



Emerging policies of the Tollerton Neighbourhood Plan

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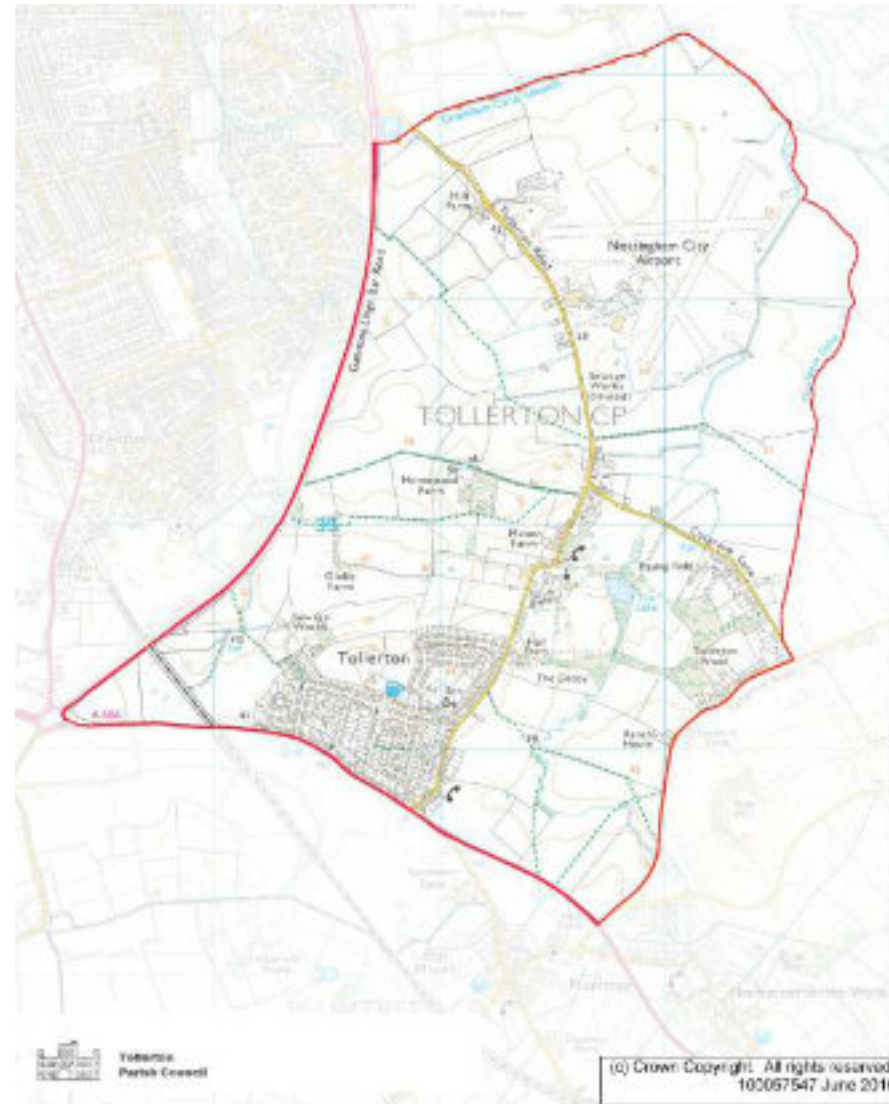


1. Purpose of this document

- 1.1 Tollerton Parish Council are preparing a Neighbourhood Plan for the parish. The Neighbourhood Plan will shape any development which comes forward within the parish and identify the issues most important to the community. Planning policies within the Tollerton NP will make sure that these issues are reflected in decisions on local planning applications.
- 1.2 The Parish Council are working with the community to develop the Plan and are keen to understand what matters most to Tollerton's residents and how the best things about the parish can be protected whilst making the most of the opportunities presented by developments such as the Gamston Fields allocation. The Parish Council also wish to identify and understand any new needs that the village may have as we look to life after the pandemic.
- 1.3 A Neighbourhood Plan can influence projects which need planning permission but also includes other aims and aspirations, which are linked to the use of land or buildings, but might not need planning permission.
- 1.4 This document aims to provide a summary of what the Tollerton Neighbourhood Plan (TNP) will aim to achieve. It sets out a draft Vision and Objectives. It also introduces a series of draft planning policy outlines. These provide an overview of what each policy will aim to achieve and we want to check we have got it right before moving on to the next stage.
- 1.5 Alongside the draft policies are draft aspirations. These aspirations deal with matters which do not relate to planning permission and therefore cannot be covered by planning policies. For example, supporting independent businesses is really important locally but cannot be achieved through the approval or refusal of a planning application.

