

TOLLERTON HERITAGE AND CHARACTER ASSESSMENT

APRIL 2017





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Introduction

This report presents a summary of the history and character of Tollerton, which lies within the borough of Rushcliffe in Nottinghamshire. It has been prepared by consultants at AECOM on behalf of Locality, working closely with Tollerton Parish Council and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and heritage, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



Approach

The approach of this study follows well-established landscape and townscape character assessment techniques. Landscape and townscape character assessment are processes whereby variations in character are identified, described and categorised.

The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity: Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).





CONTEXT



Location and Connectivity

Tollerton is located to the south-east of Nottingham, as shown on Figure 1.

The village is situated approximately 1km south-east of the West Bridgford area of Nottingham, 3.5km west of the village of Cotgrave, 2km north of the village of Keyworth, and 2.5km east of the settlements of Ruddington. Tollerton is predominantly arranged along the A606 Melton Road and Tollerton Lane, approximately 600m east of the A52.

The parish is bounded to the west by the A52, which forms the eastern edge of Nottingham, to the north by Grantham Canal, in the south by A606 Melton Road and in the east by Cotgrave Road and a network of field boundaries. Overall the parish has an area of approximately 7.32km². The parish boundary encompasses Nottingham City Airport north of the village of Tollerton. The 2011 census recorded the population of Tollerton as 1,883.

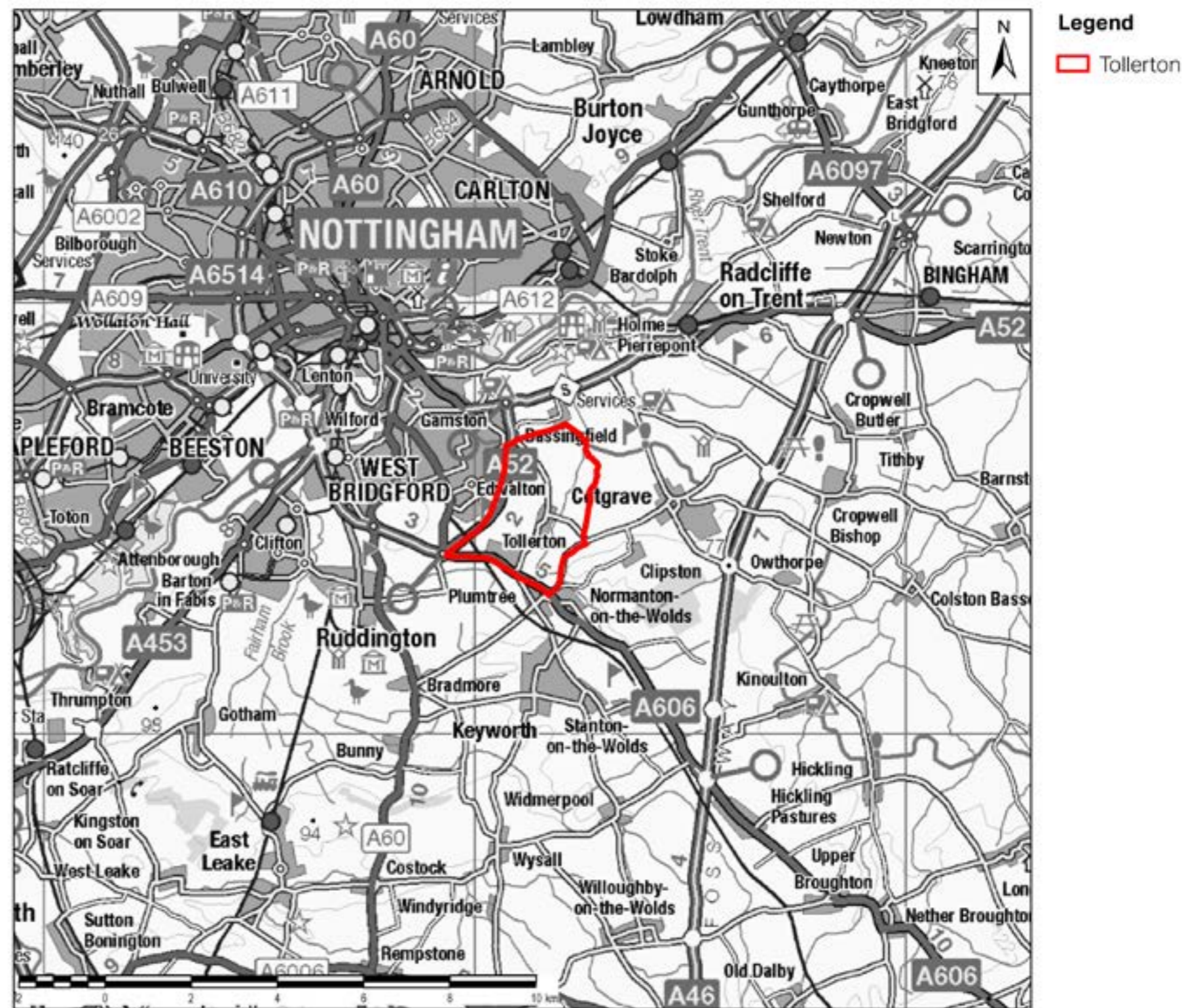


Figure 1: Map showing neighbourhood plan boundary for Tollerton.

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Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise *"the desirability of new development making a positive contribution to local character and distinctiveness"* and should seek *"opportunities to draw on the contribution made by the historic environment to the character of a place"*.

Paragraph 58 of the NPPF states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development expected based on an understanding and evaluation of its defining characteristics, aiming to ensure that development 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;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping."*

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that *"development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development"* and that the *"successful integration of new development with their surrounding context is an important design objective"*.

Local Planning Policy

Rushcliffe Local Plan Part 1: Rushcliffe Core Strategy, 2014

The Rushcliffe Local Plan Part 1 adopted in 2014 currently forms part of the planning policy for the area. The policies that relate to character and heritage include Policy 10 – Design and Enhancing Local Identity, Policy 11 – Historic Environment, Policy 16 – Green Infrastructure, Landscape, Parks and Open Space, Policy 25 – Strategic Allocation East of Gamston/ North of Tollerton,

The following policies from Part 1 of the Local Plan relate to heritage and character:

Policy 10 – Design and Enhancing Local Identity states that all new development should be designated to "reinforce valued local characteristics." Additionally all 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."

Similarly, Policy 11 – Historic Environment dictates that proposals or initiatives will be supported in cases where "the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance." Planning decisions will consider "the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives."

Policy 16 – Green Infrastructure, Landscape, Parks and Open Space proclaims that with any strategic approach to implement or enhance green infrastructure corridors, it is required that the "Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment."

Policy 25 - Strategic Allocation East of Gamston/ North of Tollerton states that any development within this area must "take full account of heritage assets and their setting."

This report is also informed by a number of other studies relevant to the local area as follows:

Nottinghamshire Landscape Character Assessment, 2009

The Nottingham Landscape Character Assessment was undertaken as part of the evidence base used to inform local development within the County. It identified 11 county character areas which split into localised policy zones, which are considered further in the Character Assessment section (Page 16) below.



