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By E-Mail

Dear Mr Kaiserman

Re Tollerton Neighbourhood Plan Examination

As requested, the following is the Borough Council's response to the Examiner's latest question.

Question 4 (EQ4) – The Sustainable Urban Extension

1. Does it consider the requirements of paragraph 3.25.5 of Policy 25 have now been met? If so, would it please refer me to any formal resolutions on the matter and summarise any consultation with the local community that has been carried out.

The Borough Council does not consider that the requirements of paragraph 3.25.5 have yet been met.

2. If the Council does not consider that the Policy 25 requirements have yet been met, is it able to confirm that no significant planning applications for the development of land within the SUE will be determined until they are? In this case, is it also able to provide an estimate of when that stage will be reached, together with a brief note of what steps remain to be taken

An outline planning application for part of the Sustainable Urban Extension (SUE) was originally submitted to the Borough Council in December 2020 by Taylor Wimpey and Barwood Land for up to 2,250 homes, a primary school, a local centre, public open space and other related development (planning reference: 20/03244/OUT¹); with further updates to this application then having been submitted recently. Separate to this, Vistry Group has recently conducted pre-application consultation for proposals for around 1,600 homes, a primary school, public open space and other related development on another part of the site². It is expected that this will lead to Vistry Group submitting a planning application during 2024. The extent of these two sites, along with the boundary of the SUE, is shown on the enclosed plan.

In November 2020, around the time Taylor Wimpey and Barwood Land took the decision to submit its planning application, the Borough Council made it publicly clear that it expected a Supplementary Planning Document (SPD),

¹ <https://planningon-line.rushcliffe.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLOXOINLOEN00>

² <https://www.landnorthoftollerton.co.uk/>

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including within it a site-wide masterplan, to be prepared and put in place for the SUE before any planning permissions are granted for new housing development on any part of the site (please see the press release enclosed). The Borough Council set out that it would be preparing this SPD and it would set out what development the Council expects to see on the different parts of the site and what supporting infrastructure is required, where and when. As stated in the press release: “All proposals to develop the whole or parts of this site will be expected to comply with this guidance and Masterplan before any planning permissions are granted for new housing development on the site.”

The preparation of the SPD was already underway at the time the press release was issued and this work remains ongoing. The comprehensive masterplan for the whole site that will form part of the SPD will coordinate and direct development across the site and over the lifetime of the development. It will be structured to do so in a way that can accommodate and cope with the reality that individual planning applications are being submitted for separate parts of the site, thereby ensuring that development across the site as a whole is not delivered in an ad-hoc, piece-meal and uncoordinated manner.

In addition to incorporating a masterplan to control the mix and distribution of uses across the whole site, the SPD’s other function to establish infrastructure requirements for the site as a whole, and then put in place a framework for ensuring its delivery, is of equal importance. The framework will be structured to cope with the fact that infrastructure, including that required to support the development of the entire SUE (for example, off-site highway improvements), will be delivered via a number of separate developers. It will do so by establishing the proportional infrastructure requirements for each of the development plots and then, from this, determine the respective levels of planning obligations (both financial and works in-kind) required when each development comes forward. Finally, the SPD will include all necessary supplementary guidance in respect of a number of topic areas including, for example, the historic environment, blue and green infrastructure and design quality.

It is worth noting that the structure and content of the SPD will be similar in nature to the Melton Road, Edwalton Development Framework SPD, which was adopted by the Borough Council in October 2015 and can be viewed on the Council’s website³. The circumstances for that site are similar to the east of Gamston/north of Tollerton SUE, in so far as development on the Melton Road, Edwalton SUE also came forward (and continues to do so) via separate planning applications for different parts of the site. The SPD for the Melton Road, Edwalton SUE was similarly prepared by the Borough Council in order to provide, in lieu of a site-wide outline planning application, a comprehensive masterplan for the whole of the site and a framework to coordinate infrastructure provision across multiple developments. The Borough Council stepped in on that occasion when the various developers were submitting individual planning applications for different parts of the site, and it is similarly doing so again for the east of Gamston/north of Tollerton SUE.

In respect of the progress made in preparing the SPD, as indicated above, work on it has been underway for some time. At the time of the press release in November 2020, it had been estimated that consultation on a draft SPD, including with the local community, was expected to take place during the first half of 2021. This clearly did not happen. Despite the site having been allocated in 2014, efforts over a number of years to bring forward

³ <https://www.rushcliffe.gov.uk/media/bqypfrns/edwalton-development-framework-final-version-adopted-13-oct-2015.pdf>

development on the SUE have been complicated for a variety of reasons, including multiple landowners in the past pursuing conflicting objectives. While preparation of the SPD started a number of years following on from the site's allocation, work on it has nonetheless been long and protracted due to a number of reasons. This includes that transport assessment work, which is critical to finalising the draft SPD, has taken much longer to advance than hoped. Progress has also been affected by recent landownership changes. Nonetheless, many elements of the SPD are close to completion in draft, and it is believed that the remaining elements are also not far away. The current expectation is that a draft of the SPD will be in a position to be published by mid-2024 for consultation and, subject to any issues raised by consultees that might require further work, the SPD will hopefully be in a position to be adopted in the autumn of 2024. In line with previous commitments, the Borough Council is committed to not determining any relevant planning applications until after adoption of the SPD. At which point, all proposals on the SUE will be expected to comply with it.