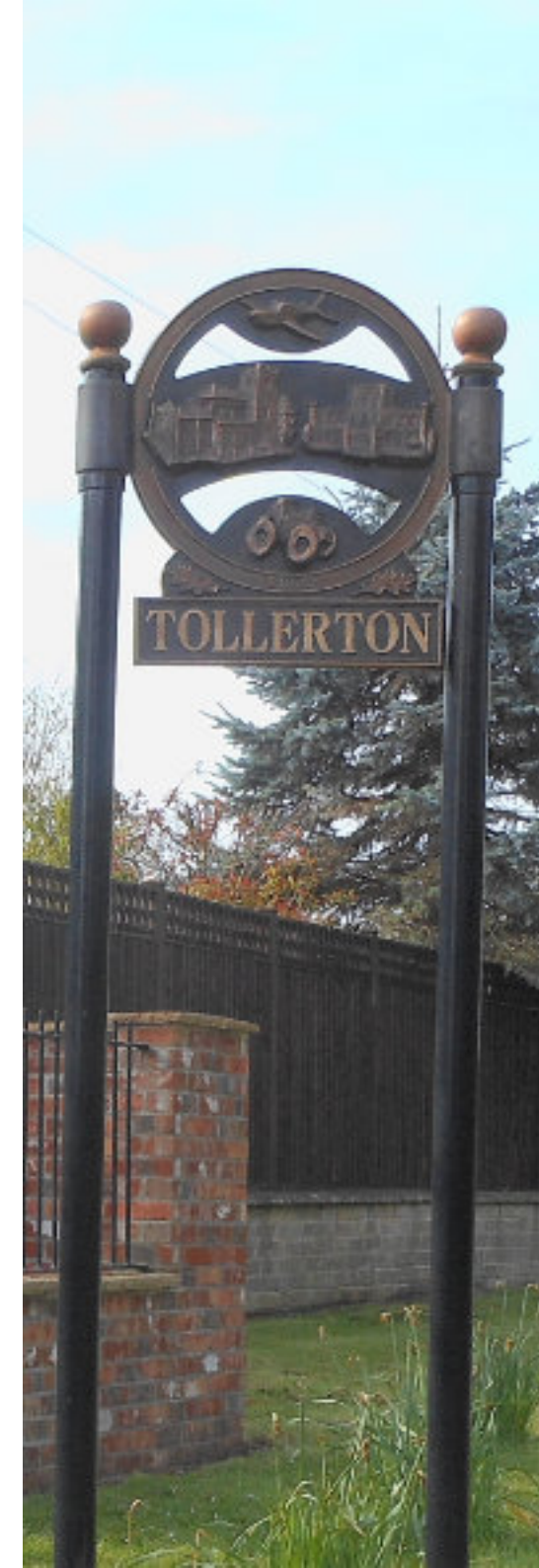
2. The Tollerton Neighbourhood Plan designated area

- 2.1 The Tollerton Neighbourhood Plan will only be able to influence land within the designated area. The area is the same as the Parish of Tollerton.