HISTORICAL DEVELOPMENT

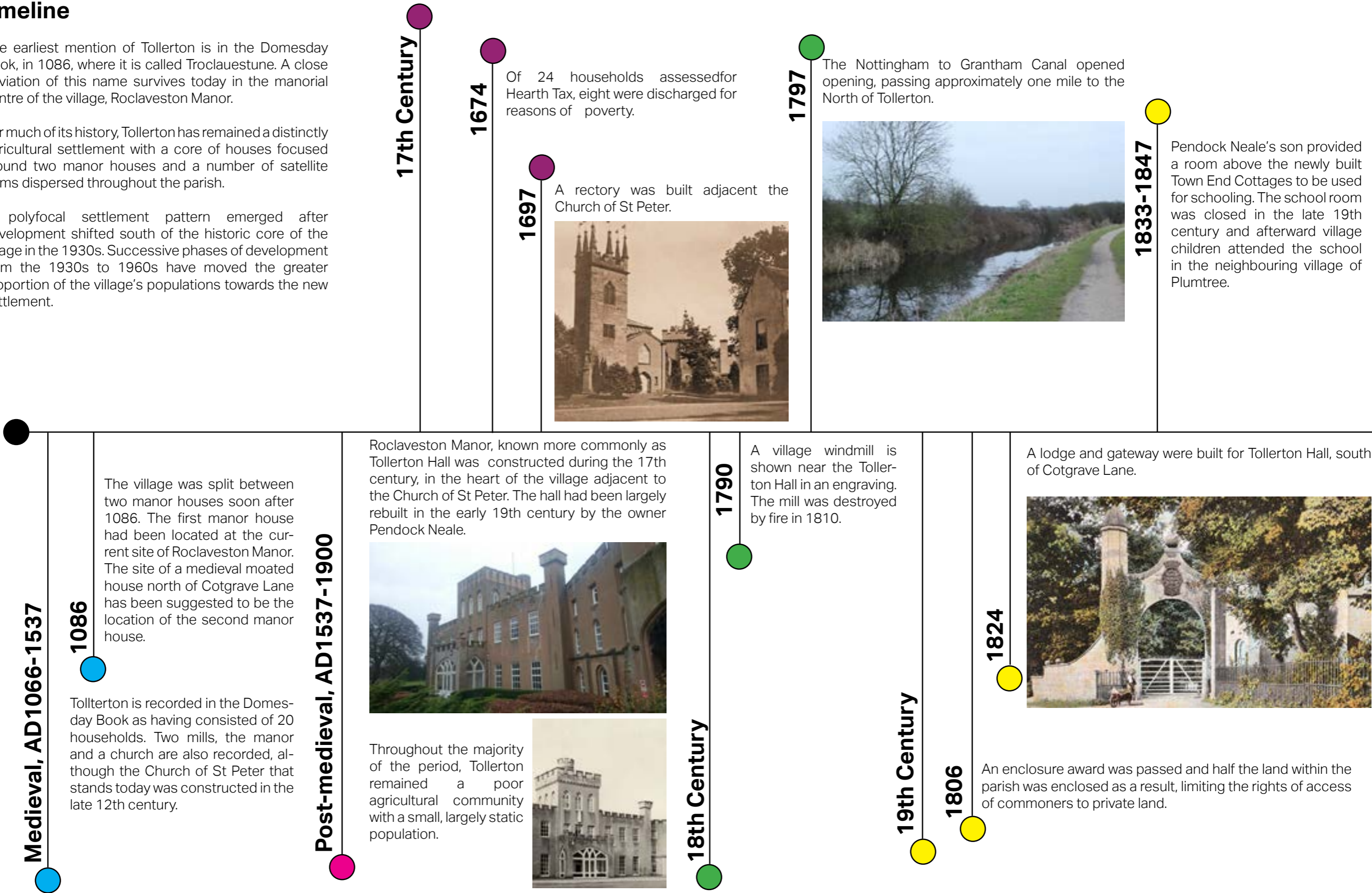


Timeline

The earliest mention of Tollerton is in the Domesday Book, in 1086, where it is called Troclauestune. A close deviation of this name survives today in the manorial centre of the village, Roclaveston Manor.

For much of its history, Tollerton has remained a distinctly agricultural settlement with a core of houses focused around two manor houses and a number of satellite farms dispersed throughout the parish.

A polyfocal settlement pattern emerged after development shifted south of the historic core of the village in the 1930s. Successive phases of development from the 1930s to 1960s have moved the greater proportion of the village's populations towards the new settlement.



20th Century

By the beginning of the 20th century, Tollerton had changed very little, remaining a small estate village with a population of just 156 by 1901. Through the successive residential developments south of the village, a new population focus away from the historic core developed, enabling a population expansion to 1727 by 1991 while only limited development had taken place within the traditional core of the village.

1938

The road layout of the first stages of development, south of the original historic core of the village, is recorded on an Ordnance Survey map of this year. Lenton Avenue, Priory Avenue, and Bentinck Avenue appear in the map with no buildings yet built. The majority of the future development area comprises fields south of Russel's Farm, which remains today.

1946

Nottingham airport returned to civilian use after the Second World War, and after a short period as a commercial airport it was used primarily for private planes. It remains in use today in the same function.

1948

St Hugh's College, a Catholic boarding school for boys opened at Tollerton Hall.

1951

Tollerton's population is recorded as 893, an increase from just 127 in 1931.

1950's/60's

Between the census' of 1951 and 1971 the population of Tollerton continued to rise, from 893 in 1951, to 1207 in 1961 and 1682 in 1971.

1959



The Tollerton County Primary School opened on Burnside Grove, to provide for the increasing population of Tollerton.

Left: Street furniture designed and introduced by the children of Tollerton County PS.

1929

Traffic ceased along the Nottingham to Grantham Canal.

1930



Nottingham Airport was constructed and opened for civilian aviation.

1939-1945

The grounds of Tollerton Hall were requisitioned by the government, for use by British and US military personnel for training in advance of the D-Day landings in 1944. Tollerton Hall was used for the remainder of the war as a prisoner of war camp for German and Italian prisoners. The Hall was left abandoned by 1946.



During the Second World War the airport was used for military purposes and was known as RAF Tollerton. Used as a relief landing ground for the training school of the Polish Air Force based at RAF Newton, the airport also hosted the Field Aircraft Services which repaired and dismantled damaged heavy aircraft at the site.

1955

Ribbon development along Melton Road and Tollerton Lane are shown on an Ordnance Survey map of 1955. Priory Avenue and Lenton Avenue are populated with houses and the beginnings of Medina Drive had been developed, although at the time this was a shorter length and known as Medina Crescent.

1960's



The Air Hostess Public House and the Tollerton Methodist Chapel were constructed along Burnside Grove.



CHARACTER ASSESSMENT



Looking north from Tollerton historic core along Tollerton lane

Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 48: Trent and Belvoir Vales, as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- A gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains;
- Agriculture is the dominant land use, with most farmland being used for growing cereals, oilseeds and other arable crops;
- A regular pattern of medium to large fields enclosed by hawthorn hedgerows, and ditches in low-lying areas, dominates the landscape;
- Very little semi-natural habitat remains across the area; however, areas of flood plain grazing marsh are still found in places along the Trent;
- Extensive use of red bricks and pantiles in the 19th century has contributed to the consistent character of traditional architecture within villages and farmsteads across the area. Stone hewn from harder courses within the mudstones, along with stone from neighbouring areas, also feature as building materials, especially in the churches;
- A predominantly rural and sparsely settled area with small villages and dispersed farms linked by quiet lanes, contrasting with the busy market towns of Newark and Grantham, the cities of Nottingham and Lincoln, the major roads connecting them and the cross-country dual carriageways of the A1 and A46; and
- Immense coal-fired power stations in the north exert a visual influence over a wide area.

Within the landscape character assessment undertaken by Nottinghamshire County Council, the study area falls within the South Nottinghamshire Farmlands Landscape Character Area (LCA). This LCA is then sub-divided into policy zones. At a local level, the study area falls within Policy Zone SN03 and SN04, as defined in the Nottinghamshire Landscape Character Assessment 2009.

