

David Kaiserman

Independent Examiner
Penny O'Shea Consulting

Date: 20th December 2023

Our Ref: 20-025-ltr-002

Re: Response to Examiner's clarifying question (EQ4) submitted on behalf of the qualifying body, Tollerton Parish Council

Dear Examiner

Thank you for the invitation to provide further comment in response to your questions, as set out in the Examiner's clarifying question letter EQ4, dated 11th December 2023. Please find a response below on behalf of Tollerton Neighbourhood Plan Group (TNPg) and Tollerton Parish Council (TPC). This letter aims to follow on from our response submitted to you last week (4th December 2023) and seeks to avoid repetition of the content of that letter. However, given the importance of this part of your deliberations we do have more to add and welcome the opportunity to comment on your queries raised in EQ4.

Turning to the first question, we consider that the requirements of LP1 policy 25 paragraph 3.25.5 have not been met. The updated documents submitted to the Local Planning Authority's (LPAs) website on 16th November in relation to application 20/03244/OUT have increased concerns that the masterplan process is underway behind the scenes, so to speak. The Supplementary Planning Document (SPD) Framework Plan provided in November (Appendix 1 of this letter) is not a sufficient piece of work to satisfy the requirements of Policy 25, as will be explored in more detail later in this letter.

Linked to this, and turning to your second query, Rushcliffe Borough Council (RBC) have stated to TPC that they do not intend to determine the live application prior to the adoption of an SPD. Whilst this approach is welcomed by the community, there remains a concern that the LPA will be under considerable pressure to determine the application, from the applicant, but also due to the reliance on the allocation to deliver a five year housing land supply. Why otherwise have new documents been submitted in relation to application 20/03244/OUT if the applicant is not seeking determination in the short to medium term?

Your question concerning whether there is a difference between a masterplan and SPD, is a point that we are also keen to understand the LPA's position on. Particularly as the latest documents submitted in support of application 20/03244/OUT provide an SPD Framework Plan. This alone does not constitute a masterplan nor a comprehensive SPD as produced for other large allocations in the Borough. The SPD Framework Plan fails to meet the requirements of Policy 25, due to a severe lack of detail and supporting evidence but also due to the lack of community involvement in its production. What has been provided is essentially a concept / visioning exercise.



Please find below a comparison of the SPD Framework Plan (submitted in support of application 20/03244/OUT in November 2023) with LP1 Policy 25 taking each section of the policy in turn:

- First paragraph of policy
 - o No supporting documentation evidencing the approach taken this is barely a concept, it is not a masterplan
 - o No indication of phasing of dwellings nor or the delivery of infrastructure requirements
- Part A - Housing
 - o The only indication of housing variety (type, size, tenure) is reference to 'higher', 'medium' and 'lower' density (no ballpark density figures specified)
 - o No information about the overall provision of affordable housing and how it would be located across the site
 - o No acknowledgement of the heritage assets on site and how they will be protected, enhanced and integrated into the masterplan
 - o Reference to the gypsy and traveller site remains as 'potential'
- Part B - Employment
 - o Location of employment land indicated, land take not specified
- Part C – Neighbourhood Centre
 - o The Neighbourhood Centre is very poorly defined and articulated, no detail on what may be provided here is given
 - o The community facilities indicated are not well located in relation to the Neighbourhood Centre and the connection between such areas and facilities is ill-defined
 - o No detail is provided regarding the policy's exploration of enhancements to be made to existing community facilities and adjacent villages (such as Tollerton)
- Part D - Transportation
 - o Reference is made to 'active travel corridors' along various routes but no detail is provided on how this may be achieved nor what forms of travel would be encouraged along these routes, the spread of these routes lacks permeability and doesn't seem to connect well with the existing public footpath network
 - o No Travel Plan for the site as a whole has been provided
- Part E – Heritage Assets
 - o No comprehensive strategy to assess, protect and enhance heritage assets and their settings has been provided
- Part F – Other Requirements
 - o There is no reference to a sustainable drainage system strategy (only indication is reference to water attenuation)
 - o No character areas have been provided to ensure local distinctiveness and good design are prioritised (this would also aid in wayfinding)
 - o No reference to sustainable methods of construction (linked to character areas)



- Areas of green infrastructure are limited and appear to be minimal across the allocation, opportunities have been missed to enhance the green infrastructure network and provide biodiversity enhancements
- Areas of open space lack a clear hierarchy and specific purpose
- The Grantham Canal green corridor is very limited
- The green buffer provided to the south and north of the site is minimal – to the south it could include an indication of the intention for land that remains in the Green Belt and is under the ownership of some of the applicants
 - The green buffer is important to the community and was one of the most supported policies of the TNP. A buffer is detailed within Policy 25 (this extends beyond the allocated site) but appears to be very limited within the SPD Framework Plan available. The TNP is able to provide a steer for the creation of this green buffer, including the portion of land outside the allocation that remains within the Green Belt. This approach is supported by the Environment Agency, who provided advice on how to integrate flood alleviation and supported TNP Policy 7 The Green Buffer, and Natural England.
- The proposed services and facilities are not located in positions that would help them integrate with existing communities nor has a strategy for this provision been outlined

In addition to the above, it is our view that the masterplan process cannot be near completion as no consultation for the whole site and masterplan has been carried out and no SPD appears to be forthcoming. The SPD Framework Plan is not sufficiently detailed or evidenced to be considered a masterplan and it is not a complete SPD. It is essentially a concept plan that requires a high level of additional work and thought in order to meet the requirements of LP1 Policy 25.