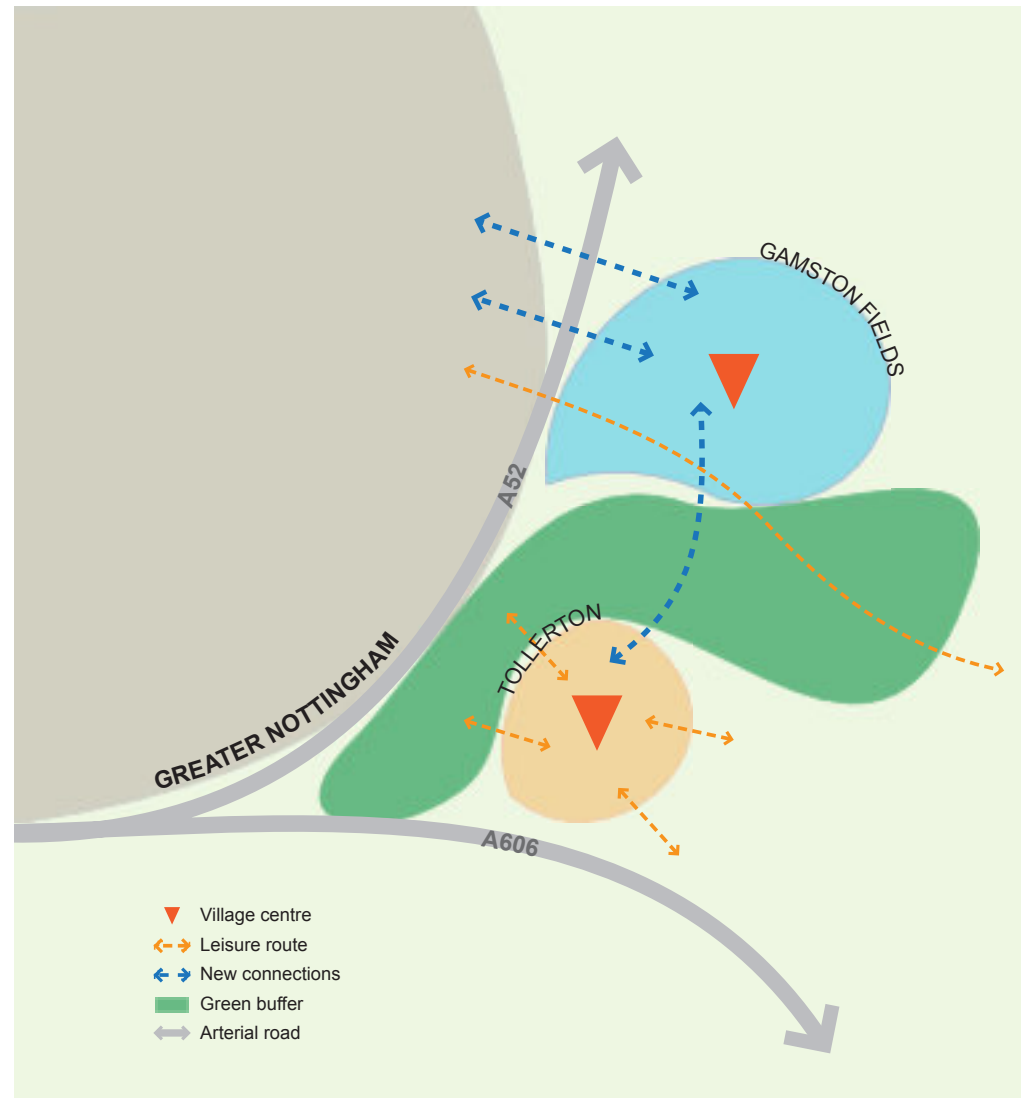
3. How to give your feedback

- 3.1 We want to know what you think about the ideas set out in this document. Do you think the right priorities have been identified? Have we missed anything you feel is important? Do you agree or disagree with the vision and objectives? We have included some questions to get you thinking throughout this document.
- 3.2 The easiest way for you to give us your feedback is to complete the online survey available at:
www.tollertonparishcouncil.gov.uk/policyconsultation
- 3.3 We have also included a paper copy of the survey within this document which you can fill in and drop off at one of the following locations:
- Tollerton Parish Council Post Box at Tollerton Parish Rooms,
Burnside Grove, Tollerton, NG12 4EB
- Tollerton Post Office
- Or post to
Tollerton Parish Rooms, Burnside Grove, Tollerton, NG12 4EB
- Or email to yoursay@asktollerton.uk



4. Spatial strategy

- 4.1 The aim of the spatial strategy is to show the vision for Tollerton parish in a visual way. All of the policies work towards this strategy. Whilst Tollerton village and Gamston Fields are within the same parish, the aim to ensure both are able to function as self-sufficient settlements to ensure the needs of existing and future residents are met. Key to this vision is that the two settlements will be separate but well connected, particularly by foot and bicycle. Between the two settlements the existing green buffer will be maintained and enhanced.



