



Radcliffe on Trent
Parish Council

Radcliffe on Trent Parish Council

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Richard Mapletoft C/O
Planning Policy Team
Rushcliffe Borough
Council
30 October 2025

Dear Richard,

Application for Designation of a Neighbourhood Area: Radcliffe on Trent

Radcliffe on Trent Parish Council, being a 'relevant body' as required by legislation under Neighbourhood Planning (General) Regulations, wishes to prepare a Neighbourhood Development Plan and formally applies for the Parish to be designated as a Neighbourhood Area. We confirm that Radcliffe on Trent Parish Council is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act due to it being a local authority in its own right, bound by statute and accountable to the community that it serves.

The Neighbourhood Area defined by the Parish Council is the whole of the civil parish of Radcliffe On Trent as outlined on the attached Parish map.

We consider the defined area to be an appropriate area for designation as a Neighbourhood area for the following reasons:

1. **Alignment with Electorate and Sense of Community:** The area defined is covered by Radcliffe on Trent Parish Council in its entirety. The Neighbourhood Area will sit comfortably with the electorate and the strong existing sense of community can continue to be built upon as the Plan is created, ensuring the resulting policies are genuinely community-led.
2. **To Secure CIL Investment and Enforce Community Vision:** The area should be designated so the village can benefit from Community Infrastructure Levy (CIL) investment. This designation will enable the Parish to formally collect a greater share of CIL funds and ensure we have a clear, statutory direction for what the village wants that developers must listen to when delivering new homes and facilities.
3. **To Ensure Statutory Conformity with Biodiversity Net Gain (BNG):** Designation is essential for commencing the preparation of an updated Neighbourhood Plan that is fully compliant with the new mandatory 10% Biodiversity Net Gain (BNG) requirement under the Environment Act 2021. This will allow the Parish to develop specific, locally-tailored policies that secure the long-term management of newly created habitats for 30 years and link local ecological enhancement to wider regional nature recovery strategies.
4. **To Address Specific Local Design and Character Preservation Needs:** The designation will provide the necessary statutory basis to develop bespoke local planning policies and design codes. These codes are vital to preserve and enhance the distinct built character and heritage of Radcliffe on Trent, ensuring that all new

development is sensitive to the village's scale, setting, conservation areas, and the unique landscape of the Trent Valley, as required by the latest National Planning Policy Framework (NPPF) on design quality.



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5. **To Provide a Coordinated Framework for Strategic Infrastructure:**

Establishing the Neighbourhood Area allows the Parish to identify, map, and prioritise essential infrastructure improvements (including traffic management, green space provision, and sustainable transport links) required to support development allocated by the Local Plan. The Neighbourhood Plan will create a clear, enforceable spatial framework for these improvements, ensuring development is truly sustainable.

Yours sincerely

Joe Pope
Executive Officer
Radcliffe on Trent Parish Council



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