SN04 – Cotgrave and Tollerton Village Farmlands

The majority of the study area falls within SN04 – Cotgrave and Tollerton Village Farmlands, an area characterised by very gently undulating landform with contrasting areas of restored land. Large villages and farmsteads are frequent within a predominantly arable landscape of uniform character. The key characteristics of this policy zone which are of relevance to this assessment are:

- Gently undulating landform with localised steeper areas around watercourses at Upper Saxondale and localised plateaus;
- Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays;

- Frequent watercourses which are often demarcated by landform and small amounts of riparian vegetation such as willows and scrub. Where trees are not alongside, watercourses are generally not visible in the landscape;

SN03 – Mickleborough Fringe

The south-western corner of the study area lies within SN03 Mickleborough Fringe. SN03 has a rural/ urban fringe character with extensive views over the suburban edge of Nottingham. The key characteristics of this policy zone which are of relevance to this assessment are:

- Two distinctive hills on the southern fringe of Nottingham which are prominent above the surrounding gently undulating farmland;
- Wooded streams have a localised influence on the area; denoted mostly by the change in landform;
- Marginal rural character with frequent views across the lower-lying fringes of Nottingham;
- Land use is mostly arable with large to extensive field pattern around Sharphill Wood with trees a remnant of a former field pattern;
- Field boundaries where present are mostly hedgerows; these are of variable condition and height;
- The area contains mostly large detached properties set within mature gardens; these are generally of modern styles and use a variety of building materials;
- Busy dual carriageways bordered by embankments with young woodland planting; busy roundabout junctions and traffic are a feature of the DPZ; and
- The land forms a small buffer between West Bridgford and Ruddington.

Key Characteristics

Natural England defines key characteristics as “those combinations of elements which help to give an area its distinctive sense of place” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Tollerton are as follows:

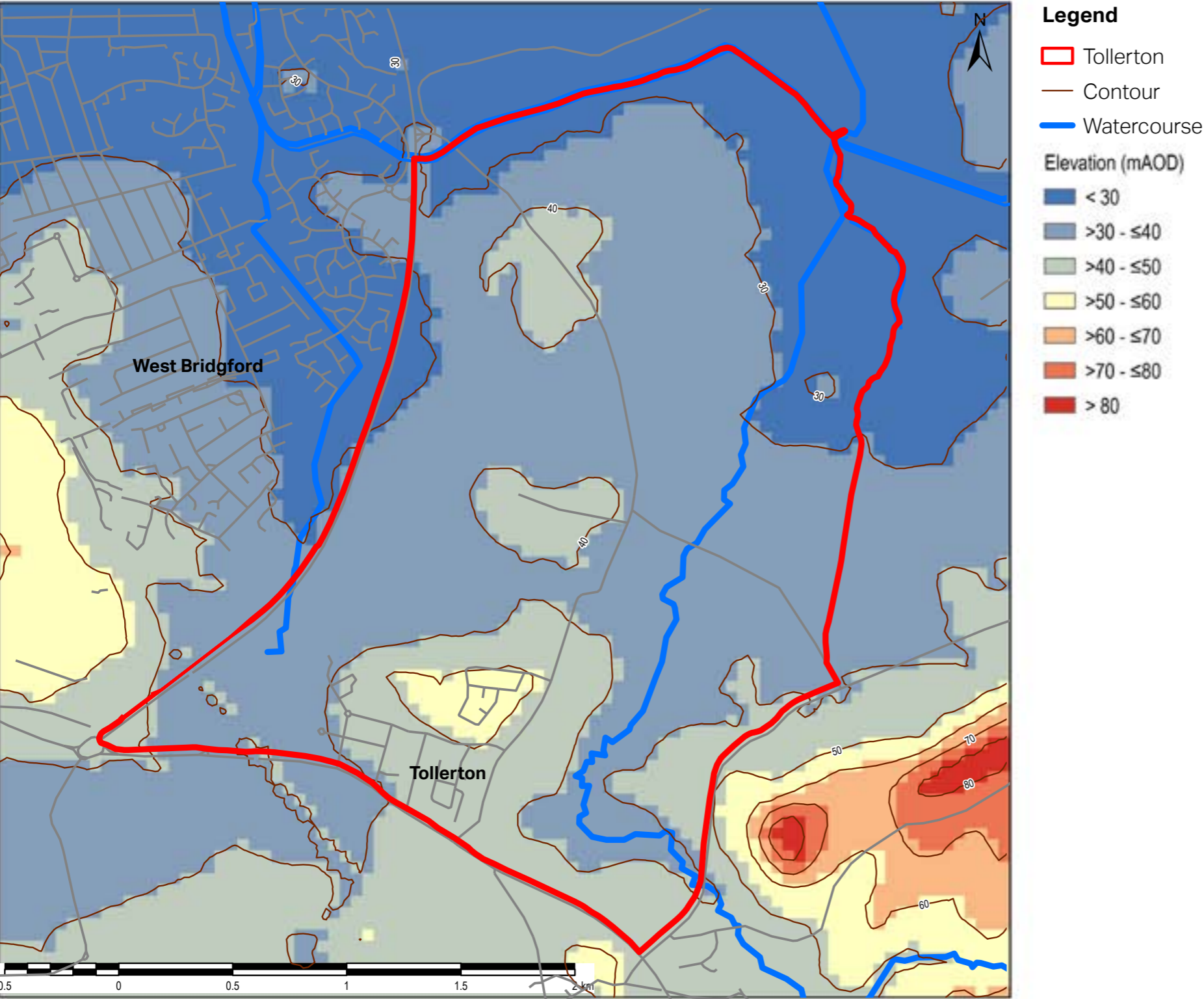
- Predominantly gently undulating landscape with part of the village located upon a local high point within the parish at approximately 55m AOD. This area is partially screened by dense vegetation along Tollerton Lane and within residential gardens ;
- Agricultural land and the A52 separates Tollerton village from the south-eastern edge of Nottingham;
- Variably sized arable fields predominantly sub-regular in shape;
- Soils with variable fertility, but most commonly of moderate to high fertility;

- Contrast between open vistas across the rural countryside, especially to the north, east and south of the village, and sense of enclosure due to the density of development and vegetation in and around the village itself;
- Views southward extend over neighbouring Plumtree parish towards Keyworth and Bunny hills and can be appreciated from Burnside Grove as well as Lenton, Bentick and Stansted Avenues;
- Historic village core along Tollerton Lane, despite the absence of a conservation designation;
- The A52 and A606 form the main access routes into the area but roads are otherwise limited to Tollerton Lane running through the centre of the village and parish, and Cotgrave Road on the south- eastern boundary;
- Vernacular architecture typically comprises red brick with clay pantile roofs, later development starting to reference the historic features;
- Community activity is shared between the village centre within the south of the parish along Burnside Grove and the Old Village or historic core.;
- Tree cover is limited with occasionally larger individual trees within gardens and in hedgerows. Shelter belts and, woodland blocks screen the A52 to the west.
- There is some woodland within the parish, notably: north-east of the village adjacent to St Peter’s Church and The Lake, Horshoe Woods along Cotgrave Road, a small block of woodland at Homestead Farm and some more wooded areas south of Cotgrave Lane;
- Several public rights of way (PRoW) within Tollerton parish, mostly connecting the village to the surrounding landscape and settlements of West Bridgford, Plumtree and Normanton-on-the-Wolds, with one route along the Grantham Canal on the northern boundary of the parish; and
- Nottingham City Airport resides on a localised plateau in the northern section of the parish. The airport opened in 1930 and was heavily used by the RAF during World War Two. Today the airport is used as a training facility.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered on the following page, in relation to the neighbourhood plan



Red Brick common within the Parish



Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. The underlying geology and soils define the landform, soils, vegetation, drainage and building materials which are common in an area.

The bedrock in this area is primarily mudstone, with some sandstone and sits within multiple formations across the parish. The formations run north-south and comprise (from west to east) the Edwalton Member Formation, the Arden Sandstone Formation and the Branscombe Mudstone Formation.

The bedrock was formed in a landscape previously dominated by hot deserts whilst the three sedimentary formations were developed in the Triassic Period 200-229 million years ago.

Soil quality is variable throughout the parish with the majority noted as having moderate-high fertility levels. The majority of the parish, including Tollerton village, falls within Soilscape 8 , which comprises slightly acid loamy and clayey soils with impeded drainage. Two strips of land with Soilscape 20 exist to the west and east of the parish adjoining in the north. Soilscape 20 is defined as loamy and clayey floodplain soils with naturally high groundwater. In the north of the parish adjacent to Grantham Canal, is an area of Soilscape 6 categorised as freely draining slightly acid loamy soils.

