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Our reference:
Your reference:
Date: Monday, 2 September 2024

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 10 September 2024 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sara Pregon
Monitoring Officer

AGENDA

1. Apologies for Absence
2. Declarations of Interest
- [Link to further information in the Council's Constitution](#)
3. Minutes of the Meeting held on 9 July 2024 (Pages 1 - 8)
4. Citizens' Questions

To answer questions submitted by citizens on the Council or its services.

5. Opposition Group Leaders' Questions

To answer questions submitted by Opposition Group Leaders on items on the agenda.

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NON-KEY DECISIONS

6. Revenue and Capital Budget Monitoring 2024/25 - Financial Update Quarter 1 (Pages 9 - 28)

The report of the Director – Finance and Corporate Services is attached.

7. Tollerton Neighbourhood Plan (Pages 29 - 134)

The report of the Director – Development and Economic Growth is attached.

Membership

Chair: Councillor N Clarke

Vice-Chair: Councillor A Brennan

Councillors: R Inglis, R Upton, D Viridi and J Wheeler

Meeting Room Guidance

Fire Alarm Evacuation: In the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

Toilets: Are located to the rear of the building near the lift and stairs to the first floor.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

Recording at Meetings

The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt



MINUTES OF THE MEETING OF THE CABINET

TUESDAY, 9 JULY 2024

Held at 7.00 pm in the Council Chamber, Rushcliffe Arena,
Rugby Road, West Bridgford
and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors N Clarke (Chair), R Inglis, R Upton, D Viridi and J Wheeler

ALSO IN ATTENDANCE:

Councillor J Walker

OFFICERS IN ATTENDANCE:

G Dennis

Monitoring Officer

P Linfield

Director of Finance and Corporate
Services

H Tambini

Democratic Services Manager

APOLOGIES:

Councillor A Brennan

1 Declarations of Interest

There were no declarations of interest made.

2 Minutes of the Meeting held on 14 May 2024

The minutes of the meeting held on Tuesday, 14 May 2024 were agreed as a true record and signed by the Chair.

3 Citizens' Questions

There were no citizens' questions.

4 Opposition Group Leaders' Questions

Question from Councillor Jen Walker to Councillor Upton.

"What ideas does Cabinet have for the £0.763m carry forward support for Registered Housing Providers?"

Councillor Upton thanked Councillor Walker for her question and stated that the affordable housing capital budget was predominantly made of Section 106 payments, paid in lieu of on-site provision. Discussions were ongoing with Registered Housing Providers (RPs), developers and Homes England to explore opportunities to commit this money, which would hopefully deliver a mix of general needs affordable housing. Should those options progress, it was

likely that they would absorb a significant amount of the remaining capital budget. The £0.763m had been carried forward to future years (2025/26) in addition to the £2.5m already allocated in the 2024/25 Capital Programme. There was an existing commitment to give a contribution of £24k to deliver three affordable units on garage sites (phase 2) and £36k for one additional affordable unit.

Councillor Upton advised that a number of options continued to be looked at by the Housing Team including grant funding of RPs, funding affordable development in partnership with public sector landowners, such as extra care for the elderly population, acquiring land for affordable housing and developing bespoke units, including in the past the Metropolitan Garage Development Programme. As those come to fruition they would be reported upon and the Medium Term Financial Statement (MTFS) updated as the money was spent. The bulk of the outstanding amount needed to be spent by April 2032, and the timeline in itself demonstrated that this was not a quick fix.

Councillor Walker asked a supplementary question to Councillor Upton.

“Why was this money not spent, as it was unclear why it had been carried forward?”

Councillor Upton stated that as with many capital projects, timelines were put in place and inevitably slippages occurred for various reasons as had happened with this sum and a more detailed written response would be provided.

Question from Councillor Thomas to Councillor Virdi. Councillor Thomas was unable to attend the meeting, so her question was read out by the Leader, Councillor Clarke.

“As the Business Rates relief offered to businesses on the Freeport will be subsidised by tax payers (through central government) what democratic involvement has there been in drawing up the policy to encourage particular types of businesses, for example companies with green and ethical track records, evidence of creation of jobs and exemplary employment practice, or in terms of the Ratcliffe LDO site, alignment with the principles of the Local Development Order?”

Councillor Virdi thanked Councillor Thomas for her question and referred to the Cabinet report considered in February 2022, which all Members were sighted on, that had stated in the environmental implications that “the transformation of Ratcliffe on Soar Power Station from the production of coal-fired energy to other more sustainable forms of energy including Research and Development into clean energy will help the region’s plans to become carbon neutral and then net zero”. The same report had also stated “the development of Ratcliffe on Soar Power Station through the Freeport could attract a significant number of new businesses and a maximum of 20,000 jobs (depending on what sites and development comes forward).”

Councillor Virdi advised that any new Freeport occupier to potentially receive Business Rates Relief had to be approved via the six Council Board Members that were democratically elected, of which there were three billing authorities. It

was the three districts who were responsible for the development and application of the Business Rates Relief Policy and for Rushcliffe Borough Council, the Board Member was the Leader of the Council. There was a 'gateway review process' involving the Tax Site Operator, Freeport Executive Delivery Team, s151 Officers and Public Sector Directors from the various authorities. This process would be extensive and involve demonstrating compliance with a 'fit and proper' test regarding ongoing conduct, compliance with laws and regulations as well as looking at social value benefits, for example apprenticeships, skills and contributions to net zero. Furthermore, investment had to be additional in relation to the country and not a displacement of investment from elsewhere within the country. The ultimate decision would be that of the respective billing authorities on whether Business Rates Relief was awarded.

Councillor Virdi stated that the adopted Local Development Order (LDO) included specific uses for development at the Ratcliffe site, which was reviewed by the Council's Local Development Framework Group several times before being debated and approved at Full Council. Under the LDO, applicants were required to follow a prescribed process, including submitting a Certificate of Compliance application setting out the proposed development and how it met the LDO criteria. Officers would review the application against the Order and undertake appropriate consultation, which included with Councillors as set out in the Constitution.

Councillor Thomas had submitted a supplementary question to Councillor Virdi, which was read out by the Leader.

"Will companies coming onto the LDO site via a planning application, rather than through the certificate of compliance process, also be eligible for the relief?"

Councillor Virdi stated that yes if a business met the criteria for the relief it was immaterial by which route planning permission was secured and a normal planning permission would only need submitting if the proposal did not comply with the LDO. It was noted that to do so would be more expensive than securing consent under the LDO, as a fee had already been paid for the LDO process by Uniper as the 'applicant'.

5 Freeport Business Rates Relief Policy

The Cabinet Portfolio Holder for Finance, Transformation and Governance, Councillor Virdi presented the report of the Director – Finance and Corporate Services, which detailed the Freeport Business Rates Relief Policy.

Councillor Virdi stated that the Freeport provided a great opportunity for the Borough in respect of economic growth and job creation and it was noted that councils could authorise 100% discretionary rate relief, providing businesses met the criteria as per the Policy, which was detailed in Appendix A to the report. To ensure consistency, this Policy had been agreed by the three councils concerned, Rushcliffe, North-West Leicestershire and South Derbyshire. Councillor Virdi referred to the hard work undertaken by officers to ensure that any risks associated with Subsidy Control were mitigated and

reduced in relation to the Borough's exposure of breaching such measures, with details highlighted in paragraphs 4.4 to 4.8 of the report.

Councillor Virdi referred to paragraphs 4.9 to 4.12 of the report, which detailed the eligibility principles, and in particular he referred to the five year extension to the deadline to claim Business Rates Relief up to 29 September 2036.

In seconding the recommendation, the Leader, Councillor Clarke reiterated that the Freeport was supporting local businesses and economic growth in the Borough, which was absolutely vital and he welcomed this process.

It was RESOLVED that:

- a) the Council's East Midlands Freeport Business Rates Relief Policy at Appendix A to the report be approved; and
- b) the Director of Finance and Corporate Services be delegated authority to either finalise any changes or make future amendments to the Policy (particularly if there are no changes in legislation) in consultation with the Finance Portfolio Holder.

6 Housing Enforcement Policy

The Cabinet Portfolio Holder for Housing and Planning, Councillor Upton presented the report of the Director – Neighbourhoods, which detailed the new Housing Enforcement Policy for 2024-2029.

Councillor Upton advised that the Policy outlined how the Council intended to secure effective compliance with relevant housing legislation, with the main objective being to ensure that all properties let as residential properties were safe, well managed and to appropriate standards. The Policy included at Appendix 1 to the report detailed information on a wide range of issues and legislation, as did the 10 appendices in the Policy. Cabinet noted that the fundamental aim of the Policy was to manage how enforcement was undertaken, especially for those in rented, multi-occupation and mobile homes. Councillor Upton stated that housing was a fundamental human need, and the quality of housing did effect quality of life and the environment, both of which were key priorities for Rushcliffe, as stated in its Corporate Strategy.

In seconding the recommendation, Councillor Inglis thanked officers for their hard work in producing this excellent Policy and concurred with Councillor Upton's comments. Councillor Inglis felt that the Policy provided clear, easy to understand principles, actions and procedures that would be invaluable to all parties, and it would also be an excellent reference document for Councillors. All too often there were examples of poor quality, unsafe housing and a Policy that could consolidate enforcement rules and regulations should be embraced. Councillor Inglis stated that it was vital that the Council met its statutory obligations to ensure that residential properties were properly maintained and managed to ensure quality of life, healthy and safe conditions for tenants, and he felt that this Policy would do this.

Councillor J Wheeler stated that it was important for all tenants to know that

standards were in place and that action could be taken, as everyone had the right to live in safe, good quality accommodation.

The Leader, Councillor Clarke advised that this was a statutory obligation and he stated that the purpose of the Policy was summed up in the introduction, when it stated that all properties should be safe, of good quality, free from major dis-repair and well managed, and it was essential that those standards were maintained by the Council.

Councillor Upton reminded Cabinet that the Policy also covered private, freehold owner occupiers, as they were not immune from enforcement, when there were potential risks to the public.

It was RESOLVED that the adoption of the new Housing Enforcement Policy 2024-29 be approved.

7 **Financial Outturn 2023/24**

The Cabinet Portfolio Holder for Finance, Transformation and Governance, Councillor Virdi presented the report of the Director – Finance and Corporate Services, which outlined the year-end financial outturn position for 2023/24, linked to the closure of the accounts process and previous financial update reports.

In introducing the report, Councillor Virdi referred to the sharp increase nationally in the number of councils facing financial pressures and stated that he was pleased to report that Rushcliffe had maintained a positive outcome, despite the challenging economic environment, as detailed in paragraph 4.4 of the report. Councillor Virdi referred to ongoing cost of living pressures, which impacted both on residents and the Council's budget, and Cabinet noted that service efficiencies had continued to be identified to balance those pressures. The revenue budget had an overall revenue efficiency of £1,663m and the Capital Programme overall had an underspend of £5.710m and Councillor Virdi confirmed that the report recommended carrying forward those budget efficiencies to help meet 2024/25 service pressures and risks.

In respect of revenue, Councillor Virdi referred to paragraph 4.5 and Appendix A to the report, which detailed the main variances, with paragraph 4.6 highlighting additional savings from Business Rates and Government Grants, giving the Council an additional resource of £1.379m. Overall the Council's robust financial position enabled it to fund service demands or cost pressures not originally identified in the budget, details of which were highlighted in paragraphs 4.18, 6.3 and 6.4 and Appendix E. Cabinet was reminded that there would continue to be further pressures on the budget going forward.

In respect of capital, Councillor Virdi advised that paragraph 4.19 and Appendix D highlighted the key variances and explanations for those, including the underspend on the Crematorium and Bingham Arena. Councillor Virdi emphasised the success of both projects and the benefits brought to residents. Reference was made to paragraph 4.20, which covered Special Expenses, with an overall deficit for the year of £8k, which in the context of overall finances Councillor Virdi considered to be manageable.

In conclusion, despite the financial challenges referred to, Councillor Virdi stated that the Council had always been prudent, which had negated the need to draw on reserves or borrow externally. Inflation had begun to fall; however, pressures would remain as household income continued to contract. Cabinet was reminded that with the new government, there could be a change in funding, and the ongoing economic uncertainties and risks made planning challenging. There were warning signs for the budget going forward, with pressures on areas including Planning Services and Streetwise and the impact of inflation on contracts and therefore it was vital that the Council was even more productive, and although the Council was in a good position, it could not be complacent. Councillor Virdi thanked Councillors and officers, in particular the Director – Finance and Corporate Services and the Finance Team for their dedication and diligence.

In seconding the recommendation, Councillor J Wheeler referred to the difficulties of setting a budget during such challenging times and welcomed the savings made, that had been put into capital projects to benefit residents. Councillor Wheeler thanked the officers responsible for applying for the various grants, which required considerable work and helped to fund additional projects around the Borough.

Councillor Upton referred to the Crematorium and the Bingham Arena and reminded Cabinet that both of those excellent, multi-million pound projects had been delivered under budget during very challenging financial times, which he felt emphasised the competency and skill of officers as project managers. Those officers had challenged and looked for alternative products, which delivered the same performance and quality, but at a cheaper cost and Councillor Upton stated that they should be applauded for that.

The Leader concurred with those comments and thanked officers for their hard work.

It was RESOLVED that:

- a) the 2023/24 revenue position and efficiencies identified in Table 1, the variances in Table 2, (and Appendix A) to the report be noted;
- b) changes to the earmarked reserves as set out at Appendix B along with the carry forwards and appropriations to reserves in Appendix E to the report be approved;
- c) the re-profiled position on capital and approves the capital carry forwards outlined in Appendix C and summarised in Appendix F to the report be noted; and
- d) the update on the Special Expenses outturn at paragraph 4.20 and in Appendix D to the report be noted.

The Leader advised that this would be the Monitoring Officer's last meeting, as she was leaving Rushcliffe and thanked her for all her hard work and wished her well for the future.

The meeting closed at 7.35 pm.

CHAIR

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Cabinet

Tuesday, 10 September 2024

Revenue and Capital Budget Monitoring 2024/25 – Financial Update Quarter 1

Report of the Director – Finance and Corporate Services

**Cabinet Portfolio Holder for Finance, Transformation and Governance,
Councillor D Viridi**

1. Purpose of report

- 1.1. This report presents the budget position for revenue and capital as at 30 June 2024.
- 1.2. The financial climate is beginning to show signs of improvement; however, the effect of recent high inflation has impacted both residents' cost of living and created cost pressures for the Council's budget. It is imperative that the Council maintains due diligence with regards to its finances and ensures necessary action is taken to ensure a balanced budget is maintained.
- 1.3. At quarter one, there is a predicted net revenue efficiency of £1.106m for 2024/25. Significant variances are highlighted in Table 1. This represents a variance of 7.27% of Net Service Expenditure. This is proposed to be earmarked for additional cost pressures and financial challenges discussed below. The position is likely to change as further variances are identified during the year.
- 1.4. There is a capital budget underspend projected of £5.968m, this includes rephasing of £3.756m to 2025/26.
- 1.5. The report has been scrutinised by Corporate Overview Group on 3 September 2024, and no significant issues were raised.

2. Recommendation

It is RECOMMENDED that Cabinet approves the attached report noting:

- a) the expected revenue budget efficiency for the year of £1.106m and proposals to earmark this for cost pressures given at paragraph 4.5 and Table 2 to be incorporated into the 2025/26 MTFs for Full Council;
- b) the projected capital budget efficiencies of £5.968m including the reprofiling of provisions totalling £3.756m (paragraph 4.8 and Table 3); and

- c) the expected balanced outturn position for special expenses (paragraph 4.6).

3. Reasons for Recommendation

To demonstrate good governance in terms of scrutinising the Council's on-going financial position and compliance with Council Financial Regulations.

4. Supporting Information

Revenue Monitoring

- 4.1. For 2024/25, the overall budget variance is expected to be an efficiency of £1.106m with proposals to earmark the in-year efficiencies for specific reserves as detailed in **Appendix A**, should this direction of travel be maintained.
- 4.2. **Table 1** below summarises the main pressures and efficiencies with a full summary of all significant variances at **Appendix B**.

Table 1: Main pressures and efficiencies

Projected in year cost/(efficiency)	£000	Reason
Financial Services	(304)	Interest income £250k and insurance savings £21k, vacant post £33k
Environmental Health	(158)	Homes for Ukraine funding not allocated
Strategic Housing	(104)	Additional homelessness grant
Economic Development	(82)	UKSPF management fee £65k and joint authority post £17k contribution to salaries
Depot & Contracts	(39)	Leisure Management contract £128k and Eastcroft Depot rent savings £47k offset by shortfall in sales of waste bins £35k and net expected loss of £101k at Edwalton Golf Course made up of £40k loss against expected profit of £61k due to extended course closure following a very wet winter and spring
Environmental Health/Planning	(60)	Savings from IDOX not moving to cloud hosting
Customer Services and Performance Management	(60)	Staff vacancies and savings on relocation of Contact Centre
Revenues	(55)	Increase in costs raised for Council Tax debtors
Legal Services	(30)	Temporary staff vacancies and legal post currently not filled
Communities	(27)	All weather pitch bookings performing better than budgeted
Planning & Growth	130	Planning appeals and enforcement
Streetwise	32	Vehicle Maintenance £47k less increase in income for Grounds Maintenance £15k

Other minor variances	5	
Net Revenue cost/(efficiencies)	(752)	
Grant income	(102)	New burdens; Elections £38k, other new burdens £17k, Land charges compensation grant £30k, Audit grant £18k
Business Rates	(152)	
Business Rates Pool	(100)	
Total Net Projected Budget Variance	(1,106)	

- 4.3. The main adverse variances arise from planning appeals and enforcement, whilst there is a specific reserve for this purpose, it is expected that this can be covered by in year efficiencies without need to draw on the reserve at this time.
- 4.4. The main efficiencies arise from investment income, additional grant income, savings on leisure and depot contracts and the Business Rates pool expected surplus.
- 4.5. The favourable projected budget position does enable the Council to utilise this for risks that materialise in what remains a challenging financial environment and carry forward balances or replenish reserves or create reserves for alternative opportunities or risks. These are highlighted in the table below and will be reported in the MTFS for 2025/26 to Full Council in March 2025.

Table 2: Use of Projected Underspend

Area for Use	Amount (£'000)	Comment
Homes for Ukraine	158	Carried forward grant resources
Economic Growth	70	To fund potential Economic Growth Strategy requirements eg Tourism, signs for the Borough
West Bridgford Town Centre Regeneration (Central Avenue)	500	To put in a new 'WBTC reserve' towards pedestrianisation of WBTC
Treasury Depreciation Reserve	378	See Para 4.15 below.
Total	1,106	

- 4.6. **Appendix E** shows the Quarter 1 position on the Special expenses budget. The expenditure is expected to be £700 above budget, this is not significant.

Capital Monitoring

- 4.7. The updated summary of the Capital Programme monitoring statement and funding position as of 30 June 2024 is shown at **Appendix C**. **Appendix D** provides further details about the progress of the schemes.

4.8. The original Capital Programme for 2024/25 was £11.079m, with £3.405m carry forwards and other adjustments of £2.236m giving a current budget of £16.720m. The projected outturn is £10.752m, giving an underspend of £5.968m. It is requested that £3.756 is rephased to 2025/26. This is summarised in Table 3 below.

Table 3 - rephasing of 2024/25 schemes to 2025/26

Scheme	Amount £000
Manvers Business Park Enhancements	200
Unit 10 Moorbridge	100
Bridgford Park Kiosk	25
Colliers Business Park Enhancements	16
The Point	25
Devonshire Railway Bridge	100
Keyworth Cemetery	25
Hound Lodge Enhancements	325
Edwalton Community Facility	500
Support for registered housing providers	2,440
Total to re-phase	3,756

4.9. The remaining £2.212m underspend is due to the following main areas:

- £1m travellers site acquisition – no sites have been identified, this provision will potentially be removed later in the year
- £0.319m Rushcliffe Oaks Crematorium – £0.550m was set budgeted for post opening enhancement works and potential VAT liability if partial exemption calculation is breached. Drainage and paving works have taken place but there are currently no further commitments. There is potential for an underspend to be released later in the year.
- £0.248m Bingham Arena – allowance to cover any post opening enhancements, no commitments made to date, potential for an underspend to be released later in the year.
- £0.330m contingency is currently unallocated.

4.10. The current projected overall variance means that any borrowing requirement can be met from internal resources with no recourse to borrow externally this financial year.

Pressures Update

4.11. The legacy of COVID and international conflict has had a significant impact on inflation in recent years which has increased costs specifically around pay, contracts and utilities and the associated increase in cost of living could have implications for collection rates and income from fees and charges.

4.12. Inflation peaked in October 2022 at 11.1%, this has steadily reduced to 2% as at June 2024, however the legacy increase means higher costs are 'baked-in' to the base budget. The budget has been set with inflation levels of between

3%-8% and should therefore be insulated against any fluctuations. If inflation starts to rise then interest rates may also increase, this remains an ongoing risk.

- 4.13. The position on collection rates (see Table 4 below) will continue to be monitored. Given the challenges on residents and businesses this represents a relatively positive position. Business rates tend to be skewed due to the high amount of reliefs businesses receive at the start of the year.

Table 4 – Collection Rates - Quarter 1

Description	Q1 2024/25	Q1 2023/24	Increase/(Decrease)
Sundry Debtors	96.13%	95.01%	1.12%
Council Tax	29.4%	29.61%	(0.21%)
Business Rates	38.2%	41.16%	(2.96%)

- 4.14. The Council's Transformation and Efficiency Plan (TEP), or Productivity Plan, is designed to meet emerging financial challenges. In 2024/25 the three most significant savings targets are income from Green Bin Collection (£0.238m), income from car parks (£0.214m) both due to increases in fees and charges which have been applied in 2024/25, and Leisure Management contract savings (£0.228m). At quarter 1 a total of £0.173m of savings have been achieved against a target of £0.183m.

- 4.15. The value of the Council's Multi Asset investment or pooled funds is currently at £13.974m as at 30 June 2024), a £1.025m loss against original investment. It should be noted that whilst the value of the assets does fluctuate, the returns from these investments are stable and represent a healthy proportion (20%) of the Council's overall return on investments. When the capital appreciates in value the Council's revenue position will benefit. They are long term investments and form part of the Council's Treasury Management Strategy approved by Full Council as part of the (MTFS). It should also be noted that the statutory override currently in place has been extended to April 2025, it is prudent to maintain a reserve whilst we retain such investments. The Council hold £1.173m in reserves to smooth the impact of movements in value. We have recalculated the provision, liaising with the Council's Treasury advisors. It is proposed that a further £0.378m is added from in year efficiencies in line with this advice.

Conclusion

- 4.16. The revenue position remains relatively healthy, but the position can quickly change as this reflects the position after 3 months and mindful of the risks (section 6).
- 4.17. The position on capital is currently positive although in the long-term resources are diminishing and headroom in the budget will be required to ensure future capital commitments can be met. There will still be no need to externally borrow this financial year. Challenges can arise during the year, such as sourcing

labour and materials and inflated costs, which may still impact on the projected year end position, and this will continue to be reported.