The TNP seeks to reinforce the broad framework set out within LP1 Policy 25 and we consider it is appropriate for the neighbourhood plan to highlight priorities for the community and how the policy framework should be implemented. The TNP as drafted offers positive support of the strategic policies of the development plan in this way. RBC have not objected to this approach when providing comments on the TNP as it has emerged over the past seven years. Clearly RBC have considered the approach appropriate also. This is evidenced within the RBC feedback on the Regulation 15 submission draft as provided in October 2023 (Appendix 2 of this letter).

Given this, the TPC and TNPG are somewhat disappointed by the response from RBC to Examiner questions (dated 4th December 2023) in its lack of encouragement of the TNP at this crucial time in its journey. This response appears to be less support than has been given throughout process thus far.

As it appears an SPD masterplan will not be forthcoming in the short to medium term the TNP should be allowed to operate as an 'advocacy' document to provide some assurance for the community and indeed for the LPA. We welcome your suggestion that additional text may be



Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk

Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11

added to the TNP to clarify the SPD masterplan process and the role of the TNP in relation to that.

Finally, we consider that the comments of RBC, on 4th December 2023, confirm how important the masterplanning process is due to the complexity of this site and its size. We concur and add that it is also crucial due to the importance of this allocation, the largest in the Borough, to the existing community. We reiterate the importance of the inclusion of policies in the TNP that help ensure the allocation is the best it can be and help integrate it within the remainder of the parish.

Finally, as we have stated, there has been a distinct lack of meaningful consultation with residents and stakeholders and no guarantee of future consultation (see Leaflet in Appendix 3 that was sent to residents in October 2020 and uses a hand drawn image of a layout that was then submitted in support of 20/03244/OUT in December 2020 with no changes). From the viewpoint of the community, it appears that the applicant has sought to bypass proper engagement of residents within the masterplanning process by submitting an application for part of the site and now in the last month producing a new SPD Framework Plan, seen for the first time when submitted in relation to 20/03244/OUT.

The TNP has been formed and tested through several rounds of consultation of different types and with a variety of groups. The policies in the TNP have been led by the community and facilitated by TNPG and TPC, with the help of planning consultants. This document and the evidence and work that sits behind it offers a fantastic resource of consultation findings including refined and community supported ideas that relate to the allocation. RBC and the promoters of the allocation should make the most of this resource and seek to work with it and not against it. The TNP policies purposefully do not seek to conflict with LP1 Policy 25 but to provide some reassurance to residents that the allocation can come forward in a way that is sensitive to the existing area and makes the most of the opportunities available around encourage sustainable modes, reinforcing and creating character, utilising sustainable and climate conscious approaches to development, to name but a few.

Finally, the TNPG and TPC would like to confirm that if the Examiner considers a hearing to be the most effective way to examine this matter in further detail then it would be welcomed.

We trust that the above sets out our concerns, however, if you have any queries, please do not hesitate to contact me.

