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Constitutional Services  
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Our reference:  
Your reference:  
Date: 26 June 2017



To all Members of the Council

Dear Councillor

A meeting of the RUSHCLIFFE BOROUGH COUNCIL will be held on Thursday 29 June 2017 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in black ink, appearing to be 'RS'.

Deputy Monitoring Officer

### AGENDA

Opening Prayer

1. Apologies for absence
2. Declarations of Interest
3. Minutes
4. Mayor's Announcements
5. Leader's Announcements
6. Chief Executive's Announcements
7. Radcliffe on Trent Neighbourhood Plan

To receive as a correct record the minutes of the Meeting of the Council held on Thursday 25 May 2017 (pages 1 - 6).

8. Planning peer challenge initial actions requiring constitutional amendments

The report of the Executive Manager – Communities is attached (pages 92 - 98).

Rushcliffe Community  
Contact Centre  
Rectory Road  
West Bridgford  
Nottingham  
NG2 6BU

**In person**  
Monday to Friday  
8.30am - 5pm  
First Saturday of  
each month  
9am - 1pm

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9. Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

RESOLVED that the public be excluded from the meeting for consideration of the following item of business pursuant to Regulation 4 (2) of the above Regulations on the grounds that it is likely that exempt information may be disclosed as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

10. Strategic Asset Acquisition

The report of Executive Manager – Operations and Transformation is attached (pages 99 - 108).

11. To answer questions under Standing Order 11(2)

12. Arrangements for the Monitoring Officer Role

The report of Chief Executive is attached (pages a - b).

<b>Meeting Room Guidance</b>
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**Fire Alarm Evacuation:** in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

**Toilets:** are located to the rear of the building near the lift and stairs to the first floor.

**Mobile Phones:** For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

**Microphones:** When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.



**MINUTES  
OF THE MEETING OF THE  
COUNCIL  
THURSDAY 25 MAY 2017**

Held at 7pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford

**PRESENT:**

Councillor G Davidson - Mayor  
Councillor L B Cooper - Deputy Mayor

Councillors R A Adair, Mrs S P Bailey, K P Beardsall, N A Brown, B Buschman, R L Butler, H A Chewings, J N Clarke, T Combellack, J E Cottee, A M Dickinson, J Donoghue, M J Edwards, A J Edyvean, J E Greenwood, R Hetherington, S J Hull, R A Inglis, Mrs C E M Jeffreys, R M Jones, K A Khan, N C Lawrence, E J Lungley, A MacInnes, Mrs M M Males, G R Mallender, S E Mallender, D J Mason, S C Matthews, G S Moore, A Phillips, E A Plant, F A Purdue-Horan, S J Robinson, Mrs J A Smith, J A Stockwood, Mrs M Stockwood, J E Thurman, R G Upton, D G Wheeler, J G A Wheeler.

**ALSO IN ATTENDANCE:**

**OFFICERS PRESENT:**

D Banks	Executive Manager - Neighbourhoods
C Caven-Atack	Performance, Reputation and Constitutional Services Manager
A Graham	Chief Executive
P Linfield	Executive Manager – Finance and Commercial
K Marriott	Executive Manager – Operations and Transformation
D Mitchell	Executive Manager - Communities
G O'Connell	Monitoring Officer
A Poole	Constitutional Services Team Leader
L Webb	Constitutional Services Officer

**APOLOGIES FOR ABSENCE:**

Councillor M Buckle.

**TRIBUTE TO THE VICTIMS OF THE MANCHESTER ARENA BOMBING**

The meeting stood in silent tribute to the victims of the recent bomb attack at Manchester Arena.

**OPENING PRAYER**

The Meeting was led in prayer by Reverend A J L. Jones, the Mayor's Chaplain.

## **Declarations of Interest**

There were none declared.

### **1. Minutes**

The minutes of the meeting held on Thursday 2 March 2017 were received as a correct record and signed by the Mayor.

### **2. Address of the Outgoing Mayor**

Councillor Davidson firstly stated that it had been an honour and privilege to serve as Mayor of the Borough. He thanked a number of people for their support including the Constitutional Services team, the Deputy Mayor Councillor Cooper and Councillor Sue Hull who along with numerous family members, acted as his consort whilst attending engagements. Councillor Davidson was pleased to announce that he had raised £6,855 for his chosen charity Maggie's. He stated that some of his favourite engagements included attending the Soar Boating Clubs 63<sup>rd</sup> Birthday celebrations and organising his charity evening 'the Stormy Weather Boys' which raised over £1,200 for Maggie's. He also reflected on his more memorable and moving engagements such as attending the 21<sup>st</sup> anniversary of the national holocaust centre and museum in which Anne Frank's step sister was the key speaker. He also thanked the cadets for their hard work and wished them every success in the future. Closing his address, he stated that it was a pleasure and honour to serve as the Mayor of Rushcliffe.

He then presented his Chaplain Reverend A J L Jones with a commemorative plaque with the coat of arms of the Borough.

### **3. Vote of Thanks to the Retiring Mayor**

Councillor Clarke proposed a vote of thanks to Councillor Davidson for his successful year in office as the Mayor. He said that Councillor Davidson had been an excellent ambassador for the Borough and had performed his duties with enthusiasm, commitment and good humour. Referring to the official photo album he highlighted some of the many engagements carried out by the Mayor, including attending the Hickling Scarecrow festival and attending the Friary in West Bridgford on Christmas Day. He also thanked Councillor Sue Hull for all her support at these occasions. Finally, he stated that Councillor Davidson had chaired the Council meetings with fairness and efficiency.

Councillors MacInnes, Jones and S Mallender endorsed the remarks of Councillor Clarke, and thanked the retiring Mayor for his great work and enthusiasm during his term of office and his fairness at Council meetings. Members felt that Maggie's had been an excellent choice as his charity and that the money raised would be very beneficial to the people who used the centre.

Councillor Clarke then presented Councillor Davidson with his Past Mayor's Badge, an album of photographs from his year, and a photographic portrait.

**RESOLVED that:**

A vote of thanks be accorded to Councillor Davidson and Councillor Sue Hull for the excellent manner in which they had carried out their duties during Councillor Davidson's year of office as Mayor of the Borough of Rushcliffe.

**4. Election of Mayor 2017/18**

Nominations were invited for the election of Mayor of the Borough of Rushcliffe for the 2017/18 municipal year.

It was proposed by Councillor Mrs Jeffreys and seconded by Councillor D G Wheeler that Councillor Cooper be nominated for the Office of Mayor of the Borough for the year 2017/18.

There were no further nominations for the election of Mayor 2017/18.

On being put to the vote Councillor Cooper was elected as Mayor.

**RESOLVED that:**

Councillor Cooper be elected Mayor of the Borough of Rushcliffe for the 2017/18 municipal year.

Councillor Cooper read and signed the declaration of acceptance of office and after thanking his proposer, seconder and Members, took the Chair and was invested with the Chain of Office by the Retiring Mayor. The Mayor announced his chosen charity for the year, The Friary and thanked Ann Bremner, the general manager of the Friary and her colleagues for attending the meeting. The Mayor announced that a charity concert for the Friary is to take place on Friday 17 November at the Grange Hall in Radcliffe on Trent. He then sent his condolences on behalf of the Borough to the people of Manchester after the attack which took place earlier in that week.

The Mayor then presented flowers to Councillor Sue Hull to thank her for her support as consort to the outgoing Mayor.

**5. Appointment of Deputy Mayor 2017/18**

Nominations were invited for the appointment of Deputy Mayor of the Borough of Rushcliffe for the 2017/18 municipal year.

It was proposed by Councillor Greenwood and seconded by Councillor Mrs Males that Councillor Mrs M Stockwood be nominated for the Office of Deputy Mayor of the Borough for the year 2017/18.

It was then proposed by Councillor Hull and seconded by Councillor Jones that Councillor S. Mallender be nominated for the Office of Deputy Mayor of the Borough for the year 2017/18.

The nominations were put to a vote.

**RESOLVED that:**

Councillor Mrs M. Stockwood be appointed Deputy Mayor of the Borough of Rushcliffe for the 2017/18 Municipal Year.

Councillor Mrs M Stockwood read and signed the declaration of acceptance of office and after thanking his proposer, seconder and Members, was invested with his Chain of Office by the Mayor.

**6. Election of Leader of the Council 2017 – 2019**

It was proposed by Councillor Clarke and seconded by Councillor Mason that Councillor Robinson be elected to the office of Leader of the Council for the period 2017 - 2019.

Councillor Clarke reflected on his twelve years as Leader of Rushcliffe Borough Council and stated that some of his achievements as the Leader of the Council included the regeneration of Bridgford Hall, introducing a charge for green bins and the adoption of the local plan in 2014 which approved the building of 13,500 new homes. His decision to step down as Leader of the Council coincided with the move of the Council's offices from the Civic Centre to Rushcliffe Arena and recognised that the Council was moving into a new era and so, he believed that Councillor Simon Robinson should be appointed as Leader of the Council for 2017 – 2019.

He then recognised the team effort of the officers and councillors and paid tribute to the workforce of Rushcliffe Borough Council and was proud that the Council is seen as one to emulate as well as being a great place to live.

On being put to the vote Councillor Robinson was elected as Leader of the Council for 2017 - 2019.

**RESOLVED that:**

Councillor Simon Robinson be appointed as Leader of the Council for 2017 – 2019.

Following his appointment as Leader, Councillor Robinson congratulated Councillor Cooper on being appointed as Mayor of the Borough and stated that he wanted to assure the efficiency of the Council by providing value for money and by putting Rushcliffe residents at the heart of everything that the Council does. As leader Councillor Robinson stated that he wanted to embrace economic growth by looking into the employment and infrastructure that is needed, and wanted to provide greater green spaces for the youth of the Borough. He reported that his Cabinet would be as set out below:

Councillor S J Robinson	Leader, Portfolio Holder for Strategic Direction
Councillor D J Mason	Deputy Leader, Portfolio Holder for Community & Leisure
Councillor A Edyvean	Portfolio Holder for Economic and Business
Councillor G Moore	Portfolio Holder for Finance
Councillor R Upton	Portfolio Holder for Housing and Planning

## 7. Appointment of Committees and Member Groups 2017/18

It was proposed by Councillor Robinson and seconded by Councillor Mason that the Membership of the following Committees, Member Groups and Working Groups with Chairmen and Vice Chairmen as set out in the Appendix be appointed for 2017/18.

- Community Development Group
- Corporate Governance Group
- Partnership Delivery Group
- Performance Management Board
- Alcohol and Entertainment Licensing Committee
- Planning Committee (previously Development Control Committee)
- Employment Appeals Committee
- Interviewing Committee
- Licensing Committee
- Standards Committee
- Local Development Framework Group
- Member Development Group
- Rushcliffe Strategic Growth Board
- Civic Hospitality Panel

Members were informed that there was one contested appointment related to the Planning Committee. Following the recent peer review of the Council's Development Control function, it was recommended that the size of the Committee be reduced to eleven members with nominations sought on the basis of 8 Conservative members, 1 Labour member and 2 members from the other political groups. In addition it was recommended that the Committee be renamed the Planning Committee.

Councillor George Davidson queried whether it would be acceptable for three members from the other political groups to attend on a rota basis to fill the two remaining appointments. The Monitoring Officer confirmed that there had to be only two formal members nominated although substitution rules could be used to enable all three other political parties to be involved.

Councillor Davidson then announced that Councillor S Mallender and Councillor Jones would be the nominations for the two formal places on the Committee and that Councillor Hull would substitute when needed.

### **RESOLVED that:**

- a) The size of the Development Control Committee be reduced to 11 members with nominations sought on the basis of 8 Conservative members, 1 Labour member and 2 members from the other political groups; and that the Leader's and Deputy Leader's ex officio rights be removed;
- b) the Development Control Committee be renamed the Planning Committee; and
- c) with the exception of Councillor Hull being removed from the nomination to be appointed to the Planning Committee all of the other nominations set out in appendix 1 were approved.

## 8. **Appointment of Representatives to Outside Bodies 2017/18**

Members were informed that there were two contested appointments, the East Midlands Museum Service PLC and the Rushcliffe Nature Conservation Strategy Implementation Group. It was proposed by Councillor Mason and seconded by Councillor Edyvean that the representatives be appointed to the Outside Bodies as set out in the Appendix to the report, excluding the contested appointment which would be put to the vote.

### **RESOLVED that:**

- a) the appointments to Outside Bodies for 2017/18, excluding the contested appointments, as indicated in the appendix to the report, be approved, and
- b) for the contested appointments
  - i. Councillor Mrs Jeffreys be appointed as the Council's representative to the East Midlands Museum Service PLC.
  - ii. Councillor Upton be appointed as the Council's representative to the Rushcliffe Nature Conservation Strategy Implementation Group.

Councillor S Mallender asked if she could be a substitute for Councillor Upton for Rushcliffe Nature Conservation Strategy Implementation Group meetings. The Chief Executive responded by stating that the matter had already been dealt with under the main resolution a) above.

The meeting closed at 8.25 pm.

MAYOR



## Report of the Executive Manager – Communities

### 1. Summary

- 1.1 The Radcliffe on Trent Neighbourhood Development Plan (Neighbourhood Plan) was submitted to the Council on 28 July 2016 and following a statutory six week publicity and consultation period (4 November – 16 December 2016) proceeded to independent examination. The independent examination of the plan was undertaken by Jill Kingaby. The Examiner's report was received and recommends that, subject to a small number of modifications, the Neighbourhood Plan proceeds to referendum. On 5 May 2017, the Borough Council published its decision statement. The decision statement accepts that all of the recommendations made by the Examiner should be incorporated into the plan, and that the plan should proceed to referendum.
- 1.2 The decision to be made is for Council to agree that, subject to a positive referendum result, the plan should form part of the development plan.

### 2. Recommendation

It is RECOMMENDED that:

- a) Council approves the holding of a referendum in Radcliffe on Trent, to include the Parish of Radcliffe on Trent, on Thursday 19 October 2017.
- b) Subject to a majority vote from the referendum, the Council 'makes' (adopts) the Neighbourhood Plan.
- c) Council congratulates Radcliffe on Trent Parish Council and the Neighbourhood Plan Steering Group to have reached this point in Neighbourhood Planning.

### 3. Reasons for Recommendation

- 3.1 The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.
- 3.2 The Radcliffe on Trent Neighbourhood Plan ('the Plan') has been produced by the Radcliffe on Trent Neighbourhood Plan Steering Group, on behalf of the Parish Council, in conjunction with the local community. The Plan contains a number of policies to assist the Borough Council in the determination of

planning applications. The plan was submitted to the Borough Council on 28 July 2016. The Borough Council is required by the Localism Act to assess whether the plan meets certain criteria (the 'Basic Conditions'). In order to assist in this process, the Borough Council is required to invite representations on the plan and appoint an independent Examiner to review whether the plan meets the Basic Conditions and other legal requirements.

- 3.3 The Plan was assessed by an independent Examiner. On 31 March 2017, the Examiner reported to the Council that, subject to the modifications proposed in her report, the plan should proceed to a referendum (see **Appendix 1**).
- 3.4 The legislation sets out that the Borough Council must consider each of the recommendations made by the Examiner, including the reasons for them, and decide what action to take in response to each recommendation. **Appendix 2** contains the Borough Council's decision statement in respect of each of the Examiner's recommendations. **Appendix 3** contains the final version of the Radcliffe on Trent Neighbourhood Plan. The Plan now has to be put to referendum in Radcliffe on Trent Parish to determine if local people support it.

#### **4. Supporting Evidence**

- 4.1 Radcliffe on Trent Parish was designated as a Neighbourhood Area by Cabinet on 9 September 2014. The Neighbourhood Area designation has enabled Radcliffe on Trent Parish Council to produce its own Neighbourhood Plan for the parish. The Neighbourhood Plan has been prepared with substantial input from the local community, as evidenced in the statement of consultation that was produced on behalf of the Parish alongside the production of the Plan.
- 4.2 The final draft version of the Radcliffe on Trent Neighbourhood Plan was submitted to the Borough Council on 28 July 2017. Following initial verification checks, a six week period of public consultation on the plan was held by the Borough Council running from 4 November to 16 December 2016.
- 4.3 The Borough Council, with input from representatives from Radcliffe on Trent Parish Council and Neighbourhood Plan Steering Group, appointed Jill Kingaby of Intelligent Plans to undertake an independent examination of the plan. All the representations received on the submission version of the plan were forwarded to her for consideration, together with a statement of consultation put together by the Neighbourhood Plan Group. The statement of consultation contained comments received and responses to the comments in earlier rounds of consultation undertaken on behalf of the Parish Council. Based upon the comments received, the Examiner decided that the examination could be undertaken without the need for a public hearing.
- 4.4 It is the role of the Examiner to consider whether a neighbourhood plan meets the Basic Conditions. In order to do this the plan must:
  - Have regard to national policies and advice contained in guidance issued by the Secretary of State

- Contribute to the achievement of sustainable development
  - Be in general conformity with the strategic policies of the development plan for the area
  - Be compatible with European Union obligations and, not breach, nor be in anyway incompatible with the European Convention on Human Rights.
- 4.5 The Examiner's report into the plan was received by the Borough Council on 30 March 2017 and was made available to the public on the Council's website soon after. This report states that, subject to the modifications recommended, the Plan should proceed to a referendum. A copy of the Examiner's report can be found at Appendix 1.
- 4.6 The Borough Council is required to produce a decision statement in relation to whether it accepts the recommendations of the Examiner, no later than 5 weeks after the receipt of the Examiner's report. On 5 May 2017, the Borough Council published its decision statement. The decision statement accepts all of the Examiner's recommendations, and considers that, subject to making those recommended modifications, the plan should proceed to referendum. A copy of the decision statement is contained at Appendix 2.
- 4.7 Under recent changes to the Neighbourhood Planning Referendum Regulations, the date for holding the referendum has to be no later than 56 working days after the publication of the decision statement, unless otherwise agreed with the Parish Council. This would place a referendum date no later than Tuesday 24 July 2017. Following discussions with the Parish Council and members of the Neighbourhood Plan Steering Committee, there is agreement in principle to hold a referendum at a later date. This is to encourage a larger voter turnout by avoiding holding the referendum during the summer holidays, and to also put some distance between the two recent elections and the referendum. The date agreed in principle for the referendum is Thursday 19 October 2017.
- 4.8 The referendum will follow a similar format to an election. All electors registered to vote and eligible to vote in local government elections within the Neighbourhood Area will be given the opportunity to vote in the referendum and will be sent polling cards, setting out their polling method. Electors will be issued with a ballot paper with the question 'Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Radcliffe on Trent to help it decide planning applications in the neighbourhood area?' Residents will be given the opportunity to vote 'yes' or 'no'. If more than 50% of those voting in the referendum vote 'yes' then the Borough Council, as Local Planning Authority, is required to adopt the plan as part of the development plan for Rushcliffe. If the result of the Referendum is "no", then nothing further happens. The Parish Council would then have to decide what it wishes to do.

## **5. Risk and Uncertainties**

- 5.1 The following risk has been identified:
- Not following the legislation and regulations correctly could lead the Borough Council open to legal challenge. The circumstances whereby a

legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.

## 6. Implications

### 6.1 Finance

6.1.1 So far the Borough Council has received a total of £10,000 direct financial support from the Department of Communities and Local Government (DCLG) in relation to the Radcliffe on Trent Neighbourhood Plan (£5,000 following Neighbourhood Area designation and £5,000 on completion of pre-submission consultation). An additional £20,000 can be claimed should the Neighbourhood Plan receive a positive referendum result.

6.1.2 This direct support is to ensure that Local Planning Authorities receive sufficient funding to enable them to meet their legislative duties in respect of neighbourhood planning. These duties include provision of advice and assistance; holding the examination; and making arrangements for the referendum.

### 6.2 Legal

6.2.1 The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in law following the Localism Act (see Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990). This has been confirmed in the Examiner's report and in the Borough Council's Decision Statement. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements.

### 6.3 Corporate Priorities

6.3.1 The policies contained within the Neighbourhood Plan will assist in delivering the Borough Council's corporate priorities in supporting economic growth to ensure a sustainable, prosperous and thriving local economy, and maintaining and enhancing residents' quality of life.

### 6.4 Other Implications

6.4.1 None

<b>For more information contact:</b>	Phillip Marshall 0115 914 8568 <a href="mailto:pmarshall@rushcliffe.gov.uk">pmarshall@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	Electronic copies of the documents submitted to the Borough Council can be found at: <a href="http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/">http://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/</a>
<b>List of appendices (if any):</b>	Appendix 1: Examiner's Report into the Radcliffe on Trent Neighbourhood Plan. Appendix 2: Decision Statement into Radcliffe on Trent Neighbourhood Plan. Appendix 3: Radcliffe on Trent Neighbourhood Plan Referendum Version.



# **Report on Radcliffe-on-Trent Neighbourhood Plan 2014 - 2028**

**An Examination undertaken for Rushcliffe Borough Council with the support of the Radcliffe-on-Trent Parish Council on the June 2016 submission version of the Plan.**

Independent Examiner: Jill Kingaby BSc(Econ) MSc MRTPI

Date of Report: 30 March 2017

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## **Main Findings - Executive Summary**

From my examination of the Radcliffe-on-Trent Neighbourhood Plan and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the plan meets the Basic Conditions.

I have also concluded that:

- The plan has been prepared and submitted for examination by a qualifying body – the Radcliffe-on-Trent Parish Council;
- The plan has been prepared for an area properly designated – the Radcliffe-on-Trent Parish as shown on Page 4 of the Neighbourhood Plan (NP);
- The plan with proposed modifications states that the plan period 2014 to 2028; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the plan relates and have concluded that it should not.

## **1. Introduction and Background**

### *Radcliffe-on-Trent Neighbourhood Plan 2014- 2028*

1.1 Radcliffe-on-Trent, within Rushcliffe Borough, is a village of some 8,205 people (2011 Census). It is located south-east of Nottingham City and separated from it by the River Trent. The surrounding area is predominantly rural and much of it is designated as Green Belt. Land immediately north and west of Radcliffe-on-Trent is within an area at risk of flooding. The village was defined as one of six key settlements in the Rushcliffe Local Plan Part 1, and its village centre includes a range of shops and community services. Upper Saxondale to the east of the main village, is a residential area which was formerly a hospital site, and is a conservation area. A number of listed buildings have also been designated in the village. The A52 trunk road links Radcliffe to Grantham and Nottingham, as do rail and bus services.

1.2 The Parish Council established a Steering Committee comprising County, Borough and Parish Councillors, local residents, business leaders and others to prepare the NP, with work beginning in late 2013. Following consultation by Rushcliffe Borough Council, the Neighbourhood Planning Area was

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designated in September 2014. A Community Plan which had been subject to a series of local consultation and engagement events from 2012 to 2015 formed the cornerstone for the NP.

1.3 In addition to consultation on the Community Plan, a series of specific consultation and engagement meetings were held to progress the NP, beginning with an article in the Nottingham Post in July 2014. A formal presentation to the annual Parish meeting took place in April 2016 prior to the Submission Draft Plan formulation in June 2016.

#### *The Independent Examiner*

1.4 As the plan has now reached the examination stage, I have been appointed as the examiner of the Radcliffe-on-Trent Neighbourhood Plan by Rushcliffe Borough Council, with the agreement of the Parish Council.

