



Tollerton Neighbourhood Plan Submission Version

Ref:

(For official use
only)

Representation Form

Please return by **23:59 on Monday 9th October 2023** to Planning Policy, Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham. NG2 7YG, or to:
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: Will Lawrence

Organisation: Nottinghamshire County Council

Address:

Planning Policy
Place Department | Nottinghamshire County Council
County Hall | Loughborough Road | West Bridgford

Postcode: NG2 7QP

E-Mail Address:

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

Name:

Organisation:

Address:

Postcode:

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.

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

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).

General Observations

It is noted that the policies within the Tollerton Neighbourhood Plan seek to influence decisions made with respect to the Gamston Fields SUE, which forms part of the neighbourhood area. The desire to achieve a self-contained development with its own infrastructure and facilities is supported by the County Council, which is engaging with RBC with respect to the production of the Supplementary Planning Document (SPD), which will detail the infrastructure required to sustain growth. The County Council supports the notion that the settlement should be supported by a comprehensive masterplan as set out in Policy 16. It is anticipated that this would be delivered via the emerging SPD. This would ensure all infrastructure requirements are considered from the outset and distributed accordingly between planning applications.

Policy 13: Sustainable Modes

The County Council supports the principle that development should seek to reduce reliance on the private car and encourage more sustainable types of transport. The desire to enhance the routes identified in Map 6 is appreciated, however, it is presently unclear as to whether the proposed improvements would be feasible, or viable, or who would be responsible for their delivery. Further information would be required with respect to the type of crossing, walking and cycling facilities that are envisaged for the A52 and along the A606 before their deliverability could be considered by the Highway Authority. Officers are engaging with the relevant parties to agree how the connectivity between Gamston Fields and the surrounding area can be maximised, should the development come forward, and the outcome of these discussions should be clarified through a comprehensive masterplan for the development, as set out in Policy 16 of the Plan. It might be appropriate for the movement strategy in Map 6 to be identified as an aspiration, to be refined through the masterplan process.

The aspiration to secure developer contributions from new development towards the enhanced running of bus services is supported and the County Council would expect development proposals within the strategic allocation at Gamston Fields to make financial contributions towards bus service provision. However, it is suggested that the aspiration is clarified to reflect the scope of what the developer contributions can be provided for, to state:

*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 **which may include enhanced services for the adjacent village of Tollerton.***

The plan could summarise the strategic public transport requirements of the Gamston Fields allocation to include direct services to key travel attractors to support the objectives of the Bus Service Improvement Plan¹. Developer funding will be required to support access to local centres including West Bridgford, Radcliffe on Trent, Bingham and Nottingham including access to key services i.e. education, work and shopping. This should be set out in a Public Transport Strategy subject to a Planning Condition of any planning consent. The strategy should reflect public transport access across Greater Nottingham including direct services to hospitals, universities and emerging employment sites associated with developments on the A453 corridor and other potential key travel attractors i.e. A52

¹ <https://www.nottinghamshire.gov.uk/transport/public-transport/bus-service-improvement-plans-for-nottinghamshire>

east, A606/Leicester. The County Council’s ambition is to link these places with a high-quality bus service.

The emerging Supplementary Planning Document (SPD) will set out the public transport developer funding arrangements for Gamston Fields. Developer contributions towards improved public transport services and infrastructure should be specified as a criterion for a site to be supported by the Neighbourhood Development Plan. This will provide a policy context to support the provision of developer contributions and planning conditions for the provision of public transport services, waiting facilities and bus priority measures including bus gates, automatic vehicle location (AVL) and traffic light priority (TLP) where appropriate. A statement which supports this approach will complement other strategic documents and support the council to effectively negotiate for developer contributions.

Community Transport services are provided in the Tollerton area by Rushcliffe CVS including a social car scheme for registered users that are unable to use conventional transport services. It is suggested that reference to their work is included in the plan, together with the potential for Community Transport and related services such as dial-a-ride and Demand Responsive Transport (DRT) to complement the local bus network. In addition, taxis are licensed by Rushcliffe Borough Council and play an import role in the local economy. It is suggested that reference to the role of taxis is included in the plan.

The current Tollerton Public Transport Network is outlined below for information.

Service No. (Operator)	Route	Service Frequency & Operating Times		
		Weekday	Weekend	
		Mon - Fri	Sat	Sun
853 Nottsbus Connect	Hickling -Keyworth West Bridgford	10:12, 11:52, 14:06	10:12, 11:52, 14:06	No Service
	West Bridgford - Keyworth - Hickling	10:42, 13:03, 14:12	10:41, 13:02, 14:11	No Service
33 Nottsbus Connect	Nottingham - Cropwell Bishop - Radcliffe on Trent	07:44 – 18:54 Approx. Hourly	07:44 – 18:54 Approx. Hourly	No Service
	Radcliffe on Trent -Cropwell Bishop - Nottingham	06:59 – 19:06 Approx. Hourly	06:59 – 19:06 Approx. Hourly	No Service

Policy 14: Junction Improvements

The County Council supports the road user hierarchy set out within the policy and the requirement for development proposals to consider the needs of the most vulnerable road users first. The inclusion of ‘green lanes’ within the movement strategy in Map 6, namely along Tollerton Lane and Cotgrave Lane, are acknowledged. This principle would be considered by the Local Highway Authority when considering the proposals at Gamston Fields. Further clarification could be included within the plan on how these routes would operate, for example whether they would seek to restrict vehicular movement altogether or reduce speeds.

The junctions listed for improvement within Appendix E are noted however it is the Local Highway Authority’s responsibility to assess the need for improvements at any junctions within the local area when development comes forward. This may or may not include the junctions listed but will be based on evidence being presented by developers as part of the planning process. The reasons for the proposed junction improvements have not been demonstrated at this stage. If a substantiated evidence base were put forward to the Local Highway Authority, then such information would need to be considered as part of the Asset Management Plan (AMP) process, with the priority level being determined based on the AMP.

(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.