- 4.18. The Council still has its own challenges such as meeting its own environmental objectives and positively upside risks to provide more employment opportunities, and economic and environmental development in the Borough by actively championing the Freeport. As the economic background appears to be ever more volatile it is imperative that the Council continues to keep a tight control over its expenditure, identifies any impact from changing income streams, maintains progress against its Transformation Strategy and retains a healthy reserves position to help manage risk.

5. Alternative options considered and reasons for rejection

There are no other options proposed for consideration.

6. Risks and Uncertainties

- 6.1 Failure to comply with Financial Regulations in terms of reporting on both revenue and capital budgets could result in criticism from stakeholders, including both Councillors and the Council's external auditors.
- 6.2 Areas such as income can be volatile and are particularly influenced by public confidence and the general economic climate and Government legislation. The impact of this remains to be seen at this stage but is being closely monitored. Areas of risk include, but are not exclusive to, planning and the crematorium particularly dependent on changes in demand.
- 6.3 Any delay in anticipated capital receipts will mean that a higher level of temporary internal borrowing will be required. This can, however, be accommodated due to the level of cash reserves. There will be an opportunity cost by way of lost interest on sums invested. There remains a risk in the event of the need to borrow externally that the cost to the Council would be significant due to the level of interest rates.
- 6.4 The Council needs to be properly insulated against potential risks hence the need to ensure it has a sufficient level of reserves, as well as having the ability to use reserves to support projects where there is 'upside risk' or there is a change in strategic direction. Sufficient reserve levels are critical in ensuring the Council can withstand the financial shocks and maintaining sufficient reserves to address significant risks remains a key objective of the Council's MTFs and is good financial practice.
- 6.5 There remains much uncertainty as the new Government starts to legislate for, and implement, new policies. Areas of uncertainty in particular concern planning and waste reform as we continue to be vigilant.

7 Implications

7.1 Financial Implications

Financial implications are covered in the body of the report.

7.2 Legal Implications

There are no direct legal implications arising from this report. It supports the delivery of a balanced budget.

7.3 Equalities Implications

None.

7.4 Section 17 of the Crime and Disorder Act 1998 Implications

None.

7.5 Biodiversity Net Gain Implications

None.

8 Link to Corporate Priorities

The Environment	The budget resources the Corporate Strategy and therefore resources all Corporate Priorities.
Quality of Life	
Efficient Services	
Sustainable Growth	

9 Recommendation

It is RECOMMENDED that Cabinet approves the attached report noting:

- a) the expected revenue budget efficiency for the year of £1.106m and proposals to earmark this for cost pressures given at paragraph 4.5 and Table 2 to be incorporated into the 2025/26 MTFS for Full Council;
- b) the projected capital budget efficiencies of £5.968m including the reprofiling of provisions totalling £3.756m (paragraph 4.8 and Table 3); and
- c) the expected balanced outturn position for special expenses (paragraph 4.6).

For more information contact:	Peter Linfield Director Finance & Corporate Services 0115 914 8439 p.linfield@rushcliffe.gov.uk
Background papers available for Inspection:	Council 7 March 2024 – 2024/25 Budget and Financial Strategy Cabinet 9 July 2024 – Financial Outturn Report 2023/24
List of appendices:	Appendix A – Revenue Outturn Position 2024/25 – June 2024 Appendix B – Revenue Variance Explanations – June 2024 Appendix C – Capital Programme 2024/25 – June 2024 Appendix D – Capital Variance Explanations June 2024 Appendix E – Special Expenses Monitoring June 2024

Projected Revenue Outturn Position 2024/25 – June 2024

	Original Budget £000	Revised Budget £000	Projected Outturn £000	Projected Variance £000
Chief Executive	1,524	1,562	1,534	(28)
Development & Economic Growth	482	569	570	1
Finance & Corporate	4,952	4,875	4,437	(438)
Neighbourhoods	7,824	8,198	7,911	(287)
Sub Total	14,782	15,204	14,452	(752)
Capital Accounting Reversals	(1,895)	(1,895)	(1,895)	0
Minimum Revenue Provision	1,178	1,178	1,178	0
Total Net Service Expenditure	14,065	14,487	13,735	(752)
Grant Income (Including New Homes Bonus)	(2,125)	(2,125)	(2,227)	(102)
Business rates (Including SBRR)	(5,763)	(5,763)	(6,015)	(252)
Council Tax	(8,347)	(8,347)	(8,347)	0
Collection Fund Deficit	(32)	(32)	(32)	0
Total Funding	(16,267)	(16,267)	(16,621)	(354)
Net Transfer to/(from) Reserves	(2,202)	(1,780)	(2,886)	1,106
Homes for Ukraine ringfenced reserve				158
West Bridgford town centre regeneration (Central Avenue)				500
Increase IFRS 9 (Treasury Capital Depreciation Reserve)				378
Economic Growth				70
Total Committed from underspend				1,106
Net Budget Deficit/(Surplus)				0

Revenue Variance Explanations

Adverse variances in excess of £25,000

Department	Reason	Projected Outturn Variance £000
Development & Economic Growth		
Planning & Growth	Cost of planning appeals and enforcement	130
Neighbourhoods		
Depot & Contracts	Edwalton Golf Course budgeted profit £61k against projected £40k loss due to extended course closure following a very wet winter and spring	101
Depot & Contracts	Sales of waste bins to developers	35
Strategic Housing	Lettings system upgrade	41
Streetwise	Vehicle maintenance	47
Total Adverse Variances		354

Favourable variances in excess of £25,000

Department	Reason	Projected Outturn Variance £000
Chief Executives		
Legal Services	Vacant post	(30)
Economic Growth & Development		
Economic Development	UKSPF management fee and joint authority contribution to post	(82)
Planning & Growth	IDOX cloud savings	(30)
Finance & Corporate Services		
Financial Services	Investment income	(250)

Department	Reason	Projected Outturn Variance £000
Financial Services	Vacant post	(33)
Revenues & Benefits	Council tax costs recovered	(55)
Customer Services and Performance Management	Vacant post	(50)
Neighbourhoods		
Environmental Health	IDOX cloud savings £30k, Homes for Ukraine carry forward not fully committed £158k	(187)
Strategic Housing	Additional homelessness funding	(145)
Depot & Contracts	Leisure Management contract	(128)
Depot & Contracts	Eastcroft Depot rent	(47)
Community Development	All weather pitch hire income exceeding budget	(27)
Total Favourable Variances		(1,064)
Other Minor variances		(42)
Total Variance		(752)

Capital Programme 2024/25 June 2024

Expenditure Summary	Original Budget £000	Current Budget £000	Projected Actual £000	Projected Variance £000	Comments
Development and Economic Growth	2,950	3,760	1,591	(2,169)	£1m for acquisition of traveller site is not committed and can potentially be removed from the programme later in the year; £576k for post opening enhancements for Bingham Arena and Rushcliffe Oaks are not yet committed; £491k schemes to be reprofiled to 2025/26.
Neighbourhoods	7,829	12,354	8,909	(3,445)	£2.5m support for registered housing providers not committed; £825k schemes to be reprofiled to 2025/26 (Edwalton Community Facility £500k and £325k Hound Lodge)
Finance and Corporate Services	150	276	252	(24)	
Contingency	150	330	0	(330)	Capital contingency not yet allocated.
Total Expenditure	11,079	16,720	10,752	(5,968)	
Financing Analysis					
Capital Receipts	(2,989)	(5,596)	(3,720)	1,876	Capital contingency part funded by capital receipts is not yet allocated; £925k scheme reprofiling; £567k for post opening enhancements at Bingham Arena and Rushcliffe Oaks
Government Grants	(2,745)	(4,315)	(4,283)	32	
Use of Reserves	(2,053)	(2,910)	(1,290)	1,620	Capital contingency part funded by use of reserves is not yet allocated; £1m traveller site to be funded from New Homes Bonus but this is not yet committed; expenditure on investment property to be reprofiled to 2025/26
Grants/Contributions	0	(37)	(37)	0	
Section 106 Monies	(3,292)	(3,862)	(1,422)	2,440	Support for registered housing providers funded from S106's not yet committed (see above).
Borrowing	0	0	0	0	
Total Funding		(16,720)	(10,752)	5,968	
Net Expenditure	0	0	0	0	

Capital Variance Explanations 2024/25 June 2024

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Development and Economic Growth							
REPF Capital Grants	520	130	38	(92)	491	(29)	Rural England Prosperity Fund nearly wholly committed. Two grants totalling £71k from 2023/24 now due to be released in 2024/25. 2024/25 new grant allocation £447k.
UKSPF Capital Grants (UK Shared Prosperity Fund)	145	36	47	11	145	0	£8k grant commitment brought forward plus 2024/25 grant approvals £137k.
Manvers Business Park Enhancements	300			0	100	(200)	Roller shutters to be replaced. £200k Roof repairs to be re-profiled to 2025/26
Unit 10 Moorbridge Enhancements	240			0	140	(100)	£40k for Electric Vehicle Charging Points and £10k for Cleaner Store. Compliant Vehicle Wash to be commissioned up to 50k and works to the internal layout for health and safety reasons estimated £40k. £100k to be reprofiled to 2025/26.
Bridgford Park Kiosk	25			0	0	(25)	Planning approval obtained to construct a dedicated staff toilet for the kiosk. Building regs application to be made and works to be tendered. Scheme to be reprofiled to 2025/26
Colliers BP Enhancements	16			0	0	(16)	Installation of barriers and bollards for security to be assessed. Guttering and cladding under review. Not urgent, to be reprofiled to 2025/26.

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Highways Verges: Cotgrave/Bingham/CB	190			0	190	0	Officer investigation of sites continues to prioritise work plan. This is a complicated process, but it is anticipated that Woodview will be first as we own the land. Highways Authority will need to be consulted - possible use of SLA to enable NCC to lead and commission VIA.
Traveller Site Acquisition	1,000			0	0	(1,000)	No sites identified, no commitments. Provision can potentially be removed later in the year.
RCCC Premises	35			0	23	(12)	IT infrastructure/furniture
Cotgrave Phase 2	38			0	38	0	Hard landscaping works have commenced; soft landscaping will be undertaken Oct/Nov time.
Bingham Arena	250	0	2	2	2	(248)	Residual £250k provision to meet any post opening enhancements for Bingham Arena and Enterprise Centre. Nothing committed yet but Clerk of Works fees paid.
Water Course Improvements	210			0	210	0	Works being scoped, need clearance for the Environment Agency. Provisional £150k UKSPF funding.
The Point	40			0	15	(25)	Ramp roller shutter to be done but not wholly committed - remainder to be reprofiled to 2025/26
Bingham Market Place Improvements	6			0	6	0	Minor paving enhancements may be required.
Devonshire Railway Bridge	100			0	0	(100)	VIA inspection identified some remedial work but not urgent. Scheme to be reprofiled to 2025/26.
Walkers Yard 1a/b and 3	70			0	0	(70)	Works not committed and use of unit 3 under review. Some enhancement works may need to be undertaken in 2024/25 but there are no commitments yet.

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Rushcliffe Oaks Crematorium	550	53	7	(46)	231	(319)	£150k of this provision may be required for VAT if the partial exemption calculation is breached. £400k to address any post opening enhancement works required. Drainage and paving works undertaken.
Keyworth Cemetery	25			0	0	(25)	Surveys undertaken. Works to be agreed with the Diocese. Quotes to be sourced. No commitments yet. To be reprofiled to 2025/26.
	3,760	219	94	(125)	1,591	(2,169)	
Neighbourhoods							
Vehicle Replacement	647	162	81	(81)	576	(71)	2 new electric buggies for the country park acquired.
Support for Registered Housing Providers	2,500			0	60	(2,440)	£24k due in 2024-25 for remaining 3 units practical completion on Garage Sites Phase 2; plus £36k for 1 affordable housing unit at Ruddington. Meetings taking place with RPs/Developers and Homes England to explore opportunities to commit the provision.
Discretionary Top Ups	45	11	16	5	45	0	Due to spending pressures on Mandatory DFGs, Cabinet 12.07.22 approved amendment of the policy to temporarily suspend use of the Discretionary pot until a review of the national formula allocation is undertaken. This provision is to meet existing commitments.
Disabled Facilities Grants	1,051	263	187	(76)	1,003	(48)	There is continued pressure on the Mandatory DFG provision. RBC has had to commit its own resources to support service delivery. It is hoped that additional grant will be awarded later in the year.

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Hound Lodge Enhancements	325			0	0	(325)	Works paused whilst asset review of Hound Lodge completed. Sum not committed. To be reprofiled into 2025/26.
Arena Enhancements	65			0	65	0	Some work required to upgrade reception and corridor floors. Work also to be undertaken on fire dampers.
Car Park Resurfacing	79			0	65	(14)	Bridgford Road works complete.
Cotgrave & Keyworth Leisure Centre Enhancements	4,056	720	12	(708)	4,056	0	Work in progress. Salix Grant Funding of £1.215m awarded which needs 12% match funding £146k from the Climate Change Reserve. £730k redirected to CLC/BLC from Bingham Arena underspend; £780k Strategic CIL allocated; and £250k Lottery Grant for PV at CLC. Project slightly behind schedule but still aiming for Sept/Oct start on site. Could be opportunity to allocate for additional UKSPF funding.
Edwalton Golf Club Enhancements	30			0	30	0	Sum not yet committed. Flooding issues need to be addressed first and are currently being assessed with a view to establishing a costed action plan for the proposed works. Need to do work in Sept/Oct for flood work - SUD Consultant preparing costed action plan and will require specialist contractor.
Old Bingham Leisure Centre Improvements	100			0	100	0	Sum for improvements to Athletics Track subject to a pre-app with planning.
SAFE4HEARTS UKSPF	3			0	0	(3)	No further installations, sum to be returned to UKSPF Capital pot.
Gresham Sports Park Redevelopment	68			0	68	0	Moving shipping container (order placed) and CCTV improvements (following ASB/crime issues). Further work on

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
							swale and trees required. UKSPF allocation could be made.
RETROFIT Grants	583			0	583	0	New Government Initiative. Contract in place. Survey works have commenced.
Gamston Community Centre Enhancements Special Expense	130			0	130	0	Sum for decarbonisation works. Successful Salix bid. Tender to be drafted over summer and managed by procurement framework.
Lutterell Hall Enhancements Special Expense	50			0	0	(50)	Sum not required; request to redirect to Teen Play Provision at West Park.
Home Upgrade Grant (HUG)2 Green Energy Grants	890			0	890	0	New initiative, fully funded by Government Grant. Awaiting grant monies.
Rushcliffe Country Park Play Area	97			0	97	0	Works are complete, payments to be processed. Site opened June 2024.
External Door/Window Upgrades Various Sites	46			0	0	(46)	To be undertaken ad hoc, no commitments yet.
Sharphill Paths Special Expense	7			0	7	0	Funded from UKSPF; works to be undertaken Sept 2024.
Bridge Field Access Imps Spec Exp	53	40	38	(2)	53	0	Works nearly completed. £20k funded from UKSPF; £25k Neighbourhood CIL; and £8k from Special Expense Capital Reserve.
Alford Road Football Pitches	28			0	30	2	Order placed. £25k funding from Neighbourhood CIL; £3.4k Football Foundation Grant. Projected minor overspend.

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Edwalton Community Facility Spec Exp	750			0	250	(500)	Detailed design and cost plan to be drawn up. Delivery of scheme to be agreed. £250k UKSPF allocated here - total is £750k - looking at legal agreement for stage payments to allocate UKSPF before end of March 2025. Reprofile £500k to 2025/26.
Greythorn Drive Play Area Spec Exp	106			0	106	0	Scheme to be funded from S106 Contribution. Practical completion of the Play Area element 05.07.24; Mini MUGA still to be completed.
Bridgford Park and Bridge Field Play Areas Spec Exp	134			0	134	0	£75k UKSPF funding allocated; £57k S106; and balance from reserves. Anticipated tender specification Sept 2024.
The Hook Works	6				6	0	Works required to the ditch at Hook Nature Reserve funded from UKSPF
West Park Julien Cahn Pavilion Special Expense	505		4	4	555	50	Planning fee and surveys in advance of works. Detailed design and cost plan to be drawn up. Part funded by UKSPF £100k (may need to reallocate if timescales slip) - AH appointing GEP to do design (also covering Gamston). AH progressing scope for wider refurbishment work. £50k requested to be redirected from Lutterell Hall for Teen Play Areas at West Park.
	12,354	1,196	338	(858)	8,909	(3,445)	
Finance and Corporate Services							
Information Systems Strategy	276	38	17	(21)	252	(24)	Rollout of the ICT Alignment Strategy to meet business needs and embrace changing technology. Cloud Based Solutions now being assessed.
	276	38	17	(21)	252	(24)	

	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	Comments
Contingency	330	0	0	0		(330)	Budget movement: Original Budget £150k £180k brought forward from 23-24
	330	0	0	0	0	(330)	
Total Capital Programme	16,720	1,453	449	(1,004)	10,752	(5,968)	

Special Expenses Monitoring June 2024

	2024/25 Original Budget £	Projected Outturn £	Projected Variance £	Reason
West Bridgford				
Parks & Playing Fields	486,700	487,800	1,100	
West Bridgford Town Centre	115,100	115,100	0	
Community Halls	101,300	109,900	(400)	
Contribution to deficit	7,300	7,300	0	
Annuity Charges	98,000	98,000	0	
Revenue Contribution to Capital Outlay	75,000	75,000	0	
Sinking fund (The Hook Skatepark)	20,000	20,000	0	
Total	903,400	904,100	700	
Keyworth				
Cemetery	9,600	9,600	0	
Annuity Charge	4,600	4,600	0	
Total	14,200	14,200	0	
Ruddington				
Cemetery	10,400	10,400	0	
Total	10,400	10,400	0	
Total Special Expenses	928,000	928,700	700	



Cabinet

Tuesday, 10 September 2024

Tollerton Neighbourhood Plan

Report of the Director – Planning and Economic Growth

Cabinet Portfolio Holder for Housing and Planning, Councillor R Upton

1. Purpose of report

To consider the Examiner's recommended modifications to the Tollerton Neighbourhood Plan and whether to approve the draft Decision Statement.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) accepts all of the Examiner's recommended modifications to the Tollerton Neighbourhood Plan with the exception of Modifications 5, 6 and 20;
- b) approves the Tollerton Neighbourhood Plan Decision Statement and its publication;
- c) agrees that six weeks consultation should be undertaken on the proposed decision not to accept Modifications 5, 6 and 20; and
- d) agrees not to proceed to referendum on the Tollerton Neighbourhood Plan at this time, pending a further report to Cabinet once the consultation has been completed.

3. Reasons for Recommendation

3.1. The Borough Council, as Local Planning Authority, has a statutory duty to assist in the production of Neighbourhood Plans where communities wish to produce them under the Localism Act 2011.

3.2. The Tollerton Neighbourhood Plan has been produced by Tollerton Parish Council, in conjunction with the local community. It was submitted to the Borough Council on 14 June 2023 and contains a number of policies which would form part of the statutory Development Plan and be applied to the determination of planning applications (see Appendix 1). The Borough Council is required by the Localism Act to assess whether the Plan and its policies meet certain criteria (the 'Basic Conditions' and other legal requirements). In order to assist in this process, the Borough Council is required to invite

representations on the Plan and appoint an independent Examiner to review whether the Plan meets the Basic Conditions and other legal requirements.

- 3.3. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 9 October 2023. The Plan has been assessed by an independent Examiner and, on 17 January 2024, he published his report which concluded that, subject to the modifications proposed in his report, the Plan should proceed to referendum (see Appendix 2).
- 3.4. The legislation sets out that the Borough Council must consider each of the recommendations made by the Examiner, including the reasons for them, and decide what action to take in response to each one. The Borough Council must also consider whether other modifications not recommended by the Examiner are necessary in order for the Plan to meet the Basic Conditions and legal requirements. Appendix 3 contains the draft Borough Council's Decision Statement in respect of each of the Examiner's recommendations and also whether other modifications are considered necessary.
- 3.5. It is considered that all but three of the Examiner's recommended modifications are necessary to meet the legal requirements and Basic Conditions. Modification 5 and Modification 6 are not considered necessary to meet the Basic Conditions and would repeat existing local and national planning policy. Modification 20 recommended a more concise approach, which has been achieved, but not as suggested by the Examiner, in order to respect the approach of the Neighbourhood Plan.
- 3.6. Modification 5 proposed the introduction of a new policy titled 'The Sustainable Urban Extension'. The Examiner included recommended wording at paragraph 48 of their report which repeats the main elements of the Local Plan Part 1 Policy 25, which deals with the Strategic Allocation East of Gamston/North of Tollerton. It is understood that the Examiner does not want the policies of the TNP to overlap with the policies relating to the Strategic Allocation East of Gamston/North of Tollerton. Whilst other modifications ensure this does not happen, Modification 5 repeats the main elements of Local Plan Policy 25 and does not expand upon or improve the interpretation of the policy. As the role of the examination is to assess accordance with the Basic Conditions, it is not considered necessary or appropriate to make this change. The Examiner's other recommendations within modification 5 (remove reference to the Strategic Allocation set out in the individual policies of the TNP and revisit Map 4) have been adhered to.
- 3.7. Modification 6 proposed the introduction of a new policy titled 'Green Belt'. The examiner included recommended wording at paragraph 49 of their report which repeats the main elements of the Local Plan Part 1 Policy 4 (Nottingham-Derby Green Belt), Local Plan Part 2 Policy 21 (Green Belt) and elements of the National Planning Policy Framework. The Examiner identified that there is nowhere within the TNP that explains the implications of the Green Belt, and considered it important for users of the TNP to be made aware of. However, the Examiner also noted that the origins of the policy lie at a national and local plan level. Given that the Examiner recognised that the policy is sourced from

existing national and local policy, and the Examiner's proposed wording does not improve the interpretation of existing national or local policy, it is considered that the inclusion of a policy on the Green Belt in the TNP would be repetitive and could create a lack of uncertainty over the application of the various Green Belt policies. As the role of the examination is to assess accordance with the Basic Conditions, it is not considered necessary or appropriate to make this change.

- 3.8. The Examiner, at Modification 20, proposed the merging of Policy 8: Local Character, Policy 9: Heritage Assets and Policy 10: Landscape Character into one policy, since 'there is considerable overlap between them, as well as duplication with local plan policies'. The Examiner continues, stating 'I have not attempted to substitute my own detailed wording to replace them. Instead, I confine myself to recommending that a more concise approach be adopted which takes into account the following guidelines'. The Examiner envisaged the merging of the three policies; however, this approach was not considered appropriate given that the TNP categorises Policy 8 and Policy 9 as Heritage policies, and Policy 10 as a Landscape and Biodiversity policy. Instead, it is proposed to merge Policy 8 and Policy 9 into one concise policy, whilst additionally amending Policy 10 to ensure its brevity, adhering to the guidelines set out by the Examiner, whilst also ensuring the two policies remain separate as intended by the TNP. The Examiner's other recommendations within modification 20 (add a new appendix relating to the viewpoints illustrated in Map 4 and add reference to the Grantham Canal in Map 4) have been adhered to.
- 3.9. Communication has been ongoing between the Qualifying Body (Tollerton Parish Council) and the Borough Council regarding the Examiner's report and the proposed modifications. The Parish Council accepts all the proposed modifications set out by the Borough Council and supports the decision to not include Modification 5, Modification 6 and Modification 20.
- 3.10. The decision to propose not to accept Modifications 5, 6 and 20 would, in accordance with relevant statutory requirements, require the Borough Council to invite further representations on this decision and for any representations to be considered before the Plan can proceed to referendum.