1.5 I am a chartered town planner and former government Planning Inspector, and have previous experience examining Neighbourhood Plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft plan.

#### *The Scope of the Examination*

1.6 As the independent examiner I am required to produce this report and recommend either:

(a) that the neighbourhood plan is submitted to a referendum without changes; or

(b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or

(c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:

- Whether the plan meets the Basic Conditions;
- Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended). These are:
  - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the Local Planning Authority;
  - it sets out policies in relation to the development and use of land;
  - it specifies the period during which it has effect;



- it does not include provisions and policies for 'excluded development'; and
- it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
- whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 ('the 2012 Regulations').

1.8 I have considered only matters that fall within paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

### *The Basic Conditions*

1.9 The 'Basic Conditions' are set out in paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with and not breach European Union (EU) obligations; and
- Meet prescribed conditions and comply with prescribed matters.

1.10 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the neighbourhood plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007), either alone or in combination with other plans or projects.

## **2. Approach to the Examination**

### *Planning Policy Context*

2.1 The Development Plan for Radcliffe-on-Trent, not including documents relating to excluded minerals and waste development, is the Rushcliffe Local Plan Part 1: Core Strategy which was adopted in December 2014.

2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

#### *Submitted Documents*

2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:

- the Draft Radcliffe-on-Trent Neighbourhood Plan, June 2016;
- the Map on Page 4 of the plan which identifies the area to which the proposed neighbourhood development plan relates;
- the Consultation Statement, July 2016;
- the Basic Conditions Statement, July 2016;
- all the representations that have been made in accordance with the Regulation 16 consultation; and
- the Sustainability Appraisal and Strategic Environmental Assessment (SA and SEA) April 2016, by BPUD on behalf of Radcliffe NP Steering Group and Parish Council, as well as the Screening and Scoping SEA/SA Report 18<sup>th</sup> May 2016.

#### *Site Visit*

2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 2<sup>nd</sup> March 2017 to familiarise myself with it, and visit relevant sites and areas referenced in the plan and evidential documents.

#### *Written Representations or Public Hearing*

2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the plan, and presented arguments for and against the plan's suitability to proceed to a referendum.

#### *Modifications*

2.6 Where necessary, I have recommended modifications to the plan (PMs) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

### **3. Procedural Compliance and Human Rights**

#### *Qualifying Body and Neighbourhood Plan Area*

3.1 The Radcliffe-on-Trent Neighbourhood Plan has been prepared and submitted for examination by Radcliffe-on-Trent Parish Council which is a

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qualifying body for an area that was designated by Rushcliffe Borough Council on 9<sup>th</sup> September 2014.

3.2 It is the only neighbourhood plan for Radcliffe-on-Trent, and does not relate to land outside the designated neighbourhood area.

#### *Plan Period*

3.3 Paragraphs 1.5, 5.18 and 6.5 of the NP indicate that the time period will be in compliance with the Rushcliffe Local Plan Part 1, running from 2014 to 2028. I consider that the NP should state the time period more specifically, and propose modifications to the front cover and paragraph 1.5 to achieve this. With **PM1** in place, the plan will specify clearly that it is to take effect from 2014 to 2028.

#### *Neighbourhood Plan Preparation and Consultation*

3.4 The Consultation Report confirms that a variety of methods were used to inform and engage local people, beginning with the Community Plan in February 2012. The Report includes a Record of Key Events which have been many and varied over the last five years. A survey of all households, businesses and organisations was conducted in July 2013 to inform the Community Plan and subsequently the NP. This captured 1,874 returns, a substantial number which accounted for just under 50% of all questionnaires sent out. Responses on a number of local topics of interest and on six Strategic Housing Land Availability Assessment (SHLAA) sites were used to shape the policies in the emerging NP.

3.5 Consultation on the "Vision Statement" took place in March 2015 and the responses formed the Vision, Objectives and Spatial Strategy which underpin the policies within the NP. Meetings with local landowners and prospective developers were held in July 2015. Consultation, in accordance with Regulation 14, took place in October/November 2015 for six weeks. Sixty-five responses were received including replies from statutory bodies, community and Government organisations. The responses informed discussions between the steering committee, local planning authority, Parish Council and appointed consultants and led to production of the Submission Draft version of the NP in June 2016, which is the subject of this examination.

3.6 Consultation on the Draft NP, in accordance with Regulation 16, was carried out for six weeks from 4<sup>th</sup> November to 16<sup>th</sup> December 2016. Eighteen responses were made from interested parties including statutory bodies, the local planning authority, Nottinghamshire County Council and developers. Historic England, which had not commented at Regulation 14 stage, submitted comments in a letter of 14<sup>th</sup> November 2016 indicating that "at this point" it did not see the need "to be involved in the development of a strategy for your area". I have taken account of all 18 responses in my

examination of the NP. I am satisfied that consultation procedures have met the legal requirements for neighbourhood planning.

#### *Development and Use of Land and Excluded Development*

3.7 The plan sets out policies in relation to the development and use of land in accordance with s.38A of the 1990 Act. Nottinghamshire County Council observed that it does not cover minerals and waste policy; in particular, it does not refer to Policy WCS2 of the Nottinghamshire and Nottingham Waste Core Strategy. However, in my consideration of the NP's compliance with s.61J of the 1990 Act, as required under Paragraph 8(1) of Schedule 4B to the 1990 Act, I am clear that that a neighbourhood plan should not include provisions and policies for "excluded development" (which include waste development and certain other county matters)<sup>1</sup>. The NP, correctly in my view, does not include such matters.

#### *Human Rights*

3.8 The Basic Conditions statement advises that the plan has been positively prepared to ensure none of the policies infringe any Human Rights (within the meaning of the Human Rights Act 1998). Rushcliffe Borough Council submitted a Legal Compliance Check and Decision Statement September 2016, and did not allege that Human Rights might be breached. I see no reason to disagree with this position.

### **4. Compliance with the Basic Conditions**

#### *EU Obligations*

4.1 Radcliffe Parish Council appointed consultants BPUD to screen and scope the NP for SEA/SA. Their findings are included in the Screening and Scoping SEA/SA Report, 18<sup>th</sup> May 2016. This was based on the draft NP dated October 2015, after it had been subject to consultation. A Technical Baseline Study, setting the context and objectives, establishing the baseline and deciding on the scope of SEA, was used in the assessment.

4.2 Detailed assessment of the Plan's emerging policies, against the criteria in Schedule 1 of the 2004 Environmental Assessment of Plans and Programmes Regulations, concluded that two of the policies could have some negative environmental effects. These were Policy 10, Residential Development Strategy, and Policy 14 (of the October 2015 Plan) addressing employment land. However, as Policy 14 was criteria-based and included criteria that would mitigate against any adverse effects, a full SEA was found to be unnecessary.

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<sup>1</sup> 'Excluded development' is defined in s.61K.

4.3 Policy 10 has been subject to full SEA. The Sustainability Appraisal and Strategic Environmental Assessment April 2016, describes an assessment, according to Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004, exploring options to assess the most acceptable policy approach for housing delivery. Policy 10 was subsequently re-drafted, setting out a criteria-based approach to the location of new dwellings and encouraging employment uses in the village. I comment on Policy 10 under Main Issues below, but as far as SA/SEA is concerned, I am satisfied that the approach has been thorough and carried out in accordance with the Regulations, and should contribute to the achievement of sustainable development. Rushcliffe Borough Council has raised no objection to the assessment or its conclusions. The Environment Agency, in its letter of 5 December 2016, confirmed that it had read the SA/SEA report. It concluded that the Plan is unlikely to have any significant environmental effects within its remit, and met the Basic Conditions.

4.4 The SA and SEA report for Radcliffe-on-Trent Neighbourhood Plan April 2016 found that further screening for Habitats Regulations Assessment (HRA) was not required, observing that screening by Rushcliffe Borough Council of development sites for the Core Strategy did not identify any impacts on habitats. Natural England's letter of 6<sup>th</sup> January 2017, in response to the Regulation 16 consultation exercise for the NP, does not suggest otherwise.

#### *Main Issues*

4.5 Having regard for the Submission draft Radcliffe-on-Trent NP, the consultation responses, other evidence and the site visit, I consider that there are four main issues relating to the Basic Conditions for this examination. These are whether the policies for:

- Housing, Design and Heritage;
- the Village Centre, Business and Enterprise and Public Realm;
- Transport and Access; and
- the Environment

have had regard for national planning policy and guidance, are in general conformity with the strategic policies in Rushcliffe Local Plan, and are likely to contribute to the achievement of sustainable development.

#### *Overview of the Radcliffe-on-Trent Neighbourhood Plan*

4.6 Before addressing the main issues, I comment on the structure and layout of the NP. Section 1: Introduction, briefly explains what is the status and coverage of the NP, how it has been produced and how it will be used. I consider that this introduction provides a very useful and readable summary, and should assist members of the local community and other interested parties to understand and engage with the NP. Section 2 identifies seven

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key issues and opportunities from the Village Centre to the Environment, and describes each one in brief. Section 3 uses these key issues and opportunities, adding an eighth one, Leisure, to set out objectives for each. These are defined to help deliver the Vision for Radcliffe-on-Trent which “aspires to be a vibrant and sustainable village ....”. Section 4 then describes the sub-regional context for the village, supported by two indicative maps. I consider that these sections of the NP are well-structured and set out background information for the NP’s policies (Section 5) in a helpful and straightforward fashion for the reader.

#### Issue 1 - Housing, Design and Heritage

4.7 In setting out the Key Issues and Opportunities for Radcliffe-on-Trent, paragraph 2.9 of the NP observes that the ‘Rushcliffe Local Development Plan’ requires a minimum of 400 new homes to be built on greenfield land around the village. Policy 3 Spatial Strategy of Local Plan Part 1, defines six key settlements outside the main built up area of Nottingham. One of the key settlements is Radcliffe, where a minimum of 400 new homes, out of a minimum of 13,150 across Rushcliffe Borough, should be built ‘in or adjoining’ the settlement by 2028. Rushcliffe Borough Council suggested that paragraph 2.9 of the NP should refer to Local Plan Part 1, Rushcliffe Core Strategy, with sites to be identified through Local Plan Part 2, for clarity. I agree with this clarification and propose a modification, **PM2**, to secure it.

4.8 Policy 10 of the NP sets out criteria for ‘the delivery of 400 dwellings’ to meet the Local Plan Part 1 requirement. I agree with those who suggested that the policy should be amended to refer to ‘the delivery of a minimum of 400 dwellings’ for conformity with the Local Plan Part 1, and I propose that modification (**PM7**) should be made. This modification has regard for the NPPF’s principle to support sustainable economic development to deliver the homes and thriving local places that the country needs (NPPF paragraph 17) and for the aim to boost significantly the supply of housing (NPPF paragraph 47). It also has regard for paragraph 184 of the NPPF which states that NPs should not support less development than set out in the Local Plan or undermine its strategic policies.

4.9 Rushcliffe’s Local Plan Part 2 is progressing, with adoption expected in June 2018. I am informed that development on key housing sites is not occurring as rapidly as envisaged earlier, and that maintaining a 5 year housing land supply presents a challenge. These factors support the revised wording in PM2 which introduces necessary flexibility. However, a substantially higher number than 400 new dwellings might adversely affect the character of the settlement or the surrounding area, much of which is designated Green Belt. The NP through its SA/SEA tested the delivery of up to 600 dwellings at Radcliffe-on-Trent (paragraph 7.4 of the SA/SEA report). If a higher number were to be delivered, I appreciate that this could trigger the need for a

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review of the NP. However, Policy 10 with modification **PM2** will be in general conformity with the adopted Rushcliffe Local Plan Part 1 regarding housing numbers.

4.10 There is currently uncertainty about the precise content of the emerging Local Plan Part 2 and its expectations for new housing in Radcliffe. Section 6 of the Radcliffe-on-Trent NP sets out arrangements for monitoring the plan's policies and taking any consequent action. Paragraph 6.6 refers to 'a number of circumstances' which could initiate a review. I accept that these could include a review of Local Plan Part 1, but consider it unnecessary for the NP to spell out this or every possible future scenario. Neither should the NP be expected to set clear dates for undertaking partial and full reviews. Section 6 should not be modified.

4.11 The NP does not allocate specific housing sites but indicates the broad locations where housing may be considered acceptable (Page 16 and paragraph 4.5). The spatial strategy proposes that the majority of new housing land should be adjacent to the existing settlement, to the east and the west. I consider that the allocation of sites should be made through the Local Plan Part 2, having taken account of the Green Belt Review and other strategic considerations, including flood risk in the Trent Valley.

4.12 On my site visit, I saw the twelve sites featured in Figure 7: Potential Greenfield Housing Sites around Radcliffe on Trent, of the draft Local Plan Part 2: Land and Planning Policies (Further Options) document. I note the assessments made of these sites for the Green Belt Review which has been subject to consultation in February/March 2017. Responses to the Regulation 16 consultation exercise for the NP included a number of comments relevant to the location of new housing in and around Radcliffe.

4.13 The SA and SEA examined eight options for the application of Policy 10, leading to a preference for Option H which assumed growth of 60% of the new housing to the east of the settlement, 30% to the west and 10% to the south. This was the approach in the Draft NP, January 2016. The Submission Draft NP, however, was revised following consultation, so that it is now based on Option C, favouring mixed use development and not expressly supporting housing growth to the south of the settlement. Those with an interest in sites to the south of the village contended that they could provide housing on small sites with a greater prospect of delivery, and with opportunity to enhance sporting and recreational facilities at the Golf Club. As Policy 10 does not rule out new housing development south of the village and paragraph 4.5 refers to the 'majority of the release' being to the east and west, I am satisfied that the NP provides sufficient flexibility for sites on the south side to be assessed appropriately.

4.14 Some argued that land west of the village was not the most suitable because it was shown on the Environment Agency's maps as within Flood Intelligent Plans and Examinations (IPE) Ltd, Regency Offices, 3 Portwall Lane, Bristol BS1 6NB

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Zone 2, and it represented the narrowest part of the Green Belt between Radcliffe and Nottingham. It was noted that the Environment Agency's comments on the SEA Screening and Scoping Report had stated that development should be concentrated to the east and south of the village due to flood risk to the west. However, the Agency's letter of 5 December 2016 to Rushcliffe BC, expressly supported Policy 10 as it seeks to avoid flood risk at the outset (point 4) in line with the NPPF. It does not comment adversely on references to a broad location for new housing land west of the village. The Greater Nottingham Strategic Flood Risk Assessment map in Appendix 4 of the NP, identifies land at risk of flooding as some distance from the built up area and predominantly north of the railway embankment.

- 4.15 The draft Green Belt Review refers to the proximity of Radcliffe to Holme Pierrepont and Gamston, Nottingham, but points out that the railway embankment would provide a visual barrier for any new development north of Nottingham Road and along Holme Lane from the west. I consider that the NP should refer to land west of the settlement as potentially suitable for housing. However, paragraph 2.17 should be modified to add the words "predominantly north of the railway embankment" at the end of the penultimate sentence (**PM3**).
- 4.16 Supporting the release of land east of Radcliffe-on-Trent for housing, some argued strongly for the release of St James Business Park from the Green Belt in order to allow existing businesses to flourish and expand better. Having regard for criterion 6 of Policy 10, I can see the potential benefits of such a release. However, the Business Park currently occupies a fairly isolated site in the countryside. The future status of the Business Park in Green Belt terms is a matter for the Local Plan Part 2, rather than this Neighbourhood Plan.
- 4.17 Policy 10 sets out ten criteria which proposals for new residential development should meet. The first three criteria concern location (requiring adjacency to the existing settlement edge), accessibility to community facilities and the Village Centre by sustainable transport means and good vehicular access to the strategic road network. Criterion 4 seeks to avoid development on land at risk of flooding. I am satisfied that these four criteria will contribute to the promotion of sustainable development.
- 4.18 Criterion 5 aims to deliver no more than 200 units on any one site. I agree that it could be difficult to define 'one site' as it is not uncommon for adjoining sites to be promoted, or large sites developed in phases. The justification for a 200 unit threshold has not been clearly set out, and I am aware that large sites can sometimes provide facilities and services which small sites cannot. Public open space, which could benefit the wider community, is given by a respondent as an example. Also, I accept that the harmful impact of a large development may sometimes be mitigated, which implies that those exceeding 200 units could be made acceptable. Criterion



5 should therefore be modified to omit the reference to 200 units and read: 'Designed to deliver development on a number of sites cumulatively over the plan period to 2028 so that the direct impacts of development are spread across the village' (**PM7**). This modification is necessary having regard for the NPPF's paragraph 184 and so that the provision of a minimum of 400 units, in conformity with the Local Plan, is not undermined by the NP. Paragraph 5.25 – 5. describes the underlying aim of the criterion appropriately and should be retained.

- 4.19 Criterion 6, seeking an element of commercial floorspace alongside residential development, has been criticised as too prescriptive; it is claimed that it could result in commercial development in unsustainable locations. However, criterion 6 does not require compliance in all cases (only where appropriate) and refers to Policy 13: Business and Enterprise of the NP. The supporting text of both policies highlights the importance of creating jobs alongside new homes and avoiding the development of a commuter / dormitory development. This aim is consistent with planning for sustainable development, in my view, and criterion 6 need not be modified.
- 4.20 Criteria 7, 8 and 10 are designed to safeguard the landscape and environment, and maintain a defensible settlement boundary consistent with Green Belt policy. These are consistent with the NPPF and should help achieve sustainable development. Criticism is made of criterion 9 requiring compliance with Policy 12: Housing Mix and Density. Even if criterion 9 merely provides a cross-reference and does not give additional guidance, I consider that its inclusion in Policy 10 should assist users of the NP.
- 4.21 Policy 11 provides useful information and is supportive of infill development. It has regard for section 7 of the NPPF, within which paragraph 56 points out that good design is a key aspect of sustainable development. The thrust of the policy meets the Basic Conditions for Neighbourhood Plans, but the reference to "policies 11 and 14 of this Plan" in the penultimate sentence of the policy is misleading and could undermine its effectiveness. It seems to me that it should refer to Policies 14: Design and Layout and 15: Local Architectural Styles of the NP. Proposed modification **PM8** would secure this change and should be made.
- 4.22 I have considered the argument that Policy 12 is too prescriptive in its expectations about housing mix. It is in general conformity with Policy 8 of Rushcliffe Local Plan Part 1 but provides more specific requirements. Paragraph 5.27 of the NP refers to an overwhelming need for smaller properties for first time buyers and the elderly who wish to downsize. This broadly complies with text in paragraphs 3.8.1 to 3.8.3 of the Local Plan Part 1, which give an overview of future housing mix requirements for Rushcliffe. I note that paragraph 3.8.3 ends by stating that it is important for new development to provide a range of types of housing. The NPPF, paragraph 50, refers to housing demand as well as need, and William Davis have

provided up-to-date information on demand in the Radcliffe-on-Trent area in their Survey of Demand.

4.23 The 2011 Census data referenced in this Survey shows that Manvers and Trent wards, which include Radcliffe-on-Trent, have higher percentages in all age groups over 60 years than Rushcliffe Borough, the East Midlands or England. All younger age groups, except 5-7 year olds, are under-represented in the Manvers and Trent wards compared with Rushcliffe. Age groups 25-29 and 30-44, likely to include the majority of first-time house buyers, are significantly under-represented in Manvers and Trent (see Figure on Page 5 of Survey of Demand). The housing stock in Manvers and Trent is heavily weighted towards detached houses and bungalows, which comprise 45% of all dwellings. The stock is also generally much more expensive than housing across Nottinghamshire, the average sold price being about £275,000 in Radcliffe-on-Trent compared with about £174,000 for the average house price in the County.

4.24 The Survey of Demand goes on to state that just over 80% of residential transactions in Radcliffe in the last year (pre-December 2016) were for detached or semi-detached houses. New housing schemes in the wider area were also analysed, and these showed that developers are providing much new detached and larger housing. Given the composition of the housing stock in this part of Nottinghamshire, it is unsurprising to me that there is strong demand resulting in a high proportion of sales for large and detached units. However, the Neighbourhood Plan should not merely meet existing demand for a small sector of the population, as the first bullet point in paragraph 50 of the NPPF makes clear. This paragraph also emphasises that local planning authorities should deliver a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities.

4.25 The NP's aim to provide a mix of housing reflects the expectations of the Local Plan Part 1 that average household size will continue to fall in the future and the population continue to age. The NP, correctly in my opinion, seeks to address the growing needs of first time buyers, as well as the elderly who might wish to downsize or move to bungalows and sheltered accommodation, when these types of housing become more widely available. Policy 12 does not rule out the provision of 3 and 4+ bedroomed houses, which should comprise about 45% of new housing.

4.26 Policy 12 seeks to secure affordable housing in line with the Local Plan Part 1. Although it refers to a particular focus on providing for young people and young families, I consider that it need not exclude other potential occupiers. The policy should, however, confirm that 30% will be sought 'where viable' and I propose **PM9** to secure this and ensure that the policy is in general conformity with the Local Plan and has regard for the NPPF, paragraph 173.

I have considered whether Policy 12 should comment on the requirements of

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people with disabilities, but have been advised that disabled people may require more than 1 or 2 bedrooms eg. to accommodate guide or assistant dogs. Policy 12 does not place any limitations on accommodation for people with disabilities; it need not refer to them specifically. I consider that Policy 12 is forward looking, seeks to address existing and future needs and demand adequately, has the support of local people judging by the responses to consultation exercises, and gives clear guidance for developers. With the above proposed modification, it meets the Basic Conditions.

4.27 Section 7 of the NPPF states that good design is a key aspect of sustainable development and is indivisible from good planning. Policy 14: Design and Layout of the NP, takes up this theme and provides detailed guidance for future development. The final bullet point aims to minimise the production of carbon emissions through sustainable construction techniques. In view of the Government's Housing Standards Review, which transferred many technical matters assessed by planning to Building Regulations, I consider that this should be deleted. A reference to Building Regulations and to paragraph 173 of the NPPF requiring careful attention to viability and deliverability could be added to the supporting text in paragraph 5.35 to ensure that sustainable construction techniques are referenced. Having regard for legal requirements and the NPPF, **PM11** should be made.

4.28 The Environment Agency expressed support for Policy 14 as it indicates that Sustainable Urban Drainage System (SUDS) must be included within the design and layout of new developments. The Agency emphasised that SUDS features must be included at an early stage to aid flood risk management and enhance biodiversity, landscape and recreational value. The supporting text should be modified to make this point in the interests of achieving sustainable development, as set out in **PM11**.

4.29 Policy 15 sets out guidance on matters of locally distinctive design and architecture. As the policy states that the specific 'key design elements ... should be considered', in my view this provides some flexibility for innovative and possibly contrasting styles to be considered. Because Policy 12 seeks 25% of new residential accommodation to be 1 & 2 bedroom properties as retirement homes or bungalows, and 30% other two bedroom homes, I consider that there could be conflict with the third bullet point of Policy 15. The bullet point should be modified as shown in **PM12** to confirm that 2 storey residential properties will be the norm but 1 and 3 storey accommodation will be permitted in suitable locations, where good design principles are followed.

4.30 Providing the modifications outlined above and set out in the Appendix are made, I conclude that the Radcliffe-on-Trent Neighbourhood Plan's policies for Housing, Design and Heritage have had regard for national planning policy, are in general conformity with policies in Rushcliffe Local Plan, and

are likely to contribute to the achievement of sustainable development. The Basic Conditions will be met.

