

Land off Melton Road, Tollerton

Regulation 15 Consultation



Boyer

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TABLE OF CONTENTS

1. Introduction	2
2. Land off Melton Road, Tollerton	5
3. The Vision and Objectives	8
4. The Draft Planning Policies	10
5. Additional Documents	23
6. Conclusion	26

APPENDIX

Appendix One – Land North of Melton Road, Tollerton, Nottinghamshire - Vision and Delivery Document

Appendix Two – Access Junction Layout (dwg no. ADC2439-DR-001) prepared by ADC Infrastructure

1. INTRODUCTION

- 1.1 These Representations have been prepared and submitted by Boyer on behalf of Harworth Group PLC in response to the Tollerton Neighbourhood Plan (TNP) (regulation 15 consultation), undertaken by Rushcliffe Borough Council on behalf of Tollerton Parish Council.
- 1.2 Harworth Group PLC are one of the leading land and property regeneration companies in the UK and are promoting Land off Melton Road, Tollerton ('the site') for a high-quality, landscape led residential development, as illustrated in more detail in the Vision and Delivery Document at Appendix One. The site is located within the Borough of Rushcliffe and is suitable for the delivery of approximately 475 dwellings with supporting infrastructure.
- 1.3 Representations for the site have previously been made to the Greater Nottingham Strategic Plan Growth Options Consultation in September 2020, the Tollerton Neighbourhood Plan Regulation 14 consultation in June 2022, and the Greater Nottingham Strategic Plan – Preferred Approach consultation in February 2023.
- 1.4 Harworth Group PLC support the production of the TNP, as it positively enables the local community to guide the growth of the local area, providing further policies for compliance throughout development.
- 1.5 As set out within the National Planning Practice Guidance (NPPG), Neighbourhood Plan policies should be clear and unambiguous. National Policy and Guidance require that Neighbourhood Plans are in general conformity with the adopted Local Plan in their area. The TNP will need to be flexible and robust to ensure that it can satisfy the Neighbourhood Planning regulations and the Basic Condition tests.
- 1.6 The village of Tollerton lies within the Borough of Rushcliffe, in the county of Nottinghamshire. Rushcliffe Borough Councils Local Plan is formed of two documents, the Local Plan Part 1: Core Strategy, adopted in 2014 and the Local Plan Part 2: Land and Planning Policy, adopted in 2019. The emerging Local Plan is the Greater Nottingham Strategic Plan which is a shared document between Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils, who make up the Greater Nottingham Planning Partnership and sets out the policies to help guide future development up to the year 2038.
- 1.7 The Greater Nottingham Planning Partnership was established in 2008 and aims to prepare statutory strategic development plans which are consistent and provide coherent policy framework across the area. In July 2020 through to February 2021, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils carried out a public consultation on the Greater Nottingham Strategic Plan Growth Options document. In January 2023, Greater Nottingham Planning Partnership carried out their Preferred Approach consultation which concluded in February 2023.

- 1.8 The Greater Nottingham Planning Partnership have a substantial evidence base which was consulted upon in their Preferred Approach consultation. At the latest Greater Nottingham Joint Planning Advisory Board meeting held on the 26th September 2023, it was agreed that the next steps include:
- Updating of the Housing Needs Assessment as the previous assessment will be over 3 years old at the time of submission;
 - commencement of the consultation of the Distribution and Logistics Distribution Preferred Approach;
 - Development of the evidence base including the Sustainability Appraisal, Transport Modelling, Viability Assessment, Infrastructure Delivery Plan and Habitats Regulations Assessment;
 - Development of the publication version of the Strategic Plan, reviewing and updating, considering the consultation responses received; and
 - Commission of the Centres Study, Carbon Reduction Study and Viability Assessment.
- 1.9 The emerging Greater Nottingham Strategic Plan, Preferred Approach January 2023 sets out that the current housing need for the Greater Nottingham Area from 2022-2038 is 52,300, with 14,300 of these are anticipated for the Borough of Rushcliffe.
- 1.10 According to the Rushcliffe Green Belt Review (2013), 42% of the Borough is designated Green Belt land, including the site subject of these Representations. In order for Rushcliffe Borough Council to take a share of the housing growth in Nottinghamshire, some release of Green Belt land will be necessary.
- 1.11 Tollerton Parish Council in conjunction with Rushcliffe Borough Council are running a six-week public consultation on the submission draft of the TNP which will form part of the Development Plan and will inform future planning applications in Tollerton prior to its submission to be considered by an Independent Examiner.
- 1.12 The draft TNP sets out the long-term vision and nine objectives which guide the document and set out the aspirations of the village as required by the National Planning Practice Guidance (NPPG) in their chapter on Neighbourhood Planning, paragraph 5.
- 1.13 The Neighbourhood Plan sets out sixteen draft policies which cover:
- The Strategic Policy;
 - Rural Economy;
 - Community Facilities;
 - Character and Heritage;
 - Landscape and Biodiversity;
 - Connectivity and Transport; and
 - Local Housing and Design.

- 1.14 From our review, the majority of the TNP objectives and policies appear to be sound. In principle, the TNP would largely fulfil its role effectively as the 'local' element of the 'Development Plan'. However, there is no mention of housing allocations with the exception of a brief reference to the strategic allocation to the east of Gamston/north of Tollerton or any potential future sites for allocation and a lack of information on housing strategy. Our recommendation would be that the TNP should consider the inclusion of sites recommended for allocation within and on the boundary of the settlement to ensure that housing is being provided within the plan period and in advance of the larger allocation to the east of Gamston/north of Tollerton. It would be important to ensure the preferred allocations are of an appropriate size to provide for community contributions for the village rather than providing for a range of smaller developments which would be limited in their ability to deliver public benefits.
- 1.15 When considered against the necessary Basic Conditions as required by Paragraph 8(1)(a)(2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011), it is our view that, as currently drafted, the TNP is not in conformity with National Planning Policy and would not contribute to the achievement of sustainable development, and as such would not meet the necessary Basic Conditions. The Basic Conditions relevant to the making of a neighbourhood plan are:
- Condition A: having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;
 - Condition D: the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - Condition E: the making of the 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);
 - Condition F: the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
 - Condition G: prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.
- 1.16 The TNP has been reviewed in both its own context and in relation to the Site, 'Land off Melton Road, Tollerton'. The proceeding sections of these Representations will address each of the relevant objectives and policies in turn, stating the reasons for our support or lack of support and will proceed to suggest the circumstances in which the TNP should be reviewed before concluding with our final comments.

2. LAND OFF MELTON ROAD, TOLLERTON

- 2.1 Harworth Group PLC are actively promoting Land off Melton Road, Tollerton for the delivery of a high-quality, landscape-led residential development with a capacity for up to 475 dwellings.
- 2.2 The Site is located to the southeast of the village and is well related to the built-up residential area adjoining the defined settlement boundary to the west and the A606 Melton Road to the south which links Tollerton to Nottingham and Melton Mowbray.
- 2.3 The Site comprises of 23.8ha of greenfield land which is privately owned and not currently accessible to the community save for public footpath which lie to the east and north of the Site. The site is green belt land however there are no other known constraints which would preclude development on the site. Development of this Site would propose a complementary eastwards extension to the village that is well defined by natural boundaries.
- 2.4 The Site is a logical extension to Tollerton and an attractive growth option for the village, one that relates well to the existing settlement, whilst maintaining its character and identity and augmenting its facilities. It is also of a scale that will help diversify housing supply and the range of housing available within the village.
- 2.5 The Vision and Delivery Document attached at Appendix One sets out the concept proposals for the Site and the benefits and positive contributions that residential development of the Land off Melton Road, Tollerton would contribute to Tollerton and indeed the Borough of Rushcliffe. The document demonstrates that the site is both suitable and capable of delivering a well-designed, sustainable neighbourhood.
- 2.6 The village of Tollerton is defined as a 'medium sized' village within the Local Plan Part 1: Rushcliffe Core Strategy, the Local Plan however does not provide potential growth numbers for the village, stating only that, 'a minimum of 13,150 (2011 to 2028) new homes will be provided for [within the borough] with approximately 7,650 homes in or adjoining the main built up area of Nottingham (within Rushcliffe)', which includes, 'a Sustainable Urban Extension to the East of Gamston/North of Tollerton (around 2,500 homes by 2028 and up to a further 1,500 homes post 2028)'.
- 2.7 The Site presents an excellent opportunity to create a well-designed, attractive and sustainable development, that has the capability to deliver housing to the borough in a shorter timeframe than the allocation East of Gamston/North of Tollerton, with the additional advantage of being under single ownership. The development Site is well connected to the existing settlement and to the countryside and has the potential of providing a range of benefits for the local community of Tollerton.

Housing

- 2.8 The Site is a logical and suitable housing growth option with the capacity to deliver up to 475 new dwellings in a location that relates well to the existing settlement of Tollerton and would maintain the village's character and identity whilst augmenting its facilities.
- 2.9 Harworth Group will deliver an attractive and sustainable new neighbourhood with high quality homes within a network of green spaces. The new neighbourhood will provide a strong identity that respects and forms an integral part of the village. The new dwellings will reflect the local building styles and materials, creating a mixed community of market and affordable housing along with housing options for the elderly.
- 2.10 Development of this Site would diversify the housing supply of the area by meeting the need for smaller and more immediately deliverable growth in advance of the delivery of the Sustainable Urban Extension to the East of Gamston/North of Tollerton.

Accessibility and Connectivity

- 2.11 The Site is set in a highly sustainable location, only 4 miles southeast of Nottingham City Centre, which equates to approximately a 20-minute drive, 40-minute cycle or a 25-minute bus journey. The city of Nottingham provides a wide range of services and facilities, including Nottingham Train Station which offers regular services to Cardiff, London St Pancras International, Leeds, Birmingham New Street and Liverpool.
- 2.12 The village of Tollerton comprises of approximately two pubs/restaurants, a post office, a place of worship, a primary school and a petrol station with a 'little Waitrose'. Ruddington Lane Tram Stop is located 4.5 miles west of the Site, approximately a 15-minute cycle and Tollerton Lane and Melton Road Bus stops are located within a 5-minute walk of the Site.
- 2.13 There are existing Public Rights of Way that lie to the east and north of the Site. The proposed development will retain, enhance and connect these to a new footpath and cycle path network that runs through the site.
- 2.14 The Site is located North off the A606 Melton Road which connects to the A52 at the west and the A46. The M1 is approximately 13 miles southwest of the Site and offers a route to East Midlands Airport which is only a 30-minute drive away.
- 2.15 A technical assessment with regard to access has been undertaken which concludes that the development can be safely accessed off the A606 Melton Road. There is the potential for a second access off Tollerton Lane, which will provide the opportunity to create a bus loop which would connect to Melton Road.

Landscape and Biodiversity

- 2.16 The proposed design of the site has been landscape led with housing set within a green infrastructure network which helps to create an attractive and healthy place for people to live.