4. Supporting Information

- 4.1. The draft Tollerton Neighbourhood Plan has been produced by Tollerton Parish Council in conjunction with the local community. The Plan contains a number of policies, which are intended to form part of the statutory Development Plan for the Borough and, therefore, to assist the Borough Council in the determination of relevant planning applications. The draft Neighbourhood Plan was submitted to the Borough Council in June 2023.
- 4.2. The Borough Council is required by legislation to assess whether the submitted Plan meets certain prescribed 'Basic Conditions' and other statutory requirements and whether it should proceed to referendum. In order to meet the Basic Conditions, the Neighbourhood Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the Development Plan for the area;
 - be compatible with and not breach retained European Union obligations; and
 - meet prescribed conditions and comply with prescribed matters.
- 4.3. In order to assist in this process, the Borough Council is required to invite representations on the submitted draft Plan and appoint an independent Examiner to examine the Plan and consider all representations received through the consultation undertaken by the Borough Council. The submitted Plan was publicised and representations were invited from the public and other stakeholders, with the period for representations closing on 9 October 2023. The Independent Examiner appointed was David Kaiserman. He has now completed his examination of the Plan and his report was published on 17 January 2024 (see Appendix 2). The Examiner was required to recommend either that:
- (a) the Plan is submitted to a referendum without changes; or
 - (b) modifications are made and that the modified Neighbourhood Plan is submitted to a referendum; or
 - (c) the Neighbourhood Plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 4.4. The Examiner has concluded that, subject to a number of modifications set out in his report, the Plan meets the Basic Conditions and other statutory requirements and that it should proceed to referendum.
- 4.5. The legislation sets out that the Borough Council must consider each of the Examiner's recommendations, including the reasons for them, and decide what action to take in response to each one. It is considered that all but two of the Examiner's recommendations are appropriate and necessary in order for the Plan to meet the Basic Conditions or other relevant legal requirements.
- 4.6. If the Borough Council takes a decision which differs from that recommended by the Examiner, the Plan cannot proceed to referendum at this stage. Instead, the Borough Council would be required to consult on this course of action and consider any representations received.
- 4.7. The Borough Council is required to publish a 'Decision Statement' which sets out the decisions made in respect of the recommendations contained within the Examiner's report and reasons for those decisions. A draft Decision Statement is provided at Appendix 3. The draft Decision Statement also includes consideration of whether other modifications not recommended by the Examiner are necessary in order to meet the Basic Conditions and legal requirements

- 4.8. In addition, the Borough Council is also required to consider whether the area for the referendum should be extended beyond the designated neighbourhood area (the Parish of Tollerton). It is the Examiner's recommendation that the referendum area should not be extended, based on the conclusion that the Plan, incorporating the recommended modifications, would contain no policies or proposals which are significant enough to have an impact beyond the designated Neighbourhood Plan boundary. It is considered that this recommendation is reasonable and should be accepted. This decision would apply at such time that a referendum for the Plan is held.

5. Alternative options considered and reasons for rejection

If the Borough Council agreed with the Examiner's Report and accepted all of the recommended modifications, the Neighbourhood Plan would be able to go to referendum at this stage. This is not considered appropriate given the concerns about Modification 5, Modification 6 and Modification 20 as set out above.

6. Risks and Uncertainties

- 6.1 To not follow the legislation and regulations correctly could lead the Borough Council open to legal challenge. The circumstances whereby a legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.
- 6.2 There is a risk of legal challenge to the Council's decision, and this would be at a cost not budgeted for.

7. Implications

7.1. Financial Implications

There are no direct financial implications resulting from the recommendations of this report. Had it been decided that a referendum could be held at this stage then £20,000 would have been able to be claimed from the Ministry of Housing, Communities, and Local Government. This payment will therefore be delayed until such time as the decision is taken to hold a referendum. Costs incurred to date on examiner fees (approximately £4,000) will be covered by the £20,000 payment as would the costs associated with the referendum.

7.2. Legal Implications

The Neighbourhood Plan, as proposed to be amended, is considered to meet the Basic Conditions which are set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended). This is the view taken by the Examiner, as set out in his report. It is also considered that the Neighbourhood Plan meets all the relevant legal and procedural requirements. To not comply with the legislation and regulations correctly would expose the Borough Council to legal challenge. The circumstances whereby a legal challenge, through a claim for judicial review, can be raised are set out in the Town and Country Planning Act 1990, section 61N.

7.3. Equalities Implications

There are considered to be no particular equality implications that need addressing from matters arising from this report.

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

There are no direct crime and disorder implications arising from matters covered in this report.

7.5. Biodiversity Net Gain Implications

There are no biodiversity net gain implications associated with this report.

8. Link to Corporate Priorities

The Environment	The Neighbourhood Plan's environmental objective supports and protects green and open spaces in Tollerton, preserving wildlife and enhancing biodiversity and safeguarding the character and beauty of the countryside.
Quality of Life	The Neighbourhood Plan's vision seeks to sustain Tollerton's rural character and improve the quality of the environment for residents and ensures new development maintains and respects the separation between Tollerton and the Sustainable Urban Extension.
Efficient Services	The Neighbourhood Plan seeks to retain local services and facilities and protect valued community assets.
Sustainable Growth	The Neighbourhood Plan seeks to ensure housing development reflects local needs.

9. Recommendation

It is RECOMMENDED that Cabinet:

- a) accepts all of the Examiner's recommended modifications to the Tollerton Parish Neighbourhood Plan with the exception of Modifications 5, 6 and 20;
- b) approves the Tollerton Neighbourhood Plan Decision Statement and its publication;
- c) agrees that six weeks consultation should be undertaken on the proposed decision not to accept Modifications 5, 6 and 20; and
- d) agrees not to proceed to referendum on the Tollerton Neighbourhood at this time, pending a further report to Cabinet once the consultation has been completed.

For more information contact:	Richard Mapletoft Planning Policy Manager 0115 914 8457 rmapletoft@rushcliffe.gov.uk
Background papers available for Inspection:	Electronic copies of the documents relating to the submitted Tollerton Neighbourhood Plan and its examination can be found at: Neighbourhood Planning - Rushcliffe Borough Council
List of appendices:	Appendix 1: Submission Draft Tollerton Neighbourhood Plan Appendix 2: Examiner's Report on Tollerton Neighbourhood Plan 2016-2030 Appendix 3: Tollerton Neighbourhood Plan Decision Statement

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TOLLERTON NEIGHBOURHOOD PLAN

Regulation 15 submission draft

Tollerton Parish Council

Plan period 2016-2030

urban
imprint



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List of maps

Map 1 – Neighbourhood Plan Designated Area

Map 2 – Spatial strategy

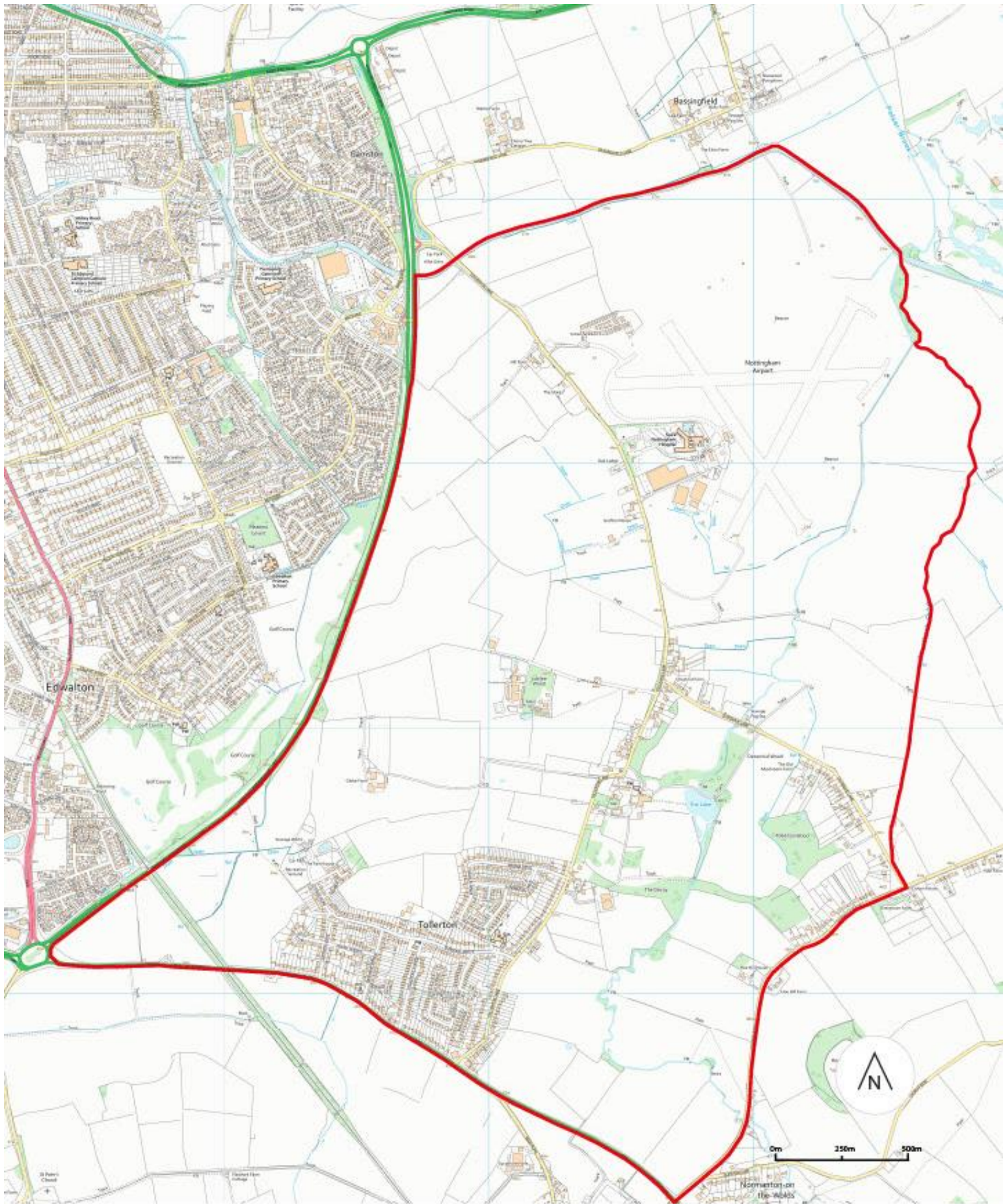
Maps 3a, 3b – Community facilities

Map 4 – The landscape network

Map 5 - Local green spaces

Map 6 – Movement strategy

The designated neighbourhood plan area



What is neighbourhood planning?

Introduced by the 2011 Localism Act, neighbourhood planning aims to empower local communities to engage with the planning system to shape development in their area. This is done by the completion of a neighbourhood plan, a document recognised under the National Planning Policy Framework (NPPF). This neighbourhood plan must be in general conformity with the strategic policies of the Rushcliffe Local Plan Part One (2014) and Part Two (2019) and take into consideration relevant national policy and guidance.

The Development Plan comprises Rushcliffe Borough Council's planning policies that set out the strategy for development of houses, employment land, leisure uses and shops and services up until 2028. The Tollerton Neighbourhood Plan (TNP) will have a plan period up until 2030.

The key topics that the TNP will focus on are:

- Sustainability
- The rural economy
- Community facilities
- Character and heritage
- Landscape and biodiversity
- Connectivity and transport
- Local housing and design

How will this neighbourhood plan benefit Tollerton?

The creation of the TNP will give local residents influence in the planning decisions affecting their local area in terms of the types of development to come forward, as well as setting high standards of design and sustainability. Neighbourhood planning will provide the residents of Tollerton the opportunity to set out a framework for how development should take place in the village.

Who will use the neighbourhood plan?

The TNP seeks to assist a range of stakeholders, including the following:

- Landowners and homeowners proposing development (of a range of types and scales) within Tollerton
- Local residents and other stakeholders as they comment on planning applications submitted in Tollerton
- The Parish Council, who will remain a statutory consultee on all planning applications in Tollerton and who will monitor the neighbourhood plan once made and promote key community projects
- Rushcliffe Borough Council, who will be using the neighbourhood plan to determine planning applications in Tollerton.



View from Tollerton Lane looking SW towards Jubilee Wood



Huntsman Green from Cotgrave Road looking NW

Background and context

Geography / key features

Tollerton lies within the Borough of Rushcliffe in the county of Nottinghamshire. The Parish lies approximately 4 miles south of the city of Nottingham, offering great accessibility to the city region. Tollerton grew in popularity thanks to the creation of Nottingham Airport (1930-present). It became more developed during the 1940's. Tollerton Hall, located to the north of the village off Tollerton Lane, dates back to 1792. It has had a number of different uses since then including educational use as St Hugh's College but is now a private residence.

The neighbourhood plan area follows the same boundary as Tollerton Parish. It comprises the historic core of Tollerton, along Tollerton Lane, dwellings on Cotgrave Lane, park homes at Tollerton Park and the largest area of housing, which centres on Burnside Grove and contains the majority of the area's amenities. Nottingham City Airport is located within the north of the parish.

Census data

Tollerton falls within Rushcliffe, the population of which has increased by 7.1% from 111,100 since the last Census (2011) to 119,000 (2021), which is higher than the overall increase for England (6.6%). The population of Tollerton at the last Census (2011) was 1,883 with 944 males (50.1%) and 939 females (49.9%). Approximately 17% of the population was between the ages of 0 and 15, 56% between the ages of 16 and 64, and 27% aged 65 or older. The population of Tollerton's built up area has increased since the last census (2011) from 1,544 to 1,634 in 2021 with 830 females (50.8%) and 804 males (49.2%).

Links to Rushcliffe Local Plan

Tollerton is located within the Green Belt with the exception of the allocated site known as Gamston Fields to the north of the parish, which was removed from the Green Belt when the Local Plan Part One was adopted in 2014. This is the site of the existing Nottingham City Airport.

Gamston Fields is an allocation for 4000 new houses and new employment space. This site was allocated by the Rushcliffe Local Plan and an outline application for development of part of the site has been submitted but not yet decided. Policies within the TNP seek to influence the development of the site as it comes forward.

Preparation of the TNP

The TNP and its policies have been shaped by input and feedback from the local community through a series of consultation processes in addition to work completed in Tollerton in 2016 to create the Tollerton Parish Community Plan. The vision and objectives within the Parish Plan have formed the basis of the vision and objectives for the TNP. The process began in spring of 2016. Firstly, the parish council established whether a neighbourhood plan was wanted by Tollerton residents. 97% of people who attended this consultation were in favour of creating one.

The second stage took place throughout the summer and autumn of 2016. This involved designating the area that the plan would encompass. An application was sent to Rushcliffe Borough Council for all of Tollerton parish to be included in the neighbourhood plan area. This application was approved.



Airport looking north towards Tollerton Park and the City



View from the corner of the Open Space towards Melton Road

Vision and objectives

VISION

Tollerton is a vibrant community with a rich history and heritage surrounded by farmland with views of open countryside, hills and woodland. This Neighbourhood Plan seeks to protect this special character and safeguard it for existing and future residents. Key assets, valued by residents, are given protection whilst opportunities for sympathetic enhancement and development are identified and encouraged. The parish will need to evolve in response to climate change and the proposed new settlement within the strategic allocation to the east of Gamston/north of Tollerton known as Gamston Fields – this plan aims to make the most of these opportunities for the parish whilst conserving its rural setting.

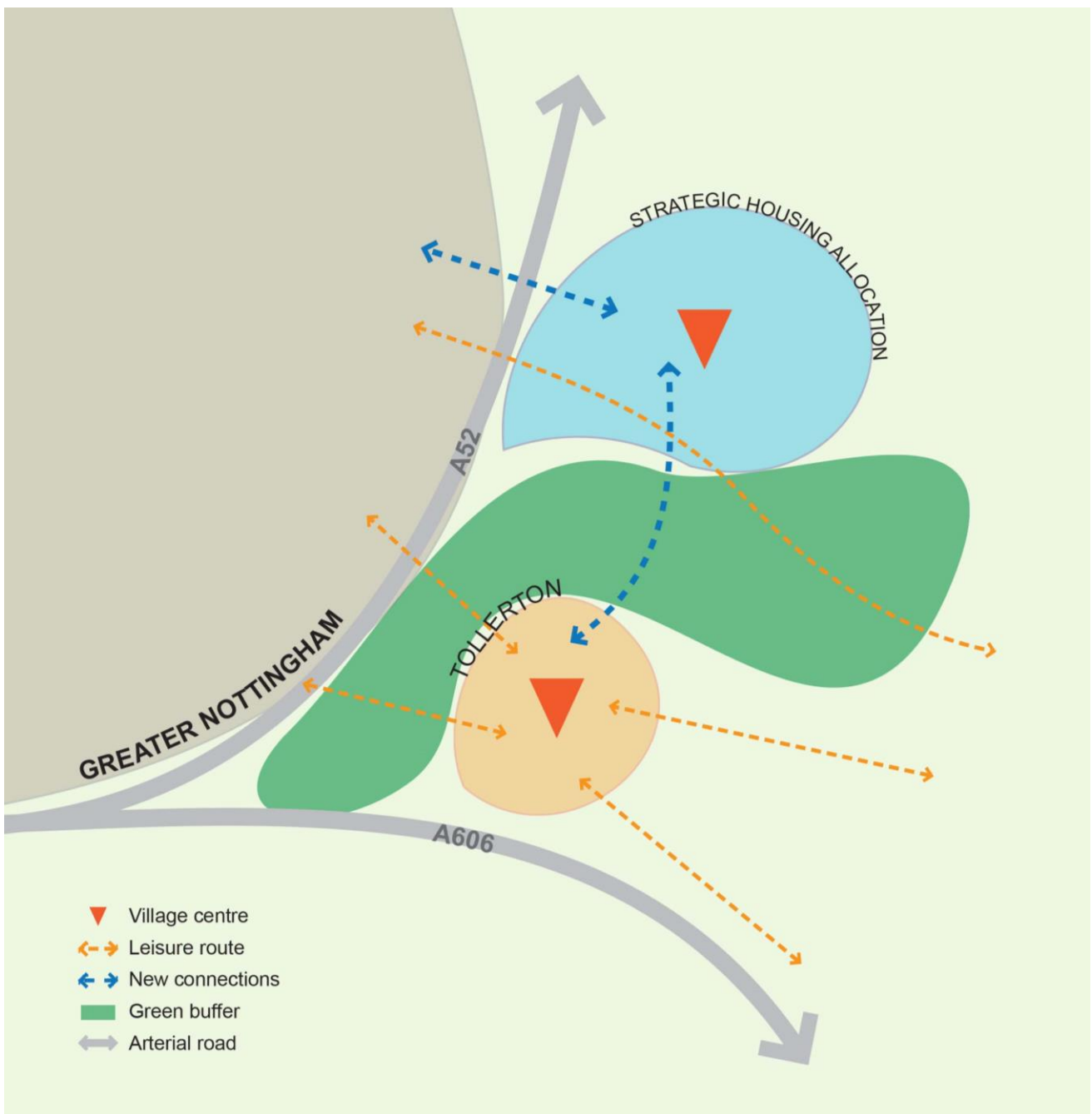
OBJECTIVES

For the Vision to be implemented and effective, it must be broken down further into key objectives, all of which contribute to the delivery of the Vision. The draft objectives are presented below that address a specific issue identified from the questionnaire and consultation with key groups and organisations. To ensure that the vision can be implemented and is effective, it must be broken down further into objectives that contribute to the delivery of the vision. These objectives form the outline of the Neighbourhood Plan and are delivered through the 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.

The spatial strategy for Tollerton

The aim of the spatial strategy is to show the vision for Tollerton parish in a visual way. All the policies work towards this strategy. Whilst Tollerton village and the strategic allocation to the east of Gamston/north of Tollerton are within the same parish, the aim is to ensure that both function as self-sufficient settlements meeting the needs of existing and future residents. Key to this vision is that the two settlements will be separate but well connected, particularly by foot and bicycle. The existing green buffer between the two settlements will be maintained and enhanced.



Map 2 – Spatial strategy



THE POLICIES

Policy overview and compliance with objectives

POLICY	OBJECTIVE
Policy 1: Climate Change	1, 4, 5, 6, 7
Policy 2: The Village Centre	1, 2, 4, 7, 8
Policy 3: Supporting Existing Businesses	1, 2, 4, 7, 8
Policy 4: Facilitating New Businesses	2, 4, 7, 8, 9
Policy 5: Existing Facilities	1, 2, 4, 7, 8
Policy 6: New Community and Retail Facilities	1, 4, 7, 8, 9
Policy 7: The Green Buffer at Gamston Fields	1, 3, 4, 5, 9
Policy 8: Local Character	1, 3, 5
Policy 9: Heritage Assets	1, 3
Policy 10: Landscape Character	1, 5
Policy 11: Local Green Spaces	1, 5
Policy 12: Biodiversity Enhancement	1, 5
Policy 13: Sustainable Modes	1, 4, 6, 9
Policy 14: Junction Improvements	4, 6, 9
Policy 15: Tollerton Housing Strategy	3, 4, 9
Policy 16: Design in New Development	1, 3, 4, 6, 8, 9

1. Strategic policy

POLICY 1: CLIMATE CHANGE

Development of all scales must demonstrate through a statement, submitted with the planning application, how the proposal meets the following objectives:

- The proposal, where relevant, is located nearby existing services and facilities to reduce the need to travel
- The proposal, where relevant, has been designed to encourage working from home to reduce the need to travel
- The proposal has been designed to encourage the use of sustainable modes of transport including walking, cycling and public transport
- The proposal has been designed to be accessible for everyone particularly those with reduced mobility including consideration of all ages including the very young, elderly and those with wheelchairs and prams
- The proposal has been designed to use all resources more efficiently during construction
- The proposed building materials are sustainable, recyclable and locally sourced where possible
- The proposed development has been designed to reduce carbon emissions and the use of water and energy for the lifetime of the development adopting green energy measures, where possible
- The proposal encourages the use of electric vehicles through the provision of electric vehicle charging points
- The proposal avoids demolition of existing structures but, if demolition is demonstrably necessary, reuses materials that exist on site where practicable
- The proposed development takes a proactive approach to encourage biodiversity and wildlife

All proposed development at the new Gamston Fields settlement will need to demonstrate how the above factors have been designed into the scheme.

EXPLANATION

Tollerton as a community is committed to reducing the carbon footprint of the parish and working towards carbon neutrality. The above measures should be considered by all those proposing development in the parish whether it is a residential extension or several new dwellings and services.

This policy seeks to encourage those involved in development to consider how they can best reduce energy consumption through where development is located, the layout and orientation of layouts and building design and the type of materials used. The policy promotes the prudent use of new and existing resources and efficient management of resources during the construction process. The above measures will be encouraged alongside campaigns and programmes led by the community and Parish Council to raise awareness of how small actions can cumulatively make a significant impact on the fight against climate change.