Yours sincerely



Jo Gregory

MTCP (Hons), MSc (UD), MRTPI

Director: Planner and Urban Designer

jo@urbanimprint.co.uk



Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk

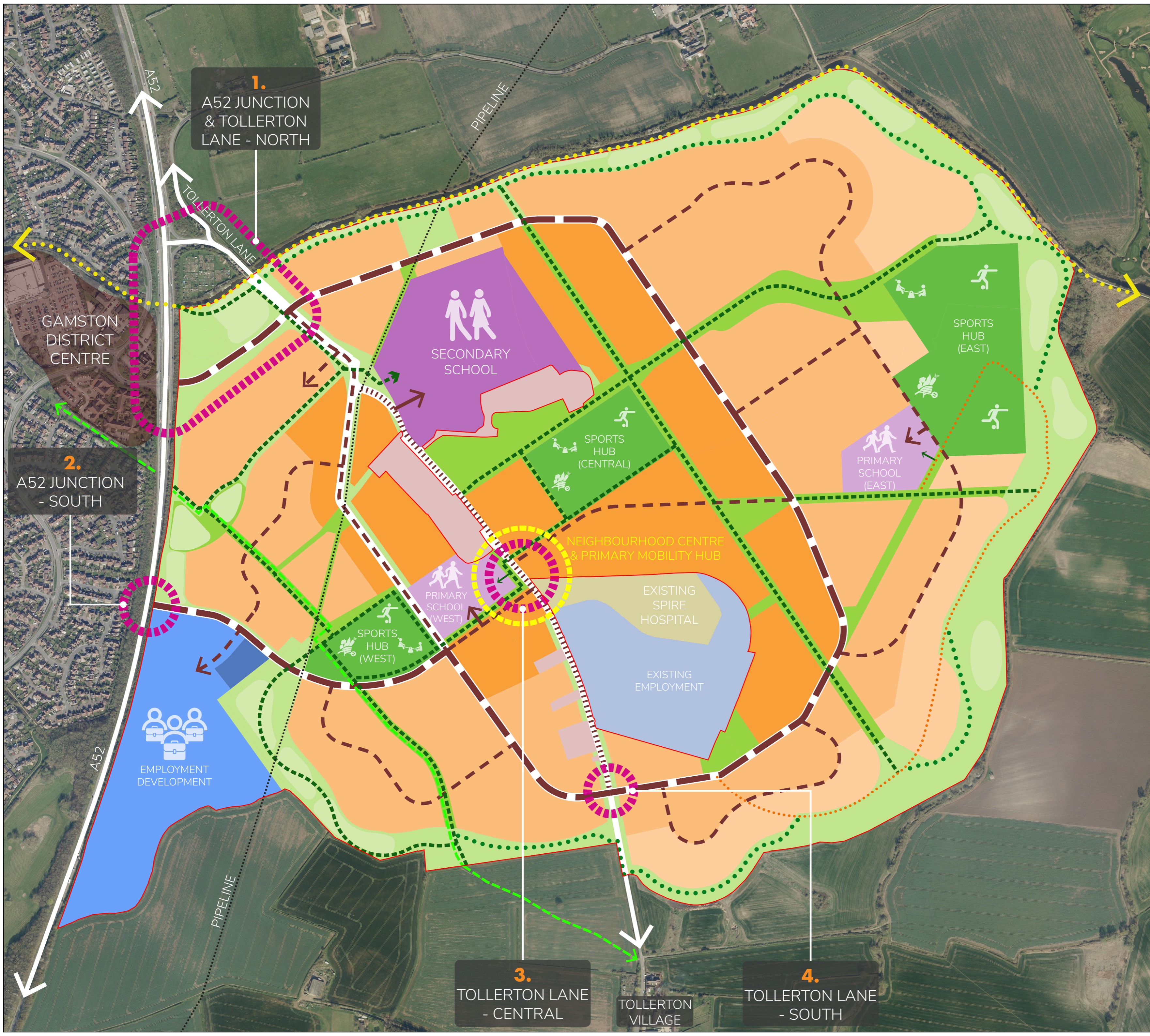
Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11







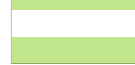
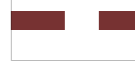










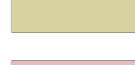





Appendix 1 - Supplementary Planning Document (SPD) Framework Plan 20/03244/OUT



Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk
Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11



-  SPD Allocation Boundary
-  Proposed Junctions & Bus Gates
- All Design Layouts to be Confirmed
-  Grantham Canal Cycle / Bridleway
-  Proposed Leisure Trail
-  Airfield Road Retained Footpaths
-  Existing Public Right of Way
-  Existing Highway Network
-  Primary Vehicular Movement & Active Travel Corridor
-  Secondary Vehicular Movement & Active Travel Corridor
-  Existing Tollerton Lane Alignment
(Series of Highway Improvements & Interventions)
-  Strategic Foot / Cycleway Network
- Active Travel Corridors
-  Residential Development - Higher Density
-  Residential Development - Medium Density
-  Residential Development - Lower Density
-  Neighbourhood Centre & Primary Mobility Hub
-  Secondary School
-  Primary School (East & West)
-  Employment Development
-  Healthcare
-  Existing Residential Development
-  Potential Gypsy & Traveller Site
-  Formal Sports, Play & Allotments
-  Parks and Amenity Space
-  Natural Green Space including areas of Water Attenuation

Appendix 2 – Rushcliffe Borough Council feedback on the Regulation 15 submission draft -
October 2023



Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk
Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11

Tollerton Neighbourhood Plan Regulation 15 Submission Draft

Rushcliffe Borough Council response

October 2023

Thank you for inviting the Borough Council to comment on the submission draft of the Tollerton Neighbourhood Plan as part of its duty to advise and assist. The following comments relate to whether, in the view of the Borough Council, the policies and proposals contained within the submission draft of the Tollerton Neighbourhood Plan meet the basic conditions for a neighbourhood plan to proceed to referendum.