## Issue 2 - Village Centre, Business and Enterprise and Public Realm

- 4.31 Policies 1-3 and 13 of the Neighbourhood Plan are covered by this issue. Policy 1: Village Centre First, has had regard for section 2 of the NPPF, Ensuring the vitality of town centres, and is designed to encourage new retail, commercial and community service development within the centre. Rushcliffe Local Plan Part 1: Core Strategy promotes Radcliffe-on-Trent as a Local Centre and refers to the Greater Nottingham Retail Study which provides comprehensive evidence on retailing across the area, with projections for future retail floorspace provision. The Study was updated in 2015. It suggests that there is limited capacity for new retail floorspace in Rushcliffe's Local Centres. It recognises the range of shops and services available in Radcliffe-on-Trent but records a vacancy level over 10% of floorspace.
- 4.32 Paragraph 24 of the NPPF seeks the application of a sequential test to planning applications for main town centre uses that are not in existing centres. I note that the Greater Nottingham Retail Study recommends use of an impact threshold for new development, proposed at the edge of or outside a centre, of 500sqm. Policy 1 of the NP limits retail development outside the village centre to 280sqm, being one which would be exempt from Sunday trading laws. Although this is more restrictive, Radcliffe-on-Trent is one of the smallest centres which the Greater Nottingham Retail Study assessed. The character of the village is predominantly residential with a well-defined village centre where recent data indicate that there are vacant premises. I consider that the application of Policy 1 should be carefully monitored, in line with paragraph 6.4 of the NP, but it need not be modified.
- 4.33 Policy 1 covers community services, which include health services. Whilst it encourages the clustering of community services in the village centre, the policy does not aim to restrict new health centre development in the way that it would new retail development. I am satisfied that it offers adequate flexibility for potential new or expanding community facilities. Policy 2: Public Realm and Policy 3: Main Road Regeneration Area, should encourage improvements to the village centre and its accessibility by sustainable travel modes. They take forward the earlier Community Plan for Radcliffe-on-Trent and reflect local concerns.
- 4.34 The supporting text for Policy 13: Business and Enterprise also indicates that the community supports the provision of new development for employment purposes. This aim is in line with building a strong, competitive economy and delivering sustainable development (section 1 of the NPPF). The policy complements Policy 10 criterion 6, which favours mixed use development, and the last bullet point in Policy 13 helpfully states that

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business and enterprise development should not be harmful to residential amenity. I consider, however, that the fourth and fifth bullet points of the policy should be re-worded to omit the references to 'high quality' buildings in recognition that some commercial buildings for functional reasons may not achieve this goal. Also, 'high quality landscape proposals that cover the whole site' could be onerous, especially on sites within the built-up area of the village. **PM10** should be made so that the wording is consistent with the achievement of sustainable development. Providing that modification is made, I conclude that policies for the Village Centre, Business and Enterprise and Public Realm have had regard for national planning policy and guidance, are in general conformity with the strategic policies in Rushcliffe Local Plan, and are likely to contribute to the achievement of sustainable development.

### Issue 3 - Transport and Access

#### 4.35 Policies 7, 8 and 9 of the NP are Transport and Connectivity Policies.

Objective 3 of the Plan is to prioritise sustainable modes of transport, with particular focus on improving bus and rail provision, and promoting good access for all to public services and facilities. Highways England acknowledged and welcomed this objective. It also expressed support for the criterion in Policy 10 to locate residential development where the centre of the site is accessible by walking, cycling and public transport in accordance with Policy 8. Nottinghamshire County Council, with responsibility for transport planning and services, is satisfied that the NP meets the Basic Conditions, and that it contributes to the achievement of sustainable development including public transport services. I attach weight to these expressions of support from Highways England and the County Council.

#### 4.36 Policy 7: Pedestrian Focused Development, is consistent with Policy 2 which also aims to prioritise pedestrian access and movement. This has regard for section 4 of the NPPF: Promoting sustainable transport, especially paragraphs 29 & 30, 34 & 35 and 37 & 38. Problems with parking, pedestrian safety and congestion in the village centre at peak times are recognised in paragraph 2.5 of the NP. Some have suggested that new housing development to the east of Radcliffe-on-Trent could exacerbate these problems, as commuters to and from Nottingham would increase traffic movements through the centre. By contrast, it is argued that development to the west would not result in many additional traffic movements at peak times through the village centre; some new residents might choose to cycle from there to Nottingham. These are factors which would need to be considered when sites are allocated in the Local Plan Part 2, or when planning applications for new development are put forward. They do not require amendments to Policy 7 or other parts of the NP, in my opinion.

4.37 On a similar theme, Highways England expressed concern that if a number of sites came forward for housing development in Radcliffe, there could be a significant cumulative impact on the operation of the A52. As I saw at my site visit, junction improvements (as described in Policy 15: Transport Infrastructure Priorities of the Rushcliffe Local Plan Part 1) are underway on this strategic road, but these are limited in scale. Highways England cautioned that additional development greater than envisaged in Rushcliffe Local Plan Part 1 could adversely affect the operation of the A52. This reinforces the case for housing policy to be in general conformity with the Local Plan, as I have already discussed in paragraph 4.9 above.

4.38 Policies 8: Public Transport and 9: Radcliffe-on-Trent Railway Station, are positively supportive of improvements to public transport services in the village. As I saw at my site visit, the village is well placed for access to Nottingham and West Bridgford and eastwards to Grantham and Lincolnshire by rail and bus. Policy 8 sets out some distances for access to public transport services, community services and the village centre which new development should satisfy. These are based on evidence from the Department for Transport as referenced in paragraph 5.16, and should be helpful to prospective developers and decision-makers. I recognise that urban extensions and large strategic development sites may be capable of supporting new local centres and public transport services. Even though mixed use development may lead to provision of some new community facilities, and larger schemes might support enhanced public transport services and pedestrian ways in Radcliffe-on-Trent, however, I would expect the village centre and existing transport infrastructure to remain the main focus for services. Nevertheless, in order to ensure flexibility, I consider that the second sentence in Policy 8 could be modified to recognise that development schemes may include measures to improve community services and accessibility by sustainable means to the village centre. **PM6**, should be made in the interests of enabling sustainable development.

4.39 Measures to enhance the infrastructure and services especially at the railway station should assist in encouraging greater usage of public transport in the future. I support Policies 8 & 9 which should help achieve sustainable development. These policies and the overall Vision for the Radcliffe-on-Trent Neighbourhood Plan, in my view, are in general conformity with Policy 14: Managing Travel Demand, in the Rushcliffe Local Plan Part 1. That policy seeks new development of appropriate scale in the most accessible locations. It wants the priority for new development to be selecting sites accessible by walking, cycling or public transport to key services and facilities. I conclude that, with the above modification, the policies for Transport and Access in the NP have had regard for national planning policy and guidance, are in general conformity with the strategic policies in Rushcliffe Local Plan, and are likely to contribute to the achievement of sustainable development.



## Issue 4 – The Environment

4.40 Policies 4: Local Green Space, 5: Local Leisure Provision and 6: Biodiversity Network are covered under this issue. Policy 4 identifies 15 areas as Local Green Space and these are shown on the Proposals Map towards the back of the NP. Paragraph 77 of the NPPF cautions that Local Green Space designation will not be appropriate for most green areas or open space, and I looked critically at the 15 areas on my site visit. I found that they are all reasonably close to the community that they serve, and are demonstrably special (for example, they are set alongside the River Trent with attractive vegetation and views, or are allotments or playing fields). I agree that the Golf Club occupies too extensive a tract of land to meet the criteria for designation. Sufficient regard has been had for national policy in my view.

4.41 Policy 5 identifies priorities for improving the village's formal sports' facilities, as well as the provision of children's play areas and ancillary open space. An 'approximate' recreation zone between the Cricket Club and Wharf Lane Recreation Area is identified on the Proposals Map. The NPPF paragraph 73, states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Policy 5 aligns with that aim and should ensure that new housing development, which will increase the number of residents, can provide for their sporting and recreational requirements. The policy is consistent with planning for sustainable development.

4.42 Policy 6 is a brief policy which supports the retention of and extension to the Parish's biodiversity network. The Environment Agency expressed support for the policy, as a comprehensive way of protecting and enhancing biodiversity, with coverage of both green and blue infrastructure. However, Rushcliffe Borough Council and Nottinghamshire Wildlife Trust contended that it fails to recognise the presence of important features in the Parish. The Borough Council proposed additional text to paragraph 2.16 which refers to Local Wildlife Sites, adding that the Parish includes two Biodiversity Focal Areas (Cotgrave Forest and Trent Valley (Lady Bay to Stoke Bardolph)) identified in the Rushcliffe Biodiversity Opportunity Mapping Report. I consider that this information would be helpful to readers of the NP, and could usefully be added to the justification for Policy 6 in paragraph 5.13. **PM5** would secure this.

4.43 The Nottinghamshire Wildlife Trust recommended adding maps and text to refer to the River Trent as a major Green Infrastructure Corridor, important at regional level. It also proposed references to Skylarks Nature Reserve managed by the Wildlife Trust as a nature reserve, and the Grantham Canal as important for walking and cycling with wetland supporting wildlife habitats and species. In addition, reference to the Biodiversity Opportunity Mapping, prepared to inform the local authority in accordance with paragraph 117 of [Intelligent Plans and Examinations \(IPE\) Ltd, Regency Offices, 3 Portwall Lane, Bristol BS1 6NB](#)

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the NPPF was sought. I shall not recommend that such maps are reproduced in the NP but, having regard to paragraphs 117 & 118 of the NPPF, I do recommend that paragraph 5.13 is extended to provide a clearer picture of the Parish's biodiversity assets. **PM5** is necessary to meet the Basic Conditions.

4.44 My attention was drawn to the definition of green wedges on the Sub-Regional Framework map on Page 15 and in paragraph 4.2. I agree that use of the term is misleading as it could imply a specific designation. The map and text should be modified (**PM4**) so that they refer to "green areas" for clarity. Also for accuracy the Glossary to the NP should refer to "The Brundtland Report" under Sustainable Development (**PM13**).

4.45 Providing these modifications are made, I conclude that policies for the Environment have had regard for national planning policy and guidance, are in general conformity with the strategic policies in Rushcliffe Local Plan, and are likely to contribute to the achievement of sustainable development.

## 5. Conclusions

### *Summary*

5.1 The Radcliffe-on-Trent Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the NP, and the evidence documents submitted with it.

5.2 I have made recommendations to modify a number of policies and text to ensure the plan meets the Basic Conditions and other legal requirements. I recommend that the plan, once modified, proceeds to referendum.

### *The Referendum and its Area*

5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the plan relates. The Radcliffe-on-Trent Neighbourhood Plan, as modified, has no policy or proposals which I consider significant enough to have an impact beyond the designated neighbourhood plan boundary, requiring the referendum to extend to areas beyond the plan boundary. I recommend that the boundary for the purposes of any future referendum on the plan should be the boundary of the designated neighbourhood plan area.



5.4 I recognise that the Parish Council and Steering Committee have worked very hard over a number of years with the local community to produce the Submission Draft version of the Neighbourhood Plan. Although I have recommended a number of modifications to the NP, I commend its authors for its structure and coverage, and the presentation of its policies in a clear, concise and readable fashion. It should provide a good basis for promoting future sustainable development and safeguarding the assets of the village.

*Jill Kingaby*

Examiner

## Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Front cover and  paragraph 1.5 on  Page 6	Add: <u>2014-2028</u>  ....with the Rushcliffe Borough Council <del>Local Development Plan up to 2028</del> <u>Local Plan Part 1: Rushcliffe Core Strategy 2014-28</u>
PM2	Page 9, paragraph 2.9	<del>The Rushcliffe Local Development Plan</del> <u>The Local Plan Part 1: Rushcliffe Core Strategy</u> requires that a minimum ... around Radcliffe-on-Trent, <u>with sites to be identified in Local Plan Part 2. ....</u>
PM3	Page 11, paragraph 2.17	...This is mainly to the north and west of the parish, <u>predominantly north of the railway embankment</u> , on low-lying land  ....
PM4	Page 15, Sub-Regional Framework Map and paragraph 4.2	Delete reference to "Green wedge" on map and replace with " <u>Green area</u> "  4.2 ....Two green <del>wedges</del> <u>areas</u> play a key role ...
PM5	Page 25, paragraph 5.13	5.13 <u>Radcliffe-on-Trent Parish includes two Biodiversity Focal Areas (Cotgrave Forest and Trent Valley(Lady Bay to Stoke Bardolph)) identified within the 'Rushcliffe Biodiversity Opportunity Mapping Report' – C Jackson and N Crouch 2015 – published by Nottinghamshire Biodiversity Action Group. The parish, therefore, is important for its biodiversity and opportunities exist to protect and enhance this network, including by providing new linkages between sites and ensuring the appropriate management of existing sites and green spaces. This policy</u>

		<p>promotes a network .... (hedgerows, rivers, <u>wetland and pond habitats</u>, footpaths) and green spaces (parklands, <u>grassland</u>, <u>native woodlands</u> and <u>species rich grasslands</u> ) and highlights ....Developments can assist by incorporating habitat enhancing features such as <u>bird or bat boxes</u> or appropriate native <u>woodlands</u>, planted tree and hedgerow boundaries, <u>ponds, wetlands and meadows</u> or <u>other enhancing features</u>.</p>
PM6	Page 27, Policy 8	<p>...maximum advantage of existing services and facilities, <del>improving facilities on, or adjacent to,</del> <u>development sites</u>.</p> <p>Proposals for new residential ... to be considered acceptable. <u>Account will be taken of development which includes new community facilities and services when assessing a potential development's accessibility</u>.</p>
PM7	Page 29, Policy 10	<p>The Neighbourhood Plan makes the provision for the delivery of <u>a minimum of 400 dwellings</u> ...</p> <p>5. Designed to deliver <del>no more than 200 units</del> <u>development on a number of sites</u> (cumulatively ..to 2028) <del>on any one site in order to</del> <u>so that</u> the direct impacts of development ....</p>
PM8	Page 32, Policy 11	<p>Penultimate sentence: .... (specifically policies <del>11 and 14</del> <u>and 15</u> of this Plan).</p>
PM9	Page 33, Policy 12	<p>Final sentence: ...will seek the provision of 30% affordable housing <u>where viable</u> with particular focus .....</p>
PM10	Page 35, Policy 13	<p>Final paragraph In all cases ....</p> <ul style="list-style-type: none"> <li>• <del>High quality</del> <u>New or altered</u></li> </ul>

		<p>buildings <u>meeting good design standards</u> and spaces that are reflective of the surroundings;</p> <ul style="list-style-type: none"> <li>• <del>High quality</del> landscape proposals .....is delivered, <u>where appropriate</u>;</li> </ul>
PM11	Pages 36,37, Policy 14 and paragraph 5.35	<p>Delete last criterion: <del>To minimise the production of carbon emissions through sustainable construction .....design solutions.</del></p> <p>5.35 New sentences added: <u>Measures to minimise the production of carbon emissions through sustainable construction techniques, the reuse of materials and to integrate renewable and low energy design solutions will be sought through Building Regulations, having regard for viability and deliverability in particular cases.</u></p> <p><u>SUDS features should be included within the design and layout of new developments at an early stage to secure the best outcome for flood risk management, and enhancements to biodiversity, landscape and recreational areas.</u></p>
PM12	Page 37 Policy 15	<p>Third bullet point</p> <ul style="list-style-type: none"> <li>• Design of residential properties <u>mostly</u> at two storeys, with <del>occasional</del> one or three storey dwellings <u>in suitable locations where good design principles are followed.</u></li> </ul>
PM13	Glossary	<p>Sustainable Development</p> <p>The Brundtland Report provides .....</p>

## Appendix 2

### Radcliffe on Trent Neighbourhood Plan Decision Statement

#### 1. Summary

- 1.1 Following on from an independent examination, Rushcliffe Borough Council now confirms that the Radcliffe on Trent Neighbourhood Plan can proceed to a neighbourhood planning referendum.

#### 2. Background

- 2.1 Radcliffe on Trent Parish Council, as the qualifying body successfully applied for Radcliffe on Trent Parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012). A Neighbourhood Area was subsequently designated on 9 September 2014.
- 2.2 The Neighbourhood Plan was published by Radcliffe on Trent Parish Council for Regulation 14 pre-submission consultation on 8 October 2015.
- 2.3 Following the submission of the Radcliffe on Trent Neighbourhood Plan Submission Version (“the plan”) to the Borough Council in September 2016, the plan was publicised on and comments were invited from the public and stakeholders. The consultation period closed on 16 December 2016.
- 2.4 The Borough Council appointed an independent Examiner; Jill Kingaby, to review whether the plan met the Basic Conditions required by legislation and should proceed to referendum.
- 2.5 The Examiner’s Report concludes that the plan meets the Basic Conditions, and that, subject to the modifications proposed in her report, the plan should proceed to a referendum.
- 2.6 Having considered each of the recommendations contained within the Examiner’s Report and the reasons for them, the Borough Council has decided to make the modifications to the draft plan set out at Appendix A to ensure that the plan meets the Basic Conditions as set out in legislation.

#### 3. Decisions and Reasons

- 3.1 The Borough Council has made the modifications, proposed by the Examiner, to ensure that the draft plan meets the Basic Conditions, and for the purpose of correcting errors in the text to enhance the clarity of the plan as set out at Appendix A. Deleted text is shown as ~~struck through~~ and additional text is shown as underlined text.
- 3.2 The Borough Council has considered whether to extend the area in which the referendum is to take place and agrees with the Examiner that there is no reason to extend the Neighbourhood Plan area for the purposes of holding a referendum.

- 3.3 The Examiner has concluded that, with modifications made, the plan meets the Basic Conditions and other relevant legal requirements. The Borough Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011, a referendum will be held which poses the question *“Do you want Rushcliffe Borough Council to use the Neighbourhood Plan for Radcliffe on Trent to help it decide planning applications in the neighbourhood area.”*
- 3.4 The referendum will be held in Radcliffe on Trent at a date to be confirmed.

**5 May 2017**

## Appendix A: Modifications to the draft Radcliffe on Trent Neighbourhood Plan

Please note that deleted text is shown as **struck through** and additional text is shown as **underlined** text..

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM1	Front cover and paragraph 1.5 on Page 6	Add: <u>2014-2028</u> ....with the Rushcliffe Borough Council <del>Local Development Plan up to 2028</del> <u>Local Plan Part 1: Rushcliffe Core Strategy 2014-28</u>	Accept recommendation	For clarity
PM2	Page 9, paragraph 2.9	<del>The Rushcliffe Local Development Plan</del> <u>The Local Plan Part 1: Rushcliffe Core Strategy</u> requires that a minimum ... around Radcliffe-on-Trent, <u>with sites to be identified in Local Plan Part 2. ....</u>	Accept recommendation	For clarity
PM3	Page 11, paragraph 2.17	...This is mainly to the north and west of the parish, <u>predominantly north of the railway embankment</u> , on low-lying land ....	Accept recommendation	For clarity
PM4	Page 15, Sub-Regional Framework Map and	Delete reference to “Green wedge” on map and replace with “ <u>Green area</u> ” 4.2 ....Two green <del>wedges</del> <u>areas</u> play a key role ...	Accept recommendation	For clarity

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
	paragraph 4.2			
PM5	Page 25, paragraph 5.13	<p>5.13 <u>Radcliffe-on-Trent Parish includes two Biodiversity Focal Areas (Cotgrave Forest and Trent Valley (Lady Bay to Stoke Bardolph)) identified within the 'Rushcliffe Biodiversity Opportunity Mapping Report' – C Jackson and N Crouch 2015 – published by Nottinghamshire Biodiversity Action Group. The parish, therefore, is important for its biodiversity and opportunities exist to protect and enhance this network, including by providing new linkages between sites and ensuring the appropriate management of existing sites and green spaces.</u> This policy promotes a network .... (hedgerows, rivers, <u>wetland and pond habitats</u>, footpaths) and green spaces (parklands, <u>grassland, native woodlands and species rich grasslands</u> ) and highlights ....Developments can assist by incorporating habitat enhancing features such as <u>bird or bat boxes</u> or appropriate native <u>woodlands</u>,</p>	Accept recommendation	To provide additional justification



Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		planted tree and hedgerow boundaries, <u>ponds, wetlands and meadows or other enhancing features.</u>		
PM6	Page 27, Policy 8	...maximum advantage of existing services and facilities, <del>improving facilities on, or adjacent to, development sites.</del> Proposals for new residential ... to be considered acceptable. <u>Account will be taken of development which includes new community facilities and services when assessing a potential development's accessibility.</u>	Accept recommendation	In the interests of enabling sustainable development
PM7	Page 29, Policy 10	The Neighbourhood Plan makes the provision for the delivery of <u>a minimum of 400 dwellings ...</u> 5. Designed to deliver <del>no more than 200 units</del> <u>development on a number of sites</u> (cumulatively ..to 2028) <del>on any one site in order to</del> <u>so that</u> the direct impacts of development ....	Accept recommendation	Consistency with National Planning Policy Framework and Local Plan Part 1: Rushcliffe Core Strategy
PM8	Page 32, Policy 11	Penultimate sentence: .... (specifically policies <del>11 and 14</del> <u>and 15</u> of this Plan).	Accept recommendation	Factual correction

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
PM9	Page 33, Policy 12	Final sentence: ...will seek the provision of 30% affordable housing <u>where viable</u> with particular focus .....	Accept recommendation	Conformity with Local Plan Part 1: Rushcliffe Core Strategy and National Planning Policy Framework
PM10	Page 35, Policy 13	Final paragraph In all cases .... <ul style="list-style-type: none"> <li>• <del>High quality</del> <u>New or altered buildings meeting good design standards</u> and spaces that are reflective of the surroundings;</li> <li>• <del>High quality</del> landscape proposals .....is delivered, <u>where appropriate</u>;</li> </ul>	Accept recommendation	In the interests of enabling sustainable development
PM11	Pages 36,37, Policy 14 and paragraph 5.35	Delete last criterion: <del>To minimise the production of carbon emissions through sustainable construction .....design solutions.</del>  5.35 New sentences added: <u>Measures to minimise the production of carbon emissions through sustainable construction techniques, the reuse of materials and to integrate renewable and low energy design solutions will be sought through Building Regulations, having regard for</u>	Accept recommendation	In the interests of enabling sustainable development

Proposed modification number (PM)	Page no./ other reference	Modification	Decision	Reason for decision
		<p><u>viability and deliverability in particular cases.</u></p> <p><u>SUDS features should be included within the design and layout of new developments at an early stage to secure the best outcome for flood risk management, and enhancements to biodiversity, landscape and recreational areas.</u></p>		
PM12	Page 37 Policy 15	<p>Third bullet point</p> <ul style="list-style-type: none"> <li>• Design of residential properties <u>mostly</u> at two storeys, with <del>occasional</del> one or three storey dwellings <u>in suitable locations where good design principles are followed.</u></li> </ul>	Accept recommendation	In the interests of enabling sustainable development
PM13	Glossary	<p>Sustainable Development</p> <p>The Brundtland Report provides .....</p>	Accept recommendation	Factual correction



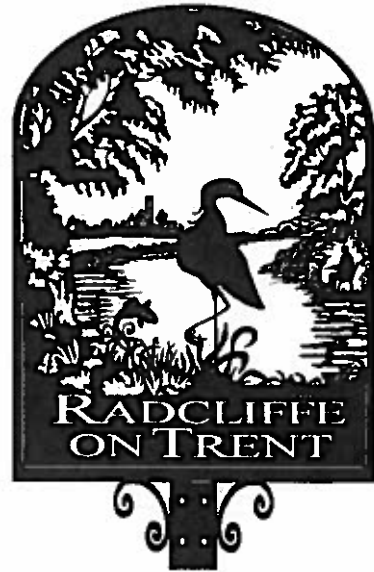
# DRAFT Neighbourhood Plan

Referendum Draft

Radcliffe-on-Trent Neighbourhood Plan Steering Group

May 2017





**Radcliffe-on-Trent Neighbourhood  
Development Plan  
2014-2028**

On behalf of

**Radcliffe-on-Trent Neighbourhood Plan Steering Group**

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Appendix 1: Proposals Map 1

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Appendix 3: Strategic Flood Risk Mapping for Radcliffe-on-Trent

Appendix 4: Glossary

**urban imprint**

<b>Job. No:</b> 15-001_ROTNDP_Submission_Draft
<b>Prepared by:</b> JG / BP
<b>Checked by:</b> BP / EC / JG
<b>Date:</b> 15 May 2017

## **Acknowledgements:**

This Neighbourhood Plan was promoted by the Radcliffe-on-Trent Parish Council in 2014 and managed by a Steering Committee with professional assistance from Urban Imprint (formally BPUD Ltd, Town Planning & Urban Design Consultants) and the support of Rural Communities Action Nottinghamshire (RCAN) and in consultation with the residents of Radcliffe-on-Trent. The Steering Committee acknowledges the significant help that was given by the Radcliffe-on-Trent Community Plan Group and especially the residents' survey 2013 which was delivered to every household in the parish and which had a 52% response rate.