2. Rural economy

POLICY 2: THE VILLAGE CENTRE

The junction of Burnside Grove and Stansted Avenue has been identified as a Centre of Neighbourhood Importance (CNI) as shown in Map 3a. Within this area, uses, businesses and activities that support the growth of this as a village centre, including but not limited to, food, retail, community uses, social uses, and pop-up events and shops, will be considered appropriate subject to their impact on local amenity. The design of shop fronts should make a positive contribution to the area, following guidance in Appendix A, and ensuring that premises are accessible for all.

Planning applications that enhance the area to create spaces that are better suited for public events and pop-ups by way of public realm and environmental improvements will be supported subject to amenity impacts.

The diversification of existing public buildings and sites for additional community uses will also be supported. Proposals that relate to the redevelopment of the Methodist Church grounds will be supported where they can demonstrate how they will benefit the community and meet an existing need in accordance with Policy 6 (New Community and Retail Facilities) of this plan. All proposals must be supported by evidence of meaningful community consultation.

A new Centre of Neighbourhood Importance (CNI) should be provided as part of the Gamston Fields development in addition to the current village centre, with its size and location determined as part of any masterplanning process for that site. This CNI should provide a range of retail and community facilities and be accessible by walking and cycling.

EXPLANATION

This policy seeks to better establish a local centre of community activity within the village. Tollerton Parish Council is keen to encourage development that will further establish this area as a hub for events and activities run by and for the community. Using the success of the community owned Air Hostess as a catalyst, the aim is to guide further development in this area that would support the vitality of the village and create a central focus for activity. Working alongside Policy 6, this policy seeks to ensure that such new development is well-considered and fills the existing gaps that exist in the village. Facilities that have been requested by the community, such as a café, will be encouraged through this policy but directed towards the village centre. The term 'Centre of Neighbourhood Importance' is a recognised tier of local centres within the Rushcliffe Local Plan.

POLICY 3: SUPPORTING EXISTING BUSINESSES

New development that will diversify, grow and protect existing businesses will be supported, subject to its impact on local amenity including parking and traffic. Where the expansion and diversification of existing premises and farms would protect existing businesses, this will be permitted where these businesses actively promote and protect the local character and identity of the parish.

The redevelopment of previously developed (brownfield) land will also be supported where it provides premises for existing businesses, subject to compliance with other policies in this document. The creation of new premises should seek to establish a staircase of different sizes and types, to cater to a range of businesses. All proposals must ensure high-quality communication infrastructure connectivity, especially broadband, subject to appropriate landscape and visual impact.

EXPLANATION

Through this policy, the Parish Council seeks to protect and support the existing businesses of Tollerton allowing them to not only survive but grow. The TNP recognises and values the contribution that local businesses make to the local economy and how important they are in providing employment and services to the community. Their viability relies on sufficient and appropriate infrastructure and opportunities to expand or diversify if needed. This includes ensuring that parking and traffic impact have been carefully considered when proposals come forward. The parish is characterised by its rural setting and so this policy aims to direct an appropriate response with regards to scale and type of business and premises whilst still supporting such activities.



The post office on the corner of Melton Road and Bentinck Avenue

POLICY 4: FACILITATING NEW BUSINESSES

The creation of small start-ups and businesses is supported, subject to them remaining in keeping with the rural character and protecting local amenity and the purposes of Green Belt policy where appropriate.

This policy encourages development that would support homeworking, where it would remain ancillary to the dwelling, be appropriate to the setting and not result in negative amenity impact for neighbouring land uses. Proposals for developments that provide meeting rooms or desks that can be used by those who work from home will be supported where they are located within or adjacent to the village centre or in another accessible location.

Where new business uses and facilities are proposed to contribute to the existing commercial hub at Gamston Fields, larger scale business development may be considered appropriate, particularly where this would make use of buildings already on the site.

In accordance with Policy 1 (Climate Change) and Policy 13 (Sustainable Modes), to reduce reliance on private vehicles, all new businesses should be in a location that is accessible by public transport or via the walking or cycling network. A travel plan and car and cycle parking strategy will be required within a planning application submission for all major developments of this type. Smaller proposals should include this information within a Design and Access Statement.

EXPLANATION

The Parish Council seeks to support people who wish to set up new businesses within the parish. It is crucial however that these businesses, and any new proposed premises, complement the existing character and setting of Tollerton. This policy seeks to manage such development to ensure that the rural character of the village is not compromised. It is considered that some larger scale businesses may be more suited to the strategic allocation to the east of Gamston/north of Tollerton and so they will be judged on a case by case basis. In line with the Strategic Policy, the Parish Council wishes to ensure that all future new premises are sustainably located to reduce the number of people commuting by car.

Homeworking is common across the parish and looks set to become more common. This policy seeks to create a mechanism that supports those who wish to work from home. The starting of a new business from home is supported within this policy, subject to amenity implications for neighbouring properties. It also encourages development that creates opportunities for more working from home such as places for people to hire a desk or a meeting room.

3. Community facilities

POLICY 5: EXISTING FACILITIES

All development proposals that affect existing community facilities must demonstrate the protection and enhancement of their community role. A list of community facilities has been identified within the explanation and they are shown on Maps 3a and 3b.

Any development that will contribute positively to futureproof these existing facilities for the community – or allow them to diversify – will be permitted subject to amenity impacts and where they are supported by a strong business case and long term business plan. Community-led schemes will be considered favourably.

Development that would result in the loss or have a negative impact on these existing community facilities, now or in the future, will not be supported unless it can be evidenced that they are no longer required or better provision can be found elsewhere.

EXPLANATION

Tollerton has a strong base of independent and locally run community services and facilities. These all contribute significantly to Tollerton's strong sense of community and place. This policy seeks to both support and future-proof these facilities to secure their long term local role. By recognising that demand may change over time, this policy aims to ensure that these sites are retained for use by the community and can adapt to the needs of those who live in the parish.

The identified existing facilities to be protected include:

Map 3a

1. Play area, Lothian Road
2. Tollerton Open Space, Lothian Road
3. Post Office, Melton Road
4. Early years building, Burnside Grove
5. Tollerton Primary School, Burnside Grove
6. Methodist Church and Grounds, Stanstead Avenue
7. Air Hostess Pub, Stanstead Avenue
8. The Parish Rooms, Burnside Grove

Map 3b

9. Forest School, Tollerton Lane
10. Tollerton Lane Allotments, Tollerton Lane
11. Paddock, Tollerton Lane
12. St Peter's Church Hall, Tollerton Lane
13. St Peter's Church, Tollerton Lane
14. War Memorial, Tollerton Lane
15. Scout Hut, Tollerton Lane
16. Air Cadets Headquarters building, Tollerton Lane

POLICY 6: NEW COMMUNITY AND RETAIL FACILITIES

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, 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. Proposals located within or adjacent to the Centre of Neighbourhood Importance (Policy 2 – The Village Centre) will be encouraged.

Facilities that will be looked upon favourably given an identified local demand include:

- **Cafés**
- **Social meeting spaces for all age groups**
- **Grocers / local produce store**
- **Pop-up uses and events**
- **Outdoor play areas and spaces**
- **Sports and recreation**
- **Changing rooms at the Tollerton Open Space**
- **Public transport facilities**
- **Facilities for cyclists**

Proposed facilities that fall outside these categories will only be considered acceptable where the applicant has clearly identified an existing gap in provision and where it supported by a long-term business plan.

Development of services and facilities that respond to the strategic allocation to the east of Gamston/north of Tollerton will also be supported where they are of a scale and type that are appropriate to the setting and are integrated within the development. The siting of new sports pitches near the canal will be supported.

EXPLANATION

Tollerton currently has some provision of amenities. However, the parish lacks some key facilities that would improve people's quality of life and limit the need to leave the village for certain everyday needs. During consultation, the community identified a number of community facilities that they feel Tollerton currently lacks. The gaps seem to be focused on indoor and outdoor social and recreational spaces in addition to facilities that support sustainable modes of travel.

This policy therefore seeks to support development that would encourage these listed new facilities in the parish. The policy also aims to ensure that the strategic allocation to the east of Gamston/north of Tollerton is sufficiently served by new facilities to help create its own identity as a place and to reduce the need for new residents to travel to meet everyday basis needs.

POLICY 7: THE GREEN BUFFER AT GAMSTON FIELDS

The Neighbourhood Plan allocates land to the north of Tollerton, see Map 4, as a green buffer primarily for biodiversity enhancement, in the form of a natural reserve. Use of this green buffer as a wider facility for the parish will be encouraged whilst ensuring the separation and openness of land between Tollerton and the strategic allocation to the east of Gamston/north of Tollerton. Within this allocation, tree planting and biodiversity enhancement will be encouraged. To the north eastern end of the buffer recreational facilities may be supported, including grass sports pitches that serve both Tollerton village and the new settlement at Gamston Fields, which maintain the openness of the green belt. The land allocated is located outside of the Gamston Fields housing allocation will continue to be designated as Green Belt.

EXPLANATION

This policy allocates the land to the south and east of the Gamston Fields strategic allocation for recreation and biodiversity uses. The site will be used to enhance biodiversity and wildlife habitats. The buffer will also be used to resist urban sprawl in line with its Green Belt designation. This is reinforced by the existing topography that rises between the current airfield and Tollerton village. Part of this green buffer (an area to the north east of the allocated site) is allocated for a range of sport and recreational uses. This is in addition to the remainder of the land being safeguarded for special use as a nature reserve.

A further aim of the green buffer should be to protect the natural water systems so that surface water can safely travel to nearby watercourses. Where possible, opportunities to enhance the quality and biodiversity of these areas should also be considered to improve water quality and amenity.



View from the junction of Tollerton Lane and Bassingfield Lane looking NE

4. Character and heritage

POLICY 8: LOCAL CHARACTER

All new development should make a positive and contextually responsive contribution to Tollerton's local historic and cultural character as defined within Appendix B. Innovative and contemporary design will be supported where it is sensitive to this local character.

Applicants will be expected to set out how their design proposals contribute positively to this local character through:

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

Proposals that protect, incorporate and wherever possible enhance these features will be supported. Where development proposals come forward that would have a negative impact or result in their loss, they will be resisted. All planning applications should include a statement setting out how the relevant features have been incorporated into the proposal sensitively and how compliance with Policy 16 (Design in New Developments) has been sought.

Plans that relate to the new Gamston Fields settlement must respect the contribution that the Airport makes to the parish's identity and cultural heritage. Existing cultural and heritage assets within the Gamston Fields allocation should be handled sensitively and incorporated into a proposed masterplan.

EXPLANATION

As a small parish, Tollerton has a mixed but unique local character. Appendix B contains a character assessment summary that proposals will be compared with and expected to contribute towards. Larger schemes should be supported by a more in depth character assessment to support proposals.

This policy seeks to ensure that all future development is designed to be in keeping and reflective of this local character and the overall rural setting. Applicants will be expected to carefully consider and justify the design of proposals as well as providing hard and soft landscape plans for the site. High fences adjacent to the highway will be resisted unless appropriate within the surrounding context.

This policy also aims to identify and protect cultural features that cumulatively contribute to the unique character of Tollerton. Development that may have an impact on these features will need to be supported by a statement that explains how the features have been carefully taken into account. Integration of the cultural heritage of the parish into development proposals can be achieved through interpretation boards, signage, street and place names and public art.

The following features are identified as making a key contribution to the cultural character of Tollerton. They include:

- Tollerton Hall – Tollerton Lane
- Estate Walls – alongside Tollerton Lane
- The War Memorial – Tollerton Lane – opposite St Peter’s Church
- The Lodge and attached gateway – Cotgrave Lane
- Pillboxes at the airport – Tollerton Lane
- Nottingham City Airport – Tollerton Lane
- The Pinfold – junction of Tollerton Lane and Cotgrave Lane

Whilst the function of the airport will be lost as part of the Gamston Fields settlement, it is recognised as a unique contributor to Tollerton’s local identity and sense of place. As such, this policy seeks to direct this development to ensure that it is respectful of this heritage and finds ways to creatively incorporate this identity into the proposed masterplan.

POLICY 9: HERITAGE ASSETS

All new development must take account of its impact on heritage assets, both designated and non-designated, as identified in Appendix C, and demonstrate how it will protect and enhance these assets where possible. All applications that affect a heritage asset must provide a heritage statement to demonstrate that the applicant has considered the impact effectively. Schemes that seek to ensure that heritage assets remain in long-term active and viable use, and/or seek to bring existing heritage assets back into use, will be strongly supported. Applications that are sensitive to their heritage and cultural value and demonstrate community benefit or interpretation will be encouraged.

Where harm is unavoidable, proposals must demonstrate that this harm will be outweighed by clear public benefits, in line with requirements the National Planning Policy Framework (NPPF). The more important the asset the greater the weight to be given to the asset’s conservation.

EXPLANATION

Tollerton contains many heritage assets that are all central to defining the character of the parish. Many of these are designated heritage assets, and so are protected formally, such as the listed St Peter’s Church and the airport pillboxes, in addition to the Conservation Area, Some features and properties that are not formally protected have been identified by the community as significant. It is therefore essential that applications respect the status and setting of these historic assets and ensure their protection. The requirement for a heritage statement with any application affecting a heritage asset will allow this to be properly assessed. The amount of information provided should be proportionate to the value and scale of the asset.

Proposals that seek to secure the long-term use or protection of a heritage asset will be supported where it can be demonstrated that the significance of the asset is retained, as per the requirements of the NPPF. In all proposals affecting heritage assets, their significance should be consciously considered at the concept stage of an application putting Tollerton’s heritage at the forefront of the process.

5. Landscape and biodiversity

POLICY 10: LANDSCAPE CHARACTER

Development proposals should seek to retain, and where possible enhance, key identified features that contribute to the landscape character of the parish.

These key features include but are not limited to:

- Areas of woodland
- Field boundaries
- Mature trees and hedgerows
- Landscape views and vistas
- Watercourses and waterbodies
- Grass verges
- Green spaces / paddocks

Specific features identified on Map 4 are considered to make particularly important contributions to the landscape setting of Tollerton and applications that result in loss or harm will be resisted. Many of these features also make important contributions to local water management and biodiversity.

Where development proposals will impact negatively or result in the loss of one of the above listed features, applications should be accompanied by hard and soft landscape plans that propose and set out appropriate mitigation or replacement. Where a key view is to be affected, an assessment on the impact of that view will be required to support the proposal.

The following features are identified on Map 4 as they contribute to the local character and identity:

- Key green and open spaces
- Views and vistas
- Gateways into the settlements

EXPLANATION

This policy seeks to define the key features that make up the local landscape character, which is so important to the setting of the parish. These features have been suggested by the community and tested through site work. The policy also seeks to protect and enhance these features including woodland, parkland character, field patterns and important trees and will resist their loss. Where key views and vistas are affected, applications must be supported by an LVIA which assesses the impact of the proposal on the wider landscape setting.



Huntsman Green from Cotgrave Lane looking SE



View from Cotgrave Lane looking north towards airport

POLICY 11: LOCAL GREEN SPACES

The Neighbourhood Plan designates the following sites within Tollerton as Local Green Spaces in accordance with paragraph 102 of the NPPF, see Map 5 and Appendix D for a full assessment of each against the criteria:

1. Tollerton Lane Allotment, opposite North End Cottage
2. Brookers Bank, Tollerton Lane
3. Huntsman Green, junction of Cotgrave Lane and Cotgrave Road
4. St Peters Paddock, Tollerton Lane
5. Tollerton Open Space and playing fields, Lothian Road
6. Priory Circus
7. Lenton Circus
8. Methodist Church grounds, Stanstead Avenue
9. Land at Melton Road, alongside rail track
10. Pinfold, junction of Tollerton Lane and Cotgrave Lane
11. Wildflower verges, Burnside Grove
12. Burnside Grove – grass verges

Inappropriate development on these sites or their loss for community use will be strongly resisted. Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

EXPLANATION

Local Green Spaces are a land allocation set out within the NPPF intended to protect green areas of particular importance to a community from inappropriate development. The green space must meet certain criteria to qualify; it should be in close proximity to the community it serves, special and of local significance (beauty, history, recreational value, tranquillity or wildlife). The sites listed and mapped have been suggested by the community as of particular value locally. Appendix D sets out how each of the spaces listed meets the criteria of the NPPF. Some of these local green spaces are located within highways land and are considered to make a key contribution to local amenity and character.

POLICY 12: BIODIVERSITY ENHANCEMENT

Proposals that incorporate the protection and enhancement of the green and blue infrastructure network identified in Map 4 will be supported. The loss or fragmentation of the identified network will be resisted.

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.

EXPLANATION

The parish's existing network of green infrastructure is shown in Map 4. This includes important wildlife corridors and identifies gaps within the network where improvements could be made. This policy requires new development to contribute positively to this network and not lead to its loss or fragmentation. Proposals that seek to enhance biodiversity and rewilding of sites in the village or allocated sites will be supported.

This policy also encourages local scale interventions that promote and enhance biodiversity within the parish through campaigns to encourage measures in people's gardens and strategies for specific areas of land or facilities. Community support exists for there to be biodiversity interventions such as a village pond and areas of wildlife and tree planting.



View from the junction of Tollerton Lane and Bassingfield Lane looking SE

6. Connectivity and transport

POLICY 13: SUSTAINABLE MODES

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.

Proposals that enhance existing routes through improved quality or connecting/creation of the network will be supported. The enhancement of the routes identified on Map 6 will be encouraged. The provision of electric vehicle infrastructure throughout the village, for example public charging points, will be encouraged and, for major schemes, considered mandatory.

ASPIRATION

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.

EXPLANATION

This policy seeks to establish a safe network of walking and cycling routes across the parish. It requires all new developments (excepting householder applications) to be well connected to existing walking and cycling routes. It will identify these important routes within the parish (including safe off road cycling to the Grantham Canal, neighbouring settlements and east-west bridleways and footpaths) and support their improvement. New developments in Tollerton should take existing and proposed links into consideration in seeking to improve connections. This includes the new foot-cycle bridge that is to be built by 2024 by Nottingham City Council between Lady Bay and Trent Basin (Poulton Drive) across the River Trent.

This policy is accompanied by an aspiration that seeks to support and safeguard the existing public transport routes that run through the parish connecting nearby villages and other services. This is linked to but beyond the role of the planning system however, developer contributions should focus on improving these connections.

POLICY 14: JUNCTION IMPROVEMENTS

The improvement of the parish's streets is encouraged through works that prioritise more vulnerable road users. Development will be required to consider the needs of the most vulnerable road users first, using the following road user hierarchy:

- **Pedestrians**
- **Cyclists and scooters**
- **Public transport**
- **Goods traffic**
- **Motorbikes**
- **Long-distance freight and private car traffic**

A strategy for the whole parish has been prepared that combines multiple transport modes, see Map 6. The Parish Council will also work to achieve these aims.

This strategy includes 'green lanes' where cyclists and pedestrians have priority and may incorporate traffic calming measures. The improvement of the key junctions and roads listed within Appendix E will be prioritised in association with the strategic growth of the parish.

EXPLANATION

This policy identifies key junctions and highways to be prioritised for improvement associated with the strategic growth in the parish, including specific reference to 'green lanes' where cyclists and pedestrians have priority, traffic calming and public realm improvements along Tollerton Lane. In all cases non-road users will be a priority. This policy works in conjunction with policies on walking, cycling and public transport that seek to secure their safety and ensure they are kept as the priority. Overall, these policies seek to improve sustainable and active modes of travel for residents across the parish.

Whilst it is recognised that the responsibility for these highways and transport infrastructure belongs to Nottingham County Council and Highways England the role of the Parish Council and local groups is crucial in bringing forward positive changes to the areas that need it most.

7. Local housing and design

POLICY 15: TOLLERTON HOUSING STRATEGY

The design of all new housing (including extensions and alterations) 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 and diversify the offer of housing in the parish. In line with this, where development seeks to replace an existing bungalow with a significantly larger dwelling, this will be resisted.

Affordable dwellings are welcomed and should be indistinguishable from market dwellings in their design and amenity space provision. A range of types of affordable units should be sought and groupings according to tenure should be avoided.

All new homes in the parish are to be built to reduce emissions and energy usage through construction to occupancy. Materials used should be sustainably sourced locally, particularly timber used during construction. Dwellings should be designed to encourage passive solar gain, passive cooling and water reduction techniques.

Proposals must demonstrate how they are providing occupants with home working options. On site energy generation will be encouraged and electric vehicle charging points will be required for all new buildings.

Previously developed sites and conversions will be preferred forms of development.

EXPLANATION

This policy sets out a strategy for the design of all proposals that affect residential dwellings, be that extensions and alterations or the creation of new homes. The policy seeks to retain a good mix of types and sizes of houses in the parish and ensure that proposals are making the most of opportunities to reduce emissions and energy usage, including encouraging appropriate spaces for working from home.

The policy also includes reference the provision of affordable housing that will be required when proposed developments meet the thresholds set by Rushcliffe Borough's Local Plan policies. Affordable housing is encouraged and should be of a high standard so as to be indistinguishable from the scheme's market housing.

POLICY 16: DESIGN IN NEW DEVELOPMENT

All new development (including extensions and alterations) should actively reinforce the existing natural and built character of the parish. Proposals within existing built up areas should seek to identify and respond to local character through appropriate scale, mass and plot sizes in addition to use of materials and landscaping, taking regard of Appendix B.

New major development should ensure the following matters are considered:

- **Retention or creation of a gateway into the site and settlement to reinforce 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**

Within the new Gamston Fields settlement, new character areas should be established to complement the character of the parish whilst creating its own unique identity. The Gamston Fields settlement should be supported by a comprehensive masterplan and design code. This may be produced by the applicant in support of an application or by the Local Authority through a Supplementary Planning Document (SPD).

EXPLANATION

This policy guides planning applications relating to larger housing sites. It provides high level guidance on where the key design considerations for such development should begin. These core principles relate to how proposals should reinforce local character whilst avoiding its fragmentation and loss.

It then reiterates the importance of there being a comprehensive masterplan and strategy for the entirety of the new Gamston Fields settlement. The aim of this should be to ensure the proposal delivers a strong local character, which complements the character that already exists.

Resources for sustainable urban drainage systems design:

Local Government Association:

<https://www.local.gov.uk/topics/severe-weather/flooding/sustainable-drainage-systems>

Susdrain: <https://www.susdrain.org/>

8. Monitoring and review

The Neighbourhood Plan, once made, will form part of the Development Plan for Rushcliffe, and will be subject to the Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.

Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan Part One and Part Two will be sufficient for most of the Neighbourhood Plan policies.

It may be necessary for Tollerton Parish Council, in conjunction with Rushcliffe Borough Council, to monitor specified indicators or to agree to a certain time period for review. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.

Subsequently, key indicators from approved planning applications and relevant policies (although other policies in the Plan should also be taken into account) covering applications only within Tollerton relating to the Neighbourhood Plan are (but not limited to):

- Revisions to national policy and guidance
- Revision to the Local Plan or its evidence base
- The list of designated and non-designated heritage assets in the Parish should any new sites or structures be required to be added to the lists of both designated and non-designated heritage assets
- Changes to the Local Green Spaces in Tollerton

The Neighbourhood Plan has been prepared to guide development up to 2030.