- 2.17 The natural boundaries of the Site act as green links and provide attractive tree lined walking and cycling routes. The green links create bio-diversity corridors throughout the development. The low point of the site to the east, alongside Polser Brook is the natural space to attenuate surface water and has the potential for new habitats to be created, with a cascading network of drainage features along streets to channel water and create an integrated green and blue masterplan.
- 2.18 By incorporating existing landscaping and a variety of green spaces, the new neighbourhood would promote active living through the retention and enhancement of the existing Public Rights of Way to the east and north of the Site and the addition of a network of new footpaths which would connect the development to the adjoining village.
- 2.19 Development of this Site would see the addition of the new Common which would become the central landscape feature, providing a green wedge to the east and a smooth transition between the site and the wider countryside. The well planted eastern edge of the Common will help to create a welcoming and defining feature as the entrance to Tollerton from the East. The new Common equates to 7ha and would provide excellent opportunities for all Tollerton residents for open space, allotments, natural walking and cycling with the incorporation of dog walking routes and boardwalks, allowing nature and landscape to be enjoyed by all.
- 2.20 The Central Crescent provides an open space provision with 2700 sqm of designated and natural play spaces which are overlooked by the surrounding development, this is within the heart of the development.

Summary

- 2.21 To summarise, Land off Melton Road Tollerton is positioned in a highly sustainable location and acts as a logical extension to the village. Development of the Site could see the delivery of up to 475 homes with supporting infrastructure in addition to the various associated benefits and contributions to the area, including the provision of highway and junction improvements to the A606, Main Road and Tollerton Lane and the enhancement of existing Public Rights of Way and a new network of footpaths and cycleways connecting the Site to the village and the countryside.
- 2.22 This proposal presents the opportunity to work collaboratively with Rushcliffe Borough Council as well as the Parish Council to support the emerging TNP and involve the community with the Site proposals through to development.

3. THE VISION AND OBJECTIVES

- 3.1 The vision for the Neighbourhood Plan is to protect the special character of the village, safeguarding it for existing and future residents. The vision states that “*key assets, valued by residents, are given protection whilst opportunities for sympathetic enhancement and development are identified and encouraged*”. The proposed new settlement known as Gamston Fields is supported within the vision with aims that this will see the improvement of climate change responses and will simultaneously conserve the parish’s rural setting.
- 3.2 The Rushcliffe Local Plan Part 1: Core Strategy (2014) allocates 2,500 homes out of the Borough wide minimum requirement of 13,150 to Tollerton, all of which will be provided for within the allocated Sustainable Urban Extension to the East of Gamston/North of Tollerton.
- 3.3 The below objectives form the outline of the Neighbourhood Plan and aim to be delivered through the Plan Policies.
1. To celebrate and look after the tranquillity, landscape and heritage within our parish whilst keeping community at its heart.
 2. To create a village hub with shops, services and community spaces that the parish can be proud of.
 3. To ensure that the design and appearance of any new development make a positive contribution to local character and sense of place.
 4. To promote healthy and sustainable living habits by encouraging the use of ‘green’ modes of travel around the parish to reduce the parish’s emissions and reliance on the car.
 5. To protect existing areas of green space, including the green buffer to the north of the village, and ensure future development contributes to the creation of a strong network of green biodiverse spaces and corridors.
 6. To ensure road and transport improvements create streets and spaces that are safe, attractive and prioritise the most vulnerable road users first.
 7. To support existing businesses and encourage start-ups and independents that will contribute to the green economy and are sympathetic to the rural setting of the parish.
 8. To encourage the delivery of community facilities and services to meet the needs of the parish today and in the future.
 9. To encourage the self-contained Gamston Fields development to come forward as a new and successful settlement that remains well connected with Tollerton through good infrastructure and community links.

- 3.4 We are in support of the TNP visions and objectives; they are appropriate and adhere to the principles set out within National and local Policy through the adopted and emerging Local Plan and the NPPF, thus are largely supported.

4. THE DRAFT PLANNING POLICIES

- 4.1 The TNP sets out 16 draft planning policies which will help inform development within the village of Tollerton. The following paragraphs will address each of the relevant policies, examining their compliance with the Rushcliffe Local Plan, the emerging Greater Nottingham Plan and the supporting Greater Nottingham Growth Study and will provide an explanation as to why we support or do not support the policy, making reference to the Site.

Policy 1: Climate Change

- 4.2 Policy 1 requires development proposals to address a number of principles to ensure that development positively contributes towards mitigating and adapting to climate change and deliver resilient sustainable growth within the Parish.
- 4.3 We are in general support of Policy 1; it is important to have measures in place that direct development in a sustainable manner to reduce the carbon footprint of the parish and the borough. We would add that the objectives for the Policy are well worded and successfully address the majority of the local targets as set out within Policy 2 Climate Change of the Local Plan Part 1: Rushcliffe Core Strategy.
- 4.4 In order to achieve sustainable development, there are three overarching objectives within Chapter 2 of the National Planning Policy Framework (NPPF), of these three, the Environmental Objective introduces the subject of climate change. Stating that the Environmental Objective is *'to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'*.
- 4.5 Chapter 14 of the NPPF addresses the challenges of climate change and states in paragraph 153 that "plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure".
- 4.6 In the Greater Nottingham Preferred Approach Consultation 2023 document, paragraph 3.1.1 states that 'by 2038 Greater Nottingham will lead sustainable development in the region...and be at the forefront of tackling and adapting to the impacts and challenges of climate change' with the aim that the Councils will seek to be carbon neutral prior to the Government's target of 2050.
- 4.7 Policy 2 of the Local Plan Part 1: Rushcliffe Core Strategy covers the area of Climate Change over the course of 7 pages and lists ways in which development proposals will be expected to demonstrate how they address the following:

- Sustainable Design and Adaption;
- Reduce Carbon Dioxide Emissions;
- Decentralised, Renewable and Low Carbon Energy Generation; and
- Flood Risk and Sustainable Drainage.

- 4.8 Since the previous regulation 14 consultation of the Tollerton Neighbourhood Plan in 2022, Policy 1 now also requires proposals to be designed to be accessible for everyone, particularly those with reduced mobility with consideration of those at all ages. Additionally, the requirement for building materials to be sustainable, recyclable and locally sourced is now required where possible. We support this simplification of the policy text to maximise its application and consistency with Policy 2 of the Rushcliffe Part 1 Local Plan and the emerging aspirations of the Greater Nottingham Plan.
- 4.9 The aspirations of Policy 1 are welcomed. Any development at Melton Road would be in compliance with the Building Regulations at the time and, where possible, opportunities would be taken to address climate change and assist Rushcliffe Borough in Greater Nottingham Strategic Plan goal to become carbon neutral prior to 2050.
- 4.10 The objectives under TNP Policy 1 prescriptively make reference and respond to each of the relevant elements listed under the Environmental Objective in paragraph 8 of the NPPF and the points listed in paragraph 153 as well as those listed within the adopted Local Plan. Therefore, we consider TNP Strategic Policy 1: Climate Change to be compliant with the NPPF and the emerging and adopted Local Plans.
- 4.11 With regards to the Site in promotion by Harworth; the residential development of the Site would create a sustainable neighbourhood with good connectivity and access to a range of sustainable transport options. The implementation of large areas of open space including the New Common and the recreation and play areas provide opportunities to retain and enhance the existing green spaces as well as opportunities to increase biodiversity within the Site through the creation of new habitats. SUDS features will be created alongside a comprehensive drainage strategy, the area of lower lying land to the east of the site lends itself to this treatment.
- 4.12 Housing will be set within a network of green infrastructure and will be built to a high quality. At this early promotion stage, we do not have specifics for the individual dwellings, however they will be in compliance with the building regulations, thereby assuring that the appropriate measures are in place.

- 4.13 The upcoming stages of the Sites progression will see the production of plans and drawings to provide in more detail ways in which the new housing will address climate change in accordance with the remaining points (as unanswered through the current proposal) within the NPPF as set out in paragraph 154(a), development should be planned in a way that avoids increasing the vulnerability to the range of impacts from climate change and risks should be managed through suitable adaption measures, including green infrastructure, which this site will provide. Additionally, in paragraph 155, it is asked that plans provide a positive strategy for energy from renewable and low carbon energy and heat sources to maximise to maximise the potential for suitable developments. As stated in paragraph 3.1.1 of the Greater Nottingham Strategic Plan Preferred Approach, the Councils will seek to become carbon neutral prior to the Government's target of 2050, Harworth will work to ensure that the Site contributes highly to this goal and therefore will play a major role in addressing climate change.
- 4.14 The proposal for the Site at its current stage therefore complies with the TNP, the NPPF and the adopted and emerging Local Plans by the proposed enhancement and implementation of a green and blue infrastructure network. As stated in paragraph 98 of the NPPF, *"access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change"*. The Site would see the addition of 17 acres of amenity open space and allotments in the form of the New Common alongside enhanced pedestrian and cycle links to and from the village and the wider countryside which provide an opportunity for active living, thereby posing as a favourable circumstance for increased health and wellbeing of the residents and local people, in compliance with the above statement.

Policy 6: New Community and Retail Facilities

- 4.15 Policy 6 states that 'proposals that result in the delivery of new retail services and facilities will be permitted where they are appropriate to the rural character and setting and meet a recognised local need and pass sequential testing. All services and facilities should be easily and widely accessible for residents and not harm the amenity of neighbouring uses'.
- 4.16 We are in general support of Policy 6; we understand the importance of meeting local demand and believe that it is imperative that the new facilities are appropriate to the rural character and setting of the village. We do however consider the addition of specific reference to sequential testing is unnecessary for the purpose of the Neighbourhood Plan as it is something covered in decision making by national policy via Paragraph 87 – 91 of the Framework which is currently being updated. The Neighbourhood Plan should ensure conformity with National Policy now and in the future and any future risk of potential conflict should be minimised.

- 4.17 Paragraph 81 of the NPPF states that ‘significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’. We would comment that the TNP Policy 6 fails to comment on the importance of economic growth, and instead focuses on the local character and need as well as accessibility and harm. However, the Policy does comply with paragraph 9 of the NPPF by playing ‘an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’ as well as chapter 8 of the NPPF: Promoting Healthy and Safe Communities. Therefore, the statements that make up TNP Policy 6 are generally in accordance with the NPPF.
- 4.18 Tollerton is a sustainable village with a number of existing services and facilities, as reviewed in Section 2. As set out in the Vision and Delivery Document, development of the land at Melton Road would see the delivery of social meeting spaces, outdoor play areas and spaces and sports and recreation facilities and would therefore be ‘*looked upon favourably*’ thus is in accordance with this Policy.