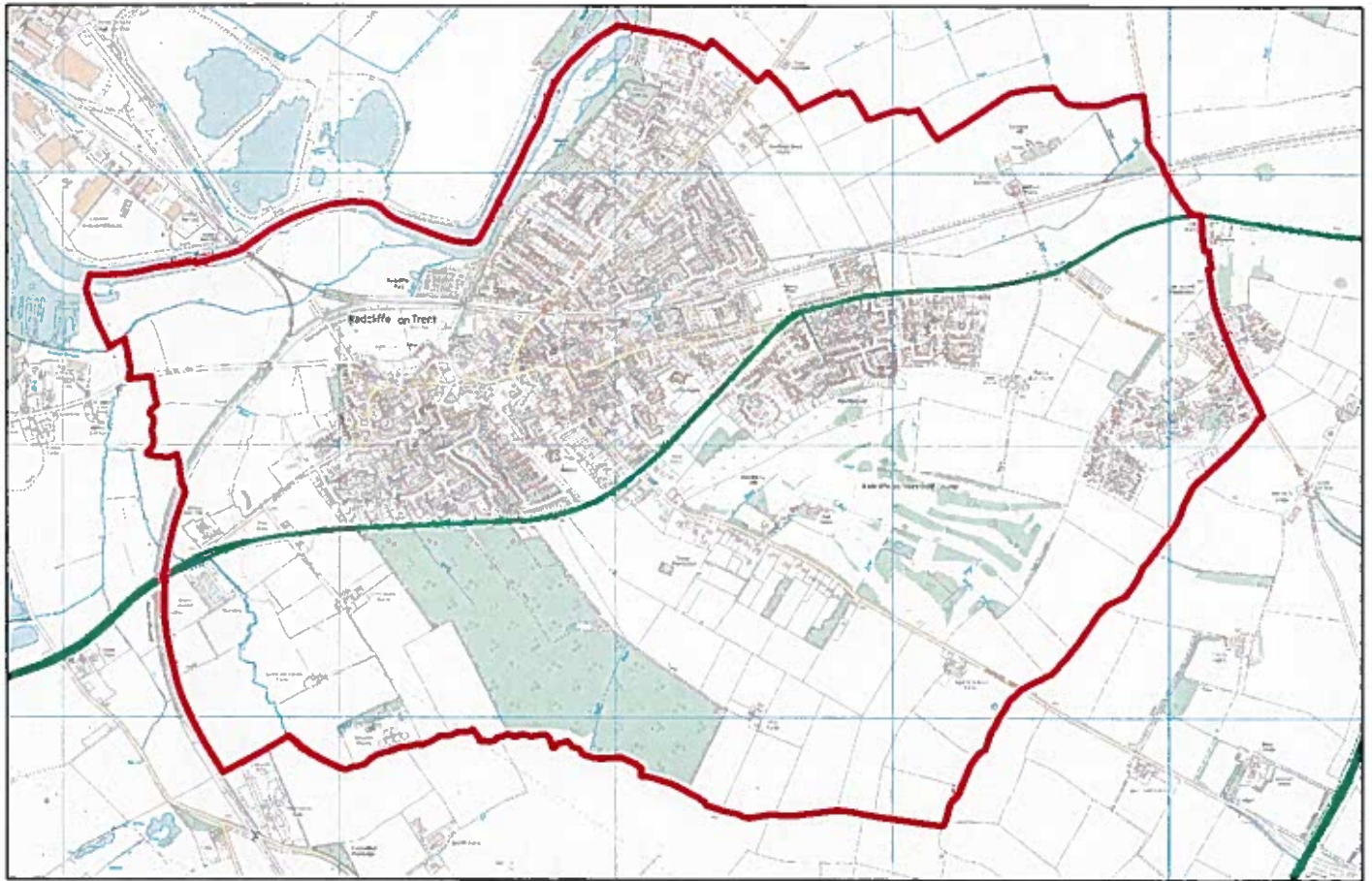
The Steering Committee comprised the following members (in alphabetical order):

- Keith Agar (Vice Chairman)
- Rodney Brears
- Paul Collins
- Sue Clegg
- Martin Culshaw
- Kay Cutts
- David Eggleston
- Jacki Grice (Committee Clerk)
- Maggy Holmes
- Sally Horn (Treasurer)
- Jenny Kirkwood
- Philip Marshall
- Georgia Moore
- Alex Raynor
- Martin Ryder
- Mark Shardlow
- Jo Spencer
- Paul Spencer
- Jean Smith
- Hollie Thacker
- Mike Tomlinson
- Roger Upton (Chairman)
- Alison Williams

The Steering Committee would also like to acknowledge the help and assistance given by Cllr Kay Cutts, Cllr Neil Clarke, Cllr Roger Upton and officers from Radcliffe-on-Trent Parish Council, Rushcliffe Borough Council and Nottinghamshire County Council along with the many volunteers and organisations who have all contributed in many different ways towards this Neighbourhood Plan.



Designated Neighbourhood Plan Area



**Radcliffe on Trent  
Parish**

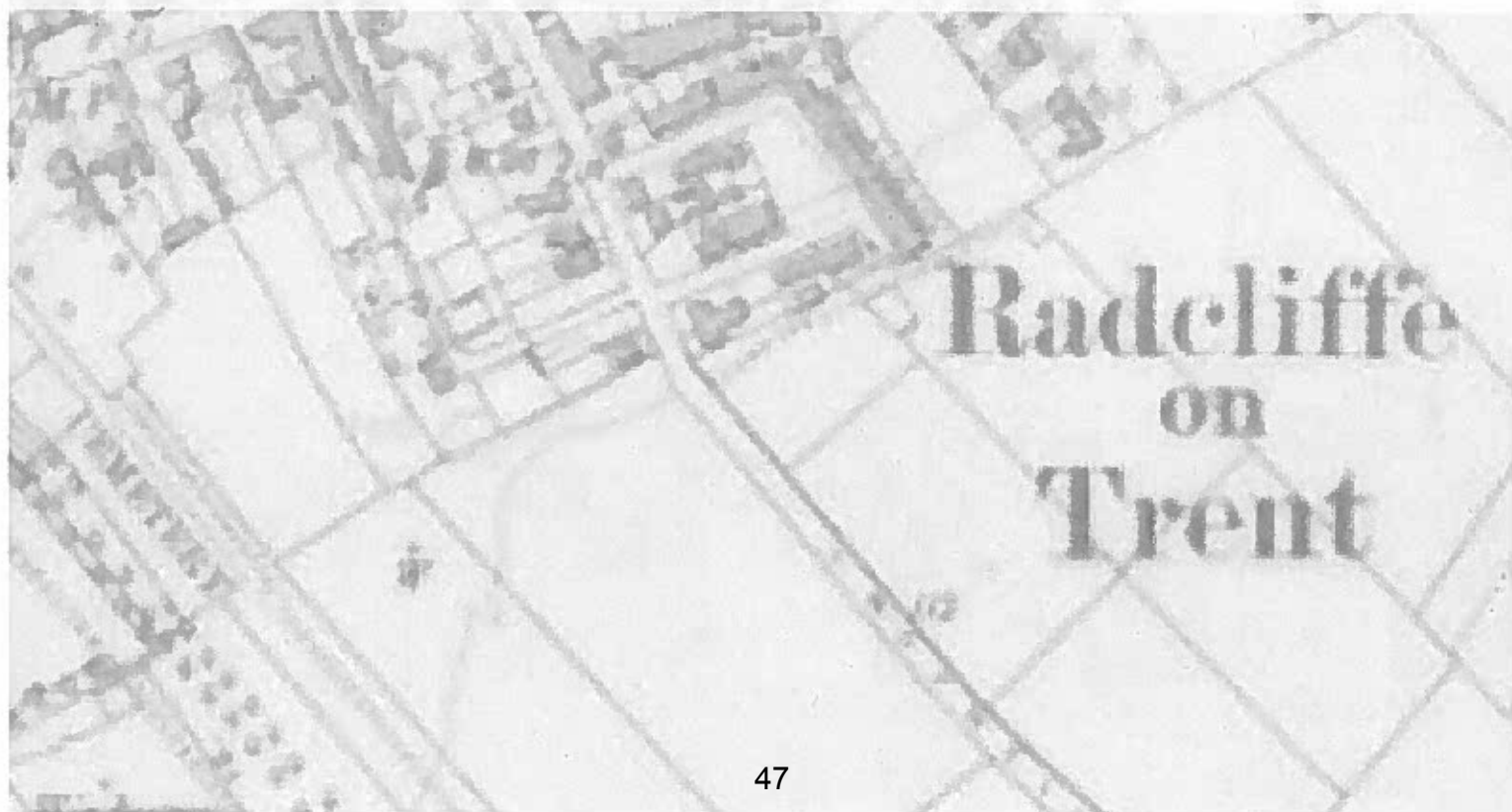
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# Introduction



## **1. Introduction**

### **What is the Radcliffe-on-Trent Neighbourhood Plan?**

- 1.1. Neighbourhood Plans are documents which give local people real powers to shape the future of their neighbourhoods. They contain policies written by the community to shape how their local area may change over the Plan period.
- 1.2. Neighbourhood Planning was introduced by the Localism Act 2011 and is recognised in the National Planning Policy Framework (NPPF), March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (Neighbourhood Plan, NDP) must be in general conformity with the Strategic Policies of the Local Planning Authority's (LPA) Rushcliffe Borough Council Local Plan.
- 1.3. The designated Neighbourhood Plan area is the Radcliffe-on-Trent parish boundary. The Parish Council sought to ensure the Neighbourhood Plan represented the wishes of the whole community and so established a Steering Committee to facilitate the project and make recommendations on the content of the Plan. The Steering Committee commissioned Town Planning and Urban Design consultancy BPUD to assist as specialist advisors, particularly in the technical writing of the policies. The Steering Committee is made up of local County, Borough and Parish Councillors, local residents and other stakeholders who have considerable knowledge of and interests in, the life and future of the village, and have managed the project, working closely with BPUD on the background and content of the final document.
- 1.4. Neighbourhood Plans are to be shaped by the local community. The role of the Steering Committee and Parish Council is to act as facilitators in enabling local interests to determine the focus of their Neighbourhood Plan and devise policies to tackle local issues. The Neighbourhood Plan has been subject to discussion and comments from Nottinghamshire County Council, Rushcliffe Borough Council, Statutory Consultees, other organisations with an interest in the parish, local residents and neighbouring parish councils.

### **How to use this document**

- 1.5. This Plan contains policies and guidance that are intended to shape development in Radcliffe-on-Trent Parish concurrently with the Rushcliffe Borough Council Local Plan Part 1: Rushcliffe Core Strategy 2014-2028.
- 1.6. The Plan can be used by different people, but it is likely that it will be most relevant to:
- Local residents and business owners
  - Property owners and developers
  - The Local Planning Authority (Rushcliffe Borough Council)
- 1.7. Guidance on how these people are responsible for the implementation of the Plan follows.
- Local residents and businesses can refer to the Plan when consulted on planning applications for new development proposals in Radcliffe-on-Trent. Local people can refer to the Plan when developers carry out early public consultation when drawing up proposals for new development. The wishes and concerns for the future of the parish are expressed in clearly defined policies with legal weight in the planning system. Local people should be pro-active in engaging with the planning system, by checking that the Plan is being properly implemented by developers and Rushcliffe Borough Council when new development comes forward.
  - Property owners and developers proposing development in the parish must ensure that their proposals comply with the policies, as relevant to the nature of the development. Developers will find that Neighbourhood Plan policies are a strong reflection of other planning policy at the local and national level, adding additional detail relevant to local circumstances and issues. Planning applications should, where appropriate, demonstrate how proposed development accords with the policies to contribute to achieving the Plan objectives.
  - Rushcliffe Borough Council is responsible for implementing the Plan, by considering development proposals against the policies. Proposals that accord with the Plan (and with other relevant planning policies) should be approved, subject to all other relevant concerns. Proposals that do not accord with the policies should not be approved, except where the policies are outweighed by other material considerations.



Key Issues and Opportunities  
in  
Radcliffe-on-Trent

## **2. Key issues and Opportunities in Radcliffe-on-Trent**

- 2.1. In developing this Neighbourhood Plan care has been taken to investigate and balance a number of issues and opportunities identified for the parish of Radcliffe-on-Trent. Some of these key points have been highlighted through the public consultation undertaken (much of which was associated with the Community Plan) and other material identified from a thorough assessment of the plans and policies developed by other agencies, including the Local Planning Authority.
- 2.2. This chapter should be read alongside the much more detailed and comprehensive baseline assessment which covers a whole range of topics as outlined above. From this seven themes have emerged, which link directly to the objectives in the following chapter of this Plan. A brief introduction to each theme is set out below.

### **The Village Centre**

- 2.3. Radcliffe-on-Trent benefits from a wide range of shops and services within the Village Centre - a broadly triangular area around Main Road, Shelford Road and New Road. This area includes a range of convenience (daily shopping for food etc.) and comparison (specialist, non-daily items such as household and clothing) retailing. This area also includes the majority of the historical and traditional buildings within the settlement. The centre has a high proportion of independent or privately-owned shops, cafes and businesses which demonstrates the strength of the retail centre. This centre not only services the parish but a wider rural hinterland including Holme Pierrepont, Shelford, Cropwell Butler and Upper Saxondale.
- 2.4. Some of the Village Centre has arguably poor architectural and building quality, especially an area to the south of Main Road where a shopping parade, surface car parks and the health centre are located, and there may be opportunities to rejuvenate this area during the Neighbourhood Plan period to help improve the vitality and viability of the Village Centre. This is considered to be a key aspiration of the Radcliffe-on-Trent Neighbourhood Plan.

### **Public Realm**

- 2.5. The proximity of shops, services and public transport to the homes and businesses in the parish means that the use of sustainable transport is a real possibility. Some of the key detractors from the quality of the village is the lack of adequate car parking, narrow pavements and congested roads within the centre of the village. Much of the centre of the village retains its historical street pattern which, with the coming of motor vehicles has eroded the pedestrian realm.
- 2.6. The Community Plan clearly set out to improve the quality of the centre of the village in terms of its pavements, streets and the provision of parking, as it is important that the village supports the overall commercial and retail elements within this area.

### **Transport and Access**

- 2.7. On initial analysis Radcliffe-on-Trent is well served by a variety of transport modes. It has good access to the strategic road networks and a number of public transport options. Rail services from the village are however substandard, both in quality and frequency and are not coupled with an attractive station environment. Access to the eastbound platform for people with physical disabilities is poor and the waiting facilities on both platforms need to be improved. The station car park is in need of major investment to create a modern, secure and attractive facility.
- 2.8. Bus services linking Nottingham and West Bridgford are good but despite this there are still comparatively low numbers of people within the parish using the bus to travel to work. In this respect, the parish is a typical car-borne community with over 75% of the population using a car or van for the daily commute as opposed to 65% nationally (Source: Census 2011). Parking facilities within the Village Centre, whilst very well-used, are insufficient for the needs of the Village Centre. National Cycle Route 15 runs through the village but needs significant investment in its infrastructure as it is neither a specific off-road route nor delineated within the road space.

### **Housing**

- 2.9. The Local Plan Part 1: Rushcliffe Core Strategy requires that a minimum of 400 new homes will need to be built on greenfield land around Radcliffe-on-Trent, with sites to be identified in Local Plan Part 2. The community has acknowledged that there is a clear need for smaller homes for younger families and older people. This is a key issue for the parish with nearly half of the population being in the over 49 age group. Housing delivery in the last ten years has focused on 3- and 4-bedroomed houses, and as a result there is a need to rebalance the housing mix to meet new and future demands.
- 2.10. However, the community remains concerned about the impact that new housing on greenfield sites will have on the setting and character of their parish. The Plan seeks to positively address these issues. A number of developers and landowners are actively pursuing planning applications and pre-application discussions on a number of sites in and around the Radcliffe-on-Trent village.

### **Business and Enterprise**

- 2.11. Rushcliffe Borough Council's core strategy identifies that improving economic prosperity for all should be a key aim of planning within the Borough. There is a good variety of retail services within the Village Centre, including convenience goods stores, financial and professional services, pharmacies, cafes and eateries and specialist retail stores. These include a high proportion of independent retailers (Baseline survey 2015). There are a very few offices or office based companies in the parish but those that do exist are based heavily on the service sector.



- 2.12. There is also an increasing growth in residents working from home which further diversifies the employment opportunities within the Parish (Source: Census 2011). In recent years there have been applications for the diversification of farms to rural employment including offices and small workshops. There is little secondary (manufacturing) employment within Radcliffe-on-Trent parish, and primary employment is restricted mainly to agriculture (Source: Census 2011).
- 2.13. The growth of the parish, in terms of new homes, should be supported by appropriate new economic development within the parish. The Greater Nottingham Sustainable Locations for Growth Strategy identifies Radcliffe-on-Trent as being very attractive for economic development due to its many and varied transport links. More recently there has been a wider discussion about the potential role that Radcliffe-on-Trent could have in helping to create economic development along a corridor stretching from West Bridgford (west) to the neighbouring settlement of Bingham (east), discussed as part of the ongoing strategy development prepared by the local growth board. This collectively offers support for a policy focused on new and improved business and enterprise facilities as part of the parish's growth.

#### **Design and Heritage**

- 2.14. The parish's built form is predominantly residential in character apart from the concentration of commercial, civic and retail uses within the centre of Radcliffe-on-Trent. The village has had some post-war growth (1950 – 1970's estates) although, in the latter part of the 20<sup>th</sup> Century the village has been more contained as a result of planning policies and the designation of the Greenbelt. Most of the townscape is two or three storeys and there are no high-rise elements.
- 2.15. There are no Conservation Areas within Radcliffe-on-Trent village, but Upper Saxondale, built in the grounds of a former hospital dating from the first decade of the 20<sup>th</sup> Century, is so designated. The centre of the village has a number of listed buildings most of which are 19th Century, including St. Mary's Church which dominates both the skyline and the townscape with its stone tower. Few buildings are given any statutory protection so it is important that the Neighbourhood Plan seeks to retain and enhance the village's unique characteristics through appropriate policies.

#### **Environment**

- 2.16. The wider countryside of Radcliffe-on-Trent is highly valued by its community. It is identified as being within the South Nottinghamshire Farmlands Character Area (NCC designation) and is described as being a rolling arable farmland landscape. Its protection and enhancement is a key goal for the Neighbourhood Plan as outlined by the community. A number of landscape features have some importance but none are statutorily protected but the landscape and local environment has some benefit for wildlife, specifically farmland birds. In addition, a number of Local Wildlife Sites (LWS) are identified within the parish.

2.17. Proximity to the River Trent not only offers a wide range of opportunities for recreation and leisure, but also means that some areas of the parish are unsuitable for development given their designation at risk of flooding (see appendix 4 for the most up-to-date flood-risk mapping). This is mainly to the north and west of the parish, predominantly north of the railway embankment, on low-lying land adjacent to the River Trent. There are no directly relevant air quality issues within the parish, but further along the A52 towards Nottingham City Centre there are Air Quality Management Zones.





# Our Vision and Objectives for Radcliffe-on-Trent



### 3. Our Vision and Objectives for Radcliffe-on-Trent

- 3.1. The following vision has been developed to guide development of the objectives and policies for the Neighbourhood Plan. The vision takes forward the goals and aspirations of the Community Plan where they are relevant to land-use planning.

*“Radcliffe-on-Trent aspires to be a vibrant and sustainable village with a pedestrian-focused approach to land-use planning whilst continually endeavouring to protect its strong sense of rural identity and community cohesion and enhance its rich and distinctive architectural, social and historical assets.”*

#### Objectives:

- 3.2. The following objectives have been developed to assist with the delivery of the policies and strategies that form this Neighbourhood Plan:

- **1 - Village Centre** - To promote Radcliffe-on-Trent Village Centre as a thriving, attractive and safe retail and service area supporting a range of independent shops.
- **2 - Public Realm** – To deliver a more pedestrian-friendly Village Centre, with improved pedestrian and cycle routes and high quality, safe and well-designed streets and spaces as part of new developments.
- **3 - Transport and Services** - To prioritise sustainable modes of transport, with particular focus on improving bus and rail provision, and promote good access for all to public services and facilities.
- **4 - Leisure** – To significantly improve the sports and leisure facilities for all residents by providing for new facilities (including places for young and old to socialise), whilst protecting those that exist.
- **5 - Housing** – To ensure that a balanced supply of housing is achieved in Radcliffe-on-Trent, focussing on improving choices for different age groups whilst promoting sustainable location of new houses and setting high standards of eco-design and energy efficiency.
- **6 – Employment** – To ensure that the existing businesses within the parish are supported in their operation and growth, whilst offering sustainably located opportunities for new development encouraging the creation of small and medium sized enterprises and their investment in the parish.
- **7– Design and Heritage** – To protect and enhance heritage and architectural assets whilst promoting high quality design in all new development in the parish contributing to the village sense of place and identity.
- **8 - Environment** –To protect and enhance the rural setting and local biodiversity of the village and parish and promote a network of green spaces and wildlife corridors connecting the village, the River Trent and the countryside.