In response to TPC's criticism that it has not been invited to be part of the process of preparing the SPD, the Borough Council will, as it is required to do so, invite TPC and others to consider and comment on the draft SPD. This input will then be fully considered and, where appropriate, subsequent changes may be made to the SPD prior to its finalisation and adoption.

Overall, it is hoped that reassurance can be taken that the Borough Council is taking the necessary actions to ensure that development of the SUE will not come forward in an ad-hoc manner and without an overarching, carefully considered masterplan. As Policy 25 of the Local Plan Part 1 (LP1) makes clear, the design and layout of the development scheme for the whole site will be determined through a masterplanning process. Further to this, paragraph 3.25.16 of the policy's supporting text identifies that the policy delivery mechanism for this includes the preparation of an SPD. After a number of years of often slow progress, the draft SPD is now finally close to publication for the purpose of consultation and engagement with all stakeholders, including TPC and others in the local community. Consequently, it should not be perceived that there is some sort of guidance 'vacuum' in satisfying the requirements of LP1, which therefore necessitate being filled by the neighbourhood plan. It is neither appropriate or necessary for the neighbourhood plan to include very specific details in respect of the design and layout of the SUE, when this will more correctly come via the SPD.

Even if it is judged that completion of the SPD is not as close as might be expected, this should not be seen as strengthening the case for retaining overly detailed site-requirements for the SUE within the neighbourhood plan. The Borough Council has made clear that it does not intend to determine relevant planning applications until after the SPD is in place and, therefore, in this context at least, however long it takes to complete the SPD is immaterial.

3. Policy 25 refers to the need for a master-planning exercise, but with no mention of an SPD. Paragraph 3.25.16, however, says that the delivery of the policy will be through "Supplementary Planning Documents (e.g. master-plans)" as if the two vehicles were the same. If they are, or are to be, separate documents, does this in practice mean that the intended developers would take the lead in drawing up a master plan, including

consultation with all local interests, and that this would be followed by the formal adoption⁴ by RBC of an SPD, again with appropriate levels of local involvement?

As is set out above, the masterplan for the site will be included within and form an integral part of the SPD being prepared for the SUE by the Borough Council. There will not therefore be a separate SPD and a separate masterplan document, prepared separately to each other and potentially published by different parties. The Borough Council is working with the main landowners to prepare the SPD including the masterplan, but it is the Borough Council who is leading this process, who will the publish SPD (including the masterplan) in draft and who will finalise and adopt the SPD.

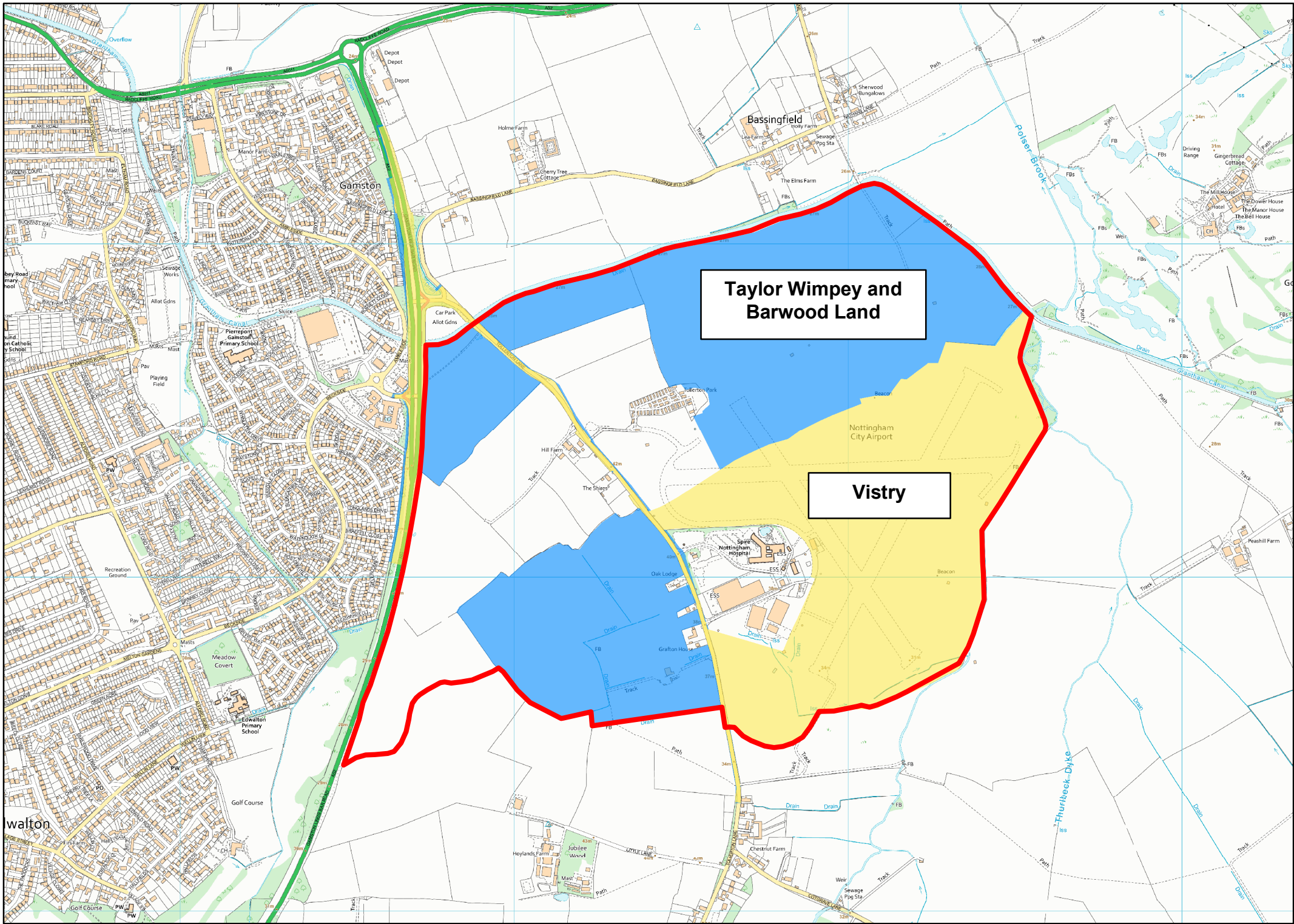
While it may be inferred from the updated planning application details recently submitted to the Borough Council by Taylor Wimpey and Barwood Land that the masterplanning process for the site has now been completed, this is categorically not the case. The masterplan to which they refer, which will form part of the SPD, will only be completed once the SPD is adopted by the Borough Council.