There are a number of circumstances under which a partial review of the Neighbourhood Plan may be necessary. These may include a revision of the existing local planning documents or if the policies highlighted for review are not adequately addressed in the objectives set out for the Neighbourhood Plan.

Once the TNP is formally 'made' the Parish Council will review planning applications that come forward within the neighbourhood plan area and provide comment on proposals as to whether they comply with the policies, vision and objectives of the TNP. This group will also be responsible for monitoring the TNP and determining if the document in whole or in part needs to be reviewing or updated.

9. Maps

Map 1 – Neighbourhood Plan Designated Area

Map 2 – Spatial strategy

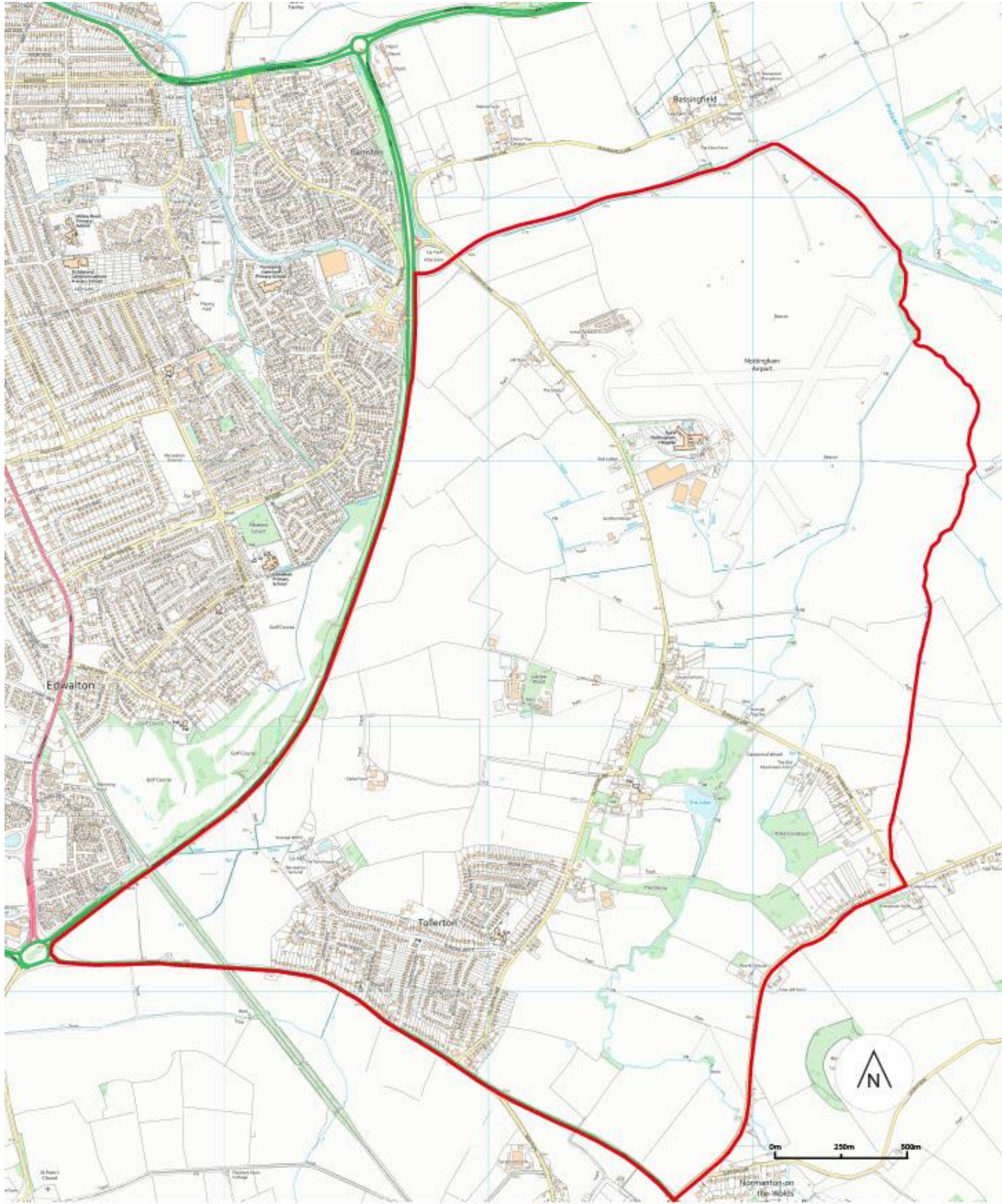
Maps 3a, 3b – Community facilities

Map 4 – The landscape network

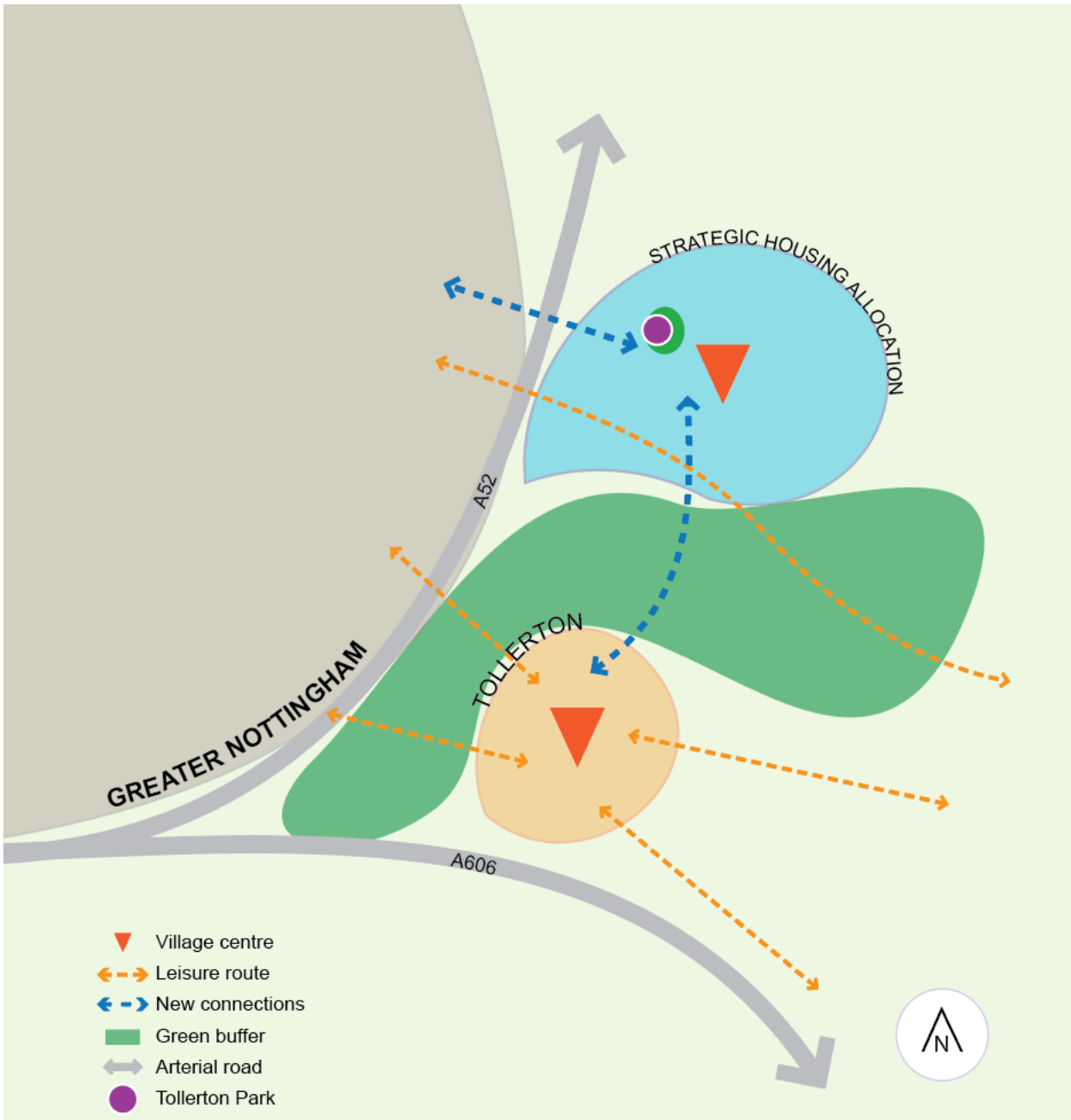
Maps 5 and 5a - Local green spaces

Map 6 – Movement strategy

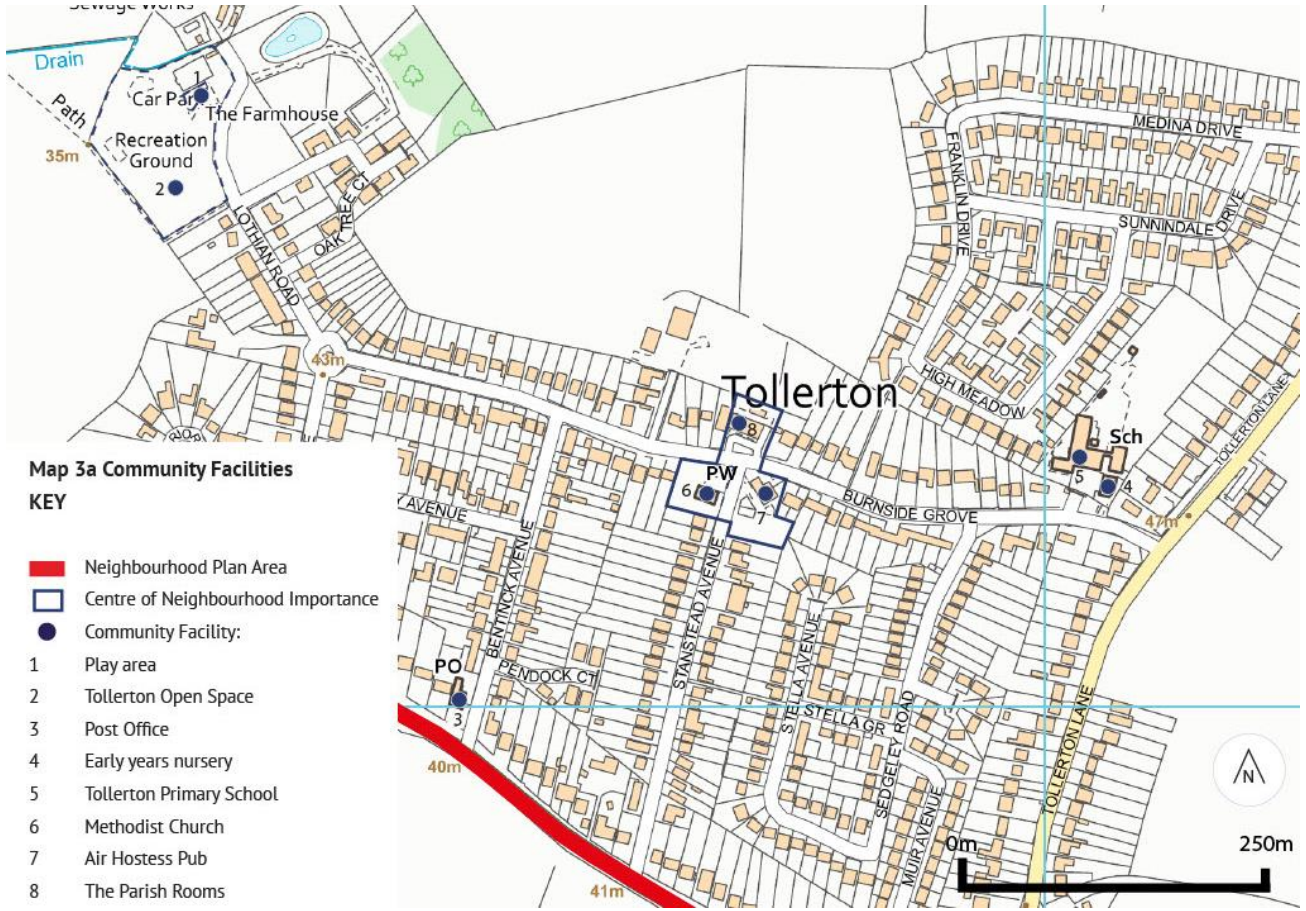
Map 1 – Neighbourhood Plan Designated Area



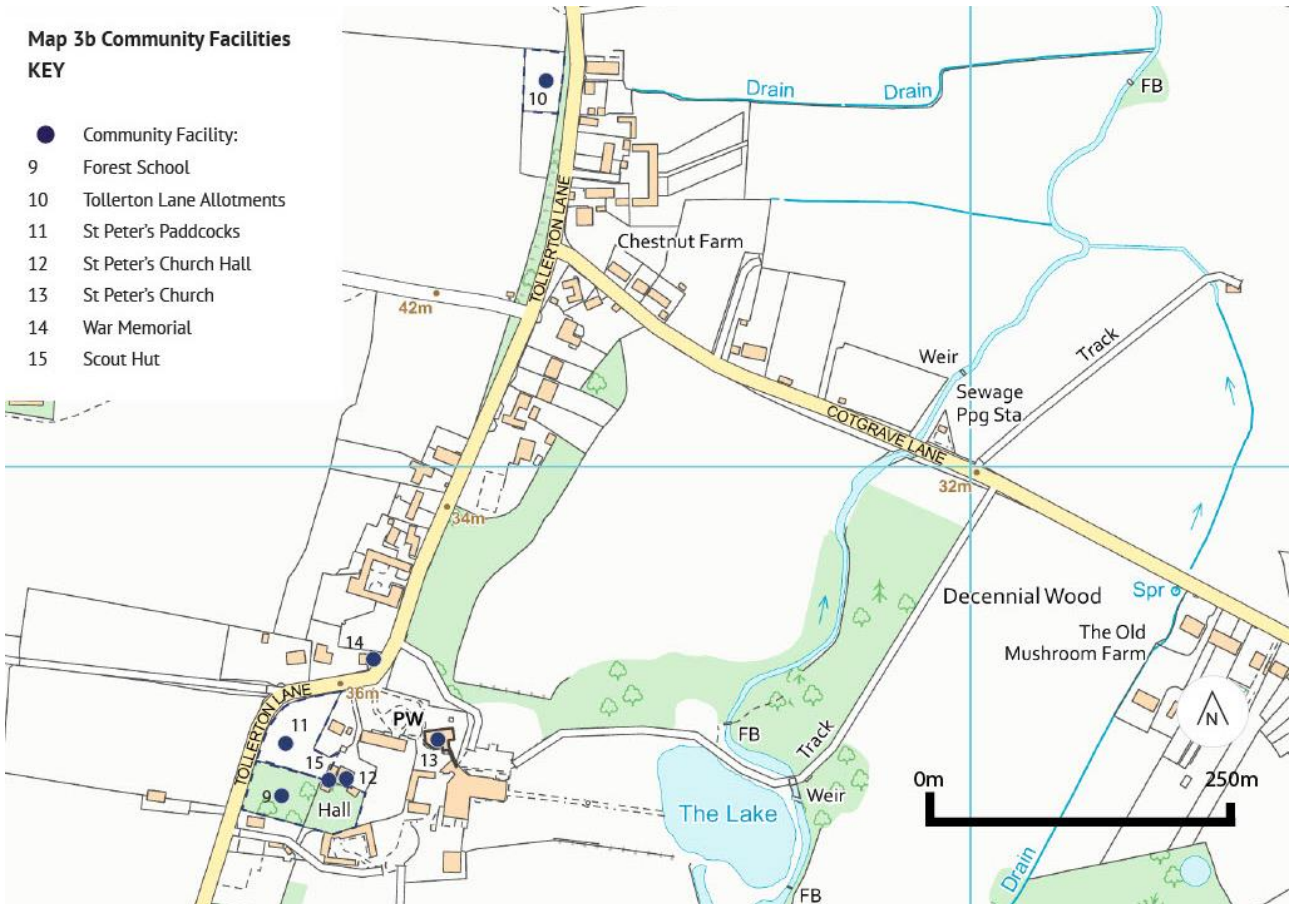
Map 2 – Spatial strategy



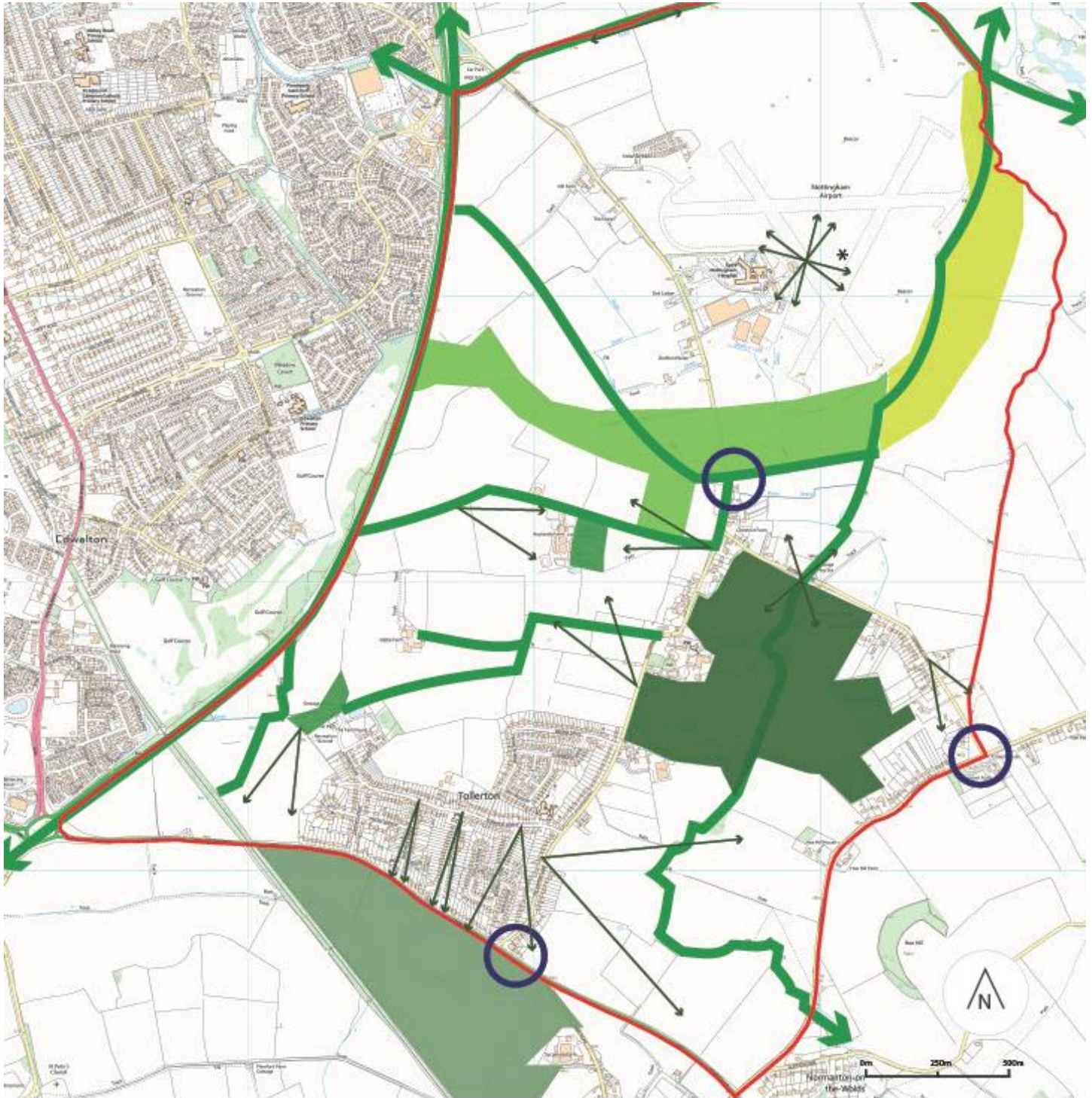
Map 3a - Community facilities



Map 3b – Community facilities



Map 4 – The landscape network



Map 4 Landscape Network

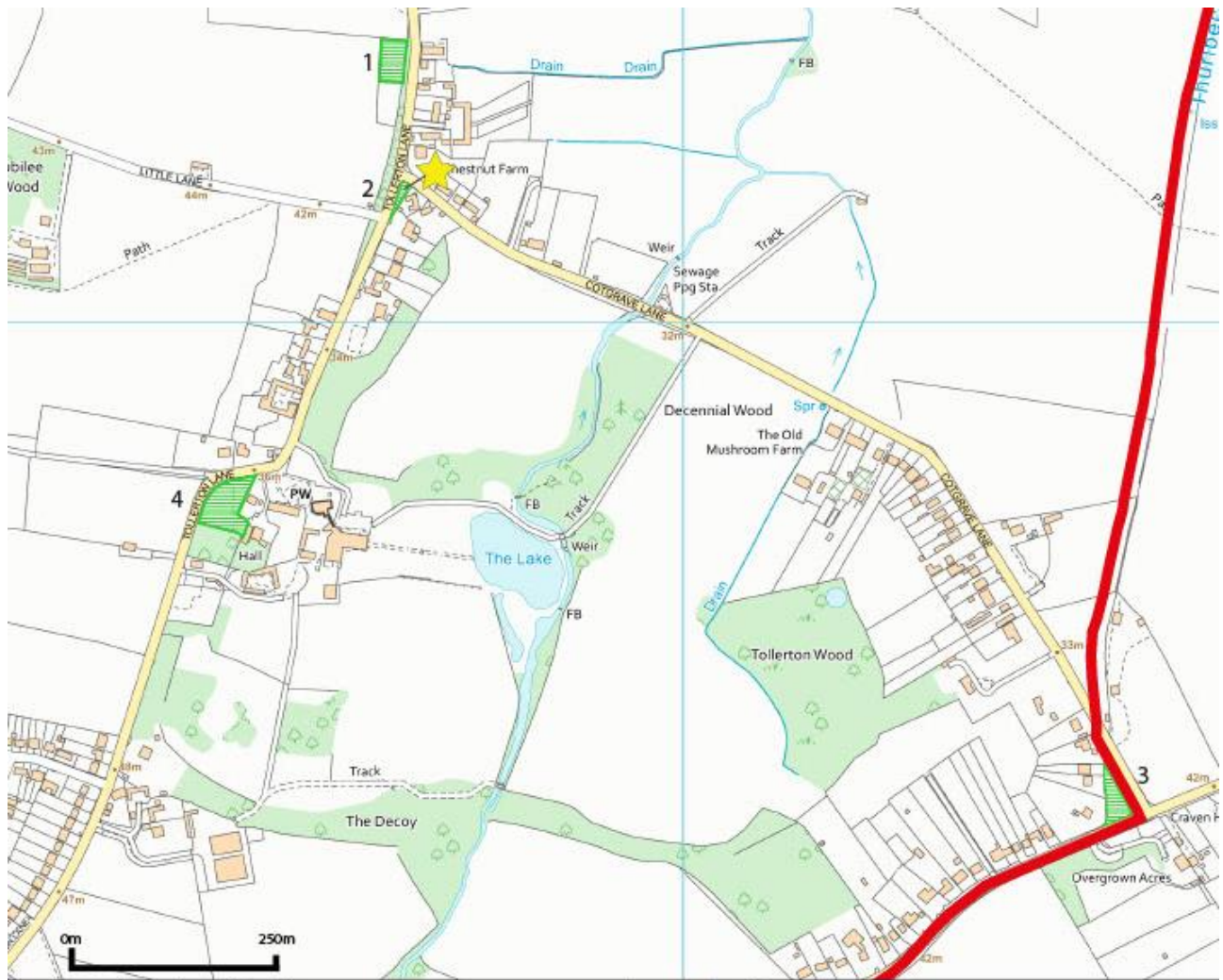
KEY

- █ Neighbourhood Plan Area
- ↔ Key view
- Gateway

- █ Wildlife corridor
- █ Green buffer
- █ Woodland
- █ Important to setting

* Opportunity to retain key vistas through arrangement of streets and spaces if development comes forward at Gamston Fields.