5. Vision and objectives

VISION

The neighbourhood plan seeks to protect and enhance the unique character and identity of Tollerton by ensuring development of all scales and types is sensitive, of a high standard and encourages sustainable patterns. Community, heritage and economic assets are to be identified and protected with the aim of tailoring opportunities for appropriate expansion and enhancement.

OBJECTIVES

In order for the Vision to be implemented and effective it must be broken down further into key objectives, all of which contribute to the delivery of the Vision. Nine draft objectives are presented below which address a specific issue identified from the questionnaire and consultation with key groups and organisations.

1. To protect and celebrate the identity and distinctiveness our parish
2. To maintain and enhance the village centre, shops and services
3. To ensure that the design and appearance of new development makes a positive contribution to local character and sense of place
4. To improve and provide new cycling and walking connections to support high quality routes and access to the countryside for all
5. To protect and enhance existing areas of green space, including the open aspects of approaches into the village
6. To guide road and transport improvements to create streets which are safe, attractive and put people first
7. To guide new development across the parish ensuring it responds to local need and supports existing services
8. To support existing and new employment areas to attract employers and help create new job opportunities sympathetic to the parish
9. To encourage the delivery of the facilities required to support new development in the village and wider parish
10. To guide the new development allocated at Gamston Fields to create strong links with Tollerton village whilst ensuring both settlements have sufficient provision of services and facilities

6. Outline policies

The following sections include outlines of the policies we propose are included within the Tollerton Neighbourhood Plan. These are not the final planning policies but a summary of what each policy will aim to achieve.

Included alongside the outline policies are two aspirations, which are important matters related to the delivery of the Vision and Objectives but are not land use planning matters and may be more ‘project’ based.

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- Policy 2 Supporting Existing Businesses
- Policy 3 Facilitating New Businesses
- Aspiration 1 Independent Businesses

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Rural economy

There is an already thriving local economy within Tollerton parish ranging from the traditional retail and commercial neighbourhood centre on Burnside Grove right through to home workers and small scale enterprise. This rural economy is identified as being vitally important within national planning policy agendas and as a result this section includes a range of policies and aspirations to both safeguard, but importantly enhance these elements, by offering a planning context that supports smaller scale, entrepreneurial local retail and businesses of all types.

POLICY 1 | THE VILLAGE CENTRE

A policy that recognises the Air Hostess junction (Burnside Grove / Stansted Ave) as a new centre of neighbourhood importance. Directed by a masterplan, development that enhances this area, by way of public realm and environmental improvements, will be supported. It will encourage the use of the space for community uses both permanent and temporary.

How do you think the village centre area could be better used for the community?

POLICY 2 | SUPPORTING EXISTING BUSINESSES

To protect existing businesses, this policy will support the diversification of existing premises and farms to meet local needs. It will encourage the redevelopment of brownfield land to provide new premises for these businesses establishing a staircase of different sized and types of premises with strengthened communication infrastructure. Such development must be appropriate to the rural character of the area in terms of its scale and design.

Do you agree that existing businesses should be encouraged to expand and diversify whilst being able to remain in Tollerton parish?

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POLICY 3 | FACILITATING NEW BUSINESSES

This policy will support an increase in homeworking where there are no amenity impacts to encourage the incubation of small start-ups. Schemes that would result in a large-scale monoculture will be deemed unacceptable. In both employment and housing schemes, the implementation of high-quality communication infrastructure will have to be demonstrated prior to occupation.