Topography and Hydrology

The parish encompasses gently undulating landscape with a low point of approximately 27m AOD to the north. The highest point occurs in the south of the parish in the centre of Tollerton village at approximately 55m AOD. The topography to the north of the parish is generally flatter with undulations becoming more gentle. The northern section of the parish is more open and facilitates longer views of the surrounding landscape.

The main watercourses within the parish come in the form of Grantham Canal along the northern boundary Polsner Brook running southward and Thurlbeck Dyke along the eastern boundary. A number of smaller water-courses exist as tributaries for Grantham Canal. A well preserved Lake is situated within the grounds of Tollerton Hall. There are several land drains across the parish.

Figure 2: Map showing topography and hydrology for Tollerton.

Contains OS data. Crown copyright 2017

Movement and Connectivity

The main gateways into and out of the parish are formed where Tollerton Road joins the A52 in the north-west and A606 to the south. The A52 runs north to south and separates the parish of Tollerton from the eastern suburbs of Nottingham, including West Bridgford. The A606 leads towards Nottingham City centre in the north-west and links the suburban and rural areas of Broxtowe and Rushcliffe, including Tollerton. Cotgrave Road is another node of access into the parish and leads north from the junction with A606 east of Tollerton. Tollerton Lane is the primary route through Tollerton village. These busy, narrow lanes are used as a short-cut for vehicles moving between the A606, A52 and A46.

There are nine PRoW within the parish, including a tow path along Grantham Canal in the north. These PRoW form a network, connecting Tollerton with the surrounding landscape and adjacent settlements. There is a slight lack of connectivity between the village of Tollerton and the rural landscape to the north. Grantham Canal covers a distance of approximately 53 km, encompassing 18 locks and joining the River Trent at West Bridgford. The Canal was originally built for the transportation of coal, whilst today its main purpose is recreation, and is popular with local walkers, cyclists and boat enthusiasts, however it lacks a direct recreational route or PRoW connecting to the village in the south which limits access. There are no designated cycle routes within the parish.

The busy, narrow roads through Tollerton are covered by a 'Lorry Watch Scheme'. There are regular public transport links from Tollerton to surrounding settlements including the city of Nottingham.



Large vehicles use Cotgrave Lane

Regular bus links to Nottingham

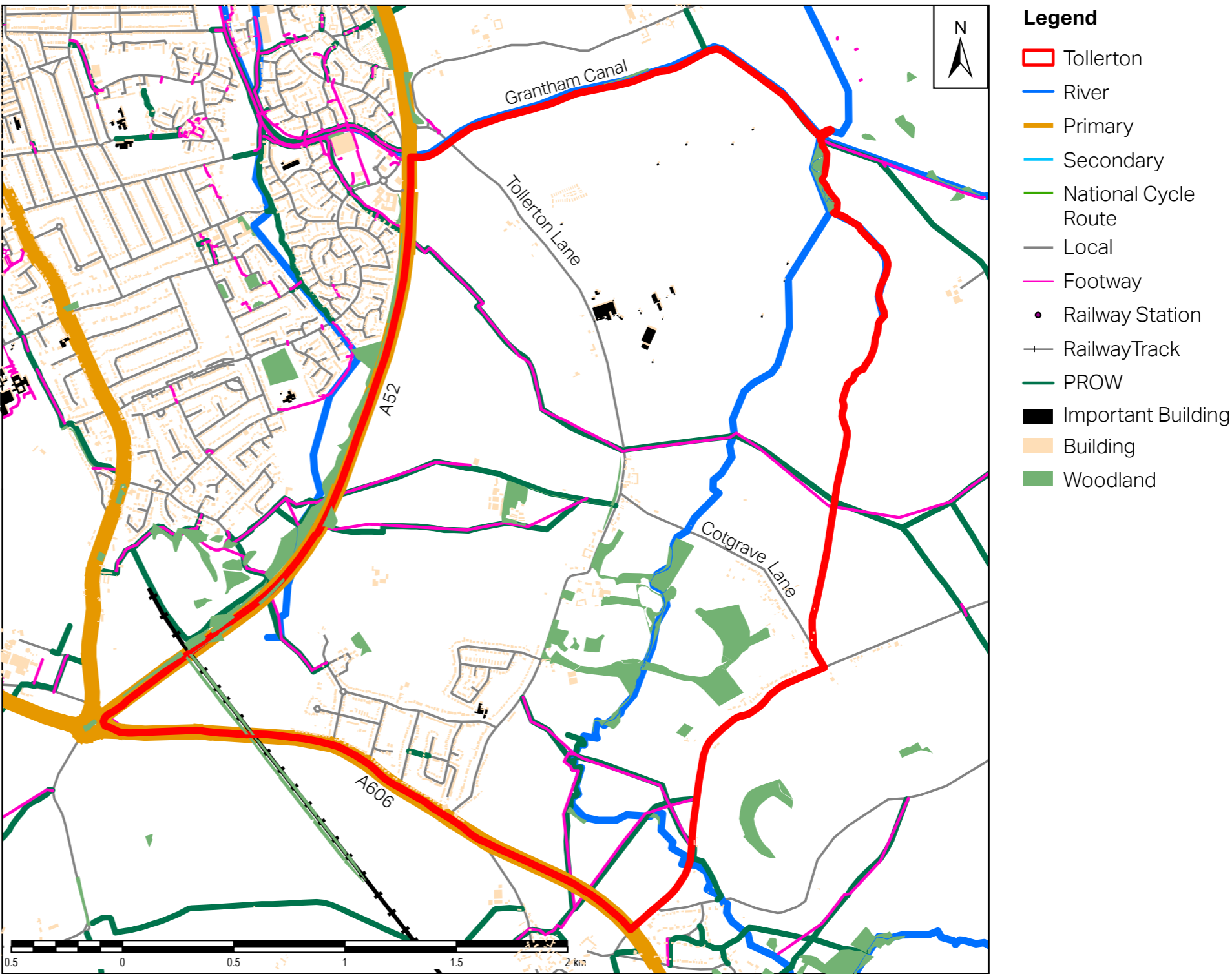


Figure 3: Map showing movement and connectivity.

Contains OS data. Crown copyright 2017

Land Use

The primary land use within the parish is farming, with a mix of arable and equestrian land uses. The arable farmland contributes to the semi-rural character of the parish, particularly towards the north. Paddocks used for grazing horses are distributed throughout the parish and have a strong influence within the area through the naming of properties and various residential areas.

Nottingham Airport makes up a relatively large area of the parish and lies within the flatter landscape to the north. The airfield is used for a variety of training and recreational purposes with Sherwood Flying Club located there. Some of the buildings associated with Nottingham Airport have currently fallen into disrepair, or are being removed.

Settlement is focussed within the village of Tollerton and has considerable influence on the south of the parish. The village is a focus of activity, especially along the A606 and Burnside Grove (village Centre). The village provides a number of amenities and services, including several churches, a public house, various shops, a local School and Parish Council meeting rooms. The main village shop and post office is situated on Melton Road (A606) along the parish's southern boundary. A petrol station is situated on the junction between Tollerton lane and the A606. There are only a handful of scattered dwellings and a holiday park in the northern part of the area, and as a consequence there is an increased sense of remoteness and isolation.

Tollerton Hall, a Grade II listed building built in 1930, formerly a country house and subsequently converted and occupied as St Hugh's College between 1948 and 1986. Located east of Tollerton Lane near the historic core of the village, Tollerton Hall is currently designed as office space and has approximately 2.5ha of land and a lake.

A converted barn adjacent to the Old Rectory provides a village hall for community use. This, in conjunction with the neighbouring scout hut attracts a range of users throughout the day and night including 6 youth sections. This daily activity creates a lot of vehicle movement within the parish.