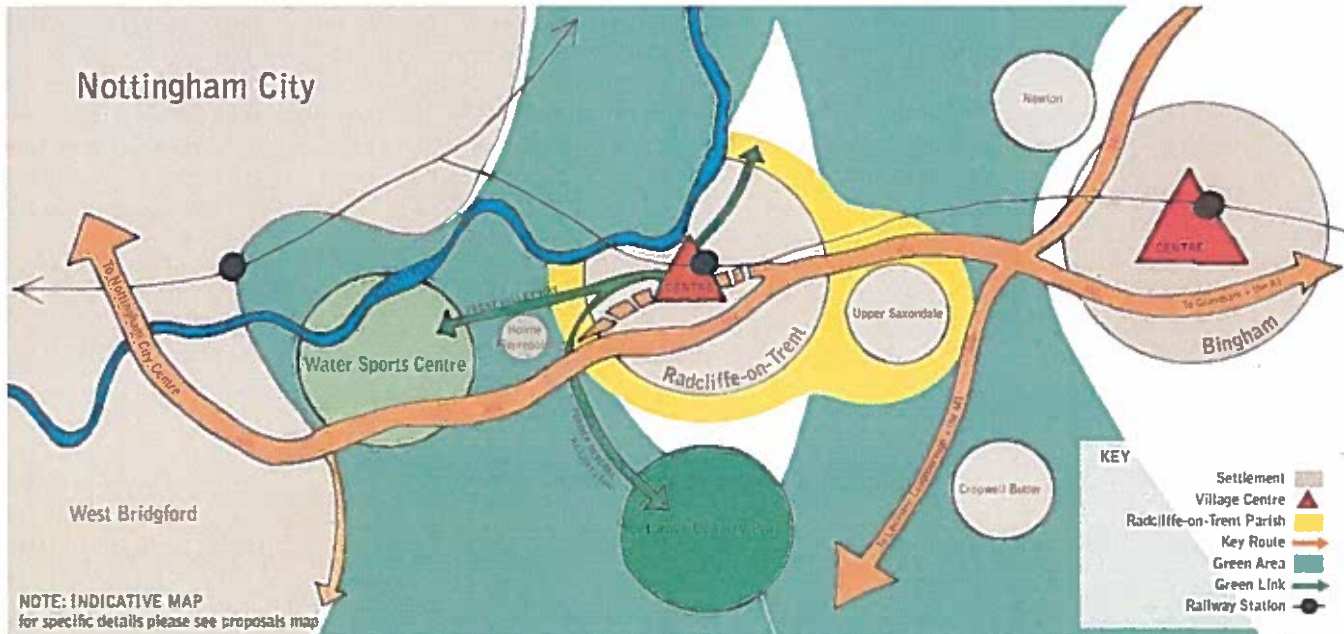
# A Spatial Framework for Radcliffe-on-Trent





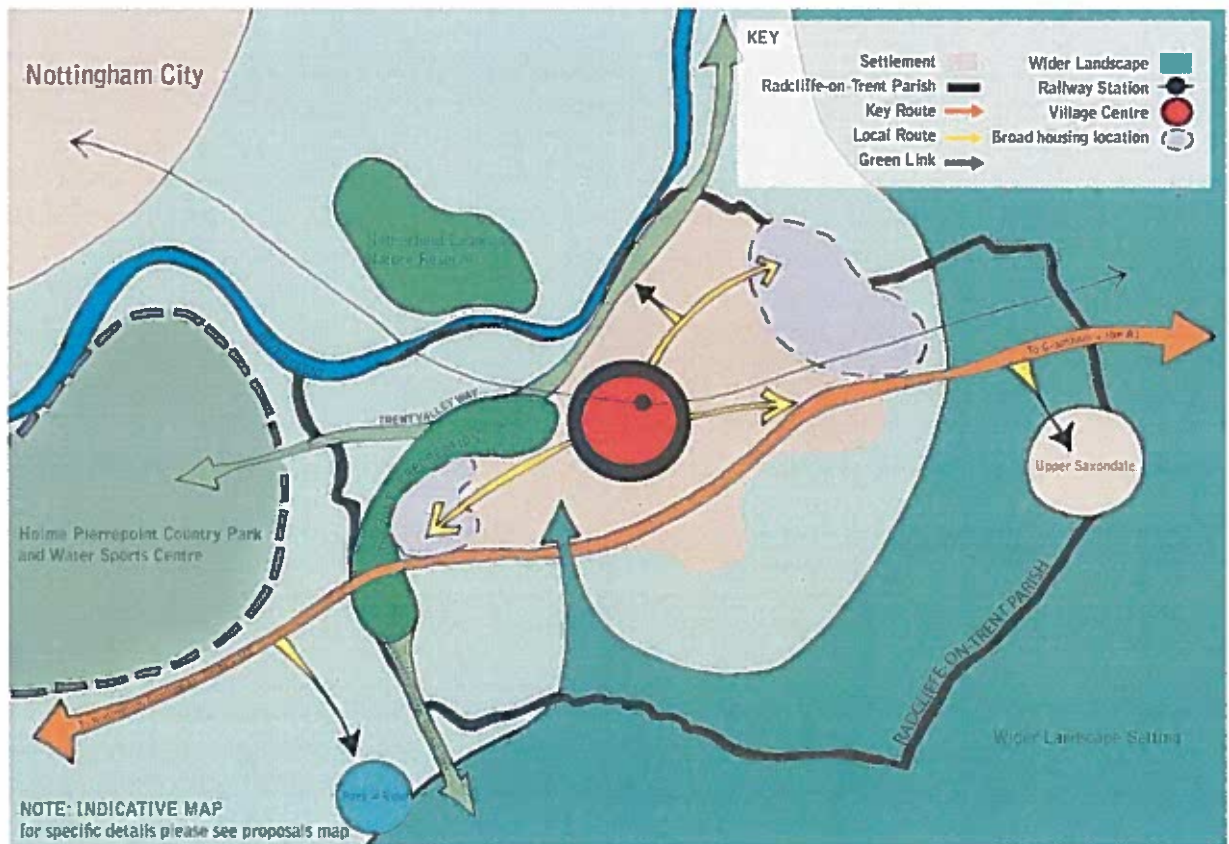
## 4. A Spatial Framework for Radcliffe-on-Trent

### Sub-Regional Framework



- 4.1. The Sub-Regional Framework presents the village of Radcliffe-on-Trent within the wider context of the Growth Corridor linking West Bridgford, Radcliffe-on-Trent and Bingham. The diagram demonstrates how well connected Radcliffe-on-Trent is within a wider sub-regional setting and how this allows it to contribute singularly to a wider economic renaissance. Intersected by key arterial road and rail routes, Radcliffe-on-Trent is conveniently located to provide valuable opportunities for living, working and spending leisure time in the area.
- 4.2. In addition, this diagram demonstrates Radcliffe-on-Trent's location within a wider landscape setting. Two green areas play a key role in preventing coalescence between Radcliffe and Nottingham and Radcliffe and Bingham. It is important that these are preserved as part of any ongoing Greenbelt review to maintain the identity and distinctiveness of the settlements within this area. The diagram also highlights opportunities to link Radcliffe-on-Trent to nearby leisure and recreation resources at Cotgrave Country Park and the Water Sports Centre - both valuable sub-regional recreational resources - via existing walking and cycling links along the Trent Valley Way and a new link along the disused Cotgrave Mineral Railway.
- 4.3. Overall this strategic diagram highlights the importance for the Neighbourhood Plan to recognise, promote and encourage the role that Radcliffe-on-Trent plays within the wider sub-regional context. The village should be outward looking, contributing to the local area, whilst maximising the wider benefits provided by the corridor to the settlement. It demonstrates the crucial role of key links such as Radcliffe Railway Station, frequent bus services and the Trent Valley Way and National Cycle Route 15, in providing residents with alternative sustainable modes of transport to key local and regional destinations. As a result, limited economic development, coupled with housing growth are, if sensitively delivered, able to contribute to the ongoing future of the village.

## Radcliffe-on-Trent Parish Framework



- 4.4. The spatial strategy for the parish of Radcliffe-on-Trent is shown in the above diagram. The village has a historical relationship with the rural hinterland, which remains important to residents and local businesses today. The Village Centre is the point from which key routes through the village intersect and the location for the clustering of shops and services which serve the population. This diagram also demonstrates how the Neighbourhood Plan will seek to reinforce existing green links and the clustering of sports and recreation facilities. The Zone of Recreation is identified as the broad location in which new sports and recreation facilities will be considered appropriate.
- 4.5. The Neighbourhood Plan will not allocate specific housing sites but the spatial strategy indicates the broad locations where housing may be considered acceptable in meeting the need identified by the Rushcliffe Local Plan: Part 1. A key consideration of the Neighbourhood Plan is to ensure the 'walkability' of the village is maintained. The appropriate density of housing in these broad locations is indicated by the shade of purple. In order to meet the housing targets assigned to Radcliffe, a review of the Greenbelt will be required. The spatial strategy proposes the majority of the release to the east and the west, allowing gaps in the settlement boundary to be 'infilled', preserving the separation between settlements to the east and west.





A photograph of a stone fountain with a central dome and a flower bed in front of it, set against a background of trees and a building. The fountain is made of light-colored stone and has a central dome with a finial. In front of the fountain is a long, low stone planter filled with a variety of colorful flowers, including red, orange, and purple blooms. The background shows a large, leafy tree and a white building with a window.

# The Neighbourhood Plan POLICIES

## 5. The Neighbourhood Plan Policies

5.1. The following table demonstrates how all the policies set out in the Neighbourhood Plan meet the objectives set out in Chapter 3. In each case the policy developed should address more than one of the objectives, although there are some very specific policies designed to deliver targeted and specialist elements of the objectives which may not address more than one.

	NEIGHBOURHOOD PLAN OBJECTIVES							
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
<b>A - The Village Centre</b>								
Policy 1: Village Centre First	✓				✓		✓	
Policy 2: Public Space	✓	✓	✓				✓	✓
Policy 3: Main Road Regeneration Area	✓	✓			✓	✓	✓	✓
<b>B - Recreation and Environment</b>								
Policy 4: Local Green Space		✓		✓			✓	✓
Policy 5: Local Leisure Provision				✓	✓		✓	✓
Policy 6: Biodiversity Network		✓		✓				✓
<b>C - Transportation and Connectivity</b>								
Policy 7: Pedestrian Focused Development		✓	✓		✓	✓	✓	
Policy 8: Public Transport	✓		✓		✓			✓
Policy 9: Railway Station	✓		✓			✓		
<b>D - Housing and Development</b>								
Policy 10: Residential Development Strategy		✓			✓		✓	
Policy 11: Infill Development					✓		✓	
Policy 12: Housing Mix and Density	✓				✓		✓	✓
Policy 13: Business & Enterprise			✓			✓	✓	
<b>E - Design and Heritage</b>								
Policy 14: Design and Layout		✓		✓	✓	✓	✓	✓
Policy 15: Local Architectural Styles					✓	✓	✓	✓



## **A. The Village Centre Policies**

### ***Introduction***

- 5.2. Enhancement of the Village Centre of Radcliffe-on-Trent is key in drawing together the aspirations of the Neighbourhood Plan. Consequently, many other issues and resultant policies in the Neighbourhood Plan are linked to the role of the Village Centre, including a triangle bounded by Main Road, Shelford Road and New Road and also encompassing key services and facilities such as the railway station, library, health centre and The Grange / Grange Hall Community Centre. The Village Centre is the pivot of many aspirations, from increasing pedestrian priority through improvements to public realm, traffic and parking, to protecting and heightening the vibrancy of the parish.

### **Policy 1: Village Centre First**

The Neighbourhood Plan encourages the clustering of retail, commercial and community services within, or adjacent to, the Village Centre as identified on the proposals map subject to ensuring adjacent access and parking. Outside the Village Centre, 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. Within the Village Centre the diversification of existing public buildings for additional community uses will also be supported and encouraged.

Within the Village Centre, the development of new shops (Use Classes A1-4) and other retail and commercial uses are encouraged, particularly where they can contribute to a strong active frontage. At ground floor level, proposed change from retail / commercial to residential within the identified retail frontages will be resisted unless it can be demonstrated that there is no viable retail use. Applications for proposals that involve takeaways (Use Class A5) will be determined on a case-by-case basis, taking special account of the impacts on local parking and amenity.

Development, wherever located, that is able to positively contribute to reducing traffic flows and impacts through the Village Centre, or mitigating traffic impacts on the Village Centre, will be looked upon favourably.

### **Justification:**

- 5.3. This policy will focus upon new retail, commercial and community services (such as the health centre developments), with priority given to sites which can contribute towards the creation of an attractive and vibrant Village Centre and benefit from the sustainable transport modes in that location. This policy is designed to support the vitality and viability of the shops and services within the Village Centre. The policy also limits retail development outside the Village Centre, to only 280sq/m (a size for a small retail store of a size that is exempt Sunday trading laws as it provides the function of a convenience store as defined by HMRC). Further, the policy discourages loss of retail units on the ground floor within the Village Centre through resisting their conversion to residential use. This policy also supports the diversification of uses of existing community buildings and spaces for wider / other community uses or to support retention of existing services. Whilst in principle new takeaways (A5 Use Class) are not discouraged by the Neighbourhood Plan, care needs to be taken that the impacts (noise, smells) on amenity and the impacts on local parking, including fly-parking, are properly considered.

## **Policy 2: Public Space**

Where required, planning permission will normally be granted for schemes which singularly or cumulatively improve the public realm within the Village Centre. Such schemes should purposefully prioritise pedestrians within road and junction layout design using high quality, robust materials.

These improvements should focus on delivery of the following elements;

- Public realm improvements and improved pedestrian crossings
- Improved integrated parking provision
- Improved accessibility for those with reduced mobility or visual impairment (disabled bays, ramps and additional seating areas)
- Ensuring that designs and proposals consider access for all, including the visually impaired and those of impaired mobility.

Schemes within the Village Centre should, where appropriate, contribute to the improvement of the public realm, including ensuring that pavements and forecourts are reinstated to a high quality in line with the criteria set out above. The Neighbourhood Plan supports the creation and enhancement of spaces for markets and community events along Main Road or adjacent to existing community facilities.

### **Justification:**

- 5.4. This policy supports improvements to the public realm of the centre of the village by promoting a 'pedestrian first' approach to road and junction layout. Revitalisation of existing spaces is encouraged through use of innovatively designed shelters and seating areas in addition to public realm improvements and changes to ensure excellent access for all. This policy also seeks to provide new spaces within the Village Centre for residents to socialise, community events to be held and markets and fayres to take place.
- 5.5. The Parish Council and its partners will continue to work closely with the NCC Highways and Rushcliffe Borough Council to deliver wider public realm improvements. It is hoped that this policy will work in partnership with their efforts, coordinating works by developers and investors.

### **Policy 3: Main Road Regeneration Area**

**The Neighbourhood Plan supports the regeneration of an area identified to the south of Main Road for mixed use redevelopment. Schemes which focus on retail and community uses with appropriate parking provision will be supported subject to ensuring long term viability of new and existing uses. Where appropriate, schemes should contribute to create a pedestrian friendly environment along Main Road, limiting traffic flow and ensuring appropriate parking and servicing.**

**All schemes, whether for all or part of the regeneration area, should ensure that they contribute to the delivery of strong links between this site and other areas within the Village Centre (including Main Road) through well designed pedestrian and cycle routes and that they are responsive to the scale, form and layout of the surrounding townscape.**

#### **Justification:**

- 5.6. An area to the south of Main Road has been identified as a key area for regeneration within the Village Centre. The area is identified for possible redevelopment during the Plan period with a focus on retail and community uses. Support will be given for mixed use schemes which include new or improved community uses, demonstrating high quality design.
- 5.7. The area is currently occupied by surface car parks, large under-developed sites and the health centre which is identified as requiring upgrading. Some buildings are poor quality in terms of design, detracting from the overall character of the Village Centre. This policy supports development schemes in this area to help lift the quality of the urban environment and make best use of previously developed land within this area.



## **B. Recreation and Environment Policies**

### ***Introduction***

- 5.8. Radcliffe-on-Trent benefits from being located in the Nottinghamshire countryside with many outdoor and indoor recreation and leisure facilities, although gaps in this provision have been identified. The Neighbourhood Plan seeks to protect and enhance these assets, placing special value on elements which offer biodiversity and wildlife benefit whilst seeking access to these facilities for all residents.

### **Policy 4: Local Green Space**

The Neighbourhood Plan designates the following areas as Local Green Spaces due to their special character and significance and recreational value as identified on the proposals map. These sites will be protected from inappropriate development. Where appropriate new or extensions to existing recreational facilities, will be supported.

1. Malkin Hill and Cliff Walk (Trent Valley Way)
2. Wharf Lane Recreation Ground
3. Dewberry Hill
4. The Grange Grounds
5. Rockley Memorial Park
6. The Lily Ponds
7. Allotments, Grantham Road
8. Allotments, Nottingham Road
9. Bowling Greens at Gropwell Road and Upper Saxondale
10. Cricket Club, Radcliffe Road
11. South Nottinghamshire Academy Bingham Road Playing Field
12. Radcliffe Junior School Playing Field
13. Gopse/Triangle at Bingham Road
14. Valley Road Play Area
15. Amenity Space and gardens at the former hospital at Upper Saxondale

### **Justification:**

- 5.9. This policy designates several Local Green Spaces. These must meet certain criteria as set out within the National Planning Policy Framework paragraph 77 which states that designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds particular significance, local in character, and is not an extensive tract of land. The areas identified in this policy have been chosen for Local Green Space designation due to their contribution to the parish in a number of ways. Other areas do exist but are covered by landscape designations, already being afforded sufficient protection. The Golf Club is not included as this is considered to be an extensive tract of land and so does not meet the appropriate tests.

### **Policy 5: Local Leisure Provision**

The Neighbourhood Plan identifies the priority for the improvement of the Village's formal sports facilities for all ages. Where appropriate, financial contributions may be sought from developers, in lieu of on-site provision. These contributions should be targeted towards enhancement of existing, and provision of new, off-site facilities within the recreational zone as marked on the proposals map, to enhance and create the sports and recreation hub for use by the wider community.

New facilities, located adjacent to existing ones, should focus on the provision of new sports pitches and associated requirements such as changing rooms, security fencing and lighting. Applications for these will be supported providing that they do not erode nearby residential amenities and are located to benefit from sustainable transport links (walking, cycling and public transport). The Neighbourhood Plan supports the provision of small scale children's play and ancillary open space as an integral part of new developments where it is not appropriate for them to be co-located with the sports and recreation hub.

#### **Justification:**

- 5.10. The recreation zone (as identified within the spatial strategy) spans an area between the Cricket Club and The Wharf Lane Recreation Ground and is an area where there is an existing concentration of leisure and recreational facilities. The Neighbourhood Plan seeks to focus these here to encourage a hub of such activities within accessible distance of the Village Centre. Policy 5, in parallel with Policy 4 of the Neighbourhood Plan, seeks to protect and enhance existing recreation facilities such as the Bingham Road Playing Fields.
- 5.11. Developers and applicants are encouraged to make off-site contributions to larger-scale recreational facilities within the zone identified for recreation which is located to the north west of the settlement adjacent to the disused mineral railway line to Cotgrave. This will allow new facilities to link or share with other recreational activities nearby, including other links with Holme Pierrepont to the west. The focus will be on playing pitches and the creation of a linear park linked with a new footpath and cycle route along the disused mineral railway line to Cotgrave. This strategy (set out within the Spatial Strategy) is designed to make best use of existing facilities but to also address any deficiencies identified by the community.
- 5.12. New residential development should have small scale active leisure facilities provided on-site, such as playgrounds for young children, to enhance the sustainability and attractiveness of these living and working locations. It may be appropriate for developers to offer a financial contribution towards off site provision for larger sports and recreational facilities as part of planning applications for larger schemes.

## **Policy 6: Biodiversity Network**

**Developments which include provision for, or contribute to, the establishment and retention of a network of green and blue infrastructure within the parish will be looked on favourably. Proposals which contribute towards new links and / or enhancement of the existing green infrastructure network will be supported, both in and out of the parish. Proposals should consider opportunities to retain, enhance and incorporate features which are beneficial for wildlife and habitat creation through their landscape proposals and design.**

### **Justification:**

5.13. Radcliffe-on-Trent Parish includes two Biodiversity Focal Areas (Cotgrave Forest and Trent Valley (Lady Bay to Stoke Bardolph)) identified within the 'Rushcliffe Biodiversity Opportunity Mapping Report' – C Jackson and N Crouch 2015 – published by Nottinghamshire Biodiversity Action Group. The parish, therefore, is important for its biodiversity and opportunities exist to protect and enhance this network, including by providing new linkages between sites and ensuring the appropriate management of existing sites and green spaces. This policy promotes a network of green spaces to support local wildlife and its habitat offer both inside and beyond the parish. It refers to a proposed green and blue infrastructure network which identifies key biodiversity corridors (hedgerows, rivers, footpaths) and green spaces (parkland) and highlights areas where development can contribute to this. Developments can assist by incorporating habitat enhancing features such as bird or bat boxes or appropriate native woodlands, planted tree and hedgerow boundaries, ponds, wetlands and meadows or other enhancing features.



## **C. Transportation and Connectivity Policies**

### **Introduction**

- 5.14. Radcliffe-on-Trent benefits from bus and rail services and is a village generally walkable for most residents, although there is still a heavy reliance upon the car. The ability of parish residents to access facilities within the village and the ease with which they can move around the area are key to promoting a sustainable future and the wellbeing of the community over the Plan period. In connection with these policies it is important that traffic through the village is discouraged wherever possible and that pedestrian safety is enhanced through appropriate speed reduction measures.

### **Policy 7: Pedestrian Focused Development**

All residential schemes should provide a clear hierarchy of new streets and spaces as set out within the Rushcliffe residential design guide SPD (2009). Developments which take a pedestrian first approach to the design of streets and spaces and road layout, such as delivering 'home zone' designs will be looked upon favourably.

Schemes should be designed with particular attention given to provision or improvement of off-road routes between the site and surrounding open spaces and facilities, the wider footpath network and where appropriate, key community facilities, specifically routes to the east of the village linking across the railway line. Schemes that do not take opportunities to improve or enhance this network may not be supported.

The following key routes are identified on the proposals map for protection and enhancement and where appropriate, may benefit from developer or other contributions;

- The Trent Valley Way – including Malkin Hill Cliff Walk / Holme Lane
- Disused mineral railway line to Gotgrave
- Public footpaths to the south and west of the village leading to Gotgrave Country Park
- National Cycle Route 15

### **Justification:**

- 5.15. This policy reflects the clear hierarchy of modes of transport as identified by national policy and guidance (including *Manual for Streets 1 and 2*) which is as follows: pedestrians and the disabled, cyclists, public transport services (bus and train), with private cars having last priority. This approach is also supported by the Design Councils '*Building for Life 12*' scheme as outlined in policy 14 of this document. The policy identifies key routes for enhancement and investment with particular focus on 'safe corridors' of travel and making use of existing assets such as the river bank and the former mineral railway line. Developer contributions may be sought to invest in these corridors. Improvement to off-road routes for pedestrians and cyclists are encouraged, as these will make it more attractive for new and existing residents to use sustainable modes, as outlined above, to access key services. The community, through consultation, has identified that a pedestrian crossing of Shelford Road between Queens Road and Clumber Drive, would be supported. A new link across the railway line to the east of the village would also be beneficial.

### **Policy 8: Public Transport**

The Neighbourhood Plan seeks to encourage improvement to the parish's transport network making key services and facilities more accessible without the use of a car. All new housing developments should be located wherever appropriate, to take maximum advantage of existing services and facilities.