Is homeworking something that you think will and should continue beyond the coronavirus pandemic? If so, is there more that could be done to support homeworking?

ASPIRATION 1 | INDEPENDENT BUSINESSES

This aspiration will seek to support local and independent businesses to maintain a vibrant economy that is distinct to Tollerton. Temporary events and campaigns that endorse these businesses and facilitate community activity will be supported by the parish.

What sorts of events would benefit the community of Tollerton whilst supporting independent businesses?

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www.tollertonparishcouncil.gov.uk/policyconsultation
See page 6 for more details

Community facilities

The importance of the local community facilities (such as the pub, post-office, church and primary school) has come through very clearly in both the parish plan and the research that has been undertaken on the neighbourhood plan. Tollerton has a community business – the village pub owned by residents and the parish council and stands out as a community that works together to support important local facilities. The two policies in this section seek to protect and enhance the existing facilities in the parish, as well as thinking ahead to how to provide and support new facilities, including making sure that they are accessible to all.

POLICY 4 | PROTECTING EXISTING FACILITIES

Within this policy will be a definitive list of the community facilities that the parish would like to ensure are protected. The policy will support development that enhances these existing facilities and allows them to diversify whilst resisting development that would result in their loss or any negative impact on them.

What community facilities do you value within Tollerton and want to see protected?

Would you support the idea that the parish council could provide financial support, including borrowing, to purchase and improve community facilities, if required?

POLICY 5 | NEW COMMUNITY FACILITIES

As part of this policy, we wish to ask what sorts of facilities the residents of Tollerton feel are needed. This policy would seek to identify these gaps and promote that they be filled, bearing in mind the additional demand which will be created by the Gamston Fields development. Additionally, this policy would seek to secure that any new facilities are easily and widely accessible for residents.

What community facilities do you think are missing in the parish that you think would be a good addition?

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Character and heritage

Tollerton has a unique character and identity which is one of the reasons why people enjoy living there. This is a result of the local design characteristics as well as some of the historical buildings, spaces and key views. These unique qualities have been identified as part of the parish plan as well as in work to support of the neighbourhood plan and have been used to inform these policies that do not preclude development but ensure it is high quality.

POLICY 6 | KEY FEATURES

This policy and accompanying map will identify key features which contribute to the character of the parish. This will include views, vistas, landmarks, gateways, approaches and the historic village core. It will seek to protect these features and ensure they are sympathetically considered when new development comes forward.

What features within Tollerton do you think contribute most to the character of the village and should be safeguarded?
E.g. particular views, landmarks, historic buildings, new buildings or any general places of interest.

POLICY 7 | HERITAGE ASSETS

Designated and non-designated heritage assets across the parish will be identified for protection and enhancement by this policy. In line with national policy new development which negatively impacts on an asset will be resisted. This policy will also seek to encourage the sympathetic reuse of traditional and historic buildings to secure their long term use and upkeep.

Which historic buildings and structures within the parish mean the most to you?

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POLICY 8 | LOCAL CHARACTER

This policy will link to a more in depth assessment of local character and will seek to protect that character whilst requiring that planning applications include detail of how they contribute positively to it. This will include ensuring that new development respects the densities and plot sizes found locally.

Can you think of ways new development could make a positive contribution to Tollerton in terms of its character and appearance?

The grass verges on Burnside Grove provide a green spine through the village centre and add to the character of the village. How do you think that we should protect the grass verges from regular damage?

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Landscape and biodiversity

As with any rural area, the local landscape setting is an important characteristic of the parish. In an area close to the edge of a large urban conurbation it's really important that this landscape setting is preserved and enhanced whilst accommodating any development. The policies in this section focus on distilling and protecting this character, key local spaces and enhancing the local biodiversity. This section also considers the opportunities for enhanced landscape and biodiversity features created by the Gamston Fields allocation. Collectively the policies aim to provide a sensitive balance that will ensure that development does not undermine existing natural and recreational features.