Policy 7: Green Buffer at Gamston Fields

- 4.19 Policy 7 allocates the land to the north of Tollerton as a green buffer for both recreational and biodiversity enhancement in the form of a nature reserve. Since the previous consultation of the TNP in 2022, the policy has further defined the space to ensure the land between Tollerton and the allocation at Gamston Fields is protected in the TNP.
- 4.20 We are in full support of this Policy, the green buffer would preserve and enhance the Green Belt land, maximising opportunities to increase biodiversity and recreational open space, whilst forming an area of separation between the village of Tollerton and the strategic allocation to the east of Gamston and north of Tollerton.
- 4.21 Policy 25 of the Local Plan Part 1: Rushcliffe Core Strategy addresses the Strategic Allocation east of Gamston and north of Tollerton. This site will see the release of Green Belt land for the long-term development of 4,000 new homes and 20 hectares of employment land. As stated within paragraph 138 of the NPPF, the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.22 It is abundantly clear that development of the land east of Gamston and north of Tollerton would see a loss of the area of separation between the two villages, thereby contesting with Paragraph 138 a, b and c of the NPPF. It is therefore of our opinion that Policy 7 of the TNP is of great importance in ensuring that the green buffer at Gamston Fields would prevent the two neighbouring villages from merging into one and in doing so, proposed significant benefits to the area by, in accordance with Policy 6 of the TNP by the provision of new sports pitches and other facilities to match the identified local demand.

4.23 As part of the Greater Nottingham Strategic Plan Preferred Approach, a Green Belt Review was carried out, which builds on the previous Green Belt Reviews, with the Green Belt land around Rushcliffe assessed in Appendix F.

4.24 The Greater Nottingham Strategic Plan Preferred Approach, published in January 2023 aims to assist in deciding where and what form development should take place in order to reach the collective growth targets of the Councils in a way that best meets a range of environmental, economic, social, transport and other objectives.

4.25 The Green Belt Review – Appendix F (Rushcliffe), assesses broad Green Belt areas within the Borough. However, this assessment is limited as it only reviews the land to the north and west of Tollerton, with no regard for the southern or eastern boundaries of Tollerton. This is flawed as the significant separation between Tollerton and Cotgrave makes development to the east of Tollerton the most suitable opportunity for growth and therefore the most obvious direction to assess. It can only be assumed that another Green Belt Assessment will be undertaken as part of a Rushcliffe Part 2 Local Plan Review to assess Tollerton more comprehensively.

4.26 It is clear this policy has been informed by further evidence base documents and is therefore supported.

Policy 8: Local Character

4.27 Policy 8 of the TNP states that 'all new development should make a positive and contextually responsive contribution to Tollerton's local historic and cultural character' through:

- plot sizes, building lines and density;
- architectural style, use of materials and detailing; and
- boundary treatments and other landscape features.

- 4.28 Appendix B of the TNP relates to Policy 8 and provides a brief overview of Tollerton's history before delving into a detailed summary of the villages characteristics that are to be maintained and enhanced throughout the plan period and beyond within the explanation for the policy. It is our view that by listing the important features of the village and its character this document is successful in providing guidance and areas for consideration for development proposals within the village.
- 4.29 Policy 8 seeks to ensure that all future development is designed to be in keeping with and reflective of the local character and the overall rural setting. We therefore are in support of this Policy and believe that much needed future development within and around the village of Tollerton should adhere to the villages strong heritage and characteristics, forming an attractive extension in full coherence with the identity of the village. Policy 8 is not overly restrictive and therefore allows flexibility within design that supports the local heritage and character of Tollerton.
- 4.30 The Rushcliffe Residential Design Guide Supplementary Planning Document, published in February 2009 provides outdated guidance for development within the borough of Rushcliffe with no specific mention of Tollerton, presenting the opportunity for more specific design guidance for the village within the NP. Paragraph 127 of the NPPF states, *'neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers'*.
- 4.31 Policy 10: 'Design and Enhancing Local Identity' of the Local Plan Part 1: Rushcliffe Core Strategy states that 'development must have regard to the local context including valued landscape/townscape characteristics and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings'. The TNP successfully provides clear and sufficient guidance for development to achieve this.
- 4.32 Therefore, we consider that TNP Policy 8 is in accordance with the NPPF and existing local policy by producing a NP that provides appropriate information to guide development in Tollerton, albeit also allowing for flexibility of styles and for developments to create their own identity where appropriate.

Policy 10: Landscape Character

- 4.33 Policy 10 requires that 'development proposals should seek to retain, and where possible enhance, key identified features that contribute to the landscape character of the parish'.

- 4.34 In order to protect and enhance the features that make up the local landscape character, the Policy states that 'where development proposals will impact negatively or result in the loss of above listed features, applications should be accompanied by hard and soft landscape plans that propose and set out appropriate mitigation or replacement' and 'where a key view is to be affected, an assessment on the impact of that view will be required to support the proposal', no longer requiring a Landscape and Visual Impact Assessment to be completed with the application, rather just an assessment of any views that will be impacted.
- 4.35 We support Policy 10, it is important that, where possible, defining landscape character features should be replaced or enhanced to improve the landscape and subsequently improve biodiversity and the health and wellbeing of residents following development. This is a significant opportunity to ensure that developments provide lasting benefits for wildlife and people's ability to experience the natural environment where they live or work. We particularly support the amendment since the Regulation 14 consultation where the requirement for a LVIA has been replaced with an assessment of the impact on a key view. This simplification will ensure the level of assessment can be commensurate with the potential impact.
- 4.36 The Tollerton Parish Council: Character, Heritage and Conservation publication sets out the basic elements of Tollerton's characteristics, heritage and natural environment which should be maintained and enhanced. Included within this Strategy is the conservation of openness of the village, the conservation of wildlife and flowers along with the protection of trees. This Strategy compliments TNP Policy 10 by listing in detail relevant landscape characters of the village.
- 4.37 Paragraph 3.10.8 of the Local Plan Part 1: Rushcliffe Core Strategy states that 'new development should have regard for the landscape in which it is located, taking into account any landscape strengths and landscape actions identified within the Greater Nottingham Landscape Character Assessment'. The Greater Nottingham Landscape Character Assessment, published in June 2009 provides a broad scale summary and no specific guidance for development within the village of Tollerton, therefore it is important that the NP policy is fully supported by an adequate and appropriate evidence base to justify the requirements and to support the assertion of key views.
- 4.38 The development of the Site being promoted by Harworth would respond carefully to Policy 10, by contributing up to 475 new homes to the borough and in doing so will provide 17 hectares of amenity open space and allotments in the form of the New Common which will lie on the eastern boundary of the site and open up the opportunity to enhance the current landscape character in compliance with Policy 10.
- 4.39 Therefore, we consider the TNP to be generally compliant with the current adopted local plan and the relevant supporting documents as mentioned above but would reiterate the need for policies to be appropriately supported by an evidence base.

Policy 12: Biodiversity Enhancement

- 4.40 Policy 12 states that 'planning applications, regardless of scale, should actively promote biodiversity enhancement to create new habitats or protect and enhance existing habitats. Proposed development that incorporates the creation of new spaces and planting specifically for wildlife will be supported. Proposals of all scales will be expected to deliver a minimum of 10% biodiversity net gain and the implementation of measures beyond this will be encouraged'.
- 4.41 We are in full support of Policy 12; following the introduction of the biodiversity requirements through the Environment Bill in 2020 and the emerging Environment Act 2023, we understand the importance of the growing need to enhance and protect biodiversity throughout development. We note the Government's commitment in their recent publication on 27th September 2023 to the new Act being laid out in November. If passed, this will confirm the requirement for a minimum of 10% biodiversity net gain for new housing, industrial and commercial and developments from January 2024.
- 4.42 The Local Plan Part 1: Rushcliffe Core Strategy covers the topic of biodiversity within Policy 17 and lists five ways in which the biodiversity of the borough of Rushcliffe will be increased over the Core Strategy period.
- 4.43 The objectives of TNP Policy 12 are concise and in compliance with paragraph 3.17.2 of the adopted plan which states that 'action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action. New sites and key linking corridors should be identified for biodiversity conservation and enhancement'. The Nottinghamshire Biodiversity Action Plan provides further guidance on biodiversity within Nottinghamshire. The 'generic actions for biodiversity in Nottinghamshire' section is partially addressed within Policy 12; however, it would be useful for this source to be referred to within this TNP Policy.
- 4.44 Additionally, the Policy is in line with Chapter 15 of the NPPF, which requires developments to provide a net gain for biodiversity. Chapter 15 of the NPPF provides guidance for development to conserve and enhance the natural environment and refers to biodiversity, stating that plans should distinguish between the hierarchy of designated sites and allocate land with the least environmental or amenity value where consistent with the other policies in the Framework. Furthermore, a strategic approach should be taken to maintain and enhance the networks of habitats and green infrastructure.
- 4.45 The TNP provides a Map within the Plan, entitled Map 4: The Landscape Network which identifies wildlife corridors, woodland, the green buffer and areas that are important to the setting. A visual impression of this is useful to include within the TNP.

4.46 The Site at Melton Road, as seen within the Vision and Delivery Document, has a focus on green and blue infrastructure which will benefit health and wellbeing, improve the attractiveness of the area, contribute to addressing climate change and significantly improve the provision of habitat and wildlife corridors. The New Common could be the prominent landscape feature of the development and would provide a green wedge to the east of the Site, where the boundary meets the wider countryside. This unique opportunity could be combined with the decision to retain, enhance and connect the existing Public Rights of Way to provide walking and cycling routes that connect the Site with the countryside and the village. There would be protection and enhancement of vegetation around the Sites boundaries and east to west green links could provide opportunities for biodiversity corridors. There is also the potential to increase species biodiversity through the creation of new habitats and SUDS features alongside a comprehensive drainage strategy. These promotions would therefore be compliant TNP Policy 12.

Policy 13: Sustainable Modes

4.47 Policy 13 states that, 'all development should seek to reduce reliance on the private car and encourage more sustainable and active types of transport. Whilst recognising the rural location of the parish, development that takes opportunities to make walking and cycling a practical and safe option should be encouraged'. And also, that 'proposals that enhance existing routes through improved quality or connecting/creation of the network will be supported'.

4.48 Since the previous TNP consultation in June 2022, the policy has been amended to now include the developer contribution for bus services for Tollerton and Gamston fields to be an aspiration of Policy 13, rather than being included within the Policy as it previously was.

4.49 We are in general support of TNP Policy 13.

4.50 Chapter 9 of the NPPF: Promoting Sustainable Transport provides guidance for TNP 13, stating that, 'transport issues should be considered from the earliest stages of plan-making and development proposals, so that':

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

- 4.51 TNP Policy 13 also provides a map which presents existing walking routes and areas for walking/cycling improvement as well as strategic cycling and walking route improvements, junction improvement areas and crossing improvements, entitled Map 6: Movement Strategy which also supports Policy 14. Again, this is a useful tool, but we would emphasise the need to ensure this is appropriately supported by the evidence base.
- 4.52 Policy 13 also sets as an aspiration 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', thereby is in compliance with paragraph 34 of the NPPF, development contributions. The proposed development could therefore improve the accessibility of the Site to the village and surrounding areas.
- 4.53 It is considered that the policy is in general accordance with national and local policies and is therefore supported. The development site at Melton Road is in a highly sustainable location as previously mentioned within Section 2 of these Representations and section 3 of the Vision and Delivery Document, the Site is only 4 miles southeast of Nottingham City Centre, with bus stops and tram stops all within close proximity of the Site.
- 4.54 The proposals will seek to enhance existing walking and cycling routes through the improved quality of the Public Rights of Way to the east and north of the Site and the creation of a new network of footpaths and cycle paths which connect the development to the village and the open countryside, thereby promoting a walkable neighbourhood.