In terms of the relationship between the Tollerton Neighbourhood Plan and the Borough Council's own Local Plan, it is necessary for the neighbourhood plan and its policies to be in general conformity with the strategic policies contained within the Local Plan. This legal requirement is highlighted by national guidance, which also advises that neighbourhood plans must positively support the delivery of these strategic policies. The Rushcliffe Local Plan is made up of two parts: the Local Plan Part 1: Core Strategy (2014) whose policies are all strategic; and the Local Plan Part 2: Land and Planning Policies (2019) which contains a number of strategic and non-strategic policies.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
1	9	The Spatial Strategy for Tollerton. First Paragraph	Conformity	The last sentence identifies that the green buffer between Tollerton and the strategic allocation will be maintained and enhanced. The area of land between the allocation and Tollerton is not in the ownership of any of the landowners within the allocation, therefore it is unreasonable to expect the strategic allocation to enhance green infrastructure in this location.	Reword the last sentence of the paragraph to be aspirational in nature.
2	12	Policy 1 bullet 9	National policy (para 152)	In terms of the reuse of materials on site as a result of demolition where practicable, any explanatory text needs to identify the planning mechanism the LPA could consider using in order to implement this part of the policy. It could also cause issues in relation to viability and building regulations, however it is noted that the bullet is caveated with where practicable.	As stated in the comment.
3	13	Policy 2 third paragraph	National policy	It is stated that such uses will be permitted. There, however, may be reasons such as impact of neighbours amenity, or highways	Add subject to local amenity to paragraph 3.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				safety, for example, where such uses may not be appropriate in all cases	
4	14	Policy 3	National Policy	<p>The support for the redevelopment of brownfield land for existing businesses is supported. As a significant area of the parish is green belt, there needs to be care how this is phrased.</p> <p>In addition, other than broadband, the inclusion of what other types of communication infrastructure would be of benefit in the supporting text? The wording of this part of the policy is open ended and would lend support in principle to 5G telecommunications masts where a planning application is required, for instance.</p>	<p>Consider adding the following to the end of the first sentence of the second paragraph:</p> <p><i>'subject to compliance with other policies in this document and the policies within the Development Plan for Rushcliffe'.</i></p> <p>May wish to list specific types of communications infrastructure in the explanatory text.</p>
5	15	Policy 4 third para	Conformity	Whilst it is acknowledged that some business development gained planning permission around the existing airport buildings prior to the adoption of the Rushcliffe Core Strategy, in particular policy 25, the remaining buildings not in business	Remove reference to the existing commercial hub at Gamston Fields and the reuse of existing buildings on site for business use.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>use are located away from the area identified as the broad location for employment development in the indicative masterplan contained within policy 25. Whilst this would not preclude the reuse of such buildings for business, strictly speaking, this element of Policy 4 is not in general conformity with policy 25 of the Core Strategy.</p>	
6	17	Policy 6	National policy.	<p>The first sentence of the policy adds an additional test that is contrary to national policy, where the needs test has been replaced by a sequential test and potentially an impact test. The same applies for the second paragraph after the bulleted list referring to needs.</p> <p>In addition paragraph 89 of the NPPF allows for small scale rural development of all types without a sequential test.</p>	<p>Consider rewording in line with the NPPF requirements for main town centre use – In the first paragraph remove reference to meeting a local need and in the second paragraph remove reference to meeting an existing gap in provision.</p> <p>Consider amending paragraph one “and pass sequential testing <i>where required by the NPPF</i>”.</p>
7	18	Policy 7	National Policy Conformity	The wording of Policy 7 suggests that the Green Buffer referred to falls outside the	Amend the extent of the Green Buffer designation on Map 4 to exclude all the

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
			with Local Plan	<p>Strategic allocation at Gamston Fields (Strategic Allocation East of Gamston/North of Tollerton) but, from Map 4, it is not clear that this is the case. Map 4 shows the Green Buffer overlapping with strategic allocation.</p> <p>Due to this there is concern that Policy 7 conflicts with Local Plan Part 1 (Core Strategy) Policy 25. Figure 6, which accompanies Policy 25, shows an indicative area of 'Enhanced Green Infrastructure'. This covers a similar area to the Green Buffer identified on Map 4, but is an indicative area and without a precise boundary line. Whereas, the Green Buffer identified on Map 4 is referred to as an 'allocation' and seems to have a precise boundary line.</p> <p>For Policy 7 to determine the precise extent of any 'green buffer' area within the strategic allocation is not appropriate and would conflict with Core Strategy Policy 25.</p>	<p>land that falls within the east of Gamston/north of Tollerton strategic allocation.</p> <p>Alternatively, Policy 7 and Map 4 need to be made clear that any part of the Green Buffer within the strategic allocation is indicative and the exact extent of it will be established through the separate masterplanning process for the site.</p> <p>Reword the final sentence of Policy 7 as follows:</p> <p>"The land allocated is located outside of the Gamston Fields housing strategic allocation <u>and</u> will continue to be designated as Green Belt".</p>

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>Paragraph 3.25.13 of the Core Strategy identifies that the distribution of development within the strategic allocation will be a matter for the master planning process. This is being led by the Borough Council and is currently ongoing, with the intention that the masterplan will be part of a Supplementary Planning Document.</p> <p>While identification of land beyond the strategic allocation as part of the Green Buffer would not directly conflict with the Local Plan policies , much of the land that is covered by Policy 7 is likely to be in the ownership of landowners who have no land interests within the area covered by the strategic allocation. Therefore the potential delivery of tree planting and other biodiversity enhancements on such land would be beyond their control and it would be unreasonable in planning terms for the site to provide enhancements in these</p>	