Proposals for new residential development should demonstrate that most new development will be located within walking distance of public transport, equating to 400m/¼ Mile from the site's furthest point and 1600m or 1 mile to community facilities and the Village Centre from the centre of the site. Where developments are significantly outside these distances, new development is unlikely to be considered acceptable. Account will be taken of development which includes new community facilities and services when assessing a potential development's accessibility.

Where Travel Plans are required in line with the County Council 'Guidance on Transportation Assessment' or any subsequent document, they should demonstrate clearly how workers and residents will commute to and from the site.

#### **Justification:**

- 5.16. The Neighbourhood Plan will focus on access to services and facilities and improving connectivity in the transport network for all members of the community, to services and facilities and neighbouring settlements. New developments should seek to encourage walking and cycling and use of public transport. The policy encourages sites within 400m (¼ Mile) of a bus stop and 1.6 km (1 mile) from local facilities, such as the railway station, library and health centre, as this is considered in best practice to be an appropriate walking distance for residents (as set out in the *Guidance for Transport Assessments* standards prepared by the Department for Transport).

### **Policy 9: Radcliffe-on-Trent Railway Station**

The Neighbourhood Plan supports the retention and enhancement of the Radcliffe-on-Trent railway station. Development which contributes towards or seeks to establish improved and formalised parking provision, access arrangements, waiting and information facilities (where these require planning permission) will be supported. The Neighbourhood Plan particularly support schemes which increase or improve car parking provision at the station.

Schemes that would undermine the ability to access for people of all abilities, or use the station facilities both now and in the future, will be resisted.

#### **Justification:**

- 5.17. A key priority for the village is the protection and enhancement of the railway station both in terms of striving to retain and increase the services which currently stop at the village station, and promoting the village's role within the growth corridor identified by Rushcliffe Borough Council. Additionally, the Neighbourhood Plan supports schemes which improve parking and access arrangements designed to encourage the use of this sustainable transport mode.





### **Policy 10: New Residential Development (Locational Strategy)**

The Neighbourhood Plan makes the provision for the delivery of a minimum of 400 dwellings on greenfield sites outside the existing built up area of the village of Radcliffe-on-Trent, to meet the requirement set by the Rushcliffe Borough Council Local Plan: Part 1.

The following criteria should be used to determine the acceptability of any application for new homes (or allocations as part of the Local Plan: Part 2) which come forward adjacent to the settlement boundary of Radcliffe-on-Trent. These ensure that new development reflects the overall spatial strategy for the parish set out as part of the Neighbourhood Plan. Schemes which meet all of the following 10 criteria will be looked upon favourably.

Residential development sites should be:

1. Located directly adjacent to the existing settlement edge with priority given to sites which border the existing settlement boundary on two or more sides.
2. Located where the centre of the site is accessible by walking, cycling and public transport in accordance with the standards set out in policy 8 of the Neighbourhood Plan.
3. Located where there is reasonably good access to the strategic highways network (specifically the A52 Nottingham Road), without causing significant congestion to the village roads.
4. Located to avoid those areas of the parish which are unsuitable for development given their designation as being at risk of flooding (see Appendix 4 for the most up-to-date flood risk mapping). This is mainly to the north and west of the parish on low-lying land adjacent to the River Trent.
5. Designed to deliver development on a number of sites (cumulatively over the plan period to 2028) so that the direct impacts of development across the village.
6. Designed to include an element of commercial office space alongside residential development, where this is appropriate, as set out in policy 13 of the Neighbourhood Plan.
7. Designed to ensure that a logical and defensible settlement boundary to the landscape and wider Greenbelt is created by the new development (e.g. to a road, footpath, hedgerow or watercourse).
8. Designed to accommodate appropriate open space and parkland in line with policy 5 and the Local Plan: Part 1 and ensure access to existing facilities is maintained and/or enhanced.
9. Designed to deliver the overall mix and density as set out by policy 12 of the Neighbourhood Plan.
10. Designed sensitively so that they do not negatively impact any built or natural environment designations at the national, local and neighbourhood level.

## **Justification:**

- 5.24. This is an important policy within the Neighbourhood Plan given that it will guide the acceptability of new housing in the parish as well as the preparation of future planning policy documents. The policy has been developed following a thorough test of 8 different options and strategies as part of the Sustainability Assessment which accompanies this Plan. The policy is based around 10 key tests, or criteria, which are designed to act as a guide for any decision maker or developer / housebuilder in determining the acceptability of any residential proposal. The most appropriate proposals are likely to be able to meet all of the criteria set out above and should be supported. If faced with two or more competing sites this policy would help the decision makers to determine the most appropriate of these schemes.
- 5.25. The paragraphs below provide a short summary of the way that these criteria may be used. The numbers refer directly to each criterion / requirement.
1. A well located site should have a common boundary with existing development at the edge of Radcliffe-on-Trent village. To ensure that sites don't 'stick out' from the edge in an awkward manner, potentially to the detriment of the Greenbelt and landscape, schemes that have existing development on two or more sides will be able to better fulfil this goal.
  2. Policy 8 of the Neighbourhood Plan states that sites should be within 1.6km or 1 mile of the Village Centre as is shown on the proposals map (edged blue). This means that any site would be approximately 20 minutes walk from the shops, services and facilities around the centre of the village. This is important to ensure that new development benefits from the facilities and shops on offer and in turn, supports their viability.
  3. Traffic is a key issue for the community and it is important that any traffic generated by the development can easily access the strategic highways network and not cause unnecessary congestion on local roads. The A52 is specifically mentioned as it is the most important vehicular route within the parish and connects places of work, education and larger shopping opportunities.
  4. Planning policy should seek to avoid the risk of flooding. This policy ensures that in making decisions about flooding the most up to date flood risk mapping is available. It is likely that this will be periodically updated and so decisions will be made on the most recent information available. The principal risk is to the far west of the parish adjacent to the River Trent (the most recent flood risk map is in the Appendix 4).
  5. Community consultation has emphasized that locating all 400 new houses on one site would be detrimental to local character and amenity (e.g. effects upon landscape and traffic). Disaggregating the total number, whilst ensuring that sites are large enough to deliver necessary infrastructure, addresses this issue.

6. It is important that jobs are created alongside new homes. Policy 13 supports new office and starter-units for small and new businesses and this requirement ensures that at the very early stage the implications and benefits of this are effectively considered.
7. Any new development will create a new 'edge' to the settlement and will remove some land from the Greenbelt. It is important that the new settlement edge created is of high quality and has a physical presence, being a defensible boundary, to prevent the settlement boundary from 'creeping' over time. Field boundaries, water courses and other landscape features would be most appropriate.
8. Policy 5 and the Local Plan: Part 1 offer some clear requirements for open space and parks. Ensuring good access to new and existing open spaces and recreation is an important aspect of this Neighbourhood Plan.
9. There are some very clear requirements within the Neighbourhood Plan for new residential development in terms of the type of houses and their density. Depending on the size and location of the site, the scheme's ability to respond positively to these, will determine the overall acceptability of any site that comes forward.
10. It is vitally important that, regardless of any other factors, any new development does not negatively impact on any formally designated area. These might include protected habitats or species, heritage buildings or landscape features. In some cases, appropriate mitigation could be suggested, but without this, a scheme is unlikely to be acceptable in planning terms.



### **Policy 11: Infill Development**

The Neighbourhood Plan considers that infill development within the settlement boundary may be appropriate. A site constitutes infill development when it is bounded by existing development on two or more sides and is within the existing settlement boundary (as defined by the Local Plan: Part 1).

*The design and layout of infill development requires careful attention to relate to its existing settlement context and character. Infill development should respect the existing massing, building form and heights of buildings within their immediately locality. Front and rear building lines should be continued where these are well established and clearly defined as part of the existing settlement pattern. The side spacing to neighbouring properties should be maintained where a consistent and regular arrangement already exists. Overshadowing or overlooking of both new and existing dwellings should be avoided or minimised through careful attention to design privacy and there should be a clear distinction between public and private areas.*

Schemes which propose new development on a previously developed site will also be supported where it can be demonstrated that the design and density reflects the immediate local surroundings subject to compliance with other development plan policies (specifically policies 14 and 15 of this Plan). Within the Village Centre a higher proportion of affordable houses and smaller, higher density units may be supported subject to compliance with other development plan policies.

#### **Justification:**

5.26. This policy specifically deals with residential schemes considered to be infill plots. For a site to be considered infill development it must adjoin the settlement on at least two of its boundaries. It also states that infill sites located within the Village Centre will be required to make a greater contribution to the provision of affordable housing and will be able to provide smaller higher density units due to their more sustainable location.

## **Policy 12: Housing Mix and Density**

**On all residential schemes in excess of 10 dwellings the following broad mix of types will be sought subject to viability, deliverability and the location of development:**

- **25% 1 & 2 bed properties for older persons either as retirement apartments or as bungalows**
- **30% 2 bedroomed homes**
- **25% 3 bedroomed homes**
- **20% 4+ bedroomed homes**

**Schemes of fewer than 10 dwellings should seek to provide 2-bed starter homes, bungalows for the elderly, and/or 1 and 2 bedroomed flat accommodation, suitable for a variety of occupiers.**

**The eventual mix will be defined by its proximity to public transport routes, local shops and facilities and the location within the settlement reflecting local built character and density, ensuring that higher densities are placed adjacent to arterial routes and within the centre of the settlement. Schemes which form a new edge to the settlement must ensure that densities are commensurate with the surrounding townscape and landscape character and may result in lower densities. The design and layout of schemes should ensure that where possible the above mix is achieved.**

### ***Affordable Housing:***

**In line with the Local Plan Part 1, any residential scheme of 5 or more units, regardless of mix or location, will seek the provision of 30% affordable housing where viable with particular focus on providing homes for young people and young families.**

## **Justification:**

- 5.27. This policy seeks to ensure a mix of market housing types which is based on evidence gathered from a series of sources. The Rushcliffe Borough Council Local Plan (Part 1) sets a framework for setting out appropriate housing mixes based on local needs and the evidence within their Strategic Housing Market Assessment (SHMA) and Housing Strategy, as well as considering locational factors and demographics. It is abundantly clear from these sources that there is an overwhelming need for smaller properties for first time buyers and the elderly who wish to downsize. With a large proportion of the population being over 50 (see chapter 2) the pressures for older persons' housing, bungalows and sheltered accommodation is an increasing possibility. The ward profile also indicates that the majority of recent building in the parish (since 2001) were 3 and 4 bed housing. The proposed housing mix seeks to redress the balance in part by targeting a greater proportion of dwellings into these categories.
- 5.28. The policy supports the Local Plan target of achieving 30% to be affordable but sets out the target need based on the Local Planning Authority's Strategic Housing Market Assessment targeted for young people and the elderly. Provision of bungalows is also a high priority for the people of Radcliffe-on-Trent and this is prioritised within the policy, with a focus on larger market bungalows to which existing residents can

downsize. There are some broad goals for the type of housing required based on the Strategic Housing Market Assessment findings and the Rushcliffe Housing Strategy (2009).

- 5.29. The density of residential schemes is also addressed within this policy with high density schemes being restricted to the Village Centre and adjacent to arterial routes and lower density adjacent to the open countryside to ensure appropriate densities relating to their location. Density should be calculated as a net figure, excluding all retained and proposed green infrastructure (existing trees, hedgerows and other physical features) and considering only the actual development parcels.
- 5.30. Mix and density are intrinsically linked, and it is considered that the larger greenfield sites that may come forward in the Plan period at the edge of the settlement can reflect an appropriate mix whilst allowing a lower density to be achieved.



### **Policy 13: Business and Enterprise**

The Neighbourhood Plan supports planning applications which encourage economic development and enterprise (including facilities for education and training). Applications for the expansion and diversification of existing business and employment uses within the parish will be supported subject to compliance with other development plan policies.

The Neighbourhood Plan also supports the development of new small and medium scale employment uses, specifically offices, research and development, small workshops and starter / incubator uses (B1 Use Class). Applications on previously developed land or as part of a mixed use development on a greenfield residential led site will be looked upon favourably.

In all cases, applications for new or expanded employment and economic development must demonstrate:

- Safe and convenient access to the strategic highways network;
- Appropriate space for parking and servicing of the development within the application site;
- Adequate access from public transport and other sustainable transport modes;
- New or altered buildings meeting good design standards and spaces that are reflective of the surroundings;
- Landscape proposals that cover the whole site and its boundaries to ensure that appropriate green infrastructure is delivered, where appropriate;
- Applications which undermine nearby residential amenity, where appropriate mitigation is not possible by virtue of noise, smells, vibration or hours of operation, are unlikely to be acceptable.

#### **Justification:**

- 5.31. The community has identified that it is not sufficient to simply deliver new housing within the parish as to do so would result in the development of a commuter / dormitory village. Alongside residential and leisure growth as outlined in previous policies, this policy also seeks to support the growth and establishment of new types of employment. The policy also seeks to support and help shape the objectives of the Strategic Growth Board for the West Bridgford, Radcliffe-on-Trent, Cotgrave and Bingham Growth Corridor.
- 5.32. It is important that economic development does not undermine the objectives and goals of the other policies and therefore some specific criteria have been developed to ensure that new offices and starter units contribute to, rather than detract from, the overall quality of the parish. Industrial type development is unlikely to be acceptable in Radcliffe as a result of the environmental and amenity issues it would cause, although smaller scale workshops, offices and business starter units are all possible ways to increase the economic strength of the parish.



## **E. Design and Heritage Policies**

### ***Introduction***

- 5.33. Radcliffe-on-Trent contains a number of listed assets, non-designated heritage assets (as set out in the Historic Environment Register) and a Conservation Area, as well as an attractive and unique townscape. The community wants to protect these assets and to ensure that new development which takes place makes a positive contribution to the identity of the parish. The Neighbourhood Plan seeks to achieve this through both protecting and preserving existing assets and character but also by promoting high quality design in any new development.

### **Policy 14: Design and Layout**

Where appropriate all planning applications should demonstrate how the design of the new development will make a positive contribution towards the identity and character of the village and the parish and respond, where relevant, to the following criteria;

- To provide a strong network of new and enhanced green and blue infrastructure, where appropriate, and a strategy which seeks to improve biodiversity, and accommodating a Sustainable Drainage System (SuDS) hierarchy, in line with the Construction Industry Research and Information Association (CIRIA) Good Practice Guide.
- To ensure that the landscape proposals positively respond to the landscape condition and sensitivity actions as outlined within the Landscape Character Assessment (2009) or any subsequent document.
- To propose a road and pedestrian route layout which integrates well with the surrounding network demonstrating a clear hierarchy of streets and spaces where pedestrian access is the priority and discouraging vehicular 'rat-running'.
- To create a public realm which is welcoming, attractive and promotes a feeling of safety which enables access for all.
- To ensure that new development has a positive relationship with the highway and public footpaths and where appropriate, the surrounding landscape setting, avoiding rear boundaries to key routes and / or public areas and the surrounding landscape.
- To create a layout and design which is consistent with 'Secured by Design' (the official police secure initiative) guidance and best practice.

For proposed residential development, regardless of scale but especially on schemes in excess of 10 dwellings, developers and applicants will be expected to use the 'Building for Life 12' guidance (or any successor standards) to demonstrate the design approach taken.

## **Justification:**

- 5.34. The policy will set the standard of good design according to the 7 Objectives of Urban Design set out in the seminal text, *By Design: Urban Design and the Planning System* - character, continuity and enclosure, ease of movement, legibility, adaptability and diversity. The policy also seeks to support the overall objectives of the design policies of the Local Plan: Part 1 and the design guide prepared by the Local Planning Authority.
- 5.35. Building for Life 12, mentioned as one of the specific criteria, is a practical way of measuring and ensuring the delivery of the above criteria for residential developments. It uses a simple traffic light system to ensure that new homes and neighbourhoods are highly sustainable and attractive places to live. The process is already acknowledged as an important component of Rushcliffe Borough Council's design review process (as outlined in the Local Plan: Part 1). Measures to minimise the production of carbon emissions through sustainable construction techniques, the reuse of materials and to integrate renewable and low energy design solutions will be sought through Building Regulations, having regard for viability and deliverability in particular cases. SUDS features should be included within the design and layout of new developments at an early stage to secure the best outcome for flood risk management, and enhancements to biodiversity, landscape and recreational areas.

## **Policy 15: Local Architectural Styles**

The Neighbourhood Plan seeks to ensure that the character and identity of the parish is reinforced through locally distinctive design and architecture by taking account of the scale, mass, layout, design and materials found elsewhere within the parish and other nearby settlements.

The following points summarise the key design elements that should be considered as part of developing both a layout and architectural design for future development in the parish.

- Roofs should be pitched or hipped, with gables used where consistent with the surrounding context.
- Inclusion of bay and bow windows as a key feature of principal elevation(s).
- Design of residential properties mostly at two storeys, with one or three storey dwellings in suitable locations where good design principles are followed.
- Use of symmetrical design for semi-detached houses and terraces whereas asymmetrical designs should be encouraged for detached properties and flats.
- Inclusion of archways, especially above doorways and pathways.

The use of natural building materials such as clay (bricks and tiles), stone, slate and timber should be encouraged, but this should not preclude the use of contemporary or innovative design. Where rendering is used on the whole or part of buildings, white and cream shades should be used for consistency with the local vernacular.

Development which proposes creation, replacement or alteration to a shop frontage (including installation of grilles or shutters), applicants must demonstrate how they have considered surrounding architectural styles, used proportionate fascias and windows. Solid shutters, overbearing signs and obscure windows are to be avoided.

**Justification:**

5.36. Radcliffe-on-Trent is characterized by a human scale streetscape that has developed organically over time. New and old buildings reflect the changing styles of residential architecture from the 19<sup>th</sup> Century through to the present day. The varying styles are knitted together by consistency of materials, building size and density of development. Buildings that stand out in terms of size and materials (for example, churches and pubs) are distinguished by their public function. This policy seeks to identify key features within the local vernacular in order to guide design. This will also suggest key features already identified as part of a townscape and landscape assessment of the parish and its built form, helping to integrate new development within the context of the parish. This policy seeks to ensure that new residential and non-residential developments, including new and alterations to shop frontages, in the village reflect and respect the existing vernacular, making a positive contribution and reinforcing the settlement's distinctiveness. The items set out within this policy are based on a vernacular study of the parish and in consultation with local residents.



# Monitoring and Review



## **6. Monitoring and Review**

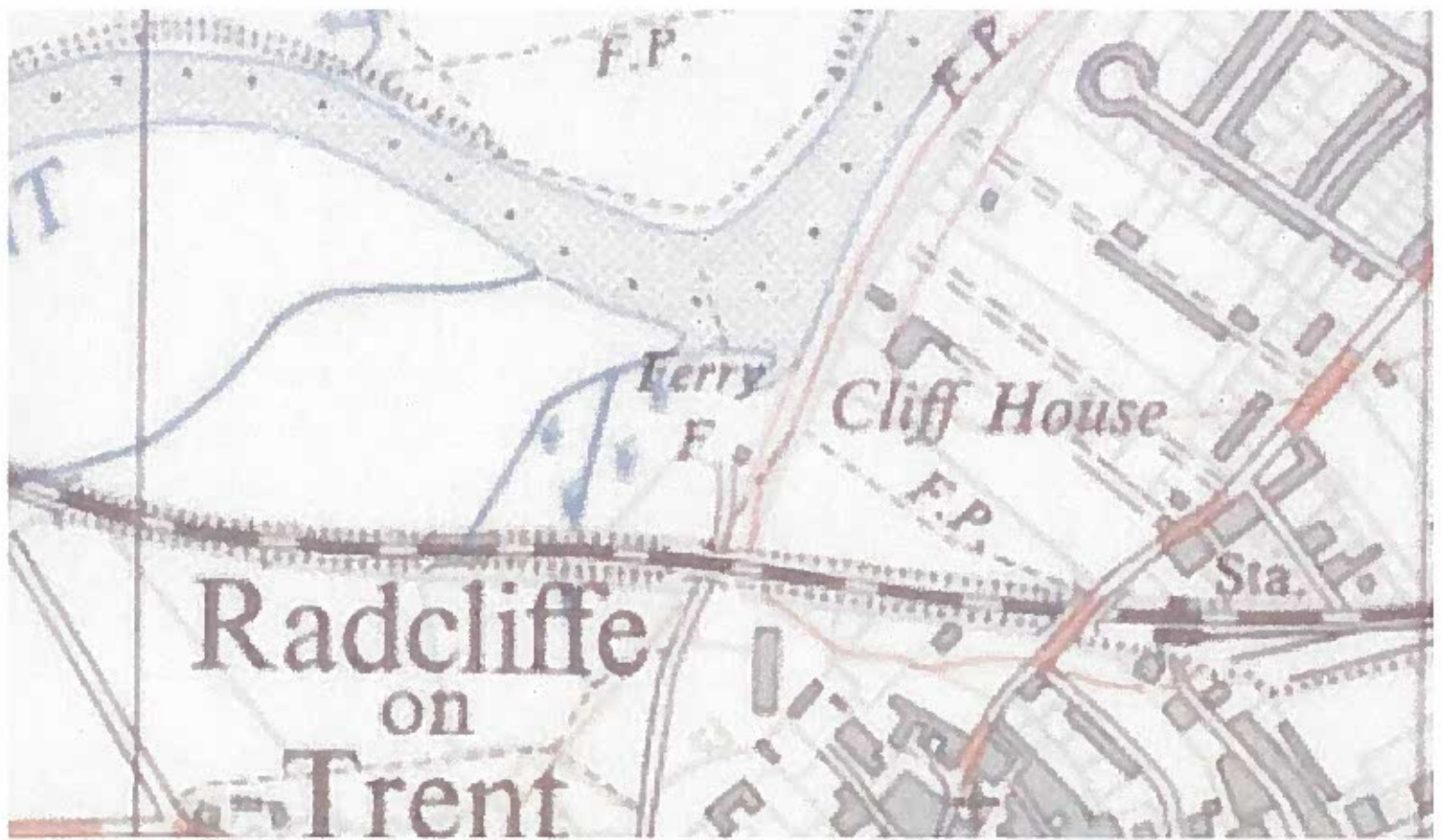
### ***Monitoring***

- 6.1. The Neighbourhood Plan, once made, will form part of the Development Plan for Rushcliffe Borough, and will be subject to the Borough Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.
- 6.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan: Part 1 - and any developed as part of Part 2 – will be sufficient for most of the Neighbourhood Plan policies.
- 6.3. It may be necessary to monitor separately a number of other specific indicators which should be conducted in partnership with the borough council and the Parish Council on a bi-annual basis. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.
- 6.4. Subsequently, key indicators from approved planning applications and relevant policies, covering application only within Radcliffe-on-Trent relating to the Neighbourhood Plan are:
  - Schemes and scale of retail, commercial and community services development within the Village Centre and outside the Village Centre, i.e. that which is to meet localised need (Policy 1).
  - Planning applications, pre-application, submitted and/or permitted, within the Main Road Regeneration Area (Policy 3).
  - Development proposals submitted and/or permitted on sites designed as Local Green Spaces and their outcome (Policy 4).
  - New sports and recreation facilities provided within the Recreation Zone (Policy 5).
  - Quantum of new residential development permitted and set against the locational strategy; a rolling cumulative assessment for the Plan period (Policy 10).
  - The type of housing permitted as a percentage split; a rolling cumulative assessment for the Plan period (Policy 12).

