



The Radcliffe on Trent Neighbourhood Plan Consultation Statement.

The original Neighbourhood Plan was produced in 2017 following a public consultation which was open to all Radcliffe residents. Whilst it is still largely relevant, some national policies have changed, for example there is now greater emphasis on the beauty and design of new build housing. Far more houses than originally envisaged have now been built and even more are planned. In addition, the Rushcliffe Borough Council Local Plan has been reviewed and so it was necessary for our Neighbourhood Plan to be amended to reflect this. It was always expected that the original plan was a working document that would need to be reviewed at regular intervals.

Copies of the old and the revised Neighbourhood Plan can be found on the Parish Council website, at the Radcliffe Library and paper copies can be requested at the Parish Council offices.

Main changes:

- Key Issues and Opportunities. Housing numbers now reflect the increased planning permission, [and pending permissions] from 400 new houses to circa 950 houses. There is concern that the village retains its character and does not become an urban sprawl.
- Policy 5 stresses the need for greater local leisure provision on existing and new sites, also on land that is managed by the Parish Council.
- Our two important biodiversity assets, [the Lily Ponds and Dewberry Hill], are now identified by name and their importance within the Rushcliffe Biodiversity Framework is recognised.
- The reliance on cars for transport is regretted, particularly in the new developments at the periphery of the village and the need for safe cycling routes as well as safe walking routes is identified. The new multi-use route along the former mineral railway is cited but the lack of an effective connectivity to the village along The Green and Holme Lane is a drawback.
- A new link across the railway line to the East of the village is seen as beneficial.
- The quality of the bus service to Newton and East Bridgford, that runs along Shelford Road, and the frequency of trains stopping at Radcliffe Station are both identified as in need of improvement to encourage the use of sustainable transport and encourage residents onto public transport from their cars.
- Housing and Employment policies, - it is recognised that Radcliffe now has more than double the suggested housing allocation up to 2028 as envisaged in the original Neighbourhood Plan in 2017 and the Rushcliffe Local Plan part 1, therefore the original strategic housing policy is removed and replaced by the Rushcliffe Local Plan Part 2 policies 5.1 to 5.6
- Whilst the need for employment alongside housing is recognised, it is stressed that this shouldn't be through large retail provision but rather through the provision of starter units,

workshops and offices. Heavy Industrial development is unlikely to be acceptable in Radcliffe.

- Good design is essential and the Neighbourhood Plan plays a significant role in setting out a clear vision. The recommendations of The National Design Guide 2019 should be followed in giving a clear vision for good design and identifying the special qualities of a place. The Parish Council and the wider community are keen to encourage positively with applicants of larger strategic sites in achieving high quality design.

The consultation period for this first review is 6 weeks, commencing on Tuesday 8th November 2022 and ending on Tuesday 20th December 2022. Any comments should be addressed to office@rotpc.com

Councillor Anne McLeod
Chair of Planning and Environment
11/2022