Policy 14: Junction Improvements

- 4.55 Policy 14 states that 'development will be required to consider the needs of the most vulnerable road users first through the improvement of the parish's streets. Policy 14 is accompanied by Map 6 which sets out a strategy for the whole of the parish. The strategy includes 'green lanes' which are areas, as in the Policy, 'where cyclists and pedestrians have priority and may incorporate traffic calming measures'.
- 4.56 Policy 3: Spatial Strategy, Policy 9: Promoting Sustainable Transport, Policy 14: Managing Travel Demand and Policy 15: Transport Infrastructure Priorities of the Local Plan Part 1: Rushcliffe Core Strategy provide guidance for TNP Policy 14. Policy 15 states that '*new development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non-private car modes are encouraged, and that residual car trips will not severely impact on the wider transport system in terms of its effective operation*'. TNP Policy 14 provides sufficient guidance and supporting information to allow new development to include a sufficient package of measures to encourage sustainable modes of transport and also improve the existing transport system, thereby complying with the adopted Local Plan.

- 4.57 Map 6 identifies the entirety of Melton Road to be an area for walking/cycling improvements, junction improvements (at the southwestern corner of the Site) and strategic cycling improvements (from the bottom of the Site, north on Tollerton Lane toward the northwest of the village). We would like to comment that the TNP would benefit from the addition of further details added to the required improvements to the key junctions and roads listed within the Policy.
- 4.58 The promotion of the Site by Harworth has seen the production of Highways assessments undertaken by ADC Infrastructure to support the proposals. As seen in more detail at Appendix Two, Junction Layout (dwg no. ADC2439-DR-001), sets out one of the options for the Site access from Melton Road and proposes various junction improvements, including the addition of a 3m wide footpath/cycleway, running from the Site on Melton Road to the village. This improvement could see the implementation of traffic lights at the A606 Melton Road and Main Road, Plumtree, offering 4-way traffic control and safer pedestrian crossing facilities.
- 4.59 Secondary access to the Site could come from Tollerton Lane and presents the possible opportunity to improve the Tollerton Lane/Burnside Grove junction as set out within Map 6 through the addition of traffic lights which could provide safer pedestrian and cyclist travel to and from Tollerton Primary School.
- 4.60 Development of the land at Melton Road could therefore help to deliver some of the improvements envisaged by the TNP, and therefore consideration of residential allocations within the plan would be beneficial.

Policy 15: Tollerton Housing Strategy

- 4.61 Policy 15 introduces the topic of housing and design within the parish and states that, 'the design of all new housing in the parish should respond to its context and provide a high standard of internal and external living space. A mix of different types of housing is encouraged, to diversify the offer of housing in the parish'.
- 4.62 We are in support of this Policy which addresses not only the need for a mix of housing but also strongly encourages the need for a reduction in emissions and energy usage through construction to occupancy, with the additional requirement of electric vehicle charging points for all new buildings.
- 4.63 Chapter 5 of the Greater Nottingham Strategic Plan Preferred Approach addresses affordable housing, the size, types and tenures of new housing and the requirements of different groups with different needs. The adopted Local Plan Policy 8 provides guidance for the borough with regard to housing and design. Policy 8: Housing Size, Mix and Choice introduces the need for a mix of housing tenures, types and sizes as well as the need for affordable housing and housing for the elderly, each of these topics are successfully addressed by TNP Policy 15.
- 4.64 The Site at Melton Road could provide a new balanced, vibrant neighbourhood to the village of Tollerton and could see the addition of up to 475 dwellings with the appropriate percentage of affordable homes along with housing options for the elderly. The development could provide for an appropriate mix of dwellings in accordance with current local plan policies.

Policy 16: Design in Development

4.65 Policy 16 of the TNP states that 'all new development should actively reinforce the existing natural and built character of the parish... through scale, mass and plot size in addition to use of materials and landscaping' and lists four matters in which new major development should consider:

- Retentions or creation of a gateway into the site and settlement to reinforce a sense of place.
- Ensuring a clear hierarchy of streets and spaces – including routes for pedestrians and cyclists.
- Maintaining a sensitive transition into the wider landscape.
- Incorporating sustainable drainage systems and green spaces to promote biodiversity and alleviate flooding.

4.66 Paragraph 130 of the NPPF states that planning policies should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.67 Policy 10: Design and Enhancing Local Identity of the Local Plan Part 1: Rushcliffe Core Strategy, states that, 'development must have regard to the local context including valued landscape/townscape characteristics and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings', the TNP complies with this Policy by listing core principles that relate to how development proposals should reinforce the local character whilst avoiding its fragmentation and loss.

4.68 It is considered that the proposed policy adheres with national and local policy requirements.

- 4.69 The development of the Site would see the delivery of up to 475 dwellings that reflect the character of the village. The residential edge of the Site along Melton Road and Tollerton Lane would be developed with close consideration to its existing character and through the enhancement of the existing green and blue infrastructure, the development could actively reinforce the existing natural character of the parish, therefore complying with Policy 16 of the TNP.
- 4.70 In response to the above four matters for consideration under TNP Policy 16, the development of the Site would auspiciously meet each of the above. As stated within the Vision and Delivery Document, and in compliance with bullet point number 1, the western boundary which borders the proposed green eastern edge *'could be complemented by advance native planting and community facilities to create an appropriate and welcoming eastern entrance to the village from Melton Mowbray and wider network via the A606. Along with speed restrictions and traffic calming, which would improve the character of the A606 as a linear route into the village'*.
- 4.71 In response to bullet point number 2, section 7, the Masterplan Principles of the Vision and Delivery Document shows the permeable network of routes across the Site. Principle 2 states, *'the Site benefits from existing Public Rights of Way routes to the east that will be retained and improved and will link through the Site to the wider networking and encourage healthy living and minimise car journeys. These will connect the development with nearby settlements and provide access to the countryside'*.
- 4.72 In response to bullet point number 3, Section 7 of the Vision and Delivery Document states within Principle 1 that, 'a key benefit of the development will be the new Tollerton Common for the village. This will connect the existing green features, integrate footpaths along with a variety of leisure routes. East to west green links would connect the new Common to the village and north south running historic field boundaries would act as green links and provide attractive tree lined routes'.
- 4.73 And in response to bullet point number 4, the Vision and Delivery Document states that, 'there is the potential to increase biodiversity within the Site through the creation of new habitats and SUDS features alongside a comprehensive drainage strategy. The area of lower lying land to the east of the Site lends itself to this treatment'.
- 4.74 It is clear from these responses that the development proposal complies with TNP Policy 16, all contributes highly by retaining and enhancing the existing natural and built character of Tollerton.

5. ADDITIONAL DOCUMENTS

5.1 In addition to the draft Tollerton Neighbourhood Plan, Rushcliffe have also published the Basic Conditions Statement, Consultation Report, the SEA Screening Report, and the Environmental Assessment for consultation alongside the draft TNP.

Basic Conditions Statement

5.2 As previously stated in these representations, paragraph 4B of the Town and Country Planning Act 1990 sets out the basic conditions that Neighbourhood Plans are required to meet. These basic conditions consists of the following:

- Having regard for national policies and advice contained in guidance in the NPPG
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
- The making of the neighbourhood plan for the area does not breach, and is otherwise compatible with EU obligations
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

5.3 The draft policies that have been proposed throughout the draft Neighbourhood Plan have taken into consideration the requirements of both the local and national policies relating to neighbourhood planning, whilst also aiming for sustainable development through the use of environmental objectives and creating a buffer between Tollerton and Gamston Fields to prevent sprawl leading to merging of the settlements.

5.4 We consider that the draft Tollerton Neighbourhood Plan meets the basic conditions that are required by the Town and Country Planning Act.

Consultation Report

5.5 As part of this consultation, Rushcliffe Borough Council have published the Consultation Report, which provides an overview of the previous consultations and any engagement that has taken place since 2016, with stakeholders throughout the preparation of the Neighbourhood Plan, to ensure all who wish to input into the TNP has had the opportunity to do so.

5.6 The Neighbourhood Planning (General) Regulations 2012 requires Neighbourhood Plans to be consulted upon, and be publicised in a manner that will bring it to the attention of all stakeholders. Additionally, under Regulation 15(1b), a Consultation Statement is required to be submitted to the Local Authority, which contains details of those who were consulted, how they were consulted, the main concerns which were brought to attention, and how these concerns have been addressed where appropriate.

- 5.7 The Report shows that many stakeholders have had the opportunity to provide their views into the TNP, particularly through the Regulation 14 Consultation which took place in June 2022 which saw responses from local residents, landowners, agents, businesses, statutory bodies, and local groups. The Consultation Report continues to include the results of the consultations and engagement that has taken place, and the suggestions of possible amendments to the objectives and policies of the TNP.
- 5.8 It is considered that the Consultation Report provided for the draft Tollerton Neighbourhood Plan is in conformity with the national requirements for the Regulation 15 Consultation.

Tollerton SEA & HRA Screening Assessment

- 5.9 In addition to the Basic Conditions Statement, Rushcliffe Borough Council have also published the Screening Reports for the Strategic Environmental Assessment (SEA) and the Habitat Regulations Assessment (HRA) for consultation alongside the draft TNP.
- 5.10 The screening report assesses the policies of the draft TNP to identify any potential environmental impacts that may lead to a full SEA to be carried out, or whether the Neighbourhood Plan would require a Habitats Regulations Appropriate Assessment in accordance with European Directive 92/43/EEC on the conservation of natural habitats as well as flora and fauna.
- 5.11 The report concluded that neither a SEA nor HRA will be required to accompany the TNP. This is due to the Plan not allocating any land for development which could potentially harm either the natural and built environment. Additionally, the draft TNP proposes an Environmental Objective to protect green spaces within the parish, provide a green buffer between Tollerton and Gamston Fields, and ensures future developments contributes to the creation of a strong network of green corridors. The report assessed this objective to not only benefit the health of resident, but to also have a positive significant effect in protecting the environment through the prevention of sprawl from both Tollerton and Gamston Fields, and the prevention of the merging of the settlements.
- 5.12 The site at the land off Melton Road in Tollerton will support this objective and the Neighbourhood Plan through the inclusion of green spaces to the north of the site and to the east of the site, which will assist in protecting and enhancing biodiversity, in addition to protecting the views and landscape of the settlement.
- 5.13 It is considered that the SEA and HRA Screening Report carried out by Rushcliffe Borough Council is in accordance with national requirements.

Environmental Assessment

- 5.14 An Environmental Assessment has been carried out to review and analyse any adverse impacts that the environment of the neighbourhood plan area may be subject to as a result of adoption of the TNP.

