



## Tollerton Neighbourhood Plan Submission Version

Ref:

(For official use  
only)

### Representation Form

Please return by **23:59 on Monday 9<sup>th</sup> October 2023** to Planning Policy, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham. NG2 7YG, or to:  
[localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

This form has two parts –  
Part A – Personal Details  
Part B – Your Comment(s)

#### Part A: Personal Details

##### Consultee Details:

Name:

Organisation: Taylor Wimpey UK Limited and Rockspring Barwood Gamston Limited

Address: C/o Agent – see below

Postcode:

E-Mail Address:

If you are an agent acting on behalf of a consultee, please enter your agent details here:

Name:

Organisation: Savills

Address: Wytham Court, 11 West Way, Oxford

Postcode: OX2 0QL

E-Mail Address:

If the Neighbourhood Plan document passes Examination and a Referendum, under Section 19 of the Neighbourhood Plan Regulations 2012 (as amended), any person can request to be notified by the Borough Council at the point at which the Neighbourhood Plan becomes adopted. If you wish to be notified please tick the box.



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## **Part B: Comment(s) on Tollerton Neighbourhood Plan Submission Version**

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Please enter your comment or comments on the Tollerton Neighbourhood Plan Submission Version, together with any suggested amendments below. For each comment made, please indicate to which part of the plan the comment relates (e.g. chapter and/or paragraph number).

Please see letter and enclosures from Savills dated 9 October 2023.

(Please continue on a separate sheet if necessary)

## Data Protection Notice

The personal information you provide will only be used by Rushcliffe Borough Council, the Data Controller, in accordance with General Data Protection Regulation 2016/Data Protection Act 2018 to undertake a statutory function (also known as a 'public task')

Your personal information will be shared with the independent examiner in connection with the above purpose.

Your personal data will be kept in accordance with the Council's retention policy and schedule. Details of which can be found on the Council's website at <https://www.rushcliffe.gov.uk/public-register-privacy-notice/>

Your data protection rights are not absolute and in most cases are subject to the Council demonstrating compliance with other statutory legislation, for further information see <https://www.rushcliffe.gov.uk/privacy-notice-and-policy/>

Representations will be available to view on the Borough Council's website, but any signatures, addresses, email addresses or telephone numbers will not be included. However, as copies of representations must be made available for public inspection, comments cannot be treated as confidential and will be available for inspection in full.

9 October 2023  
Response on Behalf of Taylor Wimpey UK Limited and Rockspring Barwood  
Gamston Limited



Rushcliffe Borough Council,  
Planning Policy, Rushcliffe Arena,  
Rugby Road, West Bridgford,  
Nottingham, NG2 7YG

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Dear Sir / Madam

**Tollerton Neighbourhood Plan  
Regulation 15 Submission Draft  
Response on Behalf of Taylor Wimpey UK Limited and Rockspring Barwood Gamston Limited**

I write on behalf of Taylor Wimpey UK Limited (herein referred to as Taylor Wimpey) and Rockspring Barwood Gamston Limited (herein referred to as Barwood Land) in respect of the above.

You will recall that we responded to the emerging policies of the Tollerton Neighbourhood Plan consultations in March 2021 and in June 2022.

**Introduction and Background**

Tollerton Parish Council are aware from recent discussions with Taylor Wimpey and Barwood Land that they are working in partnership to jointly bring forward part of the sustainable urban extension (herein referred to as SUE) east of Gamston and north of Tollerton.

This proposal is the subject of a current planning application reference: 20/03244/OUT, and this area of land covered by the planning application is referred to as Gamston Fields. We mention this because the consultation draft plan appears to use the name of Gamston Fields for the entire SUE. We would ask that the term is changed, just to avoid any confusion.

As you are aware the SUE is located within the parish of Tollerton and hence the consultation draft plan recognises this.

The SUE is allocated in the Rushcliffe Local Plan Part 1: Core Strategy, which was adopted in December 2014.

Policy 25 of the Local Plan Part 1 identifies a strategic allocation east of Gamston and north of Tollerton. The policy is for a mixed-use development including around 2,500 dwellings up to 2028, up to a further 1,500 homes post 2028, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate.

Under Local Plan Policy 25 the design and layout of the proposal for the SUE is to be determined through a masterplanning process.

Taylor Wimpey and Barwood Land are engaging with Rushcliffe Borough Council, Nottinghamshire County Council and other stakeholders including relevant landowners within the SUE site in respect of the preparation of a comprehensive masterplan for the site allocation and a Supplementary Planning Document for the SUE. This includes Vistry who have recently acquired the Nottingham City Airport land. You will be aware that Vistry is a housebuilder, and they intend to bring forward a planning application for development on the airport land.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The area of land subject to Local Plan Policy 25 is identified within the red line shown in Figure 6 of the Local Plan Part 1.