Map 5 – Local green spaces



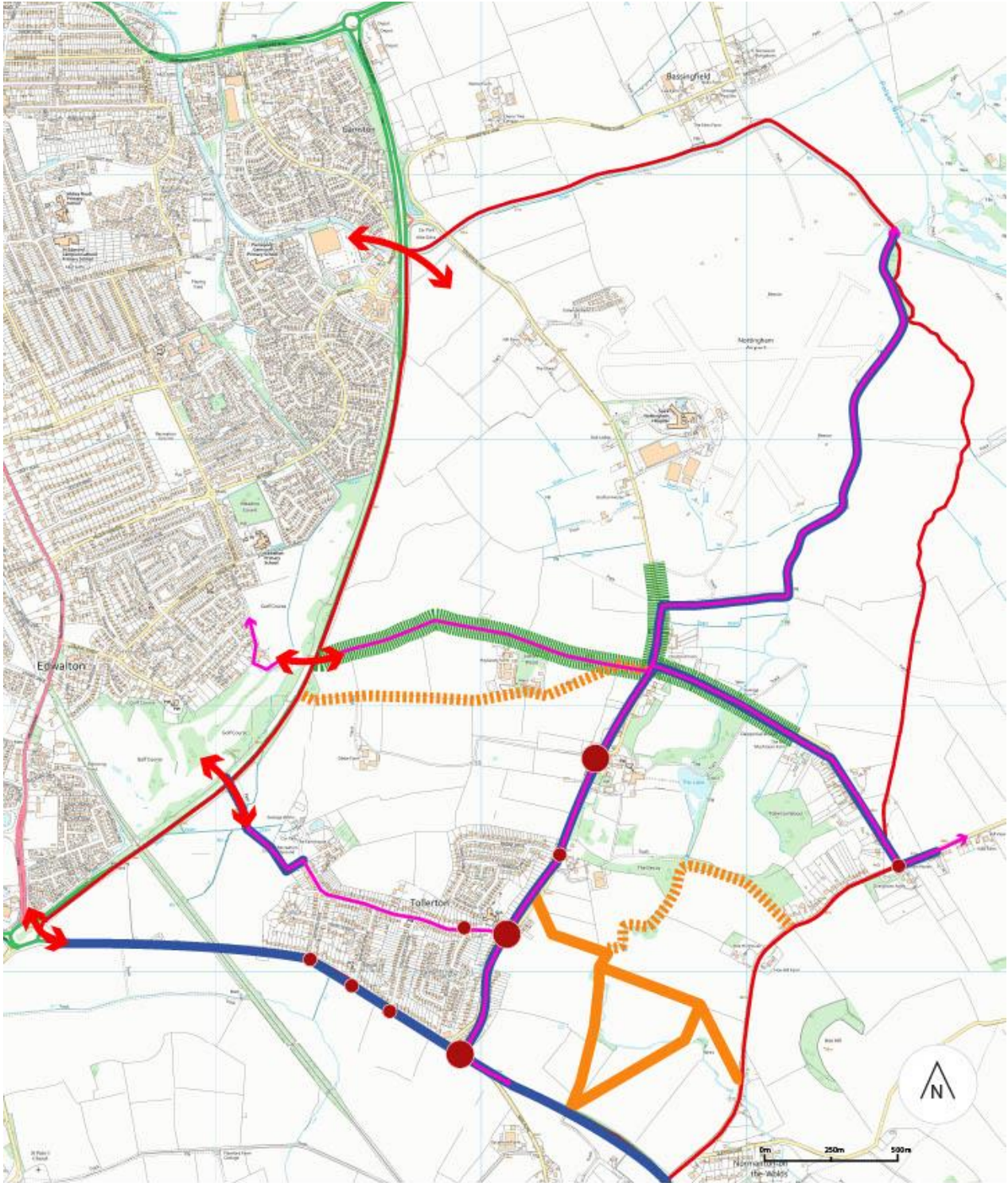
Map 5 Local Green Spaces

KEY

- Neighbourhood Plan Area
- Local Green Spaces:
- 1 Tollerton Lane Allotment
- 2 Brookers Bank
- 3 Huntsman Green
- 4 St Peters Paddock
- 5 Tollerton Open Space
- 6 Priory Circus
- 7 Lenton Circus
- 8 Methodist Church grounds
- Pinfold
- Wildflower verges
- Burnside verges












Map 6 – Movement strategy



Map 6 Movement Strategy

KEY

- | | |
|---|--|
|  Neighbourhood Plan Area |  Green lane |
|  Major junction improvement |  Strategic cycling improvements |
|  Junction improvement |  Improve crossing |
|  Walking / cycling improvement |  Walking route for improvement |
| |  Walking route |

10. Appendices

Appendix A – Shop front design guidance

Appendix B – Character summary

Appendix C – Heritage assets list

Appendix D – Local Green Space table

Appendix E – Junction improvements

11. Appendix A – Shop front design guidance

Where shop fronts are to be replaced or refurbished, it is recommended that the following design guidance is followed to help achieve a cohesive and attractive contribution towards local character:

- Consider the architectural styles of neighbouring buildings and be sensitive to them
- Fascias should be in proportion with the building in terms of height, width and depth
- Fascias should not obscure windows or other architectural features and should align with neighbouring fascias where possible
- Box fascias and box lighting are not encouraged
- Windows and openings should be in proportion to the building
- One hanging sign only per shop
- Solid shutters should be avoided and a transparency into the shop should be retained
- Projecting boxes and external shutters should be avoided

12. Appendix B – Character summary

This summary sets out the basic elements of Tollerton’s characteristics, heritage and natural environment to maintain and enhance. It provides an overview of the findings of the following studies; Tollerton Parish Council’s Strategy for Character, Heritage and Conservation 2017, The Tollerton Design Guidelines 2017 and the Tollerton Heritage and Character Assessment 2017 prepared by AECOM. Those proposing development in the parish should review these documents in full and demonstrate how they have been taken into account in conjunction with the relevant policies of the Tollerton Neighbourhood Plan.

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.

The following elements are considered key in contributing to the unique character of Tollerton as a parish:

- A rural and sparsely settled area
- The conservation area
- The village centre and suburban development patterns
- The historic village and Tollerton Hall estate
- Buildings of character and heritage and their setting
- Traditional architectural styles
 - o Use of red brick and pantiles (19th century dwellings)
 - o One and two storey dwellings with pitched or hipped rooflines
 - o Chimneys
 - o Gabled dormers
- The openness of the village
- Key views through and out of the village to the open countryside
- Wildlife and planted areas
- Mature trees

Landscape character is an important contribution to identity and sense of place. In summary key features identified are:

- A gently undulating landscape with part of the village located upon a local high point
- Dense vegetation along Tollerton Lane and within residential gardens
- Agricultural land separating the village from Nottingham
- Variable sized arable fields
- Large individual trees
- Hedgerows
- Woodland blocks

13. Appendix C – Heritage assets list

Listed Buildings
<ul style="list-style-type: none"> • Roclaveston Manor St Hugh’s College /Tollerton Hall • Church of St Peter and Adjoining Wall • The Old Rectory • War Memorial • 198, Tollerton Lane (Bassingfield House) • The Lodge and Attached Gateway and Wall • Multiple Grade II listed pillboxes

Non-designated heritage assets	Meeting of RBC local list checklist
<ul style="list-style-type: none"> • North End Cottages, 232, 224, 226 Tollerton Lane 	A prominent row of dwellings at the northern access to the village. Comply with criteria b, c, d and e in the RBC checklist.
<ul style="list-style-type: none"> • Chestnut Farm, Tollerton Lane 	Adjacent to North End Cottages and a prominent building on the junction of Tollerton Lane and Cotgrave Lane. Several of the outbuildings of the farm have been sympathetically converted into dwellings. Complies with checklist criteria b, c and d
<ul style="list-style-type: none"> • 206 Tollerton Lane • 165-167 Tollerton Lane • 159/161 Tollerton Lane • 157 Tollerton Lane • Barn End Manor Farm, Tollerton Lane • Old Post office, 157 Tollerton Lane 	All these dwellings are part of ‘old’ Tollerton and face or are adjacent to Tollerton Hall, the Church of St Peter, the estate walls, 198 Tollerton Lane and the War Memorial, all of which are listed buildings or structures. They all comply with checklist criteria b, c and d.
<ul style="list-style-type: none"> • The Pinfold, junction of Tollerton Lane and Cotgrave Lane (cultural heritage asset) 	Rebuilt in recent times as a link to the history of Tollerton. Its proximity to all the assets listed above and the village sign at the northern entrance to the village makes it a significant asset and symbol of Tollerton’s history. Complies with checklist criteria b, c and d.
<ul style="list-style-type: none"> • Grantham Canal 	Marks the northern boundary of the village and is reminder of its history and the importance of inland waterways. Complies with checklist criteria d and e.

14. Appendix D – Local Green Space table

Local Green Space no.	Name	Criteria 1 – Proximity to community	Criteria 2 – Special character					Criteria 3 – Not an extensive	Fulfilling of criteria?
			Beauty	Historic significance	Recreational value	Tranquility	Rich in wildlife		
1	Allotments – Tollerton Lane	On northern edge of village			Provide space for growing crops and fruit. All plots are well used by residents.		Supports biodiversity	Reasonable in scale for current use	Yes
2	Brookers Bank	By the roadside on the northern edge of the village	Particularly attractive in the spring when the daffodils are out	Long established at an important village gateway			Supports biodiversity in conjunction with the adjoining allotments	An attractive bank of a proportionate scale given its location	Yes
3	Huntsman's Green	At the junction of Cotgrave Road and Cotgrave Lane, which is an important gateway to the village	An attractive open space with trees, a wildflower area and grass	Historically important in the context of the village as an agricultural community	Has been used as a location for community activity as, for example, the Tour of Britain cycle race came along Cotgrave Road.	A quiet area beside two roads that can get busy at times.	Supports biodiversity	An attractive area of a proportionate scale given its location	Yes
4	St Peter's paddock	Adjacent to the church	An important open green space with adjoining woods	A piece of glebe land linked to the church	It is well used by the Scouts, whose hut is next to the paddock, the Forest school group that is based there and other users of both the Scout Hut and the Church Centre.		The paddock and woods support a wide range of wildlife and contribute to local biodiversity	Reasonable in scale for its current uses	Yes
5	Tollerton Open Space Park and playing field	Located at the end of Lothian Road			Provides extensive facilities for both formal and informal recreation across all age ranges and all the year round. The site for the annual 'village event'	Playpark area provides a space for children to play safely and creatively while remaining under parental supervision	The boundaries of the site provide good habitat for a variety of wildlife	Reasonable in scale for current uses in a community the size of Tollerton	Yes
6	Priory Circus	In the middle of a 'banjo' of houses in the heart of the village	Visually attractive green space in a residential area		Provides a visual amenity for people living next to it and people walking through the village			In proportion to its setting and unsuitable for any other use	Yes

7	Lenton Circus	In the middle of a 'banjo' of houses in the heart of the village	Visually attractive green space in a residential area		Provides a visual amenity for people living next to it and people walking through the village			In proportion to its setting and unsuitable for any other use	Yes
8	Green space beside the Methodist Church	In the centre of the village		Long established open space in the middle of the village		Provides a green space in the middle of a developed area		Reasonable in scale in the context of the village centre	Yes
9	Pinfold	At the north end of Tollerton Lane at a major gateway to the village	An attractive and unusual feature	Historically important in the context of the village as an agricultural community	Provides an item of interest for visitors to the village. It was restored by the Parish Council some years ago and has an interpretation board.		The pinfold and surrounding area provide opportunities for wildlife to flourish	Reasonable in scale for current use	Yes
10	Wildflower verges	A number of locations around the village, particularly at gateway sites	Provide a good level of visual amenity and help maintain the feeling of Tollerton as a village	Long established and an important feature of the village			Support biodiversity in and around the village	In proportion to its setting and unsuitable for any other use	Yes
11	Verges on Burnside Grove	Burnside Grove is a major access route into the centre of the village from Tollerton Lane	Provide a green edged corridor in a built up residential area		Improve the visual amenity of this part of the village	Prevents this road looking like an urban street and helps to maintain a village feel		The verges are linear strips of grass proportionate to the width of the road	Yes
12	Canal – linear route	Runs along the northern boundary of the parish	A peaceful and attractive pathway that is well used and appreciated by walkers and cyclists	The Grantham canal was once a major waterway between Nottingham and Grantham	Well used by walkers and cyclists both for recreational and commuting purposes		The canal and its banks support a wide range of wildlife	A linear strip of land that provides a clear and important demarcation at the edge of the parish.	Yes

15. Appendix E – Junction improvements

Melton Road/Tollerton Lane – traffic light controlled but Tollerton Lane is narrow on the approach to the junction sometimes causing congestion, particularly close to the exit from the petrol station.

- Bentinck Avenue/A606 – poor visibility to the right. Turning either way but particularly to the right out of Bentinck Avenue can be difficult due to traffic volume.
- Stanstead Avenue/A606 - poor visibility to the right. Turning either way but particularly right out of Stanstead Avenue can be difficult due to traffic volume
- Lenton Avenue/A606 - poor visibility to the right. Turning either way but particularly to the right out of Lenton Avenue can be difficult due to traffic volume
- Tollerton Lane bend – a tight double bend with adverse cambers. There have been several serious accidents on this bend although road surface improvements and the imposition of a 30mph speed limit have helped reduce these.
- Medina Drive/Tollerton Lane – very poor visibility in both directions although particularly to the left where there is the brow of a hill.
- Sedgley Road/Burnside Grove – poor visibility, often made worse by parked cars associated with school dropping off and pick up times.
- Cotgrave Lane/Cotgrave Road – poor visibility to the left for traffic turning right out of Cotgrave Lane caused by high hedges and proximity to the brow of a hill to the left.
- A52/Tollerton Lane – difficult to turn out of Tollerton Lane at times as the A52 is a busy dual carriageway. Turning right can be problematic and hazardous despite the road configuration with a central refuge area between the carriageways due to the volume of traffic coming from the left and difficulties caused by cars turning right from the A52 up Tollerton Lane.
- Lings Bar Road (A52) crossings – four – none of these crossings has any formal crossing points controlled by traffic lights or by other means. There is one traffic light controlled crossing to the north beyond the parish boundary.
- Junctions associated with the development of the strategic allocation to the east of Gamston/north of Tollerton – careful attention will be required to ensure that these are suitable as and when detailed proposals are put forward for this development.

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Tollerton Neighbourhood Plan 2016-2030

A report to Rushcliffe Borough Council

**David Kaiserman BA DipTP MRTPI
Independent Examiner**

17 January 2024

Executive summary

I was appointed by Rushcliffe Borough Council on 26 October 2023, with the agreement of Tollerton Parish Council, to carry out the independent examination of the Tollerton Neighbourhood Plan 2016-2030.

The examination was completed solely on the basis of the written representations received, no public hearing appearing to me to have been necessary.¹ I made an unaccompanied visit to the area covered by the Plan on 23 November 2023.

The Plan relates to the largely rural Parish of Tollerton, which lies about four miles south-east of Nottingham. The population of the Parish was 1883 at the 2011 Census; while it has experienced some growth since then, this is due to increase significantly over the next decade or so, as a result of the allocation in the Rushcliffe Local Plan of land at the existing Nottingham City Airport for a mixed-use development intended to deliver some 4000 new homes. The submitted version of the Neighbourhood Plan includes many policies and other references which relate to this important proposal. However, since its implementation is to be guided by a Supplementary Planning Document (incorporating a masterplan) currently being prepared by RBC, I consider it necessary to recommend significant changes to the Plan in order to avoid unnecessary duplication or confusion.

Subject to this and a number of other recommendations, I have concluded that the Tollerton Neighbourhood Plan is capable of meeting all the necessary legal requirements at this stage of its preparation. With that proviso, I recommend that it should proceed to referendum.

¹ Two separate requests for a hearing were made during the course of my examination, and I refer to this under "Procedural Matters".

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Introduction

1. This report sets out the findings of my examination of the Tollerton Neighbourhood Plan 2016-2030 (the TNP), submitted to Rushcliffe Borough Council (RBC) by the Tollerton Parish Council (TPC) in June 2023. The Neighbourhood Area for these purposes is the same as that of the Parish boundary.
2. Neighbourhood plans were introduced into the planning process by the Localism Act 2011. They aim to help local communities shape the development and growth of their area, and this intention was given added weight in the National Planning Policy Framework (NPPF), first published in 2012. The current edition of the NPPF is dated December 2023, and it continues to be the principal element of national planning policy. Detailed advice is provided by national Planning Practice Guidance on neighbourhood planning, first published in March 2014.
3. The main purpose of the independent examination is to assess whether the Plan satisfies certain “basic conditions” which must be met before it can proceed to a local referendum, and whether it is generally legally compliant. In considering the content of the Plan, recommendations may be made concerning changes to both policies and any supporting text.
4. In the present case, my examination concludes with a recommendation that, subject to a considerable number of substantial amendments, the Plan should proceed to referendum. If this results in a positive outcome, the TNP would ultimately become a part of the statutory development plan and thus a key consideration in the determination of planning applications relating to land lying within the TNP area.
5. I am independent of the Parish Council and do not have any interest in any land that may be affected by the Plan. I have the necessary qualifications and experience to carry out the examination, having had 30 years’ experience as a local authority planner (including as Acting Director of Planning and Environmental Health for the City of Manchester), followed by over 20 years’ experience providing training in planning to both elected representatives and officers, for most of that time also working as a Planning Inspector. My appointment has been facilitated by the independent examination service provided by Penny O’Shea Consulting.

Procedural matters

6. I am required to recommend that the Tollerton Neighbourhood Plan either
 - be submitted to a local referendum; or
 - that it should proceed to referendum, but as modified in the light of my recommendations; or
 - that it not be permitted to proceed to referendum, on the grounds that it does not meet the requirements referred to in paragraph 3 above.
7. In carrying out my assessment, I have had regard to the following principal documents:
 - the submitted TNP
 - the Consultation Report (June 2023)
 - the Basic Conditions Statement (June 2023)
 - the Strategic Environmental Statement/Habitats Regulations Assessment (May 2023)
 - the Environmental Assessment Statement (June 2023)
 - the representations made to the TNP under Regulation 16
 - selected policies of the adopted development plan for the area
 - relevant paragraphs of the NPPF
 - relevant paragraphs of national PPG

- responses to four clarifying questions I raised with RBC and TPC (EQ1–4).
8. I carried out an unaccompanied visit to the Plan area on 23 November 2023, when I looked at its overall character and appearance together with its setting in the wider landscape and those areas affected by specific policies or references in the Plan.
 9. It is expected that the examination of a draft neighbourhood plan will not include a public hearing, and that the examiner should reach a view by considering written representations². A central issue for me in the present case has been how the TNP should handle references to the “Sustainable Urban Extension” provided for in the Rushcliffe Local Plan (see paragraphs 24ff below). Taylor Wimpey UK Ltd and Rockspring Barwood Gamston Ltd sought a hearing to explain their view that it would be unnecessary for the Plan to cover the SUE, since it is being progressed through a master-planning exercise. The Parish Council have asked for a hearing in the event that I would be minded to accept that argument. After submitting questions to the Parish and Borough Councils about the relationship between the Local Plan, the master-planning exercise and the policies in the TNP, and having received their detailed responses, I have concluded that I have all the information and comment that I need in order to make appropriate recommendations on the issue, and thus that a hearing session would not be needed.
 10. I have addressed the policies in the order that they appear in the submitted Plan. My recommendations for changes to the policies and any associated or free-standing changes to the text of the Plan are highlighted in ***bold italic print***.

A brief picture of the neighbourhood plan area

11. Tollerton is a small, mainly rural, parish on the south-eastern edge of the Nottingham/West Bridgford urban area, but separated from it by the Rushcliffe element of the Nottingham-Derby Green Belt, the boundaries of which are drawn tightly around the main part of the village itself. The Green Belt also separates Tollerton from its other major feature, the Nottingham City Airport and associated businesses, in the north-eastern part of the Parish, and an adjacent hospital complex. The airport currently provides facilities for light aircraft and helicopters, and is home to the local air-ambulance service and the Air Cadets. Nearby is Tollerton Park, described as “a residential park home estate”, detached from any other development.
12. The surrounding flat or gently undulating landscape is dominated by open fields, affording several long views from certain vantage points, and there are many fine hedgerows and banks of trees scattered around the Parish. The main part of the village (which includes a primary school, a pub, a small commercial parade and the Methodist Church) is a compact layout of residential streets similar in character, and dating primarily from the twentieth century. This contrasts markedly with the linear, mainly “ribbon” development along Tollerton Road, which is “washed over” by the Green Belt – this displays a wider range of dwelling types and historical features, including St Peter’s Church and Tollerton Hall. Further, detached ribbon development exists along Cotgrave Lane and on the western side of Cotgrave Road. The northern boundary of the Parish is formed by the disused Grantham Canal, an important recreational and ecological resource for the area.

² Paragraph 9(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

13. The population of the Parish at the 2011 Census was 1883, a figure which is known to have increased since that date³. That growth has been of an organic nature – however, the position is set to change rapidly over the next few years as a result of the allocation in the Rushcliffe Local Plan Part 1: Core Strategy of the land at and around the airport for the development of around 4000 new dwellings and employment space, together with a new neighbourhood centre, in preparation for which the Green Belt boundary has been amended. This strategic allocation is a matter to which I will return later in my report.

The basic conditions and the Basic Conditions Statement

14. I am not required to come to a view about the “soundness” of the Plan (in the way which applies to the examination of local plans). Instead, I must principally address whether or not it is appropriate to make it, having regard to certain “basic conditions”, as listed at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The requirements are also set out in paragraph 065 of the relevant PPG. In brief, all neighbourhood plans must:
- have regard to national policy and guidance (Condition a);
 - contribute to the achievement of sustainable development (Condition d);
 - be in general conformity with the strategic policies in the development plan for the local area (Condition e);
 - not breach, and otherwise be compatible with, EU obligations, including human rights requirements (Condition f);
 - not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017; and
 - comply with any other prescribed matters.
15. The Basic Conditions Statement (BCS) begins by setting out the statutory requirements governing the preparation of neighbourhood plans, before considering (in a straightforward tabular format) how each of these has been satisfied by the TNP as submitted. While this is entirely satisfactory in its own terms, ***I recommend that the wording of the basic conditions as it appears in the table adhere to that used in the relevant legislation.*** This is to avoid any confusion in the minds of the reader – for example, the TNP does not have to be “in conformity with the Rushcliffe Local Plan”, but more particularly it must be “in general conformity” with its “strategic policies”.
16. Appendix 2 to the BCS contains two tables setting out the TNP’s compliance with NPPF objectives and relevant policies in the Rushcliffe LP Core Strategy. It also includes the Strategic Environmental Assessment and related assessment under the Habitats Regulations, together with the relevant consultation responses. I consider it to be a comprehensive and accessible account of the way the basic conditions have been considered in the making of the Plan, so far as its land-use planning issues are concerned.