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>locations as part of a planning application for the strategic allocation.</p> <p>The final sentence of Policy 7 appears to have a word missing and, instead of reference to housing allocation, it would be more accurate to refer to a strategic or mixed use allocation</p>	
8	19	Policy 8 third para.	Conformity	The requirement for all planning applications to include a statement on design cannot be delivered as it is not part of the Council's local validation requirements. However, the policy can encourage all planning applications to address design.	Consider rewording to reflect encouragement rather than a requirement.
9	19	Policy 8 fourth para	Conformity with Local Plan	Nottingham city airport is listed as a cultural facility even though it forms part of the strategic allocation and is identified in the masterplan in the local plan as suitable for development. In addition policy 25 of the Core Strategy already requires the listed pillboxes and their interrelationship to be	Consider rewording or removing reference to the airport.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				incorporated into the overall design of the Gamston fields development.	
10	20	Policy 9 first para	Legal	<p>There is no lawful foundation to require enhancement and there is plenty of case law establishing that the minimum requirement to 'preserve' is always sufficient.</p> <p>Planning application requirements are defined through validation checklists. Refusing an application due to the absence of a heritage statement would likely be unreasonable.</p> <p>Demonstrating community benefit is abstract and not defined, whereas the NPPF refers to public benefit.</p>	<p>Reword first paragraph of policy 9 to 'and demonstrate how it will <i>preserve or enhance</i>'.</p> <p>Reword must "provide" a heritage statement to "should".</p> <p>Reword and demonstrate "community benefit" to "public benefit".</p>
11	20	Policy 9 supporting text	NPPF	The second paragraph conflicts with the NPPF. Securing the optimum viable use of a heritage asset is specifically quoted in the NPPF as a public benefit that can be balanced against harm – the second	Consider rewording to "will be supported where <i>the public benefit can demonstrated to balance against the harm to heritage asset</i> , as per the requirements of the NPPF.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				paragraph seems to suggest that securing use will only be supported where the significance of a heritage asset is also retained.	
12	21	Policy 10 second para	Conformity with policy 10 of Core Strategy	Within the second paragraph, concern has been raised in relation to the inclusion of the term “not limited to” as it could lead to all manner of issues being cited in response to a planning application depending on an objector’s grievance in relation to it.	Remove not limited to and review the list to see if all main considerations are there and amend and add to as necessary. The Greater Nottingham Landscape Character Assessment may assist in developing a fuller closed list.
13	23	Policy 11	Clarity	There are 12 Green Spaces listed within the policy, but 8 Green Spaces are indicated on Map 5. The policy should be updated to align with Map 5, including the removal of Land at Melton Road. In addition, the assessment of the Green Spaces at Appendix D includes Canal – liner route. This has not been included in Map 5 or Policy 11, so should be removed.	Consider rewording to reflect this.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
15	26	Policy 14 third para	National Policy	The list of road improvements at Appendix E and referred to in the third paragraph are aspirational and not as a result of transport assessment work, particularly in relation to the strategic allocation East of Gamston (Gamston Fields), therefore it is considered that the plan can support such improvements, it cannot prioritise them.	Substitute prioritised for supported.
16	27	Policy 15 third para	National Policy	Outside of building regulations, the planning system is unable to insist on a reduction in energy consumption through construction and occupancy of land and buildings. See previous comments to policy 1 and policy 1's approach in relation to locally sourced materials.	Consider rewording or removing.
17	32	Map 2	Conformity with Policy 25 of the Core Strategy	The new connection proposed between the two village centres indicated on the map could be outside of the Gamston Fields applicant's control, and will only be required to be delivered through the planning process	Consider amending plan accordingly.

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>if Nottinghamshire County Highways require it. This connection may be aspirational.</p> <p>The proposed new connection is also indicated to go through the green buffer. If the area is for biodiversity net gain or ecology enhancements, having a footpath could conflict with the ecology biodiversity and ecology aspirations.</p>	
18	34	Map 4	Conformity with policy 25 of the Core Strategy	<p>Comments relating to the Green Buffer are made above in relation to Policy 7. In addition to these, the purpose of the area shaded in lighter green is not clear. It is not included as part of the legend for Map 4. It is assumed it is part Green Buffer where, as referenced in Policy 7, the land be may be appropriate for recreational facilities including grass sports pitches that serve both Tollerton village and the strategic allocation. The plan needs to be clear in this respect.</p>	<p>Amend plan to identify and clarify the purpose of the lighter green area .</p> <p>Identify that the route of the wildlife corridor which crosses the strategic allocation is indicative only.</p>

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>There is concern that the proposed wildlife corridor shown on Map 4 which crosses through the strategic allocation conflicts with Core Strategy Policy 25. As referred to above (see Policy 7 comments), paragraph 3.25.13 of the Core Strategy identifies that the distribution of development within the strategic allocation will be a matter for the master planning process. This is being led by the Borough Council and is currently ongoing, with the intention that the masterplan will be part of a Supplementary Planning Document. It is this process that should determine the specific configuration of all land uses within the strategic allocation.</p>	
19	40	Appendix C	<p>Conformity with policy 11 historic environment</p> <p>National Policy</p>	<p>Notwithstanding the general comment in relation to policy 9, the following comments relate to individual proposed non-designated heritage assets:</p> <p>Chestnut Farm – one outbuilding has been converted to a dwelling. All other buildings</p>	<p>With regards to Barn End Manor Farm, consider renaming to Manor Farm Farmhouse – with some context provided by converted/rebuilt former outbuildings</p>