- 5.15 The Neighbourhood Plan is required to meet the regulations set out by the Environmental Assessment of Plans and Programmes Regulations 2004. Regulation 9 (1) requires the responsible authority to determine as to whether the plan will have any significant environmental effects, in the case of this Plan, the responsible authority is the Tollerton Parish Council.
- 5.16 On behalf of the Parish Council, Rushcliffe Borough Council have carried out a screening opinion for both the Strategic Environmental Assessment and the Habitats Regulations Assessment, in addition to consultation with Historic England, Natural England and the Environment Agency.
- 5.17 Following the screening report and the consultations with the required statutory consultees, the Assessment concluded that any significant adverse impacts as a result of the TNP were unlikely, and the TNP does not require a full Strategic Environmental Assessment. The conclusion also stated that the policies would have neutral and positive impacts on the environment.
- 5.18 We are in support of the conclusions of the Environmental Assessment that has been undertaken by Rushcliffe Borough Council and are in agreement that there will be not be significant impacts on the environment through the proposed policies of the Neighbourhood Plan.

6. CONCLUSION

- 6.1 These Representations to the Tollerton Neighbourhood Plan (Regulation 15 consultation), submitted on behalf of Harworth Group PLC have been prepared to address the draft policies within the TNP in compliance with the Development Plan.
- 6.2 The role of the Greater Nottingham Strategic Plan is to determine the scale and distribution of housing for the Greater Nottingham area. The adopted Rushcliffe Borough Plan subsequently deciphers where this growth is to be located, however the TNP does not have the power to release Green Belt land, it could provide guidance on the preferred direction of growth. It is therefore of high importance that the TNP has appropriate Policies in place.
- 6.3 Paragraph 13 of the NPPF states that, 'neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies'.
- 6.4 Therefore, the TNP successfully complies with the adopted Local Plan Part 1: Rushcliffe Core Strategy, the emerging Greater Nottingham Strategic Plan and the NPPF, and meets the Basic Conditions as required by Paragraph 8(1)(a)(2) of Schedule 4B of the Town and Country Planning Act 1990 (inserted by the Localism Act 2011). We consider, however, that the TNP could be improved through the provision of preferred directions of growth.
- 6.5 Following the examination of the TNP, the land off Melton Road, Tollerton could be considered for allocation in the next Rushcliffe Part 2 Local Plan Review and suitable and indeed logical site to meet the housing need of the area, one in which complies entirely with each of the draft TNP Policies.
- 6.6 The Site presents an available, suitable and sustainable opportunity to provide a range of benefits, including the development of up to 475 new dwellings, the creation of a new network of footpath and cycle links and the open space elements of the site will provide unique opportunities that offer health and wellbeing as well as biodiversity benefits, whilst maintaining and enhancing the natural countryside. The Site will successfully connect existing residential development to the west and form a gradual transition to the open countryside to the east.

**APPENDIX ONE – LAND NORTH OF MELTON
ROAD, TOLLERTON, NOTTINGHAMSHIRE -
VISION AND DELIVERY DOCUMENT**



LAND NORTH OF MELTON ROAD, TOLLERTON, NOTTINGHAMSHIRE

VISION AND DELIVERY DOCUMENT

SEPTEMBER 2020

Harworth



An aerial photograph showing a rural landscape with a mix of green fields and brown agricultural land. A residential development site is highlighted with a red outline in the lower-middle section. The word 'TOLLERTON' is written in white capital letters across the middle of the image. In the top right corner, the word 'Harworth' is written in a large, blue, sans-serif font. Below the title, there are four paragraphs of text in a smaller, black, sans-serif font. The background image shows a mix of green fields, brown agricultural land, and some buildings and roads. A north arrow is visible in the bottom left corner.

Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing c.18,000 acres across 100 sites in the North of England and the Midlands. We transform former industrial sites and urban edge extensions into new homes and employment areas; creating great places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Harworth Group plc have been selected as the development partner for the site and this document sets out our vision for its delivery, recognising its constraints and opportunities.

The site presents an exciting opportunity to create a residential community around a new Common, for Tollerton.

This will be a place which will provide much needed high quality homes in a landscape-led setting and where people would want to live; a place complemented with community facilities, public transport, destination play space for children, boardwalks and health routes, biodiversity corridors, green streets, affordable and family housing.

The site is in a highly sustainable location

The Site - Accessibility to Nottingham



The Site - Accessibility to Public Transport



The Site - Accessibility to National and International Network



The Site - Accessibility to Recreation and Open space



1.0 EXECUTIVE SUMMARY

Harworth Group is pleased to present this Vision Document to support a high quality landscape led development to the east of Tollerton ('the Site'). We believe this site presents an excellent opportunity to create a well-designed, sustainable new neighbourhood in Tollerton which will help deliver new homes and infrastructure with the added potential to create a new Common for Tollerton.

Rushcliffe Borough Council ('the Council') have recently adopted their Local Plan Part 2: Land and Planning Policies (October 2019) to sit alongside the Local Plan Part 1: Core Strategy (December 2014) which now acts as the Development Plan for the Borough. Through the Local Plan process, the Council carried out a Green Belt Review that resulted in the allocation of land for 6000 units adjoining the built up area of Nottingham and a further 2500 were allocated on Green Belt land adjoining larger settlements in the now adopted Part 2 Local Plan.

Since allocation in the Core Strategy in 2014 the three large Green Belt sites adjoining the edge of Nottingham have faced significant delays. The result of these delays creates significant impact on the deliverability of the Sustainable Urban Extensions ('SUE') within the current plan period and the need to meet local housing needs.

Tollerton as a settlement is included in the Nottinghamshire Green Belt. This was designated in 1955 and its main function was to create a green gap between the conurbations of Nottingham and Derby along with preserving the countryside setting, maintaining individuality of smaller settlements and preventing their coalescence. Recently the village has been acknowledged in the 'Identification of Additional Settlements Background Paper' which served as part of the Local Plan Part 2 Evidence Base and has been clearly indicated to have the second best access to services and facilities out of any non-key settlements in Rushcliffe District. However apart from the east of Gamston/North of Tollerton' SUE to the north of the settlement, Tollerton received no allocations in the Local Plan, despite being reviewed well for sustainability in the evidence base.

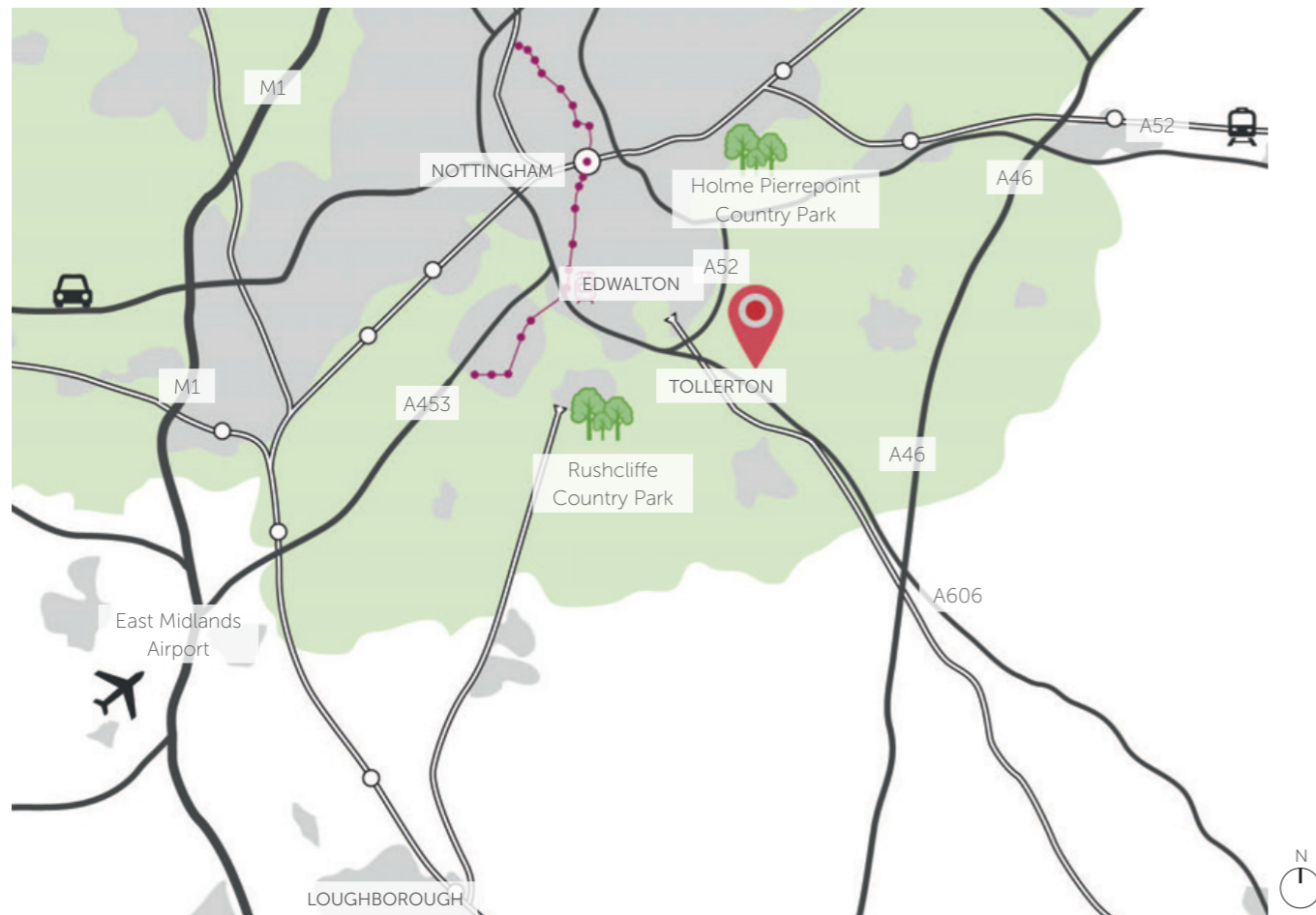
In this Vision Document we set out our concept proposals for this site to the east of Tollerton and the underlying principles that will guide its design and development. The document seeks to demonstrate that the site is both suitable and capable of delivering a well-designed new neighbourhood, providing a range of much needed homes for the local community in a highly sustainable location. Harworth Group will deliver high quality homes in a landscape led setting designed in close consideration to the wider countryside and setting of Roclaveston Manor/St. Hughs College,

We would encourage the Council to consider the characteristics of the site and the evidence supporting the development. In doing this, it is clear that the site is available, suitable and deliverable to help meet the housing needs of both Tollerton and the District as a whole.

2.0 SITE CONTEXT

The Site is located to the east of Tollerton within the Borough of Rushcliffe and the County of Nottinghamshire. Tollerton is an English village and civil parish, home to approximately 1649 people [dated 2018] and is located 4 miles south of Nottingham. Nottingham Train Station is served by a rail service operated by East Midlands Railway. The site is bound by A606 Melton Road to the south that links Tollerton to Nottingham to the north and Melton Mowbray to the south. Tollerton Lane is to the east of the site and connects to the A52 to the north at Gamston. As part of the Core Strategy, the Borough's infrastructure requirements were reviewed. Among the works proposed is an upgrade to the A606/Melton Road between and including its Tollerton Lane and main road junctions. The proposed development will adapt to and integrate with the proposed works.

The plan below shows the location of the site within the wider regional context, with a particular focus on recreation, public and private transport connections and links to major conurbations for employment purposes.