I trust that this reply will assist in the examination process.

Yours sincerely

Richard Mapletoft
Planning Policy Manager

⁴ In other words, in accordance with the Town & Country Planning (Local Planning) (England) Regs 2012, Part 5, Regs 11-14



**Taylor Wimpey and
Barwood Land**

Vistry



Press Release

FOR IMMEDIATE RELEASE
24.11.20

REF. GAMSTON

Council requires masterplan before considering Gamston housing applications

Rushcliffe Borough Council is requiring developers considering planning applications for 4,000 homes and employment on land at Gamston to agree with it a Masterplan for the whole site, to make sure that the right infrastructure needed to support the development is provided.

In 2014, as part of its Local Plan, it allocated land to the East of Gamston and North of Tollerton for the new homes, employment space and necessary infrastructure, including new schools, and other community facilities.

In the six years since the site was allocated for development, no detailed plans have been submitted by any of the site's landowners, meaning no new homes have been built.

Until building starts, this site won't help the Borough Council reach its target for new housing and may increase pressure for housing elsewhere in Rushcliffe.

It is therefore essential that a Masterplan is agreed to help speed up the development of this site and reduce the need for development in other locations.

Rushcliffe Borough Council's Cabinet Portfolio Holder for Housing, Cllr. Roger Upton said: "The Authority is keen to see detailed proposals for the site come forward in order for new homes to finally be built on this site, but it is critical that it is developed in accordance with an agreed comprehensive and co-ordinated Masterplan.

"This is to ensure that all new development is supported by the right infrastructure, including new roads, community facilities and schools as soon as they are needed.

"We are concerned that if proposals for different parts of the site come forward separately and at different times this might not happen.

“More detailed planning guidance, including a site-wide Masterplan should be put in place for the site’s development and the Council will endeavour to make this happen.

“This will set out what development the Authority expects to see on the different parts of the site and what supporting infrastructure is required, where and when.

“All proposals to develop the whole or parts of this site will be expected to comply with this guidance and Masterplan before any planning permissions are granted for new housing development on the site.”

The process of preparing planning guidance and a Masterplan for the whole site will include consultation with the local community, the developers, and others on a draft of the guidance and Masterplan. It is expected that this will happen during the first half of 2021.

In the meantime, the developers are currently separately consulting with the local community on their latest proposals which can be commented on at <https://consultwithyou.co.uk/gamstonfields/consultation>

- ENDS -

NOTE TO EDITORS

1. The Rushcliffe Local Plan Part 1: Core Strategy was adopted in December 2014 and allocates land to the east of Gamston/north of Tollerton for large scale housing and employment development – www.rushcliffe.gov.uk/planningpolicy/localplan/localplanpart1corestrategy (see Policy 25).
2. The guidance referred to will be a Supplementary Planning Document (SPD). SPDs provide more detailed advice or guidance on policies in an adopted local plan, but cannot introduce new planning policies. They are a material consideration when deciding relevant planning applications.

For information please contact the Rushcliffe press office on 0115 9148 555 or media@rushcliffe.gov.uk

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