

Our Ref: 33313446200/A3/AK/JB

Date: 9th October 2023

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

VIA EMAIL

Dear Sir / Madam,

REPRESENTATIONS TO THE TOLLERTON DRAFT NEIGHBOURHOOD PLAN – REGULATION 15

Stantec is instructed by Vistry Group to provide representations to the Tollerton Neighbourhood Plan Regulation 15 consultation. Vistry support the production of the Tollerton Neighbourhood Plan and we hope these comments are useful in ensuring it complies with the basic conditions and supports the delivery of sustainable development.

Vistry have land interests at Tollerton Airfield and are currently preparing a planning application for 1,600 dwellings on the site which is allocated through the development plan (specifically Policy 25 of the Rushcliffe Local Plan Part 1: Core Strategy, adopted December 2014). Vistry are working collaboratively with the other landowners, the Council and other key stakeholders for the preparation of this application and the associated Supplementary Planning Document which will help to guide future development here.

General comments

The Airfield allocation is identified in the Neighbourhood Plan as 'Gamston Fields'. This is what Taylor Wimpey and Barwood have referred to their site as in their application; Vistry will be using a different name. To avoid confusion, and to ensure consistency with the development plan, we suggest the Neighbourhood Plan should refer to the allocation site as 'Strategic Allocation East of Gamston/North of Tollerton'.

Map 2 – Spatial Strategy

Regarding the connections listed on Map 2 – Spatial Strategy, Vistry does not disagree with the general approach using a high-level spatial diagram, but there are a number of areas where the diagram may be misinterpreted, or lead to inconsistencies with the masterplan that is evolving as part of the Supplementary Planning Document, which is ultimately informed by Figure 6 accompanying Policy 25 in the Core Strategy. We would request that Map 2 and the supporting text clearly states that this diagram is illustrative.

We also note the versions of Map 2 on pages 9 and 32 do not show the same information and we query whether this needs amending or clarifying.

It is important that the Neighbourhood Plan does not prescribe detail around the allocation that may become inconsistent with the emerging Supplementary Planning Document and applications, which are informed by a much more significant evidence-led masterplanning exercise.

We consider the changes we have suggested are necessary to ensure the Neighbourhood Plan complies with the basic conditions, particularly around (d) the contribution towards the achievement of sustainable development and (e) general conformity with the strategic plan.

We would welcome the opportunity to discuss these matters further and would be grateful if you could give consideration to our comments. If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,



JAMES BONNER
Associate Planning Director
on behalf of Stantec UK Ltd