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				<p>are new builds in the style of barn conversions built as recently as the early 2000s (planning reference 02/00703/FUL).</p> <p>Barn End Manor Farm - The former farm buildings are largely rebuilt – 2 of the 3 dwellings completely rebuilt and the third (fronting a gable to the roadside) was partially rebuilt during conversion. The Farmhouse should be a non-designated asset and perhaps note that the largely rebuilt outbuildings lend some context and help interpretation but are arguable no longer old buildings given the scale of rebuilding.</p> <p>Old Post Office, 157 Tollerton Lane – there is no record to suggest this building has been a post office. There have been several post offices in Tollerton, including at 202 Tollerton Lane and 165 Tollerton Lane.</p> <p>The Pinfold is at least a third re-site and rebuild, the latest being as recent as 2011. On that basis it is considered that there is no</p>	<p>Chestnut Farm, Old Post Office 157 Tollerton Lane, and The Pinfold should be removed from the list.</p>

Ref	Page	Policy/ section	Basic condition test/ Factual correction/ Clarity	Comment	Suggested amendment
				architectural or historic merit in it being included as a non-designated heritage asset.	

Appendix 3 – Leaflet circulated by Taylor Wimpey and Barwood Land in October 2020



Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk
Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11

GAMSTON FIELDS



A Sustainable Urban Extension

PUBLIC CONSULTATION BROCHURE

October 2020

Barwood Land and Taylor Wimpey UK Ltd are working together to develop plans for a sustainable new community to the south east of Nottingham called Gamston Fields.

This consultation brochure provides an insight into our emerging vision for this exciting new development and sets out how you can provide your views.

The site was allocated for development by Rushcliffe Borough Council (RBC) in their 2014 Core Strategy. The Core Strategy sets out where new development should be located across the Borough and the land has been earmarked for a new community of up to 4,000 new homes, employment land, local centre and other community uses.

The next stage will see us submit an Outline Planning Application to RBC seeking permission for the basic principles to bring the development forward. This will be followed by a 'Reserved Matters' Application to seek permission for more detailed issues.

Local feedback will play an important role in helping to evolve the overall vision and inform the Outline Planning Application, which will be submitted to RBC in the coming months. This application will cover approximately half of the allocated area but capable of coming forward as a standalone scheme.

In light of current Government advice on coronavirus it is not possible to hold physical consultation events, but if you would like to get involved and comment on the proposals, the ways you can do this are set out in this brochure.

For more information, including answers to frequently asked questions, visit:

consultwithyou.co.uk/gamstonfields/consultation

BARWOOD
LAND

Taylor
Wimpey

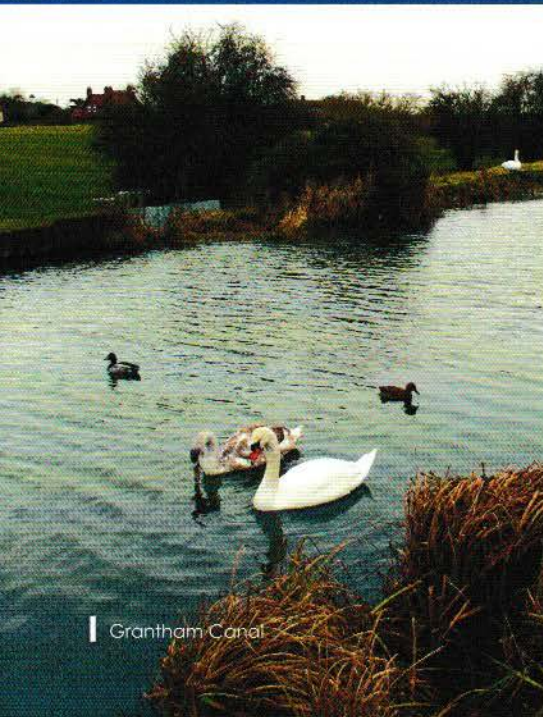


ABOUT THE SITE

The site lies alongside the A52 to the east of Gamston and north of Tollerton, with Grantham Canal forming the northern boundary of the site. The site is dissected by Tollerton Lane.

The full site allocation area includes the airport, existing employment areas and Nottingham Spire Hospital. However, these areas will be unaffected by the Outline Planning Application being brought forward.

The Outline Planning Application site area also includes land where Second World War military pill boxes are located. These pill boxes will be sensitively incorporated into a new, central parkland setting, protecting and preserving them for the future.



Grantham Canal

THE MASTERPLAN AND OUTLINE PLANNING APPLICATION

Barwood Land and Taylor Wimpey UK Ltd are highly experienced promoters / developers and together control the land covered by the Outline Planning Application. We are working together in partnership to create one overarching Masterplan that will guide the long-term development of the whole site allocated for development by RBC.