### ***Review***

- 6.5. The Neighbourhood Plan has been prepared to guide development up to 2028. This is in line with the Local Plan: Part 1 for Rushcliffe Borough Council – the document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and completely relevant for the entire Plan period and may, in whole or in part, require some amendments before 2028.
- 6.6. There are a number of circumstances under which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed under para 6.4 are not adequately addressing the objectives set for the Plan. In all cases, the Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in five to six years from adoption (around 2020-21) and then a full review should be no later than 2025.





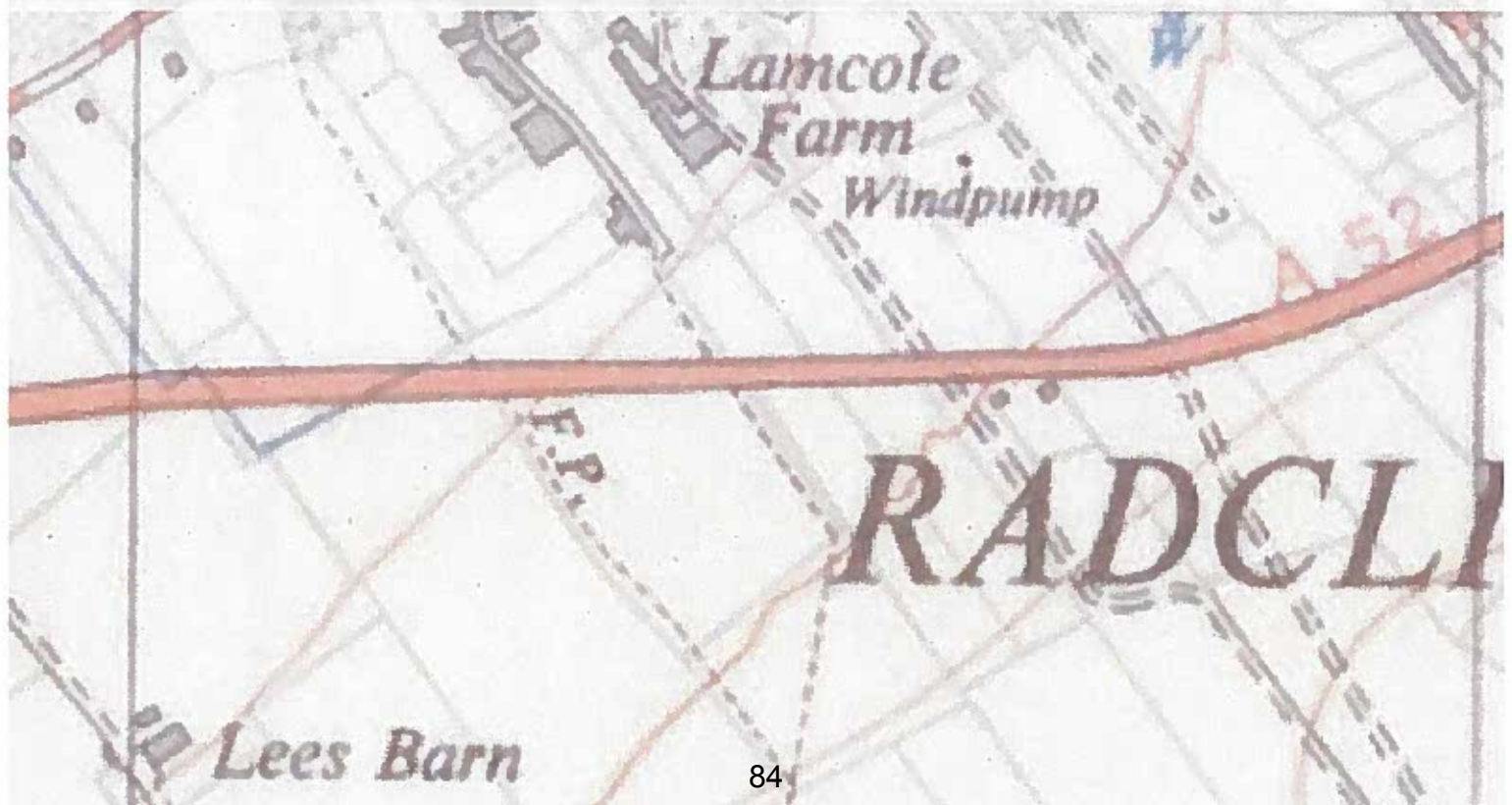
## Appendix:

The Proposals Map 1

The Proposals Map 2 - Village Centre

Strategic Flood Risk Mapping

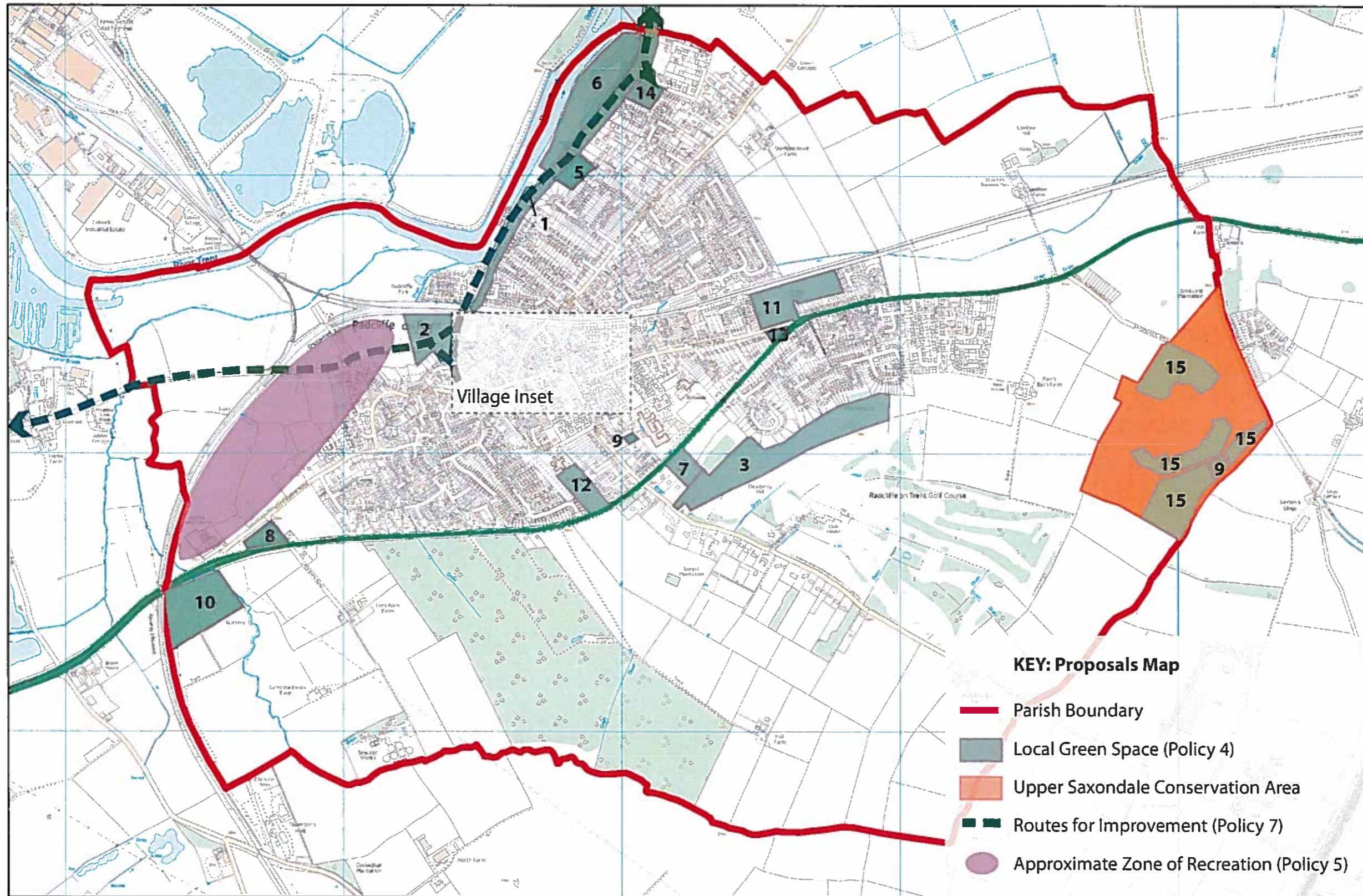
Glossary







# Radcliffe-on-Trent Neighbourhood Plan PROPOSALS MAP

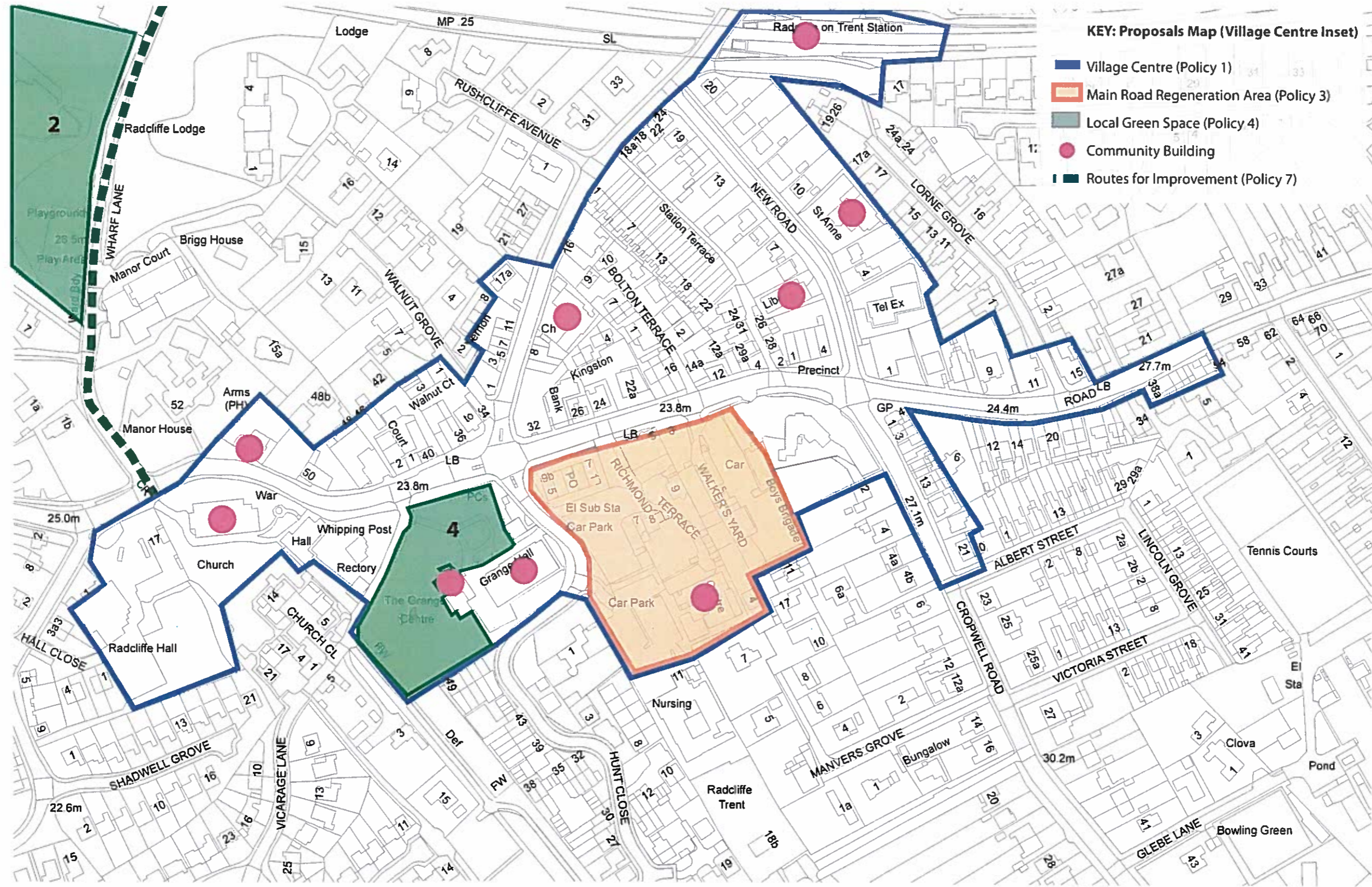


**Radcliffe on Trent  
Parish**

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Radcliffe on Trent Parish Council





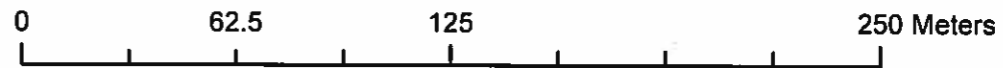


**KEY: Proposals Map (Village Centre Inset)**

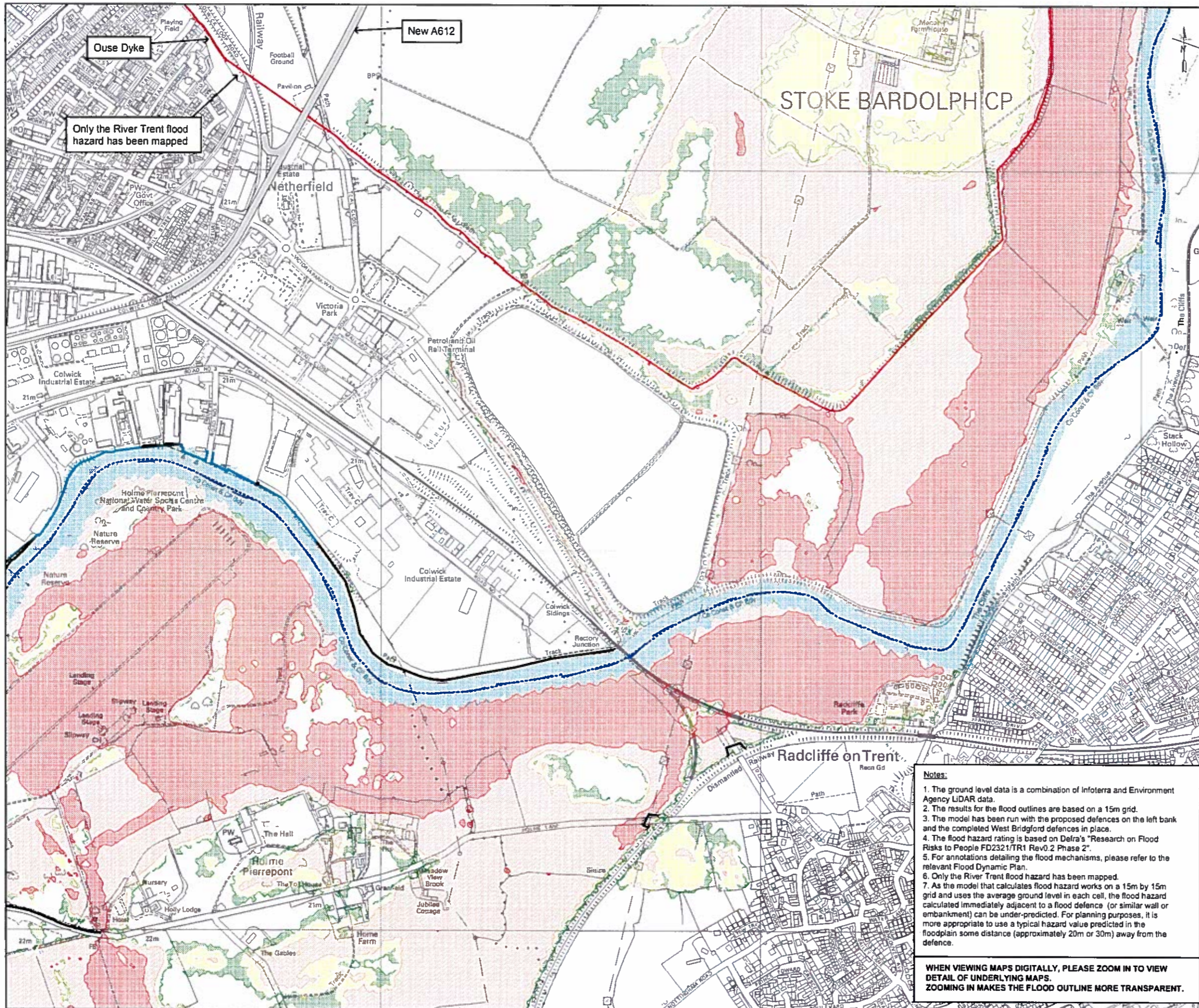
- █ Village Centre (Policy 1)
- █ Main Road Regeneration Area (Policy 3)
- █ Local Green Space (Policy 4)
- Community Building
- █ Routes for Improvement (Policy 7)

**Radcliffe on Trent Shopping Area**

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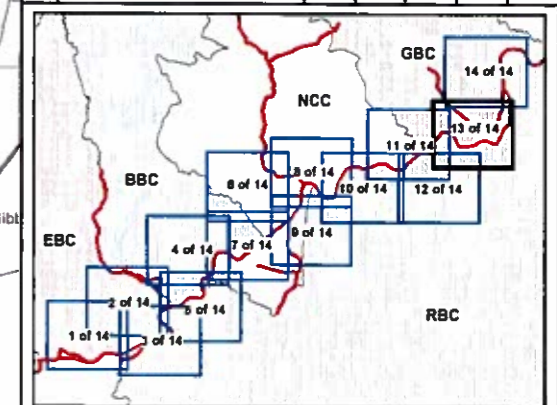




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Designed	NG	Date:	Jan 2010
Checked	TPMP	Date:	Jan 2010
Drawn	NG	Date:	Jan 2010
Checked	TPMP	Date:	Jan 2010
Reviewed	TPMP	Date:	Jan 2010

Rev	Nature of Revision	Drawn	Chkd	Rvwd	Appd	Date
A	REVISED FLOOD MODELLING	NG	JAP	TPMP	TPMP	03/10



**Key**

- Modelled Watercourse
- Existing Defences (High ground not shown)
- Proposed Defences
- River Trent
- Council Boundary

**Flood Hazard Rating for the 1 in 1000 annual chance flood**

- Low
- Moderate
- Significant
- Extreme



## Greater Nottingham Strategic Flood Risk Assessment

### River Trent 1000yr Flood Hazard Rating Plan (Proposed Defences) 13 of 14

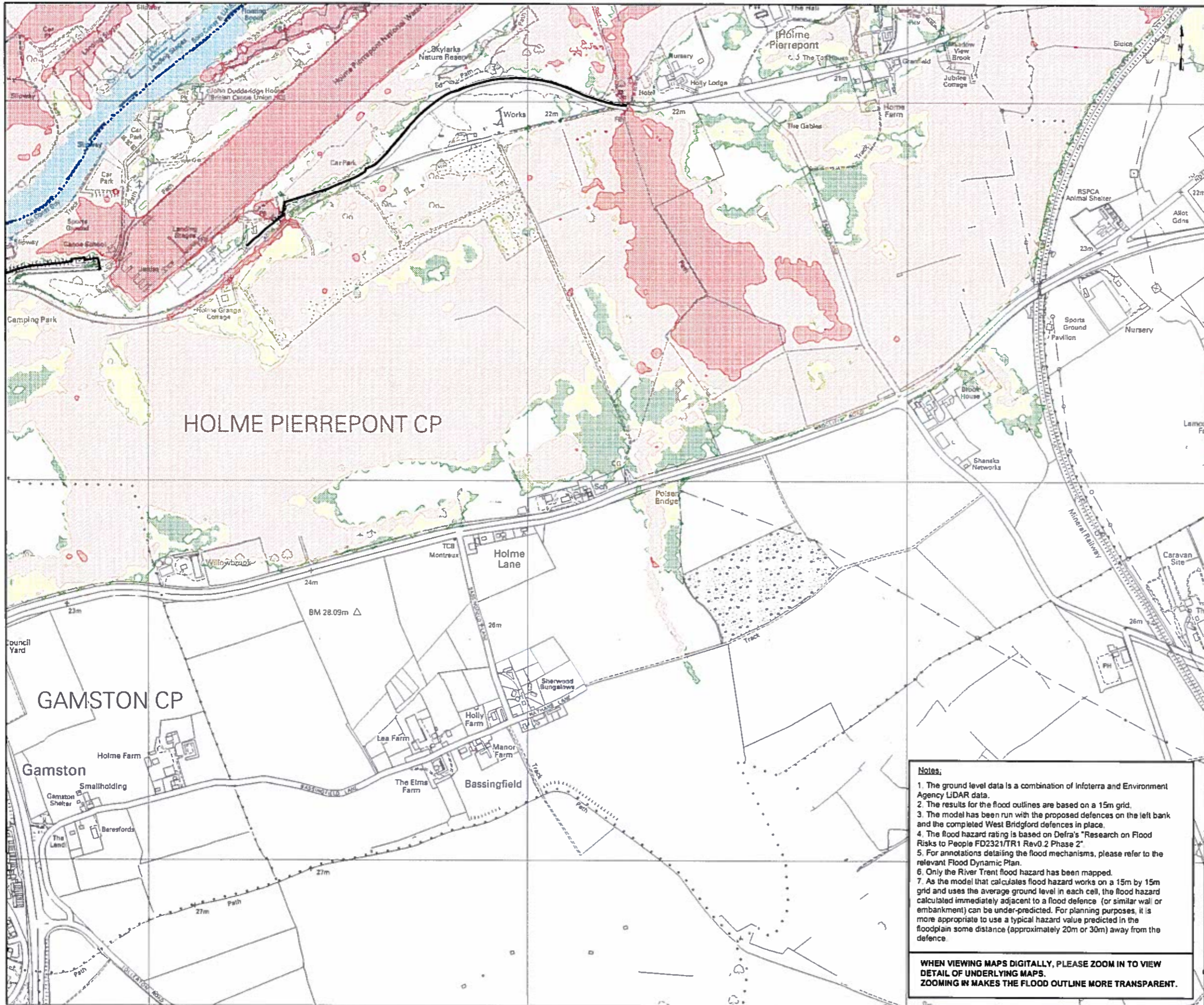
Contract no. 120986	Approved: TPMP	Date:
		Scale: 1:5,000 (at A1)
<b>BLACK &amp; VEATCH</b>		Drawing no. Map 1 - HAZ - 55

**Notes:**

- The ground level data is a combination of Infoterra and Environment Agency LIDAR data.
- The results for the flood outlines are based on a 15m grid.
- The model has been run with the proposed defences on the left bank and the completed West Bridford defences in place.
- The flood hazard rating is based on Defra's "Research on Flood Risks to People FD2321/TR1 Rev0.2 Phase 2".
- For annotations detailing the flood mechanisms, please refer to the relevant Flood Dynamic Plan.
- Only the River Trent flood hazard has been mapped.
- As the model that calculates flood hazard works on a 15m by 15m grid and uses the average ground level in each cell, the flood hazard calculated immediately adjacent to a flood defence (or similar wall or embankment) can be under-predicted. For planning purposes, it is more appropriate to use a typical hazard value predicted in the floodplain some distance (approximately 20m or 30m) away from the defence.