Other statutory requirements

17. A number of other statutory requirements apply to the preparation of neighbourhood plans, all of which I consider have been met in this case. These are:
- that the Parish Council is the appropriate qualifying body (Localism Act 2011) able to lead preparation of a neighbourhood plan;
 - that what has been prepared is a Neighbourhood Development Plan, as formally

³ A online search of the Office for National Statistics shows the population at the 2021 Census to have been 2000.

defined by the Localism Act; that the plan area does not relate to more than one Neighbourhood Area; and that there are no other neighbourhood plans in place within the area covered by the plan;

- that the plan period must be stated. In the case of the TNP this is 2016 to 2030;
- that no “excluded development” is involved (this primarily relates to development involving minerals and waste and nationally significant infrastructure projects).

18. An examination of this kind would require me to bear in mind the particular duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of “preserving or enhancing the character or appearance” of any conservation area. However, while the existence of a conservation area is noted both in the “explanation” element of the TNP’s Policy 9 and in Appendix B, RBC and TCP have confirmed (following my clarifying question EQ3) that this was an error. ***I therefore recommend that this be corrected.***
19. A screening report is required in order to determine whether a neighbourhood plan needs to be accompanied by a Strategic Environmental Assessment (SEA), under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004. It is the qualifying body’s responsibility to undertake any necessary environmental assessments, but it is the local planning authority’s responsibility to engage with the statutory consultees.
20. An SEA Screening Determination statement⁴ was published on behalf of RBC by Urban Imprint Ltd in June 2023, following the publication of a screening report the previous month⁵, prepared by RBC on behalf of the Parish Council.
21. In the formal determination, RBC concludes that the TNP is unlikely to have any significant environmental impacts, meaning that an SEA is not required. The same applies in relation to the Habitat Regulations. Full details of the considerations which support the assessment are set out in the statement, and I have been given no reasons to question any of the conclusions reached. They are also supported by Natural England and Historic England (the Environment Agency had no comment to make), as statutory consultees in the process.
22. It is a requirement under the Planning Acts that policies in neighbourhood plans must relate to “the development and use of land”, whether within the Plan area as a whole or in some specified part(s) of it. Subject to some detailed reservations, I am satisfied that that requirement is generally met.

National policy

23. National policy is set out primarily in the NPPF, a key theme being the need to achieve sustainable development. The NPPF is supported by Planning Practice Guidance (PPG) on neighbourhood planning, an online resource which is continually updated by Government. I have borne particularly in mind the advice in paragraph 041 of the PPG that a policy in a neighbourhood plan should be clear and unambiguous, concise, precise and supported by appropriate evidence. In addition, I have had regard, where appropriate, to the requirement set out in the NPPF itself, at paragraph 16f), that “plans should ... serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area” [for example, those already in place in the relevant local plan].

⁴ The title given to this document is “Environmental Assessment Statement”.

⁵ The full title of this document is “Strategic Environmental Assessment and Appropriate Assessment/Screening Opinion Report”

The existing development plan for the area

24. The principal element of the current development plan for the area is the Rushcliffe Local Plan. This is in two parts: the Core Strategy (LP1), adopted in December 2014, and the detailed land and planning policies (LP2), adopted in October 2019.
25. LP1 includes two policies of particular relevance to the Neighbourhood Plan: Policy 3 is the spatial strategy for Rushcliffe, and this establishes that while Tollerton itself is not seen as a “key settlement”, and therefore development in the village proper will be limited to that needed to meet local needs, provision is made for a significant new development to the east of Gamston/north of Tollerton (within the Parish/TNP area), intended to provide around 2500 homes by 2028 and a further 1500 beyond that period. In addition, significant new employment and appropriate retail uses are proposed. Further detail about this strategic mixed-use allocation is given in LP1 Policy 25 and its associated Figure 6.
26. To avoid any confusion with descriptions of this land associated with the current marketing of individual elements of it, I will refer to it in this report as the Sustainable Urban Extension (SUE), which is how it is described in the Local Plan. ***In addition to my principal recommendation about how the SUE is handled, I recommend that any remaining references in the TNP to “Gamston Fields” be replaced with this term.***
27. In addition, LP1 Policy 4 reaffirms the long-standing significance of the Nottingham-Derby Green Belt, while at the same time accommodating the SUE. Policy 4 also maintains the present position in relation to Tollerton itself, namely that it is an “inset” village within the Green Belt, the boundary being drawn tightly around the existing built-up area.
28. I deal with the detailed implications of these LP policies, and other aspects of the relationship between the TNP and RLP, in the body of this report.
29. I note from RBC’s website that work is underway on the Greater Nottingham Strategic Plan (GNSP), being prepared jointly by Nottingham City Council, and Broxtowe, Gedling and Rushcliffe Boroughs. When completed, this would replace Rushcliffe LP1. The GNSP is at a relatively early stage of its preparation, and I am satisfied from all that I have read that it has no significance for the TNP, and therefore for my report and recommendations.

The consultation exercise (Regulation 14)

30. Regulation 14 requires the Parish Council to publicise details of their proposals “in a way that is likely to bring [them] to the attention of people who live, work or carry on business in the area”, and to provide details of how representations about them can be made. Regulation 15 requires the submission to the local planning authority of a statement setting out the details of what was done in this respect, and how the qualifying body responded to any matters which arose as a result of the consultation process.
31. The Consultation Report, dated June 2023, begins by setting out the background to the plan-making process, including who was involved and how the community was kept informed of progress. It charts the initial “issues and options” stage, beginning in March 2017, which then led to consultation on the emerging policies and the more formal Regulation 14 stage which ran for six weeks between March and May 2022. The Consultation Report includes a total of 11 appendices which contain a wealth of detail on how stakeholders were encouraged to engage with the process. I am satisfied that the requirements of Regulation 14 have been met.

General observations about the Plan

32. I have noted that the Parish Council appointed consultants Urban Imprint to assist in the Plan's preparation and publication.
33. The submitted document is well laid out and in an accessible and easy-to-read format, much assisted by clear maps and attractive photographs. The policies themselves are clearly differentiated from the straightforward "explanations", by being set out in bold text within boxes. **Accessibility would, however, be considerably improved by the paragraphs being numbered, and I recommend that this be done.**
34. After a brief explanation of the basic context for the neighbourhood plan and its intended value to the local community, there is a short introduction to the key physical features of the Parish; a summary of its demography; and a comment on the Plan preparation process. These are followed by a statement of the vision for Tollerton:
- "Tollerton is a vibrant community with a rich history and heritage surrounded by farmland with views of open countryside, hills and woodland. This Neighbourhood Plan seeks to protect this special character and safeguard it for existing and future residents. Key assets, valued by residents, are given protection whilst opportunities for sympathetic enhancement and development are identified and encouraged. The parish will need to evolve in response to climate change and the proposed new settlement within the strategic allocation to the east of Gamston/north of Tollerton known as Gamston Fields – this plan aims to make the most of these opportunities for the parish whilst conserving its rural setting".*
35. Nine specific objectives are then set out, which may be summarised as ensuring that development respects its particular context; establishing a vibrant village hub; promoting healthy, sustainable and safe travel for all; protecting important green spaces; supporting local businesses; encouraging community facilities; and ensuring that the SUE project succeeds as a new settlement which nonetheless remains well connected with Tollerton itself. No additional land is allocated for development within the NP area.
36. As a context for the policies, "Map 2" is a simple representation of what is described as the spatial strategy for Tollerton. It depicts the three main elements of the future form of the Parish – the village centre, the SUE (described as the "strategic housing allocation") and the substantial green buffer separating the two – and the principles of the routes (including for leisure) which connect them. Map 2 is difficult to relate to Figure 6 on page 150 of LP1, which shows the principles of the proposed development of the SUE. **I recommend that, depending on the approach taken to my main recommendation about how the SUE is handled, any discrepancies between the two be removed, and that Map 2 be retitled "Diagram 1".**⁶
37. A helpful table then relates each of the Plan's 16 policies to the relevant objective. This is followed by the policies themselves, comments on intended monitoring and review, and relevant maps. I make reference to all of these elements of the document later in my report.
38. I have no concerns about the relationship of any aspects of the Plan to national land-use policy, and nor is there any conflict with the strategic policies in the Local Plan. However, I have found it necessary to make a large number of recommendations for the amendment or

⁶ I would point out that the version of this diagram which appears as Appendix 2 is slightly different in that the latter includes the location of Tollerton Hall. This discrepancy should also be removed.

deletion of policies where I consider them to be insufficiently clear or precise, or where it is important to avoid unnecessary duplication with (especially) local plan policies. The most significant of these involves the inter-relationship between the Plan's policies and ongoing work in relation to the planning framework intended to guide the development of the SUE, which I will now address.

The Sustainable Urban Extension and the Neighbourhood Plan

39. As noted earlier, LP1 Policy 3 (at section 2) provides for a major allocation to the east of Gamston/north of Tollerton, to contain around 2,500 homes (as well as significant employment provision) by 2028, and up to a further 1,500 beyond that date. Much more detail concerning the delivery of the SUE is given in LP1 Policy 25 and the accompanying Figure 6, with the explanatory paragraphs making it clear that progress will depend on a comprehensive master-planning exercise in order to establish all the relevant development parameters. Paragraph 3.25.5, for example, states that *"The Council would expect that from the outset there should be a comprehensive scheme for the site as a whole and for its entire development, rather than one that just deals with that element of development expected by 2028, and that planning permission would be granted on this basis"*.
40. I have been told that an outline planning application has been submitted to RBC by Savills on behalf of Taylor Wimpey and Barwood Land, and that one is being prepared by Stantec on behalf of the Vistry Group, in both cases proposals which are intended to take account of current work on the masterplan. Savills also refer to work being done on the preparation of a Supplementary Planning Document (SPD). Both the representations on behalf of these developers (Savills' in considerable detail) suggest that it is unnecessary for the TNP to include reference to matters which are being progressed through the master-planning exercise. I do not accept that this should be the case as a matter of principle – but I do take the view that any overlap or duplication should be avoided where there is the potential for confusion, especially given the ground already covered by LP1 Policies 3 and 25 and related development management policies in LP2.
41. I raised this matter with the Borough and Parish Councils, as a result of which RBC, in its second response⁷, confirmed that:
- notwithstanding numerous elements of Savill's representations which might suggest otherwise, the Borough Council do not consider that the requirements of LP25 paragraph 3.25.5 have yet been met;
 - in addition to incorporating a masterplan to control the mix and distribution of uses across the whole site, the SPD's other functions are to establish the infrastructure requirements of the development and to provide all necessary supplementary guidance in relation to such matters as the historic environment and design quality;
 - while work on the SPD has been delayed for a number of reasons, "many elements of [it] are close to completion in draft". The expectation is that it will be published for consultation by mid-2024, and hopefully adopted in the autumn, and they confirm that the Parish Council would naturally be fully involved in that process; and
 - they "do not intend to determine relevant planning applications [within the SUE] until after the SPD is in place ... however long it takes".
42. RBC concludes by saying "Consequently, it should not be perceived that there is some sort of guidance 'vacuum' in satisfying the requirements of LP1, which therefore necessitates being

⁷ There were two approaches from me on this: EQ2 and supplementary questions in EQ4.

filled by the neighbourhood plan. It is neither appropriate [n]or necessary for the neighbourhood plan to include very specific details in respect of the design and layout of the SUE, when this will more correctly come via the SPD”.

43. This is a much firmer line on the matter than that taken by the Council in its initial response to my questions and goes a lot further than the scope of their formal representations under Regulation 16, which did not raise any significant matters of principle. In that respect, I have decided to treat their latest views as superseding their earlier ones.
44. Urban Imprint, for the Parish Council, make the following points (these extracts being taken from their two separate responses to my questions):
- the remit from the community requires the TNP “to do all it can to positively influence how the SUE comes forward. A neighbourhood plan that is silent on the SUE would not be responding to the consultation carried out, completely at odds with the Local Plan policy context and is very unlikely to receive support at referendum”;
 - they agree with RBC that the requirements of LP1 paragraph 2.25.5 have not yet been met, adding, however, that this has “increased concerns that the masterplan process is underway behind the scenes”. They say there has been a lack of local engagement in the preparation of the emerging SPD and “responses from those promoting the [revised Barwood] development have not reassured the group that meaningful engagement will take place or that the wishes of the community as set out within the draft TNP will be taken into account. The community, TNPG and TPC want reassurance that these matters will be incorporated and the policies set out above are the only assurance available”;
 - that “there remains a concern that the LPA will be under considerable pressure to determine the [revised Barwood] application”;
 - that in these circumstances it is appropriate that the TNP “seeks to reinforce the broad framework set out within LP1 Policy 25” and to highlight priorities for the community and how the policy framework should be implemented”; and
 - “as it appears an SPD masterplan will not be forthcoming in the short to medium term the TNP should be allowed to operate as an ‘advocacy’ document to provide some assurance for the community ...”.
45. It would clearly not be appropriate for me to comment on what comes across from these exchanges as a lack of communication between the various parties here. My primary role in dealing with the future planning framework for Tollerton is simply to ensure that there are not, in effect, two competing versions of it, at least as far as the SUE is concerned.
46. I fully accept the basic principle that (amongst other things) neighbourhood plans provide the opportunity for local communities to influence the way local plan policies are interpreted and applied on the ground. In addition, they can add important detail to those policies at the local level. In this case, however, if the SPD/masterplan for the SUE were to be launched on the community a short time after the completion of the Neighbourhood Plan, the scope for confusion or misinterpretation would be considerable, and this would not be in the interests either of local residents and businesses or of landowners/developers. To that extent, if references to the SUE were not substantially modified, their purpose would be unclear and the requirements of NPPF paragraph 16f) (referred to in my paragraph 23) would not be met - and consequently basic condition a) would not be satisfied.
47. I see no reason not to take at face value RBC’s assurances, about both the timing of the SPD and their approach in the interim to the determination of planning applications relating to land within the SUE. I am also satisfied that, even if there were to be some further delay in

publishing and adopting the SPD, the existing local planning framework provided by both the Local Plan and the NPPF is clear and robust enough to avoid any significant problems. I do not therefore share the Parish Council's view that the uncertainty over precisely when the SPD will be available is sufficient to justify including within the TNP a raft of overlapping policies relating to the SUE area.

48. In the light of the above, ***I recommend that a new policy be included at an appropriate (but early) point in the Plan along the following lines:***

“THE SUSTAINABLE URBAN EXTENSION

In order to reflect Policies 3 and 25 of part 1 of the Rushcliffe Local Plan, this Neighbourhood Plan allows for the development of land in the northern part of the Parish as a Strategic Urban Extension, the boundaries of which are shown on Map ... This area will provide for the development of around 2,500 homes and related employment provision (together with a new neighbourhood centre and community facilities) by 2028, and up to a further 1,500 dwellings beyond that date. The detailed requirements for the satisfactory development of this area are not included within this Plan, but will be established by means of a master-planning exercise, accompanied by a formally adopted Supplementary Planning Document to be prepared by Rushcliffe Borough Council, in consultation with the Parish Council and the wider community”.

I also recommend that, in order to avoid duplication and potential ambiguities, all references to the approach to the development of this area currently set out in the individual policies of the submitted TNP be removed, and that the detail shown on Map 4 be revisited with that in mind.

49. A related issue is the extent of the Green Belt within the TNP area, something which will have considerable significance in terms of the location of any new development other than that provided for in the SUE. There is at present nowhere within the Plan which explains this; and while the origins of the policy implications lie both at national and local plan level, I consider it important for users of the Plan to be made aware of. ***I therefore recommend the inclusion of a further policy:***

“GREEN BELT

In order to reflect Policy 4 of Part 1, and Policy 21 of part 2, of the Rushcliffe Local Plan, the whole of the area within the Neighbourhood Plan, with the exception of the proposed Strategic Urban Extension and the main built-up area of Tollerton village (as shown on the Adopted Policies Map at page 24) lies within the Green Belt. Planning applications for development within the Green Belt will be determined in accordance with paragraphs 152–156 of the National Planning Policy Framework.”

I recommend that a brief explanation of national policy be included, to assist users of the Plan. This might include reference to the fact that the TNP does not propose to alter the boundaries as shown in the Local Plan.

Representations received (Regulation 16)

50. Of the three statutory consultees, the Environment Agency recommended some amendments to Policies 1, 7, 12 and 15; and Natural England have comments in particular about Policies 1, 6, 13 and 15. I have seen no response from Historic England.
51. Sport England, National Highways and the Coal Authority had no directly relevant comments to make, and Ramblers Nottinghamshire offered support. The British Horse Society are concerned that the Plan makes no reference to the benefits of equestrian activity; and the Canal and Rivers Trust suggest small amendments to strengthen the references to the Grantham Canal. Nottinghamshire County Council support the Plan's approach to the SUE, but have some comments about Policies 13 and 14.
52. It should be noted that many of the representations made by these public bodies (as well as a number by RBC) take the form of detailed comments or suggestions which either have no implications for the basic conditions or which I consider would be satisfactorily addressed (or rendered irrelevant) if my recommendations are accepted. Where this is the case, I have made no specific references to them in my report, and am content for the Parish Council to take on board any that they consider would be of value (Severn Trent Water, for example, suggest the addition of policies covering the preferred drainage hierarchy, sustainable drainage systems (SUDS), "blue green corridors", flood resilience schemes within local green spaces, protection of water resources and water efficiency, all of which I consider fall into this category).
53. Representations were also made on behalf of three commercial companies. Messrs Boyer act for Harworth Group plc, who are promoting land off Melton Road in Tollerton, which they consider suitable for the development of around 475 dwellings. They support the TNP, subject to a small number of detailed comments, none of which it is necessary for me to address.
54. The other two representations are from Messrs Savills on behalf of Taylor Wimpey and Barwood Land, and Stantec UK Ltd, acting for the Vistry Group. These companies are, with others, involved in the delivery of the SUE. Their principal concerns are addressed in the previous section of this report.

The policies

Policy 1: Climate change

55. This policy requires "development of all scales" to be accompanied by a statement showing how it meets 10 specific objectives designed to reflect the community's commitment to reducing its carbon footprint. Clearly this approach is supported at national and local planning policy level, and there can be no objection in principle to the issue's being addressed in a neighbourhood plan, so long as it adds something to what is already provided for elsewhere.
56. In this case, the TNP omits any reference to the significant coverage of this important issue which is already present in LP1, in particular in Policies 2, 10, 11, 14 and 16. Moreover, by seeking to apply its provisions across the board ("whether it is a residential extension or several new dwellings and services", to quote from the explanation), Policy 1 goes considerably further than the preamble to LP1 Policy 2 which has similar expectations "*unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible*".
57. Given this assessment, I have concluded that Policy 1 adds little, if anything, to the existing policy framework for the area, and potentially is in conflict with an important element of it.

I therefore recommend that Policy 1 be replaced with the following: “As required by Policy 2(1) of the adopted Rushcliffe Core Strategy, all development proposals will be expected to contribute towards the mitigation of, and adaptation to climate change, and to comply with national and local targets on reducing carbon emissions and energy use, unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible. Applicants for planning permission will be expected to show that the detailed provisions of Core Strategy Policy 2 have been taken into account when submitting their proposals”.

58. I have noted some detailed suggestions for amendments to the policy made by the Environment Agency (on water efficiency measures) and Natural England (on nature-based approaches to adaptation and mitigation), but given the above recommendation do not think it necessary to comment further on them.

Policy 2: The village centre

59. Land uses which allow for the growth of the village centre are supported by this policy, subject to a number of appropriate safeguards. However, some aspects of it require clarification.
60. The first point relates to terminology. Policy 2 and Map 3a refer to the area to which the policy applies as “a Centre of Neighbourhood Importance (CNI)”. The accompanying explanation states that this term “is a recognised tier of local centres within the Rushcliffe Local Plan”. While this is true, its inclusion here is misleading. LP2 Policy 26 identifies 11 CNIs, but they are all in either West Bridgford or Keyworth. Development within them is supported, subject to a range of considerations set out in parts (2) and (3) of the policy, which are different from those set out in TNP Policy 2.
61. It is not within the scope of the Neighbourhood Plan to make *de facto* modifications to the Local Plan, and while I have no reason to think that this was actually intended, ***I recommend that the term ‘Centre of Neighbourhood Importance’ be replaced with “village centre”.***
62. The third paragraph of the policy is confusing. Its first sentence suggests that its scope is intended to be limited to “the diversification of existing public buildings and sites for additional community uses”. It is not clear what purpose this serves, however, given the fact that the first paragraph of the policy already deals with the approach to community and social uses within the village centre; and nor is it clear why specific reference is made to the Methodist Church grounds (as distinct from any other land within the centre). In addition, the specific requirements in relation to this land (that proposals for its redevelopment would need to be accompanied by evidence of how they “benefit the community and meet an existing need”) are very vague, notwithstanding the requirement to have regard to the terms of Policy 6. An additional expectation, that “all proposals must be supported by evidence of meaningful community consultation”, is also difficult to pin down or indeed to justify.
63. Furthermore, the Methodist Church is listed as a Community Facility on Map 3a, and so it falls within the scope of Policy 5: this introduces a new and different range of requirements if proposals affecting its future were to come forward.
64. ***I recommend either that the third paragraph of Policy 2 be deleted or (if considered necessary) that it be replaced by a separate sub-policy dealing specifically with the Church and its grounds, including any appropriate cross-reference to Policy 5.***

Policy 3: Supporting existing businesses

Policy 4: Facilitating new businesses

65. Given the close relationship between these two policies, it is convenient to deal with them together.
66. Policy 3 seeks to protect and support existing businesses in the Parish, subject to consideration of the impact on local amenity, including parking and traffic. This broad objective is clearly one which meets national and local planning policies. There are, however, some difficulties with the wording which need to be addressed.
67. The second sentence of the policy reads: “Where the expansion and diversification of existing premises and farms would protect existing businesses, this will be permitted.....”. The criteria for limiting the applicability of this to those proposals which would “protect” existing businesses are not clear, and nor is the requirement that such development must “actively promote and protect the local character and identity of the parish” – something which appears to me too onerous, and is in any event too vague to be capable of implementation. This second requirement is adequately covered by other policies in the Plan, such as 8, 9, 10 and 16. I would also point out that much of the ground covered by the policy is already dealt with in LP2 Policies 1 and 15.
68. The first sentence of the second part of Policy 3 deals with the redevelopment of brownfield land for new premises for existing businesses. It is not clear either why it is necessary to separate out previously developed land from other land in the Parish which might be suitable for employment uses, nor why the policy should not cover establishment of *new* businesses. In addition, “the creation of new premises should seek to establish a staircase of different sizes and types, to cater to a range of businesses” is something which would not be practicable in many cases, and the need for which is not included in the explanation to the policy.
69. The third sentence of this paragraph reads: “All proposals must ensure high-quality communication infrastructure connectivity, especially broadband, subject to appropriate landscape and visual impact”, This is a sensible requirement, but it is not clear why it should not apply equally to all new development, for example new businesses (the subject of Policy 4).
70. Policy 4 supports the principle of new local businesses, including homeworking. In addition to the broad requirement for development to respect the rural character of the Parish, the purposes of the Green Belt and local amenity, “all new businesses should be in a location that is accessible by public transport or via the walking or cycling network”. While I appreciate the intention here, this is too imprecise to be of practical value in the development management process.
71. Schemes consisting of “major” development would be required to submit a full movement strategy, with smaller proposals having to include relevant information in a Design and Access Statement. However, paragraph 030 of the relevant PPG (“Making an Application”)⁸ makes it clear that design and access statements would only be required (other than in certain specified cases) where major development⁹ is involved, and it would be inappropriate for the TNP to follow a different approach.