Site Location in the wider regional context



Nottingham within 20 minutes of the site



Nottingham Express Transit (NET) Ruddington Lane stop within 10 minutes cycling distance of the site

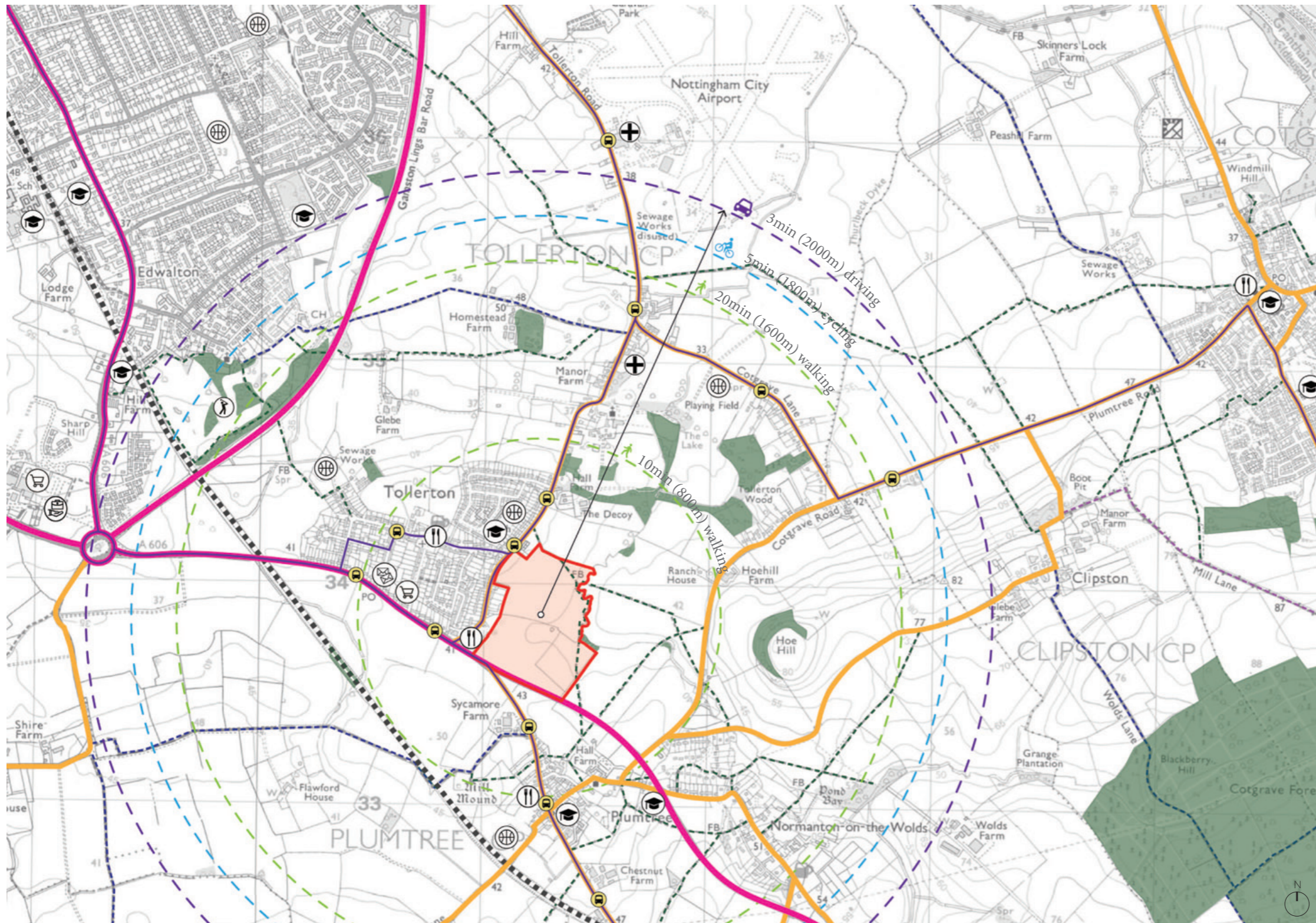


Tollerton Primary School within 10 minutes walking distance of the site



East Midlands Airport within 30 minute drive

3.0 CONNECTIVITY



The plan sets out the public transport connections, education, healthcare, employment, retail and leisure facilities close to the site, demonstrating the connectivity of the site and its potential to support a new sustainable residential community.

Key

- Site area
- Primary road
- Secondary road
- - - PRoW - Footpath
- - - PRoW - Bridleway
- - - PRoW - Restricted byway
- Bus route
- - - Rail
- () 10min/20min walking distance
- () 5 min cycling distance
- () 3 min drive catchment
- Bus Stop
- School
- Restaurants/Pubs
- Shopping/Retail
- Sport facility
- Post office
- Surgery and pharmacy
- Employment

4.0 THE SITE

Tollerton originally centred around St. Peter's Church along Tollerton Lane. The urban morphology plans below demonstrate how the village as is known today evolved around 1955 as a linear settlement along Melton Road.

The 1973-74 historic maps shows how the village grew as a nucleated settlement predominantly comprising of suburban housing that typified this period. The village today is bound by Melton Road and Tollerton Lane and maintains a green gap with Tollerton Wood and Tollerton Hall/Roclaveston Manor, now St Hughs College.

The proposed development will integrate with the linear growth pattern along Melton Road and Tollerton Lane. This would be naturally defined by existing boundaries including A606/Melton Road to the south, Tollerton Lane to the west, Polser Brook and prominent tree cover to the east and the existing fields and woodland belt to the north which would preserve the green gap with the Manor and its setting.



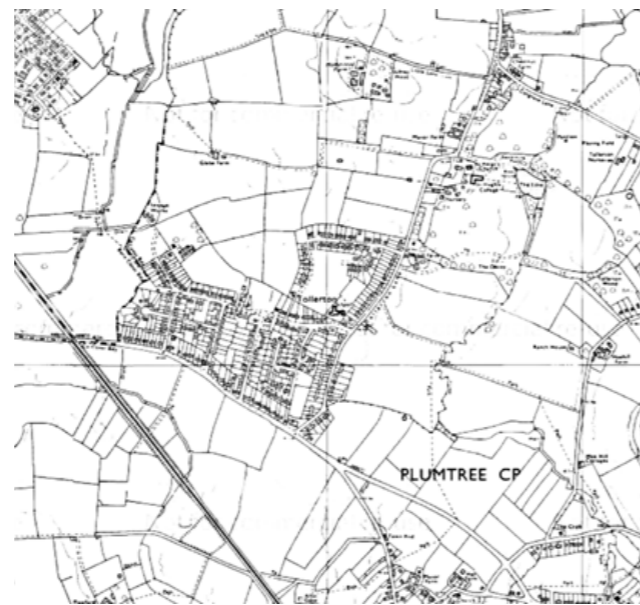
Tollerton Lane (south), Tollerton - Moderne semi-detached houses



Melton Road, Tollerton - Suburban detached houses



1955-56 Historic map (Old Maps copyright)



1973-74 Historic map (Old Maps copyright)



Roclaveston Manor, now St. Hughs College, Tollerton Lane - Gothic



Tollerton Lane (north), Tollerton - Mock Tudor detached houses

NOTTINGHAM

Nottingham City Airport

Spire Nottingham Hospital

Rushcliffe School

EDWALTON

A52

Thurlbeck Dyke

Edwalton Golf Centre

Tollerton Wood

Roclaveston Manor St Hugh's College

Cotgrave Lane

Wheatcroft Business Park

A52

TOLLERTON

Tollerton Lane

Hoehill Farm

23.80 ha
58.81 ac

East Midlands Rail Line

Hoe Hill

Sycamore Farm

A606/Melton Road

Cotgrave Road



Aerial Plan showing site

NORMANTON-ON-THE-WOLDS

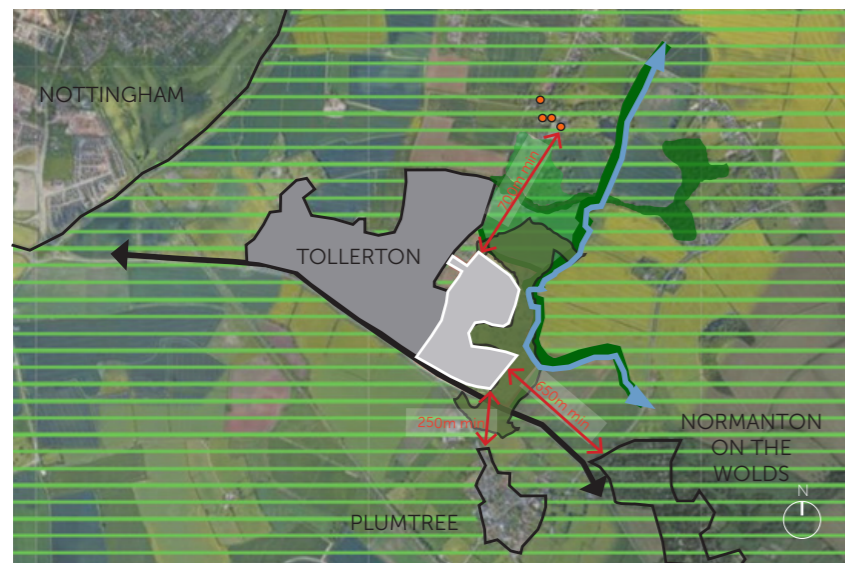
5.0 SITE ASSESSMENT

In accordance with NPPF Para 134, the Rushcliffe Green Belt review considered land against the 5 point assessment criteria of the purposes of Green Belt land in order to achieve permanence and identify potential developable land beyond the plan period. In the context of the delayed large Sustainable Urban Extensions, the proposed development on this Site presents the opportunity to create a landscape and community infrastructure led residential community that would follow the existing linear growth pattern of Tollerton and propose a complementary eastwards extension well defined by natural boundaries.

Key aspects -

- **Access and Connectivity** - The site is in a highly sustainable location and well placed to access Nottingham, including by sustainable transport methods with the arterial A52 being less than 2km to the west.
- **Relationship to Tollerton** - The site is a logical extension to Tollerton following its historic growth pattern and benefits from a clear relationship and proximity with the existing settlement.
- **Ownership** - The site is in single ownership.
- **Defensible Boundaries** - The existing boundaries create defensible edges for a well defined development. A new Common land to the east of the development would create significant benefit to the whole Village. Further the green eastern edge could be complemented by advanced native planting and community facilities to create an appropriate and welcoming eastern entrance to the village from Melton Mowbray and wider network via the A606.

Apart from being located within Green Belt, the site does not have any other restrictive constraints. Excluding the land from the Green Belt will make the site available for delivery of much needed homes in the Borough. Considering the scenario, where the site is excluded from Green belt with the proposed development offering significant benefits and integrated mitigation opportunities, the diagram below show an assessment of the Green belt against the 5 point criteria of the Assessment Matrix.