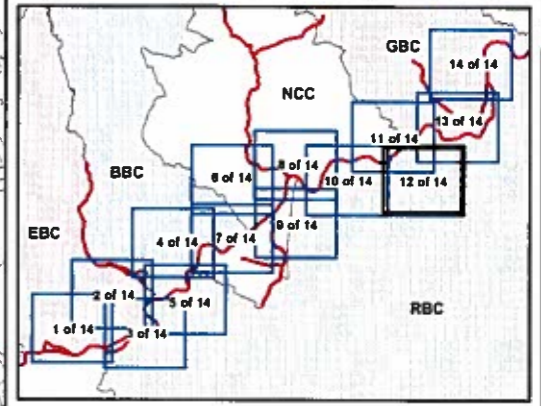
**WHEN VIEWING MAPS DIGITALLY, PLEASE ZOOM IN TO VIEW DETAIL OF UNDERLYING MAPS. ZOOMING IN MAKES THE FLOOD OUTLINE MORE TRANSPARENT.**





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Designed	NG	Date	Jan 2010			
Checked	TPMP	Date	Jan 2010			
Drawn	NG	Date	Jan 2010			
Checked	TPMP	Date	Jan 2010			
Reviewed	TPMP	Date	Jan 2010			
Rev	Nature of Revision	Drawn	Chkd	Rwd	Appd	Date
A	REVISED FLOOD MODELLING	NG	JAP	PHP	TPMP	03/10



**Key**

- Modelled Watercourse
- Existing Defences (High ground not shown)
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## Greater Nottingham Strategic Flood Risk Assessment

### River Trent 1000yr Flood Hazard Rating Plan (Proposed Defences) 12 of 14

Contract no. 120986	Approved: TPMP	Date:
		Scale: 1:5,000 (at A1)
		Drawing no. Map 1 - HAZ - 54

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**WHEN VIEWING MAPS DIGITALLY, PLEASE ZOOM IN TO VIEW DETAIL OF UNDERLYING MAPS. ZOOMING IN MAKES THE FLOOD OUTLINE MORE TRANSPARENT.**



## Radcliffe-on-Trent Neighbourhood Plan Glossary

Term	Definition
<b>Affordable Housing</b>	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <ul style="list-style-type: none"> <li>• Social Rented</li> <li>• Affordable Rented; and</li> <li>• Intermediate Housing</li> </ul> <p><b>Affordable Housing:</b> Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p> <p><b>Affordable Rented Housing:</b> Housing which is let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p> <p><b>Intermediate Housing:</b> Discounted Sale housing and Shared Ownership housing.</p> <p><b>Social Rented Housing:</b> Housing let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme.</p>
<b>Annual Monitoring Report (AMR)</b>	This report monitors the Local Planning Authority's progress towards production of its Local Development Framework and the implementation of the strategies and policies already produced specifically those in the Core Strategy and the Allocations and Development Management DPD.
<b>Blue Infrastructure</b>	The network of rivers, streams, ponds and other water bodies which collectively form an interconnected network for the benefit for ecology and for public enjoyment.
<b>Developer Contribution</b>	Developer contributions are often referred to as Section 106 planning obligations but may not always be so. In many cases, these planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land use planning terms. Contributions may be made as financial payments or as direct works on or off-site.
<b>Development</b>	Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.
<b>Community Plan</b>	The Community Plan precedes the Neighbourhood Plan. It addresses matters of greatest concern to residents, and gives the village a collective voice. Although it cannot dictate national or local government policy, it can make a positive contribution to debates about wider issues such as the environment, transport and roads, youth, local housing & planning initiatives, health, welfare and leisure. It also has the potential to influence powerful forces that impact upon village life, such as Councils, Planners, Developers and Traders.
<b>Conservation Area</b>	Areas of special architectural or historic interest within which it is desirable to preserve or enhance the character or appearance. Within conservation areas there is extra control over a range of planning and design matters.
<b>Greenbelt</b>	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<b>Greenfield</b>	Land which has not previously been used for any type of previous use with the exception of agricultural use and forestry. In most cases this refers to 'green' fields at the edge of settlements formerly used as arable or pastoral farming. National policy guides development to previously developed or brownfield site first before greenfield will be released for development.

<b>Green Infrastructure</b>	Green Infrastructure is a network or collection of quality green spaces and other environmental features that interlink and serve both nature conservation and health & wellbeing purposes.
<b>Heritage Assets</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Infill Plots</b>	Plots of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.
<b>Listed Buildings</b>	A building or structure which is considered to be of 'special architectural or historic interest' and merits consideration in planning decisions.
<b>Local Green Space</b>	It is a designation which provides special protection against development on a particular green area which is important to local communities.
<b>Localism Act</b>	The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.
<b>Local Plan</b>	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.
<b>Local Planning Authority (LPA)</b>	A Local Planning Authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.
<b>Market Housing</b>	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.
<b>National Planning Policy Framework (NPPF)</b>	Guidance provided from central government for Local Planning Authorities and decision-takers, on drawing up plans and making decisions about planning applications.
<b>Neighbourhood Plan</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2004) which sets out specific planning policies for the parish which are the primary policies for determining planning applications within that parish.
<b>Previously Developed Land</b>	This refers to land or buildings that have previously been used prior to their current or proposed use. In many cases this is known as brownfield land and may be despoilt or contaminated depending on the nature of its former use.
<b>Public Realm</b>	The space between buildings comprising the highways land, footpaths and verges.
<b>Sustainable Development</b>	The Brundtland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.
<b>Sustainable Modes</b>	Transportation types or modes which do not rely on the use of the private car. Walking, cycling and public transport are all sustainable modes, with pedestrians and cyclists being counted as the most sustainable.
<b>Use Classes Orders/Change of Use</b>	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes include Shops (A1), General Industry (B2) and Dwelling House (C3).



## Report of the Executive Manager – Communities

### 1. Summary

- 1.1. The purpose of this report is to consider and agree the proposed changes in relation to functioning of the Planning Committee.
- 1.2. At the meeting of the Cabinet on 11 April 2017, Members considered a report, including an action plan for implementing recommendations arising from the Peer Challenge Review, when it was resolved to agree to the action plan.
- 1.3. The action plan set out a number of actions with target dates for introduction of changes. The following actions, with a focus on the Planning Committee, were identified with a target date for introduction of June 2017:
  - Rename the committee 'Planning Committee'
  - Delete the ex officio roles on the committee
  - Reduce the size and change the composition of the Committee
  - Introduce controlled public speaking
  - Define the role of the ward member when serving on the Committee – pre determination and pre disposition
  - Ensure the Committee primarily deals with strategic planning decisions and consider developing a 'filter'
  - Review the start time of the Planning Committee and length of meetings.
- 1.4 The first three actions were agreed at the meeting of the Annual Council held on 25 May 2017. Cabinet considered the additional recommendations at its meeting held on 13 June 2017 when it resolved to support these proposals and forward to Full Council for acceptance.

### 2. Recommendation

It is RECOMMENDED that Council accepts the following proposals to be introduced from the July meeting of the Planning Committee:

- a) Controlled public speaking is introduced in accordance with the attached draft protocol
- b) The focus of the committee and role of Ward Councillors serving on the committee, or that of Ward Councillors attending to speak on an item in their Ward, as set out in paragraphs 4.5 to 4.9

- c) That Ward Councillors will be required to support any objection or support for a development proposal with material considerations, which may be subject to discussion with the Service Manager/Lead Specialist
- d) That the start time of scheduled Planning Committees be brought forward to 6.30pm with a curfew of 10pm, with the potential for a 30 minute extension at the discretion of the Chairman.

### **3. Reasons for Recommendation**

- 3.1. The changes to the Committee and the way it functions will ensure that it operates efficiently and contributes to the delivery of growth within the Borough and the Council's corporate priorities. In addition, the changes will enhance the public engagement in the process, promoting a more inclusive process, and assist in maintaining and improving the reputation of the Planning Service.

### **4. Supporting Information**

- 4.1. The proposed changes to the Planning Committee and the way it functions arise largely from recommendations of the Peer Challenge Review, the full report formed part of the report considered by the Cabinet at the meeting held on 11 April 2017.

### **Public Speaking**

- 4.2. The majority of councils throughout the country now allow applicants and the public to address committee when applications for planning permission are considered. Public speaking at committees has been considered by the Constitutional Review Group and a survey of Councillors was undertaken as part of this process. 26 responses were received to the survey with 76% of respondents indicating that they supported the introduction of public speaking at Council meetings, with around 83% supporting the introduction of public speaking at Planning Committee. Examples of authorities which operate public speaking can be viewed online and details of these Councils can be made available to Councillors by Constitutional Services. The Constitutional Review Group agreed to visit other authorities where public speaking was in operation to observe the process in a live environment. It is not considered that such visits should hold up the introduction of public speaking at Planning Committee, which was highlighted by the group as a priority, but the visits could inform the review of the process once it had been in operation at a number of meetings.
- 4.3. The Peer Challenge Review report acknowledged that public speaking can enhance public engagement and ownership of the planning decision making process. During the review, the review team spoke with councillors on the planning committee and other councillors, and found that the majority were in favour of public speaking at committee.
- 4.4. The Peer Challenge report recommended that 'controlled' public speaking was introduced as part of a wider package of improvements designed to support stronger engagement and efficiency. The rules and protocols on speaking at committee would need to be publicised and clearly understood by all involved. This would ensure that the introduction of public speaking makes a positive

contribution to the overall decision making process. A draft protocol is attached as Appendix 1. The process and the protocol will be subject to review.

### **Focus of Committee and Role of Ward Members Serving on Committee**

- 4.5. The Peer Challenge Review report reinforces that the role of the Planning Committee is to deal with planning matters and make decisions on a Borough wide basis in line with planning policy and material considerations and should, therefore, focus primarily on more strategic matters. However, having attended a meeting of the Planning Committee during the review period, the team identified a number of concerns. In particular, they considered that it was clear that a number of Councillors were clearly representing their ward interest only and appeared to be pre-determined to vote in a certain way before hearing the committee. An example of this was where the Ward Councillor spoke on the item and made a motion contrary to the officer recommendation prior to hearing any further debate on the matter.
- 4.6. In order to address the concerns raised, the team recommended reviewing committee protocols to ensure that members of the committee wishing to speak as Ward Councillors, stand down from committee, and not vote, and speak from a separate location with a time limit of no more than 5 minutes. This is reflected in the draft protocol on speaking at committee.
- 4.7. In response to the recommendations from the Peer Challenge Review, and in order to ensure that the focus of the Planning Committee is on the more strategic and most appropriate applications, Ward Councillors in responding to a consultation on an application will, on all occasions, be required to support their objection or support for a proposal with material planning considerations and reference to appropriate policies. There may be instances where the Service Manager/Lead Specialist will contact the Ward Councillor(s) to clarify the comments submitted and to ensure that, for example, the relevant policy situation is understood.
- 4.8. It is also recommended that, with the introduction of public speaking, where an application before the committee for consideration falls within the Ward of a Councillor who serves on the Planning Committee, that Councillor should step down from the committee while the item is debated, i.e. they would not have a vote on the item. However, they would be able to speak on the item and this would be done as part of the public speaking arrangements and a time limit would be applied in accordance with the protocol. Similarly, Ward Councillors who do not serve on the Planning Committee would be able to attend the meeting and speak on an item, again a time limit would be applied in accordance with the protocol. This approach may raise a number of potential scenarios as follows:
  - Applications in the Chairman's Ward – in these circumstances, the Chairman would step down from the committee for that item and the Vice Chairman will Chair the meeting
  - Where a Ward Councillor is serving on the Planning Committee, and a development proposal in their area is reported for consideration of the committee, the Ward Councillor would step down from the committee and if they wish to address the meeting they would do so as part of the Public Speaking, in accordance with the protocol

- In the case of multi Member Wards, only one member would speak, to be agreed between the Ward Councillors for the Ward, whether or not they serve on committee. In the situation where there are Ward Councillors with opposing views, two Ward Councillors would be permitted to speak.
- 4.9. It is considered that the proposals set out above would ensure that the Committee operates and considers matters on a Borough wide basis and would avoid situations where there could be any suggestions that the Ward Councillor was representing only the interest of their ward or that they had come to committee pre-determined to vote in a certain way.
- 4.10. The Member Development Group has agreed a training plan for the current term of office. This includes additional sessions for training on planning matters and also sessions on updates to planning legislation/regulations to be delivered to all councillors before Full Council. The training plan also includes sessions on public speaking and if Councillors have any other specific requirements in this area, they should contact Constitutional Services.

### **Timing of Committee**

- 4.11. Planning Committee currently commences at 7pm and there is no official curfew for the finish time for the meeting, although the aim is to finish committee around 10pm. An informal process was introduced several months ago whereby the Service Manager (Communities) and Chairman of the Committee confer around 8.30pm to 9pm to make a judgement as to whether the applications on the agenda can be completed by a notional deadline of 10.30pm. Depending on the number of applications on the agenda for consideration, meetings typically finish between 9pm and 10.30pm, although there have been a number of meetings that have finished later, with one finishing at 00.10am (December 2014).
- 4.12. The Peer Challenge review highlighted that lengthy meetings/late finishes do not support active public engagement or full consideration of applications which are later in the agenda. Therefore, the Committee needs to focus on more strategic matters and, in addition, the measures referred to in paragraphs 4.6 to 4.9 are intended to assist in focussing the debate to ensure that applications are determined on a Borough wide basis and assisting in ensuring that meetings run efficiently and to time. Having regard to these factors and the intention to introduce public speaking at committee, it is proposed that the start time of the meetings is brought forward to 6.30pm. It is considered that the earlier start time should come into force with effect from the meeting to be held in July. Furthermore, it is considered that a curfew for the meeting should be introduced and set at 10pm with the potential for a 30 minute extension at the discretion of the Chairman. In the event that business is not concluded by the finish of the meeting, provision may need to be made to reconvene on a different date to complete the items on the agenda.
- 4.13. Where an application to be considered by the Planning Committee involves a large scale or particularly complex development proposal, it may be deemed appropriate for the matter to be considered at an extra meeting of the Committee, rather than the scheduled meetings where other applications would be considered. This may include, for example, development of one of the Strategic Allocations identified in the Local Plan Part 1. In these

circumstances, it may be deemed appropriate to start such meetings at a different time of day to the scheduled meetings.

## **5. Other Options Considered**

5.1. The recommendations emerge from the Peer Challenge report which has looked at the best way forward.

## **6. Risk and Uncertainties**

6.1. There are no identified risks and uncertainties.

## **7. Implications**

### **7.1. Finance**

7.1.1. There are no direct financial implications from the report.

### **7.2. Legal**

7.2.1. There are no legal implications from this report.

### **7.3. Corporate Priorities**

7.3.1. The delivery of high performing Planning and Growth services support all three of the Councils corporate priorities of 'delivering economic growth to ensure a sustainable, prosperous and thriving local economy', 'maintaining and enhancing our residents quality of life' and 'transforming the council to enable the delivery of efficient high quality services'.

<b>For more information contact:</b>	David Mitchell Executive Manager – Communities 0115 914 8267 dmitchell@rushcliffe.gov.uk
<b>Background papers Available for Inspection:</b>	Cabinet Report for 11 April 2017 'Planning Peer Challenge' including copy of Planning Peer Challenge report and Action Plan. Cabinet Report for 13 June 2017 'Planning Peer Challenge' including draft protocol for Public Speaking.
<b>List of appendices (if any):</b>	Appendix One – Public Speaking protocol





Rushcliffe  
Borough Council

## Planning Applications ... having your say

### A guide on how to speak at Planning Committee

Rushcliffe Borough Council receives around 1,400 planning applications each year. Some of these will be from an individual household wanting to improve their home with additional accommodation, a new garage or conservatory; others will be from a property developer proposing to build a new housing estate, primary school and local shops with additional open community spaces. All of the applications we receive need to be considered by our planning officers, this includes consulting people who may be affected by the application. In many cases, these planning officers can make a decision under delegated powers but around 6% of applications each year are referred to the Council's Planning Committee for a decision.

#### What is the Planning Committee?

The Planning Committee is formed of 11 Borough Councillors who make decisions on those applications referred to the Committee. These meetings take place once a month and are open to the public – dates and agendas (once they are published) can be found on our website [www.rushcliffe.gov.uk/councilanddemocracy](http://www.rushcliffe.gov.uk/councilanddemocracy). You can also see who is on the Planning Committee on our website.

The majority of applications are referred to the Planning Committee where:

- they have been submitted by a Borough Councillor or senior member of staff
- they demonstrate a difference of opinion between the planning officers' recommendation and the ward councillors' views as expressed during the consultation
- the ward councillor has declared an interest
- the Borough Council is the applicant.

Please note that large or complex applications may be considered differently by the Planning Committee.

#### Having your say at Planning Committee?

If you are the applicant, an objector or ward councillor (Borough Councillor for the ward in which the application is being made), and an application is to be discussed at Planning Committee in which you have an interest, you can present your views directly to the Committee. The Planning Committee agenda is available on the website (at the same address as above) a week before the meeting and it lists the applications that will be discussed at the meeting. You will be able to speak directly to the Planning Committee if you are the applicant for the application under consideration or if you are representing objectors to the application for a maximum of three minutes; or if you are the ward councillor for the ward in which the application is being made you may speak to the Committee for up to five minutes (in multi councillor wards where the views of ward councillors are different, then both viewpoints will be heard). Speakers will be heard by the Committee in the following order: Planning Officer (time unlimited), applicant, objector, and ward councillor. No cross examination of the applicant or objector will be permitted.

#### How do I register my wish to speak?

If you wish to speak at Planning Committee, you will need to contact our Constitutional Services team at [constitutionalservices@rushcliffe.gov.uk](mailto:constitutionalservices@rushcliffe.gov.uk) or on 0115 9148 511 with your name, address and telephone number, the application number you wish to speak about, and whether you are objecting to, or supporting the application. Requests to speak at Planning Committee must be received by 5pm on the Monday before the meeting. Only one applicant, objector and ward councillor (except in a multi councillor ward where the views of councillors differ) may speak at the Planning Committee on each application. If more than one person in each category wishes to speak, you will be asked to give us permission to share your contact details with other people wishing to speak and decide amongst yourselves who speaks at the meeting.

## What happens at the Planning Committee?

The following format is followed at each Planning Committee:

- apologies for absence from Committee members absent
- notification of any substitutions
- declarations of interest from Committee members
- minutes of the previous meeting agreed and signed.

Then the applications for consideration at this meeting are presented – for each application:

- the planning officer presents a report containing the recommendation
- opportunity for the applicant to speak
- opportunity for a representative of any objectors to speak
- opportunity for the relevant ward councillor to speak
- the Committee members will then discuss the application and take a vote
- this process will be repeated until all applications have been considered.

## What should I talk about when I speak to the Committee?

Firstly, it depends on whether you are the applicant, whether you are representing those that object to the application, or acting in your capacity as a ward councillor. All speakers must ensure that their statement only refers to planning-related issues, examples are detailed below – these are the only issues which the Committee can consider and to speak about other issues would waste the time that you have. Speakers may not address questions directly to the Committee or the planning officers present. Speakers will not generally be questioned by the Committee – in very exceptional cases the Chairman might ask you to clarify a point of fact.

## Relevant planning-related issues that can be considered by the Committee

The Committee can only take planning-related issues into account when making their decision. Therefore, you should ensure that your statement relates to material planning considerations which may include:

- Overlooking / loss of privacy
- Design / effect on appearance of area
- Access, parking, traffic, road safety
- Trees / biodiversity / landscape / heritage
- Noise / disturbance
- Local or government policy / economic benefits
- Flooding issues

Matters which are not considered to be material planning considerations include:

- Loss of property value / loss of view
- Boundary / land ownership / neighbour disputes
- Impact on private drainage systems
- Inappropriate or personal comments
- Doubts as to integrity of applicant
- Breach of covenant

Please ensure that your statement does not contain any inappropriate comments, including those which are racist, sexist, xenophobic, defamatory, prejudiced or likely to cause offence. It should not be derogatory to this Council, or to any other party, or relate to matters the Council could consider to be confidential.

## Let us know if you want to speak

At [constitutionalservices@rushcliffe.gov.uk](mailto:constitutionalservices@rushcliffe.gov.uk) or on 0115 9148 511



**Council**

**29 June 2017**

**Arrangements for the Monitoring Officer  
Role**

**12**

## **Report of the Chief Executive**

### **1. Summary**

- 1.1 On 8 December 2016, Council resolved to designate Mr Glen O'Connell as the Council's Monitoring Officer for a period of 6 months.
- 1.2 It was also resolved that a further report be brought to Council by the Chief Executive detailing the outcomes of a review with Broxtowe Borough Council and recommending actions to secure the long term appointment of a Monitoring Officer.
- 1.3 Unfortunately, due to the on-going process within Broxtowe, it has not been possible to formally ascertain whether the previous partnering arrangement can be reinstated. Therefore, I now consider that it will be necessary to re-establish the responsibilities and designation of the duties of the Monitoring Officer within the Council's establishment.
- 1.4 To achieve this aim, it is my view that a review of the current legal service team is required to accommodate the increased capacity required to embrace the emerging priorities of investment and growth. This work has commenced but I am not in a position to bring a final report regarding the future designation of the Monitoring Officer to this Council meeting.
- 1.5 Since his appointment, Mr O'Connell has been proactive in supporting the Council in the following areas of work:
  - Review of the constitution
  - Initiating procedures for public speaking at Planning Committee
  - Generating enhanced governance structures to support emerging company structures.
  - Reviewing outstanding Parish Council standards issues
- 2.4 This work is currently on-going and continues to be progressed. Therefore, I recommend that Mr O'Connell continues to be designated as the Council's Monitoring Officer for a further maximum 6 month period. This will ensure that the work he has commenced will either be completed or progressed to facilitate a smooth handover with minimum disruption.

### **2. Monitoring Officer Designation**

- 2.1 To date, there has been an agreement reached between myself and the Chief Executive of Nottingham City Council that Mr O'Connell would make himself available at the premises of Rushcliffe Borough Council for two days a week

plus additional time if required. However, Mr O'Connell is shortly to terminate his employment with Nottingham City Council.

- 2.6 Following discussions with Mr O'Connell, he has confirmed his willingness to continue to provide the services of Monitoring Officer for Rushcliffe on the same basis of two days per week until December 2017. This, I believe, will provide the continuity required whilst I conclude the review of legal services. It is intended that Mr O'Connell will continue to utilise both Mr Nigel Carter and Mr Paul Cox as Deputy Monitoring Officers.

### 3. Recommendation

It is RECOMMENDED that:

- a) Mr O'Connell is appointed and designated as the Council's Monitoring Officer for a further period of six months
- b) That a final report be presented by the Chief Executive by December 2017.

### 4. Implications

#### 4.1 Finance

There is sufficient budget to cover the costs of extending the arrangement until December for 2 days per week.

#### 4.2 Legal

4.2.1 There is a statutory requirement under Section 5 of the Local Government and Housing Act 1989 for the Council to appoint a Monitoring Officer. The role of this officer is to conduct certain functions contained within this part of the Act and other relevant legislation. In essence, the Monitoring Officer oversees legality and governance issues, particularly in the conduct of business, and has a duty to report to the Council if they think any proposal, decision or omission would give rise to unlawfulness or maladministration. Under section 5 of the 1989 Act, it is also the Monitoring Officer's responsibility to nominate any required deputies.

4.2.2 The Monitoring Officer will also promote and maintain high standards of probity and will advise Members on compliance with the Council's Code of Conduct. In addition, the Monitoring Officer will ensure decisions, reports and other papers are publicly available and Registers of Interest are maintained.

<b>For more information contact:</b>	Allen Graham Chief Executive 0115 914 8349 agraham@rushcliffe.gov.uk
<b>Background papers Available for Inspection:</b>	None
<b>List of appendices (if any):</b>	None