The emerging Masterplan for the whole site is shown opposite and reflects the RBC Core Strategy requirements. It will provide:

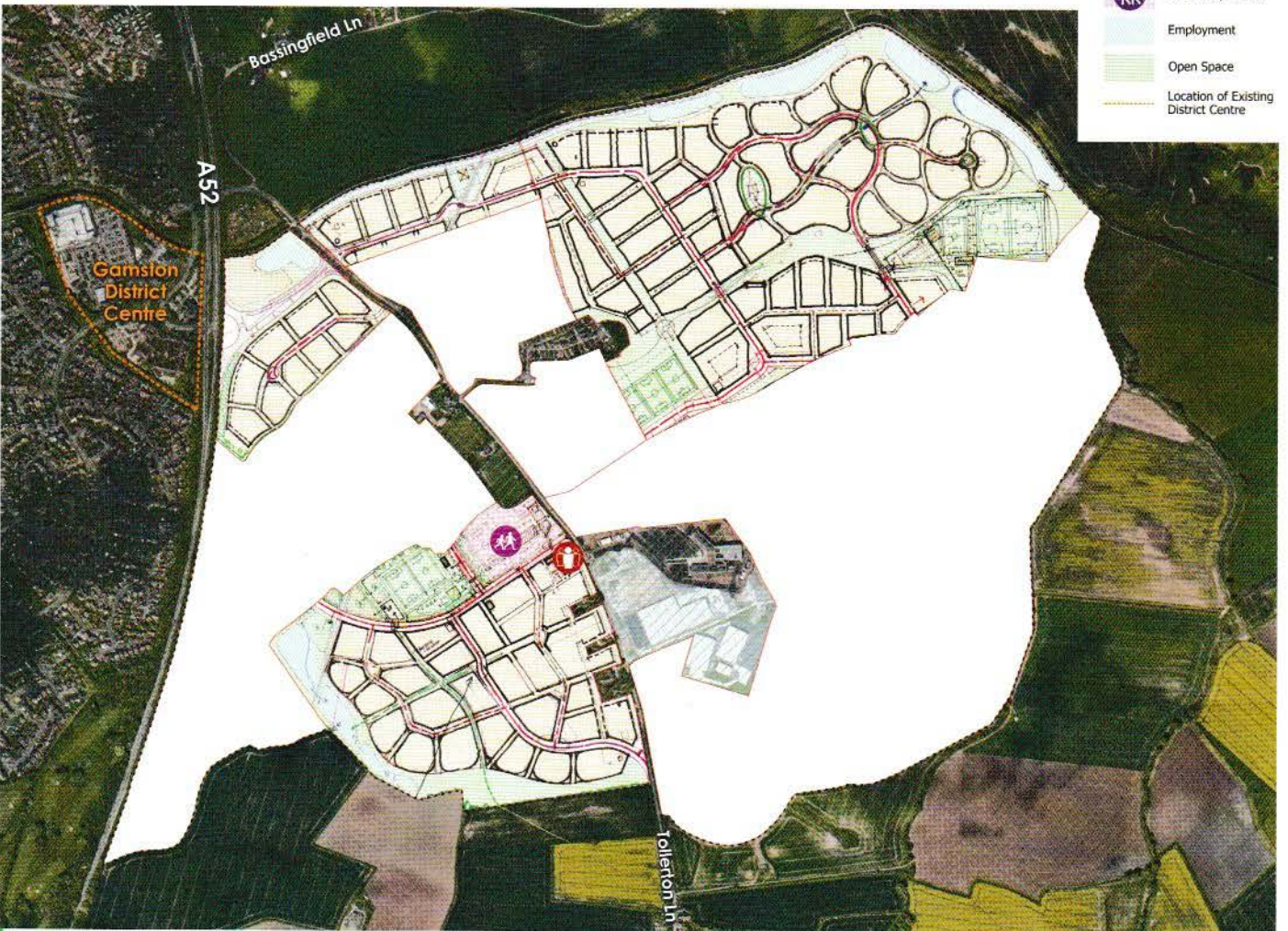
- **c.4,000 new homes (with 2,500 homes to be provided up to 2028)**
- **20 hectares of employment space, generating significant job creation opportunities**
- **Land for a secondary school to serve the existing area and new community**
- **Additional land for two new primary schools**
- **Neighbourhood centre, comprising a local shop and community uses**
- **Significant new highways infrastructure**
- **c.65 hectares of public open space – including improvements to the path alongside Grantham Canal**

The area covered by our Outline Planning Application is also shown on the image below opposite. This application will seek permission for the first phase of the project and covers about half of the site. This includes details of new transport infrastructure, along with the indicative locations for c.2,250 of the new homes, first primary school, significant areas of public open space and sports provision.

The remaining elements of the Masterplan would be delivered via subsequent planning applications in a phased manner.

