



Radcliffe on Trent Parish

Radcliffe on Trent
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28 March 2017

Dear Sir/Madam

Please find below responses from Radcliffe on Trent Parish Council:

Comments by Radcliffe Parish Council (RPC) on:

- **Rushcliffe Local Plan Consultation**
- **Green Belt Consultation**
- **Community Infrastructure Levy Consultation**

March 2017

Rushcliffe Local Plan Part 2: Land and Planning Policies Further Options

Question 1: Yes

Questions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11: No comments – not directly relevant to Radcliffe-on-Trent

Page 26, final paragraph: RPC accepts and has always accepted that the target up to 2028 is “a minimum 400 new homes.” In the light of the current shortfall in Rushcliffe in the amount of land that is available for housing development over the next few years, Radcliffe Parish Council accepts that “It may now be necessary for the village to accommodate more homes than the minimum 400 home requirement.”

Question 12: As there is very little scope for further infill in Radcliffe-on-Trent, RPC accepts that further new houses will have to be located within the greenbelt. However, to minimise the impact of new housing on the greenbelt, we wish the number of new houses to be minimised. We have already accepted that there will have to be a minimum of 400 new houses, all within the current greenbelt. In the light of the current lack of progress to meeting Rushcliffe’s target for new housing to 2028, RPC is prepared to accept a maximum of 500 new houses to 2028. The exact timing of the building is not of concern *provided* that school, health centre, transport and leisure impacts are addressed and mitigated. We would point out that the figure of 500 represents a substantial increase of 25% over the previous minimum figure of 400.

Question 13: RPC does not support housing development on Site RAD 11. This site rises in elevation from Shelford Road towards the River Trent. Because of this, development on this site would be excessively intrusive both from the south and, particularly, from the north, looking towards the site across the Trent Valley. This site also lies in the greenbelt. However, unlike most of the other sites located in Radcliffe-on-Trent, this site is only bordered on *one* side by current development. Development of Site RAD11 would create an unnecessary extension of the urban edge of Radcliffe-on-Trent into the greenbelt. We also note that this site lies not within the Parish of Radcliffe-on-Trent but in the Parish of Shelford. We are concerned that, in the event of any development, some of the Section 106 and Community Infrastructure Levy monies may be allocated to Shelford Parish Council rather than RPC even though the effects of this development on facilities and infrastructure would be mostly on Radcliffe-on-Trent. Further, sites RAD1-10 provide more than enough land to accommodate up to 500 possible new houses. Therefore, development on the less advantageous Site RAD11 is not necessary and is less desirable.

RPC does not support housing development on Site RAD 12. This site lies within the Environment Agency's Flood Zone 2 and so may be susceptible to flooding. Also, the site lies within Radcliffe-on-Trent's Neighbourhood Plan's 'Leisure Arc' that runs from Radcliffe Cricket Ground to Wharf Lane. It is the intention of the Neighbourhood Plan to preserve the area within the Arc for future leisure development. Further, sites RAD1-10 provide more than enough land to accommodate up to 500 possible new houses. Therefore, development on the less advantageous Site RAD12 is not necessary and is less desirable.

RPC has commented previously on Sites RAD1-10 and those comments remain our view on future housing development.

Question 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27. No comments – not directly relevant to Radcliffe-on-Trent.

Question 28: No comments.

Rushcliffe Green Belt Review Part 2 (b) Assessment of Additional Sites in Key Settlements and Other Villages

RPC notes that two additional sites for housing development have been submitted for development during previous consultations on the Local Plan Part 2. We have provided comments on these sites as part of our response to the consultation on the Rushcliffe Local Plan Part 2: Land and Planning Policies – Further Options. Below we provide comments in relation to possible removal of these sites from the greenbelt.

Site RAD11 lies on open countryside to the immediate north east of Radcliffe-on-Trent. We note that in the Green Belt Review Part 2 (b) this area of land is rated as being of medium-high greenbelt importance meaning that it scores well in terms of greenbelt purposes. When all the required housing development can be accommodated within other sites of lower importance, we believe that it is completely unnecessary to remove this area from the greenbelt. We note also that the lack of a strong boundary to the northeast of current development means that there is a future risk of urban sprawl. We believe that removal of this site from the greenbelt would be significantly detrimental to the greenbelt's purpose.

Site RAD12 lies in an area of flood risk on the west side of Radcliffe between current housing development and a used and disused railway line. RPC in its draft Neighbourhood Plan has identified this site as being in its designated "Leisure Arc." Dropping of this site from the greenbelt would leave it more vulnerable to housing development which would remove permanently the use of the land for leisure. This is particularly important given Radcliffe-on-Trent's general lack of leisure facilities. We note, also, that leisure facilities can

be developed within the existing greenbelt. When all the required housing development can be accommodated within other sites around Radcliffe-on-Trent, we believe that it is completely unnecessary to remove this area from the greenbelt.

Rushcliffe Community Infrastructure Levy: Preliminary Draft Charging Schedule

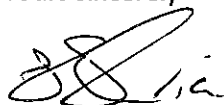
RPC notes that while the majority of Radcliffe-on-Trent falls in Charging Zone 3 (CIL £100 per square metre) some of the village falls in Zone 2 (CIL £75 per square metre). The consequences of this are obvious – less money available for essential infrastructural development. There appears to be little logic to this when both Zones are designated for residential development (dwelling houses). We would suggest that all of Radcliffe-on-Trent should fall into Zone 3 given the significant impact of future housing development on schools, health facilities, communication infrastructure (particularly roads) and leisure facilities. We also note that where a Neighbourhood Plan is in place (Radcliffe-on-Trent expects to have its plan approved later in 2017 – the plan is currently out for examination with a referendum on it expected later this year) RPC would receive 25% of the CIL to spend “on infrastructure that they want.” Consequently, the designation of parts of Radcliffe-on-Trent to Zone 2 would have significant economic consequences.

We note that Rushcliffe Council has identified four types of infrastructure for whole or part funding by CIL funds:

- Park and ride facilities along the A52 corridor;
- Additional primary school places;
- Additional secondary school places;
- Provision of health facilities.

In Radcliffe-on-Trent we are in urgent need of better leisure facilities and we strongly recommend that leisure facilities are added to the above list.

Yours sincerely



Mrs J. Grice
Parish Clerk