Paddocks are common around the settlement edge



View eastwards along Cotgrave Lane



Inter-war housing development along Burnside Grove



Nottingham Airport control tower



Arable fields form the setting of the village



Runway at Nottingham City Airport

Urban Structure and Built Form

The village of Tollerton originated as a ribbon of development along Tollerton Lane. The majority of historic buildings which remain within the parish are centred here. Tollerton Hall and St. Peter’s Church and a number of houses are located behind a long red brick walled which runs along the eastern side of Tollerton Lane and is a distinctive feature of the village centre. Later development within Tollerton is located southward from this location and forms a nucleated settlement pattern around a number of local amenities along Burnside Grove, including Tollerton Methodist Church, The Air Hostess pub and a number of local meeting rooms.

Within the historic core of the parish, buildings are generally two storeys tall and constructed in either red brick or rendered. They either front directly onto Tollerton Lane, creating enclosure, or beyond gardens which create a sense of openness to the street. Some properties are grouped around courtyards, leading off of Tollerton Lane. There is a strong sense of enclosure within this location with few views of the surrounding countryside. At the northern end of the village along Tollerton Lane the urban and rural fringes blend and the sense of enclosure decreases. In contrast, later development, within the village centre tends to be of higher density and ranges in height from one to three storeys. The majority of houses within the parish typically date from the 19th and 20th centuries, although some of the buildings within the historic core dates back to 12th century (St.Peter’s Church). The historic core of Tollerton and areas of more modern development to the south are separated by agricultural land, providing clear visual distinction between the two areas and preserving the visual aesthetic of the historic core as a small rural village.

Traditional architecture is common, with a vernacular of red brick, red clay tiled or pantile roofs and chimneys, which vary in height throughout the village. This style has been later imitated in various sections throughout the parish. Buildings within the historic core are mainly detached with a high level of vegetation within gardens and surrounding land. Later introductions are predominantly detached or semi-detached properties with small to medium sized front gardens and a variety of boundary treatments including low fences, well-maintained hedgerows and free standing or retaining walls, some of which are made from locally characteristic red brick. Modern development in close proximity to the historic core comprises ribbon development along main roads, responding to the traditional settlement form. A significant characteristic of the properties along Burnside Grove, Cotgrave Lane and Cotgrave Road are the long linear rear gardens with many properties backing onto open countryside.

Ribbon development primarily along one side of main road including Cotgrave Road and Cotgrave Lane are less dense in response to traditional settlement form.

There are a number of attractive architectural features associated with the newer development including brick detailing above doors and windows often created with locally distinctive red brick, and some examples of original pantile roof tiling and window frames.

Nottingham Airport has continued in operational use since its inception in the 1930s, and a number of structures survive illustrating the development of the airport throughout the 20th century and into the present.

Telephone kiosks throughout the settlement have been retained for alternative, non-traditional purposes, such as a local public library and a defibrillator station. These uses act to preserve the appearance of these structures and ensure their future survival in continued use.



Green Space and Public Realm

Within Tollerton village there is a distinct lack of public open space. Tollerton Open Space off Lothian Road in the west of the village is the largest, measuring approximately 0.8ha. The peripheral location of this green space makes it relatively isolated from the main part of the village. The park is relatively flat open greenspace bound on all sides by hedgerows and fences with a number of trees along the northern and western boundaries. The park is accessed by a gate in the south eastern corner. The Park acts as a buffer between the western edge of the village and the rural landscape beyond. Other recreational green space within the Parish consist of the grounds and lake associated with Tollerton Hall, Horshoe Woods in the east of the Parish and a small corner of greenspace known locally as Hunstman's Corner on the junction of Cotgrave Road and Cotgrave Lane.

The Grantham Canal corridor which runs along the parish's northern boundary is set out as an important public space and green infrastructure corridor in policy 16 of Rushcliffe Local Plan Part 1: Core Strategy. Some parking facilities are available off Tollerton Lane in the north of the parish for people wishing to use the canal.

Polsner Brook is also often used as a recreational route through the open countryside.

Tollerton Allotments are situated in the north of the parish bound by Grantham Canal and the A52. The idea for the allotments arose from the Tollerton Parish Plan 2007, which underlined the need for a community garden. The allotment site is characterised by flat grassland containing 25 (16 full sized and 9 half sized) plots, where a full sized plot measures 15m x 15m. A dense linear woodland block buffers the allotment site from the A52 road to the west. The allotments offer a sense of rural community outside of the village.

In the centre of Tollerton's historic core is a small paved area which is in commemoration of the First and Second World Wars. The space is important within the village to characterise and remember the role Tollerton played within each war. The war memorial is equipped with wheelchair access and two publicly accessible benches.

The majority of the paving within the parish consists of standard tarmac. The village centre along Burnside Grove has been subject to some public realm improvements with concrete paving, a number of public benches and tree pit planting with tree guards. A bespoke bench designed by the pupils of Tollerton Primary School and inspired by the 2012 Olympics/ Paralympics is situated outside the shops on Burnside Grove, the bench incorporates a tree pit and tree guard and is cast in stainless steel. Other examples of bespoke street furniture can be seen outside Tollerton Primary School in the form of benches and litter bins, also designed by local pupils. Vegetated verges along Burnside Grove act as a green spine through this part of the parish.



Street furniture designed by Tollerton Primary School



Grantham Canal



Tollerton Park



Olympic Park bench designed by Tollerton Primary School



Heritage Assets

Scheduled Monuments

There are no Scheduled Monuments within the neighbourhood Plan Area.

Listed Buildings

There are 24 listed buildings within the neighbourhood plan area, all of which are Grade II Listed. These comprise:

- The Church of St Peter and adjoining wall (NHLE 1373921);
- The Old Rectory (NHLE 1250084);
- Roclaveston Manor (NHLE 1263422);
- The War Memorial (NHLE 1392341);
- 198, Tollerton Lane (NHLE 1039583); and
- The Lodge and attached gateway and wall (NHLE 1039577).

The remaining 18 consist of Second World War pill boxes which surround the runway of Nottingham Airport. These include the only known example of a two storey pill box inside an aircraft hangar (NHLE 1402074).



Conservation Areas

There are no conservation areas within the neighbourhood plan area.

Local Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans. No formal local list has been adopted for the Neighbourhood Plan area by Rushcliffe Borough Council; however a number of buildings and structures have been identified which positively contribute to the character and heritage of the area. These are as follows: The Air Hostess Public House, Stanstead Avenue : Built in the 1960s, the Air Hostess Public House has a steeply pitched roof and an attic storey

with dormer windows. Recently applied white render and blue painted timber cladding conceal the public house's brown brick construction.



Bassingfield House, Tollerton Lane (below): A farmhouse built in the late 18th century and now a private residence, Bassingfield house is of red/ brown brick construction with a clay tile roof and three storey height.



210-212, Tollerton Lane (below): Built in the 1920s, two semi-detached houses with white render and clay pan tile roofs. Ground storey bay windows with pitched pan tile roofs and central turrets define the appearance of the structures.



228, Tollerton Lane (below): 228 and other house numbers within the same structure were built in 1921. These are constructed of red brick with clay pan tile roofs. The building has a double string course between the ground and first storeys, and an archway which opens onto yards at the centre of the property. A number of original features are apparent despite incremental unsympathetic additions.



Property west of the Grade II listed War Memorial (below): One of two similar properties, which were built at a date between the 1916 and 1936 Ordnance Survey maps. Two storeys in height, including an attic storey, the property is of timber framed construction in an arts and crafts influenced style. A timber weather boarded outbuilding and lychgate also contribute to the character and appearance of the property.



Russel Farm House, Burnside (no image): recorded on the Ordnance Survey map of 1884, constructed of red brick with a slate covered roof. The farmhouse would have historically been outside of the village, but is now located within the urban area due to 20th century expansion.

A list of locally important buildings which contribute to the character and heritage of the area has also been produced by the Tollerton Parish Council and the Tollerton Village History Group. This report has been reviewed and buildings and structures which were assessed to be essential for inclusion within this report have been included within the above list.



Above: Grade II listed Church of St Peter and adjoining wall (NHLE 1373921)

Below: The War Memorial (NHLE 1392341), Grade II listed.