OUTLINE PLANNING APPLICATION – KEY FEATURES SUMMARY

- Primary vehicle access will be from the A52 Lings Bar Road via a new roundabout. The roundabout will also connect directly with Ambleside and provide improved and safer access into Gamston District Centre, with controlled pedestrian and cycle crossings.
- Prior to the roundabout being delivered, the existing A52 / Tollerton Lane junction will be upgraded with traffic signals to provide initial access from the A52 into the scheme.
- Tollerton Lane to the south will be downgraded to deter traffic through Tollerton and other villages, utilising traffic calming features and improving walking and cycling routes.
- A new bus service and improvements to existing bus services will be supported and discussions with bus operators are ongoing to agree the most appropriate combination of new services.
- It is the intention to enhance Grantham Canalside. New canal side open space will be created to enhance wildlife habitats.
- A fitness trail is proposed to connect in a circular leisure route around the whole site to encourage access to outdoor activity space and promote wellness and healthy living.
- New linear parkland will form an attractive and accessible setting for the wartime pill boxes, for current and future generations to enjoy.



Areas subject to outline planning application



WE WANT YOUR VIEWS

Gamston Fields will be a planned, infrastructure-led new community that would deliver new facilities and amenities for existing communities as well as new residents.

This brochure provides a summary of our emerging vision and more information can be found at our dedicated consultation website consultwithyou.co.uk/gamstonfields/consultation

In light of coronavirus restrictions, it is not possible to hold physical consultation events, but you can use the consultation website to access further information and provide your views on our vision. Alternatively, return the freepost feedback form enclosed with this brochure.

Please make sure you provide any feedback by **Friday 20th November**. This will be important as we evolve the Masterplan and Outline Planning Application prior to a formal submission to RBC later this year.

If you would like to speak with us directly about Gamston Fields, or receive any additional information by post, please contact us by freephone on **0800 080 3179** or email gamstonfields@devcomms.co.uk

The Gamston Fields site is allocated in the Rushcliffe Borough Council Core Strategy as Policy 25 and will come forward as a sustainable, mixed-use development.

The outline planning application to be submitted to the Borough Council by Barwood Land and Taylor Wimpey UK Ltd covers around half of the allocated site.

We are seeking your views on this outline planning application and these will be taken into consideration as the proposals continue to be developed and will help to inform future detailed reserved matters applications for the site.

1. ABOUT YOU

NAME:

POSTCODE:

EMAIL ADDRESS:

PHONE NUMBER:

CAN WE CONTACT YOU REGARDING THESE PROPOSALS ?

YES

NO

2. PLEASE ORDER THE FOLLOWING ACCESS AND MOVEMENT CONSIDERATIONS BASED ON WHICH YOU THINK SHOULD BE GIVEN THE HIGHEST PRIORITY. (with 1 being the most important and 5 being the least important).

HIGHWAYS AND ACCESS IMPROVEMENTS TO THE A52

TRAFFIC CALMING

ENHANCED BUS SERVICE PROVISION

DOWNGRADING OF SURROUNDING ROADS TO DETER RAT RUNNING THROUGH THE VILLAGES

CYCLE FACILITIES AND PEDESTRIAN ACCESS

3. PLEASE ORDER THE FOLLOWING HEALTH AND WELLBEING AND NATURAL ENVIRONMENT CONSIDERATIONS BASED ON WHICH YOU THINK SHOULD BE GIVEN THE HIGHEST PRIORITY. (with 1 being the most important and 5 being the least important).

TRIM TRAIL AROUND THE SITE BOUNDARY

CHILDREN'S PLAY AREAS

ENHANCEMENTS TO THE GRANTHAM CANAL SIDE

LINEAR PARKS / INFORMAL OPEN SPACE, INCLUDING PROTECTION OF THE WAR TIME PILL BOXES

OUTDOOR FORMAL SPORTS PROVISION (SPORTS PITCHES, PAVILIONS, ETC)

Privacy Statement

Your comments will be considered in the evolution of the proposals and may be shared with Rushcliffe Borough Council. Details of the consultation may be shared publicly, but no personal information will be included in publicised results. DevComms is a registered Data Controller under the General Data Protection Regulations (GDPR). DevComms will process any personal data lawfully in line with the principle of Legitimate Interests as defined in GDPR. If you need any further information, please contact us on 01296 678320, or by email at info@devcomms.co.uk.

You can choose to stop receiving updates from us at any time by contacting us on opt-out@devcomms.co.uk or calling us on 01296 678320.

4. PLEASE ORDER THE FOLLOWING INFRASTRUCTURE CONSIDERATIONS BASED ON WHICH YOU THINK SHOULD BE GIVEN THE HIGHEST PRIORITY. (with 1 being the most important and 5 being the least important).

LOCAL CENTRE TO SERVE THE DEVELOPMENT,
WITH LOCAL SHOPS AND SERVICES

NEW HEALTH CENTRE / EXISTING HEALTH
FACILITY IMPROVEMENTS

PRIMARY SCHOOL

SECONDARY SCHOOL

EMPLOYMENT SPACE

5. PLEASE USE THE SPACE BELOW TO PROVIDE YOUR VIEWS OF SERVICES THAT WOULD BE THE MOST USEFUL TO BE DELIVERED ON SITE AS PART OF THE LOCAL CENTRE (E.G. SMALL SCALE FOOD RETAIL, HAIRDRESSERS ETC.).

6. PLEASE USE THE SPACE BELOW TO PROVIDE ANY FURTHER COMMENTS ON THE PROPOSALS.