Policy 25 in the Local Plan Part 1 has remained unchanged through development of a Local Plan Part 2, which was adopted by Rushcliffe Borough Council in October 2019.

The Local Plan Part 1 and Local Plan Part 2 are part of the statutory development plan for Rushcliffe Borough. Collectively, these plans include strategic policies to address priorities for the development and use of land in Rushcliffe Borough to the year 2028.

We welcome the opportunity to consider and comment on the draft neighbourhood plan (herein referred to as TNP).

Neighbourhood planning gives communities the power to develop a shared vision for their area, with plans that can shape, direct and help to deliver sustainable development and we are supportive of this.

We must express our concerns in respect of various aspects of the TNP. Aspects of the TNP do not meet the 'basic conditions' as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). Only a draft neighbourhood plan that meets each of the basic conditions can be put to a referendum and be made (or adopted).

We consider the Neighbourhood Plan Review does not meet the following:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (or neighbourhood plan),
- (e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

Our comments below are based on the structure of the consultation document. We have only provided comments where we consider them to be relevant and hence we have not commented on every aspect of the consultation document. We have enclosed a copy of the response form also.

## **Background and Context**

We welcome the acknowledgement of the SUE within this section of the emerging TNP.

We note that it is stated that policies within the TNP seek to influence the development of the site i.e. the SUE as it comes forward. We consider that the TNP should instead acknowledge the policy framework for the SUE within the Local Plan Part 1 and Part 2 and that masterplanning for the SUE is taking place. We have prepared a framework plan for the entire SUE. There is an updated draft of this plan which captures changes discussed with Rushcliffe Borough Council and Nottinghamshire County Council.

## **Vision and Objectives**

We welcome mention of the SUE in this section. As mentioned in the introduction and background section of this response, the name 'Gamston Fields' has been used in the TNP, but this is just the name of that part of the SUE controlled by Taylor Wimpey and Barwood Land. It would be more appropriate to refer to the entire SUE for the purpose of the emerging TNP rather than just that part named Gamston Fields.

## **The Spatial Strategy for Tollerton**

We agree with the objective that the SUE and Tollerton Village function as self-sufficient settlements meeting the needs of existing and future residents. Taylor Wimpey and Barwood Land have prepared a vision for development of the entire SUE including a framework plan which is intended to deliver on the local plan policy requirements.

Whilst we do not disagree with the thrust of the connections on Map 2 – Spatial Strategy, but we would ask that the plan is clearly labelled as being indicative or illustrative only. This is to avoid the potential confusion that could arise from a literal application of aspects of the plan such as village centre, leisure routes, new connections, green buffer and arterial road.

We consider it is important for the TNP to state that in accordance with Local Plan Policy 25, the design and layout of the proposal for the SUE is to be determined through a masterplanning process and that the TNP is not the vehicle to deliver this.

## **The Policies**

An over-arching point is that all Neighbourhood Plan policies should be assessed against the basic tests for neighbourhood plans.

An area of relevance is testing of deliverability and any impact on development viability. For example, Policy 1 states that proposals should encourage the use of electric vehicles through the provision of electric vehicle charging points. There is no indication of the scale of this proposed policy requirement and/or whether the cost and practical considerations have been assessed? This is a matter covered by Building Regulations which does not need to be in the emerging TNP.

Policy 2 states that a Centre of Neighbourhood Importance should be provided as part of the Gamston Fields development. We assume the intention here is for a new local centre as part of the overall SUE. Unfortunately, this proposed policy does not provide any definition of what is intended here. We suggest this is left to the masterplanning process required under Local Plan Policy 25.

Policy 4 states that where new business uses and facilities are proposed to contribute to the existing commercial hub at Gamston Fields, larger scale business development may be considered appropriate, particularly where this would make use of buildings already on the site. Again, we feel this should be left to masterplanning required under Local Plan Policy 25.

Policy 6 is very specific in that it states that development of services and facilities that respond to the strategic allocation to the east of Gamston/north of Tollerton will also be supported where they are of a scale and type that are appropriate to the setting and are integrated within the development. The siting of new sports pitches near the canal will be supported.

We can accept support for wider services and facilities beyond the SUE, but we are not clear on the basis for the suggested siting of sports pitches near to the canal. A locational preference for this type of land-use in the SUE is not appropriate in the TNP. This is an area best left to masterplanning under Local Plan Policy 25.

Policy 7 refers to a green buffer, shown in Map 4, proposed to be allocated on land to the north of Tollerton primarily for biodiversity enhancement in the form of a nature reserve. The green buffer is partly within the area of land allocated under Local Plan Policy 25 and it is partly outside of this area.

