yes – all of site.

RAD 7 – Land north of Grantham Rd to south of railway line (2)

No.

RAD 8 – Land south of Grantham Rd.

Yes – part of site and subject to access, but keep the allotments.

RAD 9 – Land at and subject to access Radcliffe on Trent Golf Course (west)

~~*Yes – all of site in principle, but having due regard to the adjacent Dewberry Hill Nature Reserve.*~~ *No*

RAD 10 – Land at Radcliffe on Trent Golf Club (east)

No.

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