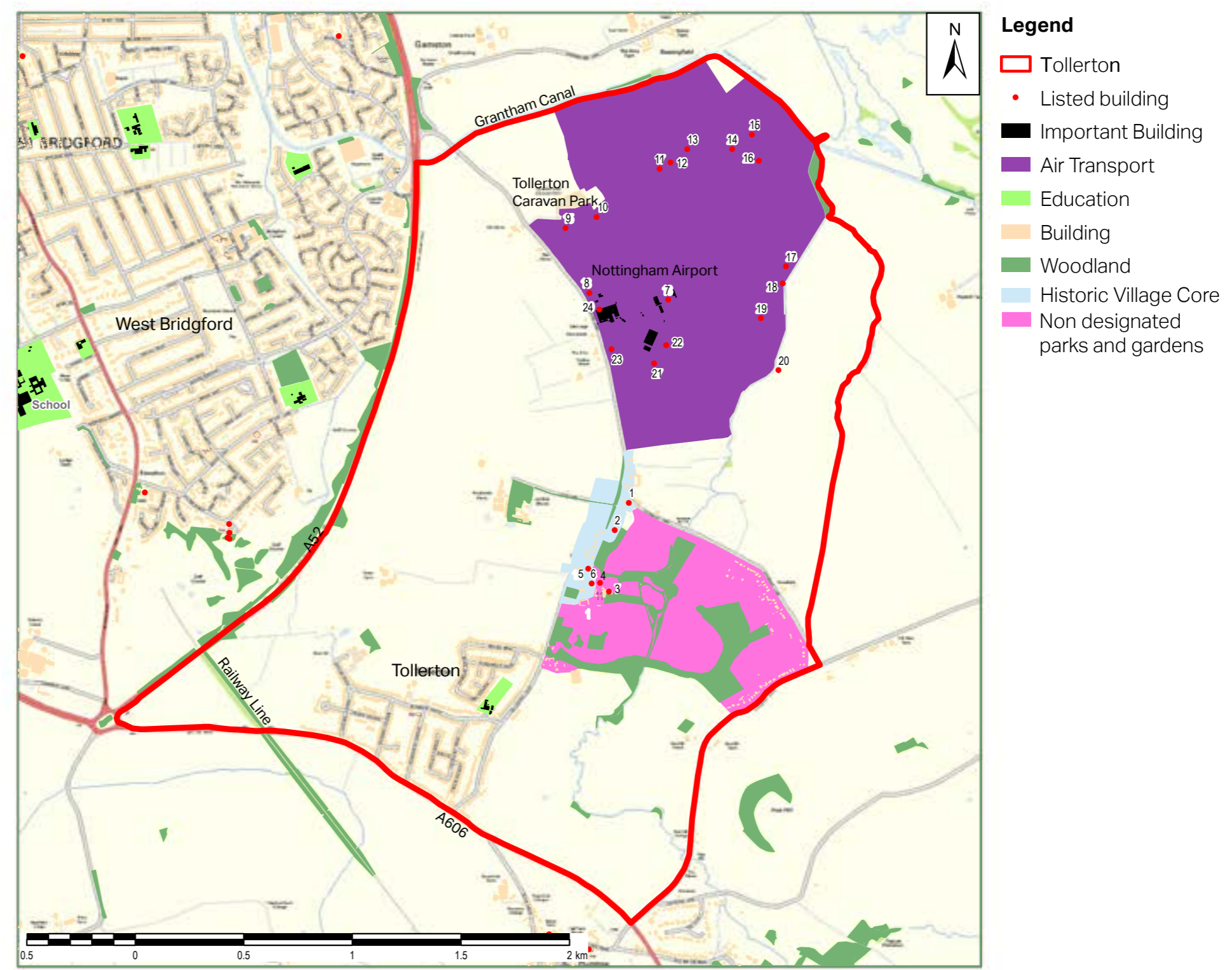


Figure 4: Map showing settlement, land use and heritage assets in Tollerton.

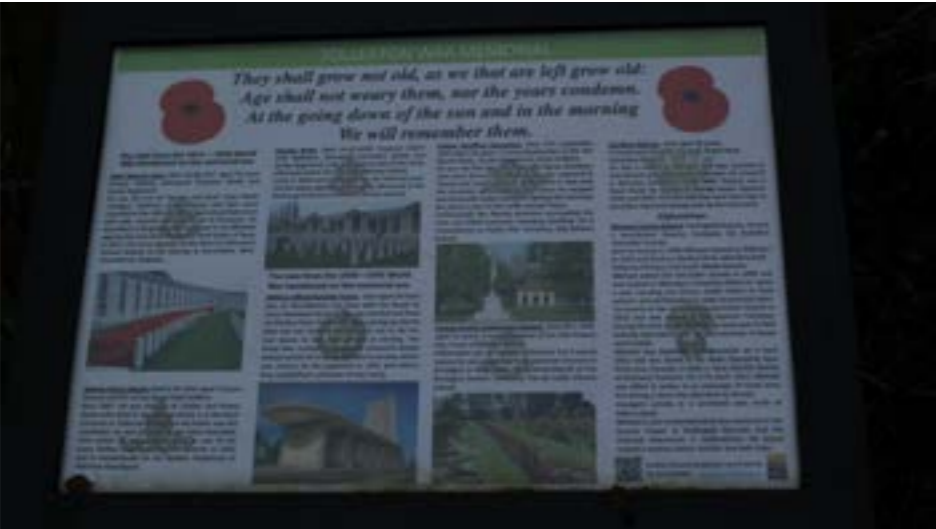
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Memorials in comemoration of war victims



Pinfold along Tollerton Lane



Historical information available within the Parish



Nottingham Airport is home to a number of local flying groups

Cultural Associations

There is a connection with WWI and WWII within the parish. Nottingham Airport was once used for RAF training and was equipped with a number of WWII pill boxes, some of which have survived. Tollerton Hall was used as the camping ground for the 507th Parachute Infantry Regiment during WWII. Both WWI and WWII are commemorated with memorials along Tollerton Lane. There are also some more recent war memorials, including to people who lost their lives in Afghanistan.

A pinfold exists along Tollerton Lane as a reminder of Tollerton’s inclusion in the Domesday book and in commemoration of the areas agricultural character.

Tollerton Primary School plays an active cultural role within the village. Various elements of street furniture within the village have been designed and implemented by the local children, including a bespoke bench in commemoration of the London Olympic and Paralympic Games 2012, located along Burnside Grove.

There are a number of local recreational groups within Tollerton including the Air Cadets 2425, The Tollerton Ramblers and Tollerton Luncheon Group. Several annual events take place within the parish including the Plough Play, Tollerton Village Event and Tollerton Art Exhibition.

Views

There are no designated views identified within the Rushcliffe Local Plan which cover Tollerton Parish, however there are a number of locally recognised views outlined within the Tollerton Parish Council Character, Heritage and Conservation Strategy.

The density of development and mature trees and garden vegetation within the historic core along Tollerton Lane limits views beyond the street. Within the village views tend to be interrupted and framed by built development, in contrast to the longer distance rural views in the north. Some long distance views eastwards of the rural landscape and Cotgrave open up from the junction between Tollerton Lane and Burnside Grove due to the undulating landform and lack of development to the east of Tollerton Lane. There are also some notable views southwards from the village centre. These views extend over neighbouring Plumtree parish and beyond, and can be appreciated from Burnside Grove and adjacent residential areas. A locally recognised vista looks southward from an upstairs window in The Air Hostess pub.

Views from PRow within the north of the parish, including Grantham Canal offer some long distance views of the surrounding rural landscape, in particular the arable fields extending to the south. From Grantham Canal there are some views of hangars and pill associated with Nottingham Airport further south and occasionally the take-off and landing of airplanes. Views of the countryside are often broken up by the heavy flow of traffic, particularly along Tollerton Lane.

Nottingham Airport is situated on a localised plateau and offers some views of higher ground to the east and south along with some long distance views of Holme Pierrepont Country Park north of the A52. There are also some long distance views of tower blocks on the southern edge of Nottingham from the north of the parish, in particular from the airfield.