Reviewing the site against the Green Belt Purpose Assessment Matrix

- 1 To check the unrestricted sprawl of large built-up areas**
Removal of the land from the Green Belt will not create an unrestricted development. This will be contained and provide a complementary extension size to the existing village.
- 2 To prevent neighbouring towns merging into one another**
Removal of the land from the Green Belt in order to bring forward the proposed development will not create any coalescence issue with neighbouring settlements.
- 3 To assist in safeguarding the countryside from encroachment**
The site is along the suburban fringe of Tollerton. It is visually defined by urban road infrastructure. The Common will create a green wedge and provide a transition from the development to wider countryside.
- 4 To preserve the setting and special character of historic towns**
The northern site boundary is naturally defined by existing hedgerow and public footpath. The site will therefore leave a considerable green gap and will preserve the spatial and visual setting of heritage assets.
- 5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**
The proposed development and removal of this land from Green Belt will not cause any impact to this purpose of the Green Belt. The site will in fact open up private land and provide a publicly accessible Common for the village.

The constraints and opportunities plan overleaf identifies the following considerations that will influence the design of the Site as the proposed residential neighbourhood east of Tollerton.

1: Site access - There has been technical assessment undertaken to conclude that the proposed development will be accessed off A606 Melton Road. This will be integrated into Borough wide infrastructure works. A potential second access off Tollerton Lane will provide the opportunity to create a bus loop through the site connecting to Melton Road, if required.

2: Walking and cycle links – Existing Public Rights of Way lie to the east and north of the Site. The proposed development will retain, enhance and connect these to a network of new footpaths.

3: Landscape and biodiversity - The central landscape feature will be the new Common providing a green wedge to the east and a transition from development to the wider countryside. Protection and enhancement of vegetation around the Site’s boundaries will be incorporated. East-west green links and lost field boundaries will provide opportunities for new bio-diversity corridors. Northern setback of development edge will pay close consideration to the wider setting.

4: Eastern arrival into Tollerton – There is potential to create a community facility along the south eastern edge of the site along Melton Road that will create a welcoming eastern entrance to the site via the A606. Along with speed restrictions and traffic calming, this will improve the character of the A606 as a linear route to the village.

5: SUDS – There is potential to increase species biodiversity within the Site through creation of new habitats and SUDS features alongside a comprehensive drainage strategy. The area of lower lying land to the east of the Site lends itself to this treatment.



- Key
- Site boundary
 - Local authority boundary
 - Settlement
 - Existing woodlands
 - Primary road
 - Secondary road
 - Local road
 - PRoW - Footpath
 - PRoW - Bridleway
 - PRoW - Restricted byway
 - Bus route
 - Rail
 - Historic field boundaries (OS 1900-1901)
 - Flood zone
 - Grade II Listed building
 - Normanton-on-the-Wolds Conservation Area
 - Conservation Area
 - Views towards the site
 - 1km Buffer area - SSSI
 - Normanton Pastures
 - 10min/20min walking distance
 - B Bus Stop (every 20 min to Nottingham Train Station)
 - P Potential vehicular access
 - G Potential pedestrian/cycle access

Site constraints plan

6.0 VISION

Harworth Group will deliver an attractive and sustainable new neighbourhood in which people aspire to live. The new development will be set within a new Common for the village complemented with a network of attractive green spaces framed by high quality new homes. In order to deliver the Vision the proposed scheme will adhere to the following principles:

A balanced, vibrant neighbourhood

The new neighbourhood will create a vibrant, mixed community including a variety of new homes to meet a range of needs, from those seeking to access the housing market, family and affordable homes along with housing options for the elderly.

A high-quality place

The new neighbourhood will provide a strong identity, but one which respects the local context and feels like it is an integral part of the village. It will incorporate well designed new homes which reflect local building styles and materials. Houses will be set within a green infrastructure network which helps to create an attractive place by retaining and enhancing existing landscaping and incorporating a variety of green spaces. These provide opportunities for recreation and biodiversity enhancement as well as helping to provide a transition to the countryside to the south and west.

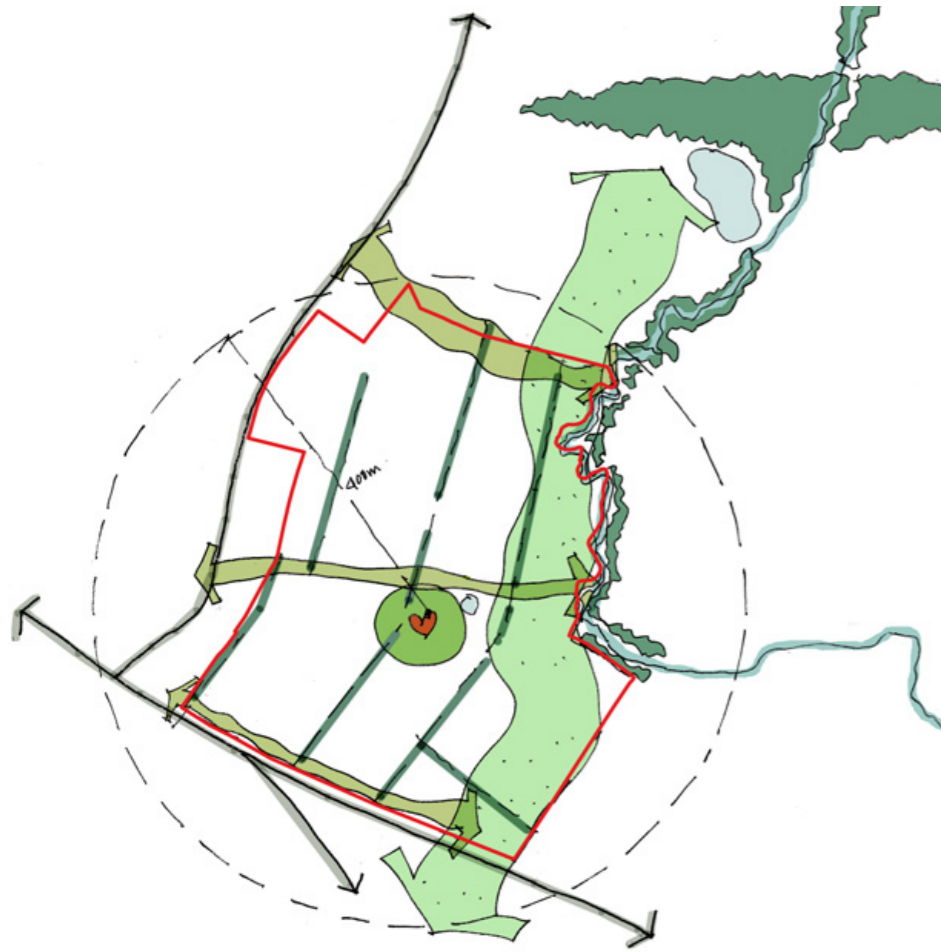
A sustainable accessible neighbourhood

The new neighbourhood would be located with good connectivity to Tollerton, nearby settlements and the city of Nottingham, making it accessible by a range of sustainable transport options. The new Common would provide opportunities for improvements to the existing public footpaths and provide a wide variety of natural walking and cycling routes including leisure and fitness trails, dog walking routes and boardwalks to appreciate nature and landscape. A permeable and legible network of well designed streets will be incorporated within the scheme providing an attractive neighbourhood where residents walk along landscaped or tree lined paths which connect to the wider footpath network and onto the nearby village and the Common. Existing pedestrian and cycle linkages within and outside the Site can be enhanced to integrate the new community with the rest of the village and wider network and encourage residents and workers to access the Site by means other than private vehicles.



7.0 MASTERPLAN PRINCIPLES

A layering of the following evolving design principles can shape a concept masterplan to create an sustainable new community.



PRINCIPLE 1 - A LANDSCAPE LED SETTING

- A key benefit of the development will be the **new Tollerton Common** for the village. This will connect the existing green features, integrate footpaths along with a variety of leisure routes.
- **East to west green links** would connect the new Common with the Village.
- **North south running historic field boundaries** would act as green links and provide attractive tree lined routes.
- The low point to the east is the natural space to attenuate surface water, with the potential for new habitats to be created with a cascading network of drainage features along streets to channel water and create an **integrated green and blue masterplan structure**.
- The **community facilities to the east** will define the edge of settlement.
- The **heart of the development** will be the central Crescent including a destination area for play.



PRINCIPLE 2 - PERMEABLE NETWORK OF ROUTES

- The **primary point of access to the Site** is proposed off A606 Melton Road to the south.
- There is an opportunity to create a **looped access and public transport corridor** within the site connecting Tollerton Lane to Melton Road. Hence a **secondary access could be provided from Tollerton Lane** if required.
- The development would also provide the opportunity to create a **dedicated green cycle route along Melton Road** within the site that would connect to the wider network.
- The Site benefits from **existing PRow routes** to the east that will be retained and improved and will link through the site to the wider network and encourage **healthy living** and **minimise car journeys**. These will connect the development with nearby settlements and provide access to the countryside.



PRINCIPLE 3 - CONTEXT RESPONSIVE

- The development will **centre around** the north south running proposed **Tollerton Common**.
- The **heart will be the crescent** including the destination area for play. A well designed set piece housing will define this space.
- **Lower density development** will be considered to the **north** and will pay close consideration to the views and setting of Roclaveston Manor framed by the prominent tree and woodland belt in between.
- The **residential edge along Melton Road and Tollerton Lane** will be developed with close consideration to its existing character.
- A **well planted eastern edge along with community facilities** will help to create a welcoming and defining feature as the entrance to Tollerton from the east.

8.0 CONCEPT MASTERPLAN



KEY

- 1 North-South Green Wedge defining edge of settlement - the new Tollerton Common
- 2 Community facility along edge of settlement to the south to create a welcoming eastern entrance for Tollerton with a considered frontage
- 3 Green links creating bio-diversity corridors through the development
- 4 The central Crescent including the destination area for play defined by set piece residential frontage
- 5 East west running Green (Cycle) route along Melton Road
- 6 Network of Local areas for play integrated within amenity open space provision
- 7 Main Street and vehicular access from A606/Melton Road and potential access from Tollerton Lane
- 8 Existing public footpaths retained, enhanced and integrated with a wider site wide network of routes
- 9 Community facilities defining northern edge of settlement as an interface to development
- 10 Lower density frontage to the north and east with close consideration to views and wider setting

LAND USE	Hectares	Acres
Gross site area	23.80	58.81
Residential development area including roads	13.56	33.51
Open space provision	10.24	25.30
Average density (dph/dpa)	35	14.16
Estimated number of units	475	
Amenity open space (incl. LAPs)	6.76	16.70
Play area (DEAP)	0.27	0.67
Community facility (2)	2.80	6.92
Community facility (9)	0.41	1.01

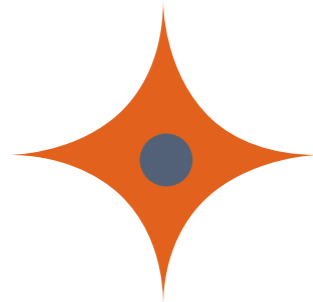
9.0 WORKING FORWARD WITH YOU

Planning Benefits of the development

The Site

SITE

23.80 ha/
58.81 acres



1140

Population

A new Common



Amenity Open Space and Allotments
c 7 ha/17 acres

Childrens' Play Area



Destination Play Space

2700 sq.m

and natural play spaces (LLAPs)

High Quality New homes

475

homes



30 %

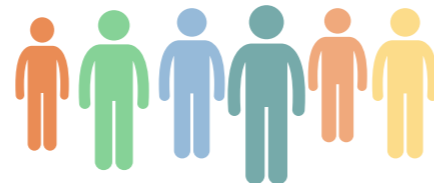
affordable
2 & 3 Bed homes



New Community Facility

3.2 ha/8 acres

Community facilities for Tollerton



Accessibility



Enhanced pedestrian and cycle links

10 minute cycle to the nearest tram stop
& 20 mins to Nottingham city centre

This document sets out our vision and concepts for the delivery of a sustainable new neighbourhood to the north of A606 Melton Road east of Tollerton. Our vision is driven by our commitment to delivering a highly sustainable natural extension to Tollerton reflecting the highest design standards where people will want to live. Harworth Group have a track record of transforming, vitalising and creating new communities and we would bring this commitment, our track record and experience to realise our vision set out in this document.