We have prepared and enclosed an overlay of Map 4 on the current framework plan for the SUE. This shows direct conflict between areas of the SUE intended to comprise built development and which is intended to deliver on the Local Plan Policy 25 allocation and some parts of the proposed green buffer.

Our request is for reconsideration of the proposed green buffer such that it takes a lead from the masterplanning for the SUE.

We are also concerned about the Map 4 intentions for key views which do not seem to be justified and present an issue for masterplanning and we are concerned about the proposed wildlife corridor. Whilst this in part equates to an existing public right of way, it does not correspond with the framework plan for the SUE and hence this also presents conflict which needs to be resolved in favour of the masterplanning for the SUE.

The policy seems to be intended to create a natural reserve between Tollerton and the SUE with the types of uses listed including grass sports pitches. It is unclear how this can be delivered, and care has to be taken to avoid conflict with the Green Belt should such facilities be considered inappropriate development in the Green Belt.

Policy 8 seeks to identify Nottingham City Airport as one of the features that contribute to the cultural character of Tollerton and that the new Gamston Fields settlement must respect the contribution that the Airport makes to the parish's identity and cultural heritage. We consider this is not necessary or reasonable to be within the emerging TNP. The policy is for a SUE on land taken out of the Green Belt for delivery of a mixed-use development. This will involve development on the airport land and whilst some designated heritage assets such as the pillboxes will be retained and enhanced, it is not appropriate to propose an open-ended policy to incorporate cultural and heritage assets, when these have not been assessed in the TNP. This should be left for the masterplanning under Local Plan Policy 25.

Policy 10 refers to Map 4 and proposals which affect the specific features identified on Map 4 which are considered to make particularly important contributions to the landscape setting of Tollerton and applications that result in loss or harm will be resisted. Map 4 includes 'key views' covering many directions within the airport land within the SUE. There is a risk that this policy and Map 4 are intending to keep land free of development without evidence of the justification for identification and protection of such key views. This conflicts with Local Plan Policy 25 and therefore is not appropriate for the emerging TNP.

Policy 13 states that developer contributions will be sought to support the enhanced running of bus services, including night-time services, serving the village of Tollerton and the new Gamston Fields settlement within the strategic allocation to the east of Gamston/north of Tollerton from major developments. Has there been discussions with relevant stakeholders such as bus service operators and Nottinghamshire County Council as to the need for such a service(s) and locally what the demand is for such a service?

Policy 13 refers to Map 6 which is a movement strategy. We consider aspects relevant to the SUE should be a matter for masterplanning under Local Plan Policy 25. There are aspects of Map 6 which do not necessarily fit in with the masterplanning for example improved crossings on/over the A52, junction improvements and green lanes. This conflicts with Local Plan Policy 25 and therefore are not appropriate for the emerging TNP. The change from the previous version of Map 6 seems to comprise the addition of an additional improved crossing at the Wheatcroft junction.

Policy 15 sets out some policy aspirations for housing in the area without setting any specific targets, timeline of mechanisms to deliver the proposed strategy. We suggest this is a matter for masterplanning under Local Plan Policy 25 when it comes to the SUE delivery.

We acknowledge that Policy 16 includes mention that in the new Gamston Fields settlement, new character areas should be established to complement the character of the parish whilst creating its own unique identity. This is a matter for masterplanning under Local Plan Policy 25.



## **Conclusion**

We are grateful for the opportunity to comment on the TNP and would like to support Tollerton Parish Council in their endeavour.

We are keen to continue our dialogue with Tollerton Parish Council to assist in the process of trying to align emerging vision and policies in the TNP.

We hope you find our comments helpful, as they are offered in a constructive and positive manner, and we look forward to hearing from you.

We request that our full response is provided to the appointed Examiner for consideration.

We would ask that the Examiner agrees to hold a hearing for the purpose of receiving oral representations about particular issues at the hearing and not to undertake the examination through consideration of written representations only.

Yours faithfully

## **Planning Director**

Encl: Overlay of Map 4 Landscape Network, response form

Copy: Taylor Wimpey and Barwood Land



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**Map 4 Landscape Network KEY**

- █ Neighbourhood Plan Area
- < Key view
- Gateway
- █ Wildlife corridor
- █ Green buffer
- █ Woodland
- █ Important to setting

\* Opportunity to retain key vistas through arrangement of streets and spaces if development comes forward at Gamston Fields.

Project <b>GAMSTON, NOTTINGHAMSHIRE</b>			
Drawing Title <b>NEIGHBOURHOOD PLAN MAP OVERLAY - MAP 4</b>			
Date 29.08.23	Scale 1:2,000 (BA2) 1:5,000 (BA2)	Drawn by S.M.	Check by D.S.
Project No 28291	Drawing No RG-M-73 -2	Revision	

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