POLICY 9 | LANDSCAPE CHARACTER

This policy will start by defining the key features which make up the local landscape character so important to the setting of the parish. It will then seek to protect and enhance those features and will include detail on the local landscape patterns, woodland, parkland character, field patterns and important trees.

What landscape features do you think help define the character of Tollerton? This could be an area of woodland or individual or groups of trees that you believe are important.

POLICY 10 | LOCAL GREEN SPACES

Green and open spaces such as allotments, parks and playing fields will be identified and formally protected from inappropriate development within this policy. This policy will be accompanied by a list and map of the spaces to be protected in addition to a table setting out how each space meets the requirements of a local green space (as set out in national planning policy).

If you could protect three areas of green and open space in Tollerton, which would they be? These could be playing fields, parks or allotments etc.

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POLICY 11 | BIODIVERSITY ENHANCEMENT

The parish’s existing network of green infrastructure will be mapped. This will identify important wildlife corridors and gaps within the network where improvements could be made. This policy will require that new development will contribute positively to this network and not lead to its loss or fragmentation. Proposals for enhanced biodiversity and rewilding of sites in the village or allocated sites.

What wildlife and biodiversity improvements would you like to see in the parish?

Complete the online survey available at:
www.tollertonparishcouncil.gov.uk/policyconsultation
See page 6 for more details



Connectivity and transport

Whilst it is accepted that reducing the need to use the private car is something that will help tackle the global issue of climate change and improve the quality of life, there is still a requirement to sensibly balance this against more eco-friendly methods of transport such as walking, cycling and public transport. Much needs to be done to improve the parish in supporting these modes, for example, there are no off-road cycle routes providing connections out of the village. Policies in this section focus on how these matters can be addressed, improving opportunities for walking and cycling and making sure that traffic and parking is carefully managed.

POLICY 12 | WALKING AND CYCLING ROUTES

This policy will seek to establish a safe network of walking and cycling routes serving the parish. It will require that all new development (excepting householder extensions) be well connected to walking and cycling routes. It will identify these important routes within the parish (including safe off road cycling to the Grantham Canal, neighbouring settlements and east-west bridleways and footpaths), and support their improvement.

Are there any walking or cycling routes around the village that you believe could be improved? And how?

ASPIRATION 2 | PUBLIC TRANSPORT

This aspiration focuses on the desire to support and safeguard the existing public transport routes that run through the parish connecting nearby villages and other services. This is linked to but beyond the role of the planning system. Developer contributions could focus on improving these connections.

What improvements would you like to see made to public transport links in and around Tollerton?

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POLICY 13 | ROAD SAFETY

This policy identifies key junctions and highways to be prioritised for improvement associated with the strategic growth in the parish, including specific reference to ‘green lanes’ where cyclists and pedestrians have priority, traffic calming and public realm improvements along Tollerton Lane. In all cases pedestrian comfort will be a priority.

What roads or junctions in Tollerton do you think need some improvement?

POLICY 14 | PARKING REQUIREMENTS

This policy will aim to make sure that there is enough parking to support new development. Applications which would result in the loss of car parking or exacerbate on street and overspill parking will be resisted.

Are there any places in particular where you think parking is an issue?

Complete the online survey available at:
www.tollertonparishcouncil.gov.uk/policyconsultation
See page 6 for more details



Local housing need

The local plan has identified Tollerton village as being the lowest tier of settlement and it is not expected to contribute to meeting the overall Rushcliffe housing requirements, as land has been allocated across the borough to meet the immediate and future housing need. Whilst the strategic Gamston Fields site is allocated, beyond this, the neighbourhood plan policies outlined in this section are designed to respond to the smaller scale housing developments that might come forward. The aim is to ensure these developments reflect local requirements and characteristics whilst encouraging a greater mix of housing types in the parish.

POLICY 15 | HOUSING NEED

Small scale provision of housing on previously developed or infill sites or the replacement of existing houses will be supported where it contributes positively to local character and does not lead to the loss of smaller units and, in particular, bungalows. Individual house design must make provision for home working to accommodate changing working patterns and reduce commuting.

What types or size of houses do you think Tollerton is lacking most?