⁸ ID: 14-030-20140306

⁹ Defined in Article 2 of the Town and Country Planning (Development Management Procedure (England)) Order 2015

72. As with Policy 3, many aspects of these factors overlap with other policies both in the Local Plan and the TNP itself.
73. ***Taking all this into account, I recommend that Policies 3 and 4 be deleted and replaced with a single new policy as follows:***

“SUPPORTING THE LOCAL ECONOMY

Development involving new businesses or the expansion of existing ones (including homeworking) will be supported in principle, subject to account being taken of other relevant policies of this Plan and Policies 1 and 15 of the Rushcliffe Local Plan (part 2). In particular, proposals will be required to demonstrate that

- ***there is adequate provision for parking and servicing***
- ***there is no harmful impact on residential amenity***
- ***there is no harmful impact on the visual qualities of the Parish.***

In addition,

- ***a travel plan and car parking strategy will be required to accompany planning applications for all major developments (as defined in Section 2/Part 1 of the Development Management Procedure Order)”.***

Policy 5: Existing facilities

74. ***I recommend that the title of this policy be changed to “Existing community facilities”, the better to reflect its intended scope.*** It relates to a total of 16 existing community facilities within the Parish, the locations of which are shown on Maps 3a and 3b¹⁰.
75. The first paragraph of the policy begins with the following requirement: “All development proposals that affect existing community facilities must demonstrate the protection and enhancement of their community role”. It is unclear precisely what is being sought of an applicant for planning permission in these circumstances, but I do not see it as adding to what is covered by the third paragraph (as I suggest it be amended – see below). In addition, there is a requirement for proposals which would actually secure the retention of these assets “[to be] supported by a strong business case and long term business plan”. In my view, this cannot reasonably be insisted upon, even if its justification were clear – in other words, I am not convinced that the absence of such material could justify the refusal of planning permission.
76. The principal objective of the policy is clearly set out in the third paragraph, i.e. to seek to ensure the future of these community facilities, or to secure equivalent provision elsewhere. LP2 Policy 30 covers much the same ground.
77. ***I recommend that Policy 5 be reworded as follows: “Development that would result in the loss of, or have a negative impact on, the existing community facilities¹¹ listed in the explanation to this policy, and whose locations are shown on Maps 3a and 3b, will not be granted unless the criteria set out in Local Plan Part 2 Policy 30 are met. Community-led schemes to provide or retain such facilities will be particularly encouraged”. I also recommend that the explanation to Policy 5 be expanded by setting out the terms of LP2 Policy 30, for information.***

¹⁰ I note that no. 16 (the Air Cadets HQ) is not shown on Map 3b: this omission should be rectified.

¹¹ I have not included the phrase “now or in the future” on the grounds that it is too open-ended and imprecise.

Policy 6: New community and retail facilities

78. This policy includes an eclectic list of new activities, such as cafes, a grocers/local produce store, changing-rooms, public transport facilities etc., the establishment of which would be supported in principle, but whose logic or rationale is unclear beyond its apparently constituting a “wish-list” of amenities based on the comments of residents during the survey stages. While I can understand the desire to enhance the range of shops and other facilities, the policy has little practical value in terms of how development management (an essentially reactive process) actually functions. Much of the ground covered by the policy is in any event already provided for under Policy 2, at least as far as the village centre is concerned.
79. In addition, the policy introduces a requirement for there to be “an identified local demand” for the activities concerned (or “a recognised local need”) before they could be supported: why it should be necessary for this to be demonstrated, or how it is to be achieved, is not clear. Moreover, activities not included in the list “will only be considered acceptable where the applicant has clearly identified an existing gap in provision and where it [is] supported by a long-term business plan”: the same comments apply to this provision.
80. Neither of these onerous requirements can be justified in terms of national or local strategic policy or guidance. Further, given the likely limited scale of new retail proposals in the village (beyond what might form part of the SUE), the reference in the policy to a need for “sequential testing” is unnecessary; and the requirement for all services and facilities to be “easily and widely accessible for residents” is too vague to have any practical value. It also seems inappropriate for all proposals to be “appropriate to the rural character and setting”, given the fact that many on the list are likely to be located within the built-up area of the Parish.
81. The policy is essentially a list of aspirations. However, given its range and significance in terms of the consultation exercise, I accept that it should be given some prominence. ***I recommend that the present policy be replaced with the following: “Proposals for new or expanded shops, services and community facilities will be supported in principle, subject to compliance with other relevant policies of the Plan. Particular encouragement is given to proposals located within or adjacent to the village centre”.*** [I have included a reference to the expansion of existing facilities but would have no objection if the Parish Council considered that to be unnecessary].

Policy 7: The green buffer at Gamston Fields

82. Policy 7 is cross-referenced to Map 4, which shows various elements of the landscape network, including a band of land running east from the Parish boundary at the A52, across Tollerton Road and along the southern perimeter of the airfield. This specific area is shown on the accompanying key as a “green buffer”, which the policy says is primarily for biodiversity enhancement in the form of a nature reserve. Its wider purpose is stated as ensuring the separation and openness of land between Tollerton and the strategic allocation, although it is not clear from the various maps whether the area involved lies wholly within the SUE site.
83. The location of the green buffer as shown on Map 4 differs substantially from what is shown in Map 2 by not including land lying to the immediate north and west of the village proper. There is also a significant area of land shown on Map 4 on the eastern periphery of the airfield, shaded differently, which appears as an extension to the designated green buffer, but which is not referenced in the key (although it is shown in schematic form as part of an area of “enhanced green infrastructure”), on LP2 Figure 6.

84. This is a confusing picture. RBC has also drawn attention to the matter, and because it is intimately related to the SUE *I recommend that Policy 7 and Map 4 be revisited in the light of the observations above and my general recommendation on the way the SUE is addressed in the Plan.*

Policy 8: Local character

Policy 9: Heritage assets

Policy 10: Landscape character

85. I have grouped these three policies together because there is considerable overlap between them, as well as duplication with local plan policies. Essentially, they seek to ensure that all new development respects (and where appropriate enhances) the physical qualities of Tollerton that the Plan considers important, whether they relate to its built form, its heritage or its broader landscape.
86. Policy 8 (but not the other two) is cross-referenced to Appendix B, which itself is an overview of three background studies dealing broadly with character, heritage and conservation. Appendix B lists 10 features of the built environment and six relating to the landscape which are considered to be of particular significance. It says that “those proposing development in the Parish should review these [background] documents in full and demonstrate how they have been taken into account”, in addition to the TNP’s policies themselves. As written, this is an onerous requirement (especially for small-scale schemes).
87. The explanation to Policy 8 adds further, and in some cases overlapping, detail by specifying seven features which make a specific contribution to the character of the Parish. It also includes a reference to the need to comply with Policy 16, which deals with the design of new developments.
88. Policy 9 deals specifically with heritage assets as set out in Appendix C. Some of these appear to be the same as those listed in Policy 8, but this is not always clear. Appendix C identifies the listed buildings in the Parish, as well as a number of non-designated heritage assets which are said to meet “local listing” tests set by RBC. No explanation of the background to this is given. Reference is also made in the explanation to the policy to the importance of “the conservation area” but, as previously noted, RBC has confirmed (following my request for clarification) that Tollerton does not have a conservation area.
89. Policy 10 is restricted to considering the need to respect the landscape features of the Parish. As mentioned above, the relevance of Appendix B is only referred to under Policy 8, but it clearly is also important in the context of Policy 10. However, the policy itself includes a list of seven key landscape features which varies in detail from that given in Appendix B. In addition, specific features shown on Map 4 are said to make “particularly important contributions to the landscape”, but it is not clear how precisely they relate to the list in the policy or the appendix.
90. There is clearly no conflict with national or local policies in terms of the broad objectives here, but as it stands this part of the Plan is unwieldy and confusing. I also draw attention to the fact that the Local Plan already covers much (if not most) of the ground: see LP2 Policy 28 (conserving and enhancing heritage assets), which includes (for example) detailed advice on the way non-heritage assets should be handled at paragraphs 9.13-9.15; LP2 Policies 1(4) (development requirements in relation to scale, density, height, massing, design, layout and materials); 1(7) (effect on landscape character); 1(9) (heritage etc); 34 (green infrastructure and open space assets); and Policy 37 (trees and woodlands).

91. ***In the light of the foregoing, I recommend that Policies 8, 9 and 10 be replaced with a single new policy. Given the range of issues involved, I have not attempted to substitute my own detailed wording to replace them. Instead, I confine myself to recommending that a more concise approach be adopted which takes into account the following guidelines to improve understanding and the general utility of the Plan:***
- ***the replacement policy should begin with a general statement to the effect that all new development will be expected to respect, and where practicable, enhance the physical and heritage attributes of the Parish, in accordance with relevant parts of Local Plan Part 2 Policies 1, 28, 34 and 37;***
 - ***that, as required by national policy, only material which clearly adds substance or necessary detail to relevant Local Plan policies be included (such as references to specific assets or types of asset); and***
 - ***there should be greater clarity in the relationship between the content of the policies, their supporting material, the maps and the material in the appendices, to reflect the specific issues to which I have drawn attention, with note being taken of my recommendations below relating to the Plan's appendices.***
92. One specific issue covered by Policy 10 is the desire to protect key views and vistas (as well as three visual “gateways” marking the entrance to the urban parts of the Parish). The viewpoints are not listed or described in either the Plan or appendices to it, although I have noted that Schedule C to the “Character, Heritage and Conservation Strategy” supporting document lists 10 locations which are said to contribute to the openness of the village. It is not possible clearly to relate these to the vectors shown on Map 4, something which is needed for the policy to be capable of implementation.
93. ***I recommend that, in addition to the wider changes I have referred to above, an appendix is added to the Plan which effectively would form a key to the viewpoints shown on Map 4. In doing this, I draw attention to the fact that several of them appear to relate to views into a block of land (described on the map as being important to the setting of the village) south of the A606, beyond the Parish/Neighbourhood Plan boundary, and therefore outside the scope of its policies.***
94. To respond to a representation from the Canal and River Trust, ***I also recommend that the Grantham Canal be shown on Map 4 as a “green” resource in its own right*** (it is identified as a wildlife corridor, but not named).

Policy 11: Local green spaces

95. Policy 11 gives effect to NPPF paragraphs 105–107: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them ... Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.”*

96. These requirements are summarised in the explanation to Policy 11, and the areas of land to be protected are shown on Map 5. Appendix D sets out the assessment of the sites against the NPPF criteria. Some matters require clarification, however. The policy itself lists 12 sites for protection, whereas Map 5 actually enumerates only eight. This is because “The Pinfold” and the two linear verges are not numbered; land at Melton Road is not shown on the map at all; and the Grantham Canal (which is said to fulfill the criteria for LGS) is not included either in the policy or on Map 5. ***I recommend that these apparent anomalies be rectified.***
97. I have some reservations about the necessity of including land which is clearly incidental to the design of roads (such as the undeveloped area in the middle of a roundabout, or narrow grassed verges separating the highway from the footpath) – but this is not specifically noted in national policy, and I have concluded that it is not an issue which needs any further comment.

Policy 12: Biodiversity enhancement

98. This policy supports proposals “that incorporate the protection and enhancement of the green and blue infrastructure network identified in Map 4”. Map 4 does not, in fact, show any elements of blue infrastructure, usually understood to mean water elements such as rivers, canals, ponds, wetlands, floodplains etc. ***I recommend that this anomaly be rectified. In addition, for clarity, I recommend that the opening phrase of the policy be changed to “Proposals that incorporate the protection or enhancement.....”.***
99. The policy goes on to expect proposals of all scales to deliver a minimum of 10% biodiversity net gain. In principle, this supports LP1 Policy 17 and gives effect to NPPF paragraphs 180d and 185. The Environment Act 2021 makes the achievement of a net gain mandatory; however, this requires amendments to the town and country planning legislation, something which the available information suggests is not likely to happen until the early part of 2024. The new legislation, when it comes into effect, provides for a minimum gain of 10%¹², and it is not limited in its applicability to major development (unless changes are made by the Secretary of State). Policy 12 is therefore in alignment with the current position.

Policy 13: Sustainable modes

100. ***I recommend that the title of this policy be amended to “Sustainable modes of transport and movement” to better reflect its scope.*** It is a very broad requirement for all development to seek to reduce reliance on the private car. It is made more specific by identifying those localities (clearly shown on Map 6) where the policy supports improvement to connectivity generally. While the policy to a large extent covers the same ground as LP1 Policy 14, it thereby adds necessary detail. Nottinghamshire County Council (NCC) has made some observations about the delivery of this objective, which do not necessitate a recommendation from me.
101. The policy states that “proposals that enhance existing routes through improved quality or connecting/creation of the network will be *supported*”, but the explanation puts a somewhat different construction on this by saying that the policy “*requires* all new developments (excepting householder applications) to be well connected to existing walking and cycling routes” [my emphases]. This second, more stringent requirement is too inflexible and may well not be deliverable in many cases. ***I recommend that the first sentence of the first paragraph of the policy commence with the phrase “Where practicable, and as appropriate to its scale and character, development should seek to reduce ...”, and that the second***

¹² Environment Act 2021, Sch 14 Part 1 (which inserts a new Schedule 7A into the 1990 Town and Country Planning Act).

sentence of the first paragraph of the explanation be deleted.

102. To respond to a representation by the British Horse Society, ***I also recommend that the first paragraph of the policy should be amended to read: "... opportunities to make walking, cycling and horse-riding a practical and safe option should be encouraged"***.
103. The Canal and River Trust consider that the Grantham Canal is valuable as a traffic-free walking and cycling route. I imagine it is unlikely that the Parish Council would disagree with that assessment, and ***I recommend that its route be shown on Map 6.***
104. The policy is followed by an "aspiration" in relation to developer contributions aimed at enhancing bus services, with an appropriate note explaining that this goes beyond a land-use policy. NCC has made a suggestion about how this is worded.

Policy 14: Junction improvements

105. The beginning of this policy reads: "The improvement of the parish's streets is encouraged through works that prioritise more vulnerable road users. Development will be required to consider the needs of the most vulnerable road users first, using the following road user hierarchy....." There then follows a list of six modes of transport, designed to reflect the overall strategic objective of seeking "to improve sustainable and active modes of travel" (to quote from the explanation to the policy).
106. There are two problems with this. Firstly, the policy does not actually deal with junction improvements (although a number of locations where these are supported are shown on Map 6). In any event, these would not appear to have any clear land-use implications: a proposal for a new *route* (irrespective of mode) might well have, but improvements to existing junctions generally would not.
107. Secondly, the policy appears to place a requirement on applicants for planning permission to adopt the hierarchy, but it is unclear how, or in what circumstances, this is to be done.
108. Map 6 shows the location of seven junctions requiring improvement (three of which being described as "major"), and also four places where "improved crossings" are advocated. It is not clear how these relate to the list of junctions shown in Appendix E, most of which highlight road safety concerns.
109. ***I recommend that Policy 14 be deleted. Where elements of the strategy shown on Map 6 would involve the creation of new routes, reference to these should be retained in a replacement policy. All other elements of the policy as currently drafted should be treated as an appropriately worded "aspiration", serving as advocacy in respect of discussions with the local highway authority¹³ and Highways England, as appropriate. Reference to horse-riders should be made in the list of vulnerable road users.***

Policy 15: Tollerton Housing Strategy

110. The first part of this policy requires the design of all new housing (including extensions and alterations) "to respond to its context....". This very general phrase is similar to what is contained in the first paragraph of Policy 16 (Design in new development"), ***and (subject to account being taken of my recommendations in relation to Policy 16 itself) I recommend that it be deleted.***

¹³ NCC has made some detailed observations on this subject.

111. The remainder of the policy encourages a mix of different dwelling types, including well-integrated affordable housing and the need to adopt sustainable methods of construction, energy and water use, together with the need for electric vehicle charging points. No explanation is given for resisting plans “to replace an existing bungalow with a significantly larger dwelling”: this intention needs in any event to take account of recent changes to the permitted development regime, which in many cases would allow this to happen without planning permission. ***I recommend either that this reference be removed or that it be accompanied by an addition to the explanation to the policy that indicates the current statutory position.***

Policy 16: Design in new development

112. There is some uncertainty over the types of development to which this policy is meant to apply: the first paragraph lists aspects of the local character to which all new development needs to respond, and the second paragraph adds four further criteria which would be relevant only in the case of any “major” new development. The explanation to the policy states that it only relates to “larger” housing sites, but it is not clear if the two terms are meant to have the same meaning for development management purposes. The third paragraph relates solely to the SUE and would be rendered redundant if my principal recommendation in relation to it were to be accepted.

113. ***I recommend that the first two paragraphs of Policy 16 be reconsidered in the light of these uncertainties, while also taking into account the fact that Policy 10 of Local Plan part 1 and elements of LP part 2 Policy 1 cover much of the same ground. The third paragraph of the Policy should be deleted.*** [See also my further recommendation in relation to the reference to Appendix B, below].

Other matters: supporting documents

114. The Plan document includes five appendices (A–E) relating to shopfront guidance, character summary, heritage assets, local green spaces and junction improvements¹⁴. The relevance of these is clear, since they are all referenced at some point within the Plan policies themselves. However, I have noted that there is also a list of 15 “supporting documents” on RBC’s website relating to the TNP: some of these seem on the face of it to be of some significance (for example, “Neighbourhood Design Guidelines for Tollerton”), whereas others are clearly historical or merely contextual in nature.

115. I sought clarification from the Councils (EQ1) on the relevance of these documents, primarily to understand which of them are intended to be “material considerations” in development management terms. RBC explained that the supporting documents appearing on the website are essentially part of the evidence base for the Plan: they have not been subject to any consultation and do not constitute “supplementary planning documents”. However, RBC added that development proposals should, where relevant, have regard to the Strategy for Character, Heritage and Conservation 2017, the Tollerton Design Guidelines 2019 and the Tollerton Heritage and Character Assessment 2017 (all of which are described in Appendix B to the Plan as “studies” carried out by AECOM). The Parish Council agree with this summary.

116. Appendix A to the Plan is guidance in relation shop front design. Appendix B is much more wide-ranging and sets out the key features of the Parish both in terms of the built and “green” environment. Both seem to me to be relevant to the application of Policy 16. ***I therefore***

¹⁴ I note that Appendix E is not listed on the contents page, something which is easily corrected.

recommend that, in any re-wording of Policy 16 to be considered following my last recommendation, the phrase “taking regard of Appendix B” at the end of the existing first paragraph be deleted and replaced with a new sentence, reading: “Where appropriate to their scale and location, proposals for development should have regard to the guidance set out in Appendices A and B of this Plan”. If this is done, there would be no need for the modification to Appendix B suggested by RBC.

Monitoring and review

117. It is the practice in many neighbourhood plans for clear guidance to be given on the circumstances where (or when) a review might be undertaken. However, this is not a statutory requirement, nor is it the subject of Government policy beyond guidance that communities are encouraged to keep plans up to date.

118. Part 8 of the TNP concludes that the existing monitoring arrangements established by RBC for the Local Plan will be sufficient for most TNP policies. However, flexibility is sensibly maintained by including a commitment to monitor “key indicators” and any relevant changed circumstances which might suggest the need for a review in whole or in part.

Conclusions on the basic conditions

119. I am satisfied that the Tollerton Neighbourhood Plan makes appropriate provision for sustainable development. I conclude that in this and in all other material respects, subject to my recommended modifications, it has appropriate regard to national policy. Similarly, and again subject to my recommended modifications, I conclude that the Plan is in general conformity with the strategic policies in the development plan for the local area. There is no evidence before me to suggest that the Plan is not compatible with EU obligations, including human rights requirements.

Formal recommendation

120. I have concluded that, provided that the recommendations set out above are followed, the Tollerton Neighbourhood Plan would meet the basic conditions, and therefore recommend that, as modified, it should proceed to a referendum. Finally, I am required to consider whether the referendum area should be extended beyond the neighbourhood plan area, but I have been given no reason to think this is necessary.

David Kaiserman

David Kaiserman BA DipTP MRTPI
Independent Examiner

17 January 2024

Appendix 1 – Summary table of recommendations

Examiner's report paragraph	NP reference	Recommendation
15	(Basic Conditions Statement)	References to basic conditions should adhere to the legislation.
18	Policy 9 explanation and Appendix B	Remove references to a conservation area.
26	several	Replace any references to "Gamston Fields" with "Sustainable Urban Extension" or "SUE".
33	throughout	Number the paragraphs.
36	Map 2	Remove any discrepancies with LP1 Figure 6. Retitle map as Diagram 1.
48	general	Include new policy explaining the relationship between the Plan and the references to the SUE in the Local Plan. Remove all references to the approach to the development of the SUE in the TNP's individual policies, and reconsider detail shown on Map 4.
49		Include new policy to explain continued relevance of Green Belt policies and add brief explanation of national policy.
57	Policy 1	Replace with new wording to link with Core Strategy Policy 2(1).
61	Policy 2	Replace "Centre of Neighbourhood Importance" with "village centre".
64	Policy 2	Delete third paragraph or replace as suggested.
73	Policies 3 and 4	Delete both policies and replace with a new one headed "Supporting the Local Economy" with wording as recommended.
74	Policy 5	Amend title of policy.
77	Policy 5	Reword policy as suggested.
81	Policy 6	Reword policy as suggested.
84	Policy 7, Map 4	Revise in the light of recommendation relating to the SUE.
91, 93, 94	Policies 8,9,10 Map 4	Replace three existing policies with a new policy taking into account guidelines as recommended. Add new appendix relating to Map 4. Add reference to Grantham Canal in Map 4.
96	Policy 11	Rectify apparent anomalies between the policy, Map 5 and Appendix D.

98	Policy 12	Address discrepancy with Map 4 and adopt minor change of wording.
100	Policy 14	Amend title of policy.
101	Policy 13	Amend wording.
102, 103	Policy 13	Add reference to horse-riding; add Grantham Canal to Map 6.
109	Policy 14	Delete policy but retain elements as an aspiration.
110, 111	Policy 15	Remove or amend two references as suggested.
113, 116	Policy 16	Reconsider first two paragraphs and delete the third. Include references to Appendices A and B.

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Appendix 3: Tollerton Neighbourhood Plan Decision Statement



Tollerton Neighbourhood Plan

Draft