The Site represents a natural extension to Tollerton, bound to the south by the A606 Melton Road, to the west by Tollerton Lane, to the east by Polser Brook/tree line and to the north by existing hedgerow/field boundary creating a natural green gap with Roclaveston Manor and its setting. These provide natural boundaries and help define the development boundaries to create a sustainable development that is complementary in size and setting to the existing village. The natural boundaries and the proposed masterplan will define the settlement edge without creating issues of coalescence with neighbouring settlements and towns merging with one another. Part of the Site along Tollerton Lane has been considered by the Council as having low sensitivity to the purposes of the Green Belt. The new Common will provide an attractive setting to the eastern edge of the development along Polser Brook and assist in safeguarding land for bio-diversity improvements and create a defensible green edge boundary.

The development will deliver significant benefits to the whole community centred around the new green Common that all residents will enjoy. Potential for new community uses along with health and fitness trails, boardwalks and leisure routes will create a desirable setting for the village and offer a healthy lifestyle. Future residents will have available to them attractive open spaces and sustainable transport options to access the existing services in Nottingham, either by walking and cycling or the regular and convenient bus routes and tram links that already exist.

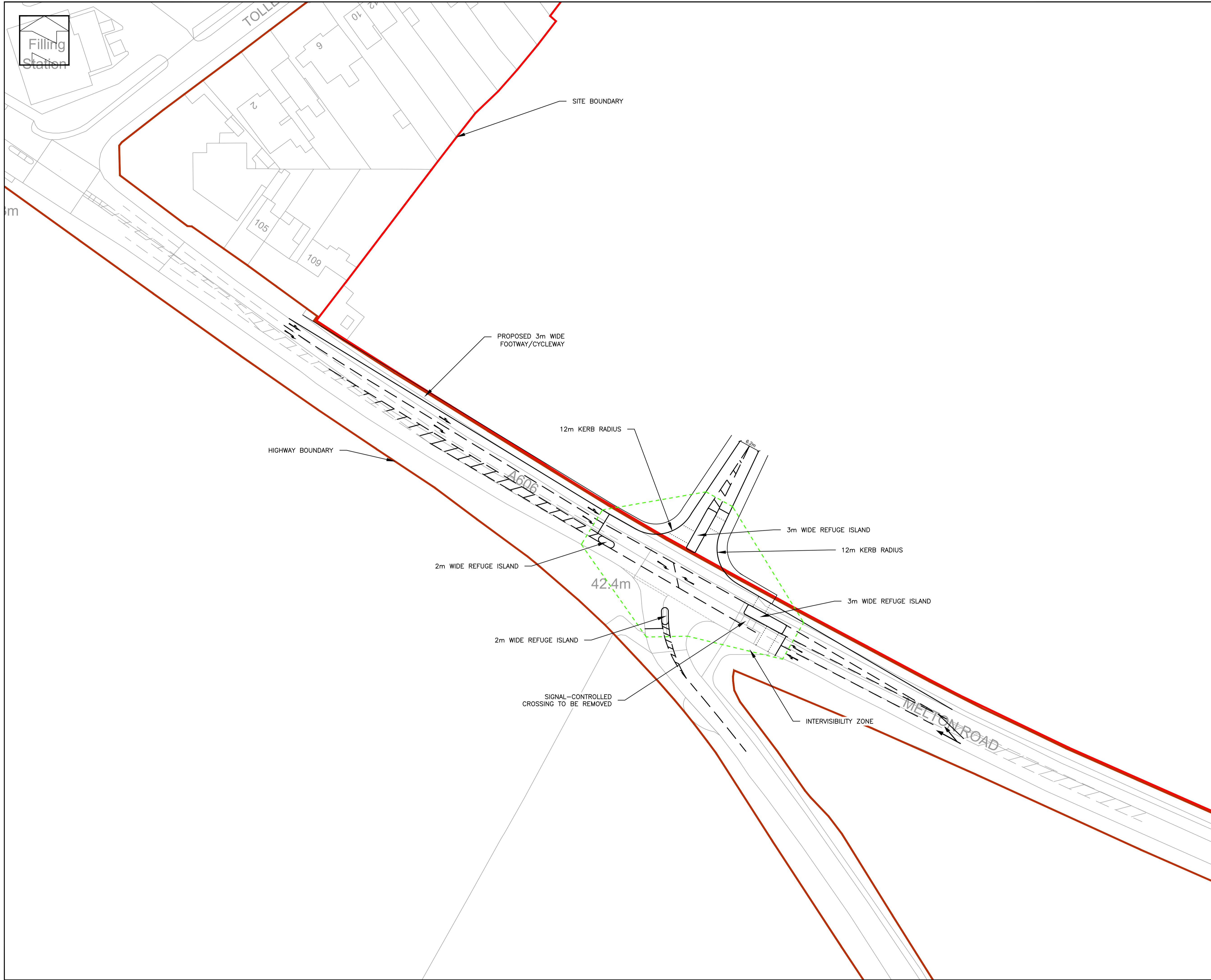
It is clear the Council needs to maximise sustainable development given the considerable housing need and ambition to provide higher quality living environments across the district. The proposed development will deliver the highway access off Melton Road along with the outlined planning benefits as shown on the left and the advantage of delivering a sustainable and complementary development in this location compared to other sites surrounding the settlement.

We look forward to working with the Council to realise the potential of this Site to help deliver the sustainable future for Rushcliffe and the County of Nottinghamshire.

Boyer

RIBA 
Chartered Practice

**APPENDIX TWO – ACCESS JUNCTION LAYOUT
(DWG NO. ADC2439-DR-001) PREPARED BY ADC
INFRASTRUCTURE**



Filling
Station

TOLLE

SITE BOUNDARY

PROPOSED 3m WIDE
FOOTWAY/CYCLEWAY

HIGHWAY BOUNDARY

12m KERB RADIUS

2m WIDE REFUGE ISLAND

42.4m

2m WIDE REFUGE ISLAND

SIGNAL-CONTROLLED
CROSSING TO BE REMOVED

INTERVISIBILITY ZONE

3m WIDE REFUGE ISLAND

12m KERB RADIUS

3m WIDE REFUGE ISLAND

6.2m

A606

MELTON ROAD

Rev	Description	Date

Client:
Harworth

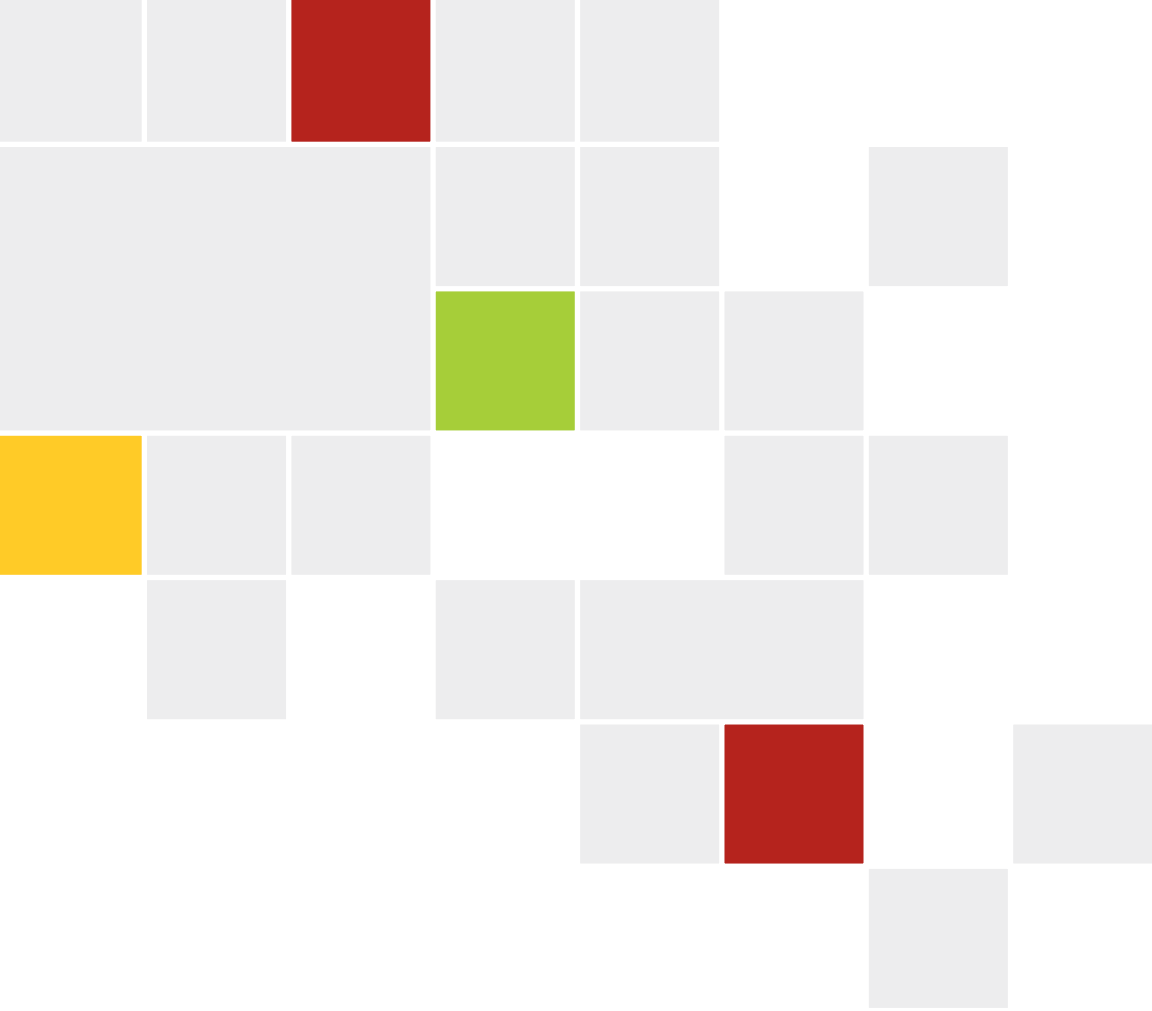
Project:
Proposed Residential Development
Melton Road, Tollerton

Title:
Access Junction Layout -
Option 1



Drg Size: A1	Scale: 1:500	Date: 24/03/2021
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Drg No: ADC2439-DR-001	Rev: P1
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