Views along Tollerton Lane often screened by vegetation (view from Cotgrave lane)



Views from the south screened by built elements (looking north from Burnside Grove)



View from Airfield plateau looking south -east



Long distance views eastwards from Burnside Grove/ Tollerton Lane junction



MANAGING CHANGE



Managing Change

The character of Tollerton Parish, described above, is the result of a series of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has altered over time. This provides a baseline against which change can be monitored and managed.

The evolution of Tollerton will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in *Rushcliffe Local Plan Part 1: Rushcliffe Core Strategy, 2014*.

Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the contrast between enclosed historic centre of Tollerton parish and the surrounding open countryside, as well as the historic vernacular. In addition to those listed heritage assets section above, a number of historic buildings have survived that contribute to the character and appearance of the village, particularly within the historic core of Tollerton. These typically comprise red-brick buildings with clay pan tile roofs, with some notable stone built structures such as the Grade II listed Church of St Peter.

- Strong vernacular architecture of red brick buildings within the historic core of Tollerton, including 210-212 and 228 Tollerton Lane, as well as some timber framed properties immediately west of the Grade II listed War Memorial;
- Areas of modern development in the setting of historic structures, such as that at Hall Farm, have been responsive to neighbouring historic fabric preserving the visual amenity of those structures (see below).



- Connections with WWI and WWII particularly with regard to Tollerton Hall and Nottingham Airport;



WWII pill boxes within the grounds of Nottingham Airport

- Open character of the surrounding countryside, which provides the setting to Tollerton and prevents coalescence with nearby settlements ;



Looking southward from PRow Tollerton BW5

- Some long distance views of rural landscapes from the north, east and south of the parish;
- Strong sense of community involvement within the village with a number of village events and community allotments;
- Active role of Tollerton Primary School within the parish; and
- Grantham canal and associated PRow.

Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the quality and condition of existing buildings and the lack of communal open space within the parish.

- Some derelict buildings associated with Nottingham Airport;
- Degradation of the countryside due to equestrian land use;
- Volume of traffic along narrow country lanes primarily Tollerton Lane and Cotgrave Lane;
- The lack of public open green space within the village;
- Maintenance of PRow within the parish and lack of connectivity between PRow and Grantham Canal in the north;
- The prevalent use of uPVC windows and doors on both historic and modern development; and
- Tall hedgerows to some properties , which limits views from the streets.

Sensitivity to Change

There are also some elements which are particularly sensitive to change. These relate to the historic core of Tollerton, as well as the distinctive surrounding rural landscape;

- Fields west of Tollerton Lane between the historic core and the 20th century residential development which prevents the coalescence of the two settlements;
- Buildings within the historic airfield at Nottingham City Airport, which include rare architectural features;
- Open, rural setting to the village; and
- Rolling arable landscape with strong horizontal emphasis and long views to the north, south and east.

Character Management Principles

Modern development in the historic core of Tollerton should act to conserve or enhance the distinctive character of the village, and must be responsive to vernacular building materials, height, scale and massing.

- The open agricultural landscape to the west and east of the village separating it from the nearby A52 and village of Cotgrave should be protected in order to prevent coalescence between settlements;
- Development within the north of the Parish should be arranged with respect to the rural setting of Tollerton village and the Grantham Canal corridor;
- Future development within Tollerton should demonstrate an understanding of the history of the settlement. It should reflect the existing contrast between the enclosure evident in built-up areas and the openness of the surrounding agricultural land;

- Development should reflect the existing contrast between the enclosure evident in built-up areas and the openness of the surrounding agricultural land;
- The design, form and pattern of new development within the historic core should respond to the local character within the parish, using red brick and pantiles for example;
- Development outside the historic core of Tollerton should respond appropriately to the immediate context, taking into account layout, scale, density and appearance (including materials) of neighbouring buildings;
- Proposals for development on allocated land should be supported by a place-based masterplan and design codes which consider the local character of the area;
- Additional tree planting should be programmed as part of mature trees within the parish, to ensure the sustainability and viability of existing unmanaged woodland; and
- Mature vegetation, priority habitats and riparian vegetation should be retained wherever possible to maintain the existing pattern of vegetation.

A number of properties within the historic core of the village have special architectural and aesthetic interest worthy of preserving or enhancing. Article 4 directions applied to individual properties are an appropriate measure to restrict permitted development rights and prevent incremental change which may negatively impact upon the character and appearance of the area. More information can be found at:

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

It should be noted that the area of the historic core of the village is considered worthy of designation as a conservation Area by the Tollerton Parish Council, due to its character and heritage.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Opportunities for the development of communal green space within the village of Tollerton and improved links to the existing Tollerton Open Space;
- Opportunities for improved recreational links, particularly between Tollerton village and the surrounding rural landscape including Grantham Canal; and
- Further development of existing heritage interpretation within Tollerton and public access to heritage sites.

Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Tollerton Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Rushcliffe Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- A design guide or codes to be produced to allow new development to respond positively to and enhance the local character.

A wealth of further information and support is available to assist Tollerton Parish in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes

- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

TOLLERTON- HERITAGE AND CHARACTER ASSESSMENT

- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

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APPENDIX A: SCHEDULE OF HERITAGE ASSETS



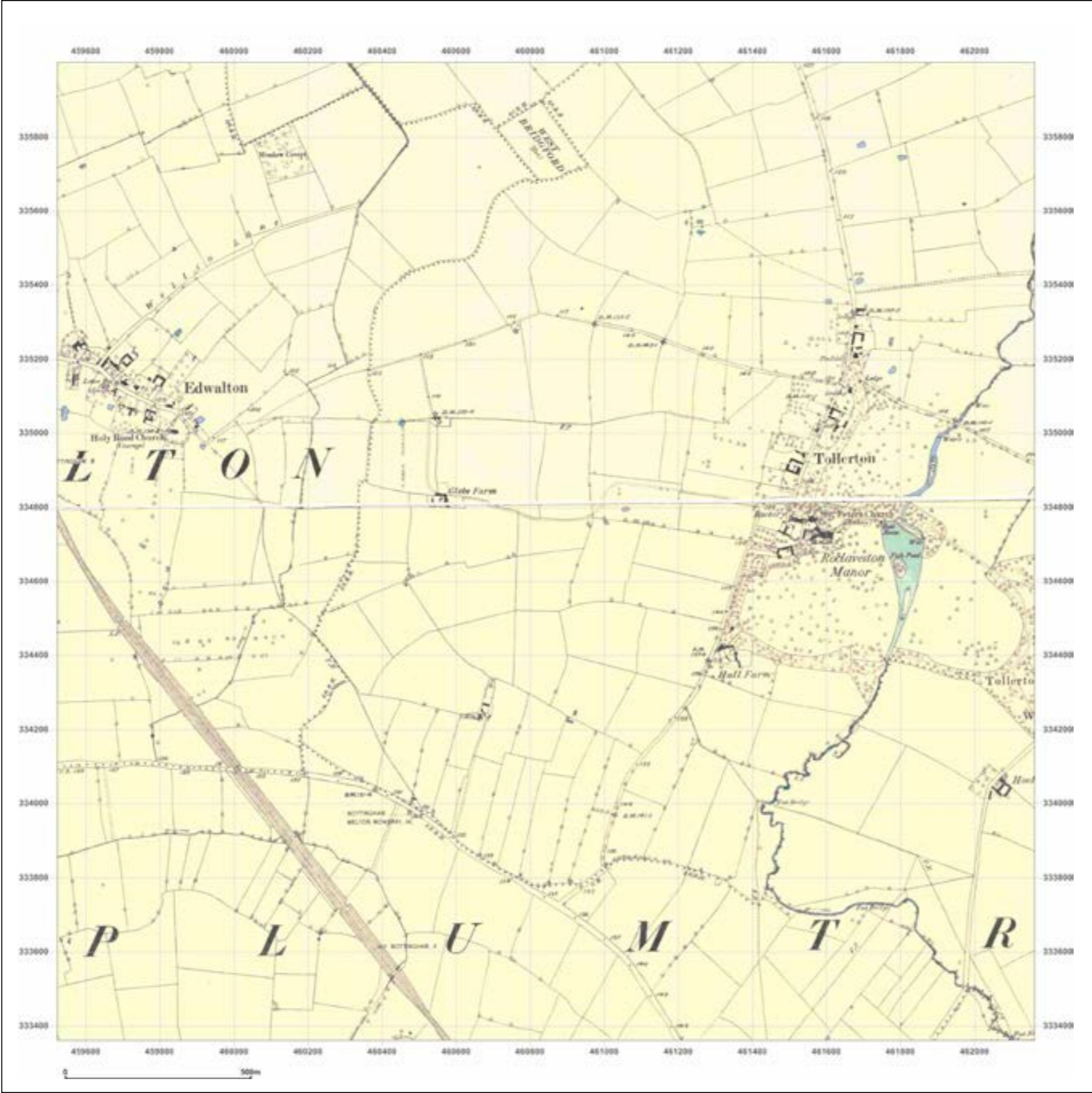
Table 1: Listed buildings (No. refers to label on Figure 4)