Are there any particular green or environmental features that you think new homes should be fitted with?

POLICY 16 | DESIGN FOR AFFORDABLE HOUSING

Affordable housing should be a high design quality, indistinguishable from market housing and pepper-potted around housing sites. A mix of different types of affordable housing is encouraged in response to identified local need.

Do you agree with the aim of this policy?

Complete the online survey available at: www.tollertonparishcouncil.gov.uk/policyconsultation See page 6 for more details

Gamston Fields

This large strategic allocation will deliver a significant portion of Rushcliffe’s housing and employment requirements over the next 15 years and will have big impacts on the parish overall. The policy within Rushcliffe Borough Council’s Local Plan is very strategic and lacks specific details. Rushcliffe Borough Council in the short to medium term are developing additional design guidance but this is specifically related to the site.

The policies in this section focus on how Gamston Fields will function as a new 4000 home settlement (compared to the 900 homes in Tollerton Village) within the local area, having its own role, purpose and identity, whilst recognising the significant impact this development will have on the parish.

POLICY 17 | STRATEGIC DESIGN GUIDANCE

This policy will guide planning applications and emerging design documents, prepared by the Council, and provide high level guidance on elements such as streets, spaces and the settlement edge where it meets the countryside. Planning applications will be required to respond to a comprehensive masterplan for the entire strategic site which delivers a strong local character.

POLICY 18 | GREEN BUFFER

This policy formally allocates the land to the south and east of the strategic allocation for recreation and biodiversity uses. The site could be used to enhance biodiversity and wildlife habitats. The buffer will also be used to resist urban sprawl and, where appropriate, provide some recreational facilities.

What types or size of houses do you think Tollerton is lacking most?

Are there any particular green or environmental features that you think new homes should be fitted with?

Would you like the green buffer to contain land useable for recreation with facilities or simply be an area of planting?

Complete the online survey available at: www.tollertonparishcouncil.gov.uk/policyconsultation See page 6 for more details

POLICY 19 | NON-RESIDENTIAL COMPONENTS

The strategic site will deliver shops, services and workspaces and this policy will seek to ensure that these will be designed to a high standard, reflecting the local character. The policy will include a requirement for these uses to connect to walking and cycling routes within and beyond the strategic site.

Do you think that, provided there was good access for you, you would travel to the new Gamston Fields development for shops and services?

Complete the online survey available at:
www.tollertonparishcouncil.gov.uk/policyconsultation
See page 6 for more details

Global pandemic

Life has changed significantly for all of us over the last year as the country responds to the coronavirus pandemic. We have had to adapt in so many ways, from how we shop, work, juggle home, work and school commitments to how we access essential services like GP appointments.

The following questions can be used to tell the Parish Council about new or future needs that may follow from the pandemic and will inform the services and improvements delivered by the Parish Council

QUESTION 1:

Are there any existing community facilities, shops or services that you have used more during the pandemic and that you now consider more important to protect or grow for the future?

QUESTION 2:

A lasting change from the pandemic may be more residents staying in the village during the day. When life moves on beyond the pandemic do you expect your work to be?

- 100% Office Based
- 100% Remote
- Mostly office based with option to work remote
- Mostly remote with office space when face to face time is beneficial

QUESTION 3:

When working remotely, what would you preference be?

- Just working from my home
- Travelling to use some city centre co-working places
- Spending some time working in cafes, pubs or bars
- Having access to coworking space within walking distance in my community

QUESTION 4:

If you had the option of a cowork space, with good broadband, desk setup and supply of coffee, tea, refreshments within walking distance from your home. That you could use on an ad-hoc basis, would you?

- Never use it
- Use it occasionally
- Use it at least once a month
- Use it at least once a week
- Use it more than once a week

QUESTION 5:

If you were working from home more regularly are there any additional clubs or facilities for sport, exercise or group activity that you would use if they were introduced or became available? Would you use these during the day, evening or both?

QUESTION 6:

If you were working from home more regularly are there any new or pop up shops or services that you consider important to the village?



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