List Entry	Name	Grade	Legacy UID	Co-ordinates (X,Y)	No.
1039577	The Lodge and attached Gateway and Wall	II	431208	461690, 335139	1
1039583	198 Tollerton Lane	II	431219	461625, 335014	2
1263422	St Hugh's College	II	431214	461598, 334733	3
1373921	Church of St Peter and adjoining Wall	II	431211	461558, 334773	4
1392341	War Memorial	II	502534	461503, 334837	5
1250084	The Old Rectory Roclaveston Manor	II	431209	461520, 334770	6
1401953	Pillbox Type 22 at Grid Ref SK61872 36068	II		461871, 336067	7
1401974	Pillbox Type 22 at Grid Ref SK61509 36099	II		461508, 336099	8
1401975	Pillbox - square type at Grid Ref SK6139836396	II		461398, 336396	9
1401976	Pillbox Type 22 at Grid Ref. SK61542 36446	II		461541, 336445	10
1401977	Pillbox Square Type at Grid Ref. SK6183236667	II		461831, 336666	11
1401978	Pillbox Type 22 at Grid Ref. SK61883 36695	II		461882, 336695	12
1401979	Pillbox Square Type at Grid Ref. SK 61959 36756	II		461959, 336756	13
1401980	Pillbox Square Type at Grid Ref. SK 62167 36757	II		462166, 336756	14
1401981	Pillbox Square Type at Grid Ref. SK 62259 36823	II		462258, 336823	15
1402047	Pillbox Type 22 at Grid Reference SK62290 36703	II		462290, 336702	16
1402048	Pillbox Square Type at Grid Ref 62414 36221	II		462414, 336220	17
1402055	Pillbox Type 22 at Grid Ref. SK 62400 36143	II		462399, 336142	18
1402057	Pillbox Square Type at Grid Ref. SK 62300 35984	II		462299, 335983	19
1402062	Pillbox Square Type - SK 62380 35746	II		462379, 335746	20
1402065	Pillbox Square Type at SK 61808 35777	II		461807, 335777	21
1402067	Pillbox Type-22 at Grid Reference SK 61862 35859	II		461862, 335859	22
1402069	Pillbox Type-22 at Grid Reference SK 61862 35859	II		461610, 335859	23
1402074	Two storey pillbox inside Hangar at Grid Ref. SK 61541 36022	II		461555, 336022	24



APPENDIX B: HISTORICAL MAPS





Site Details:

1883-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-613751-39015-050417
Grid Ref: 460842, 334680

Map Name: County Series
Map date: 1883
Scale: 1:10,560
Printed at: 1:10,560



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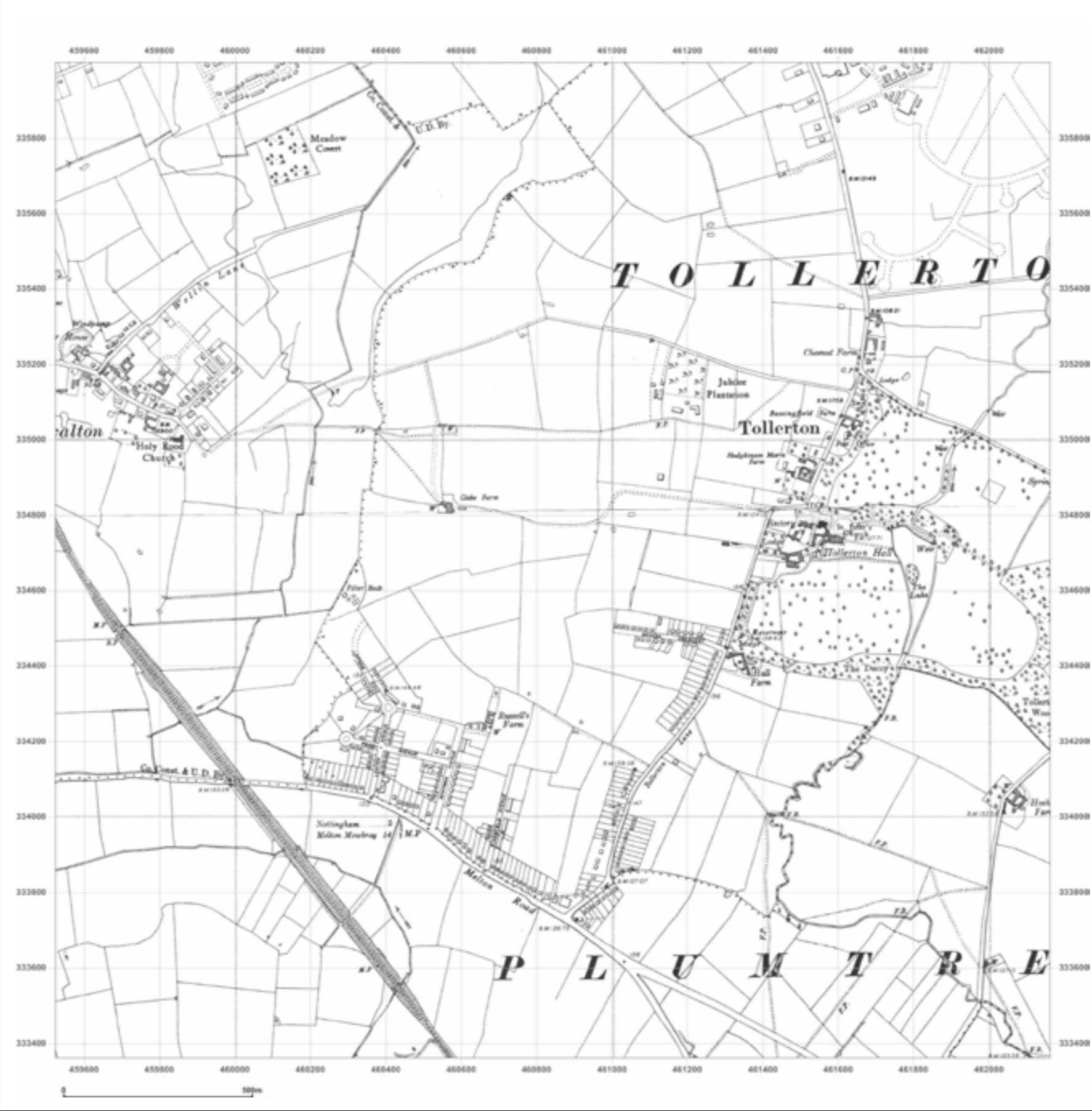


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To view map legend click here [Legend](#)



1950-A3PDF-10000,

1950-A3PDF-10000,

Client Ref: 39015

Report Ref: CMAPS-CM-613752-39015-050417

Grid Ref: 460842, 334680

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1886
Revised 1950
Edition N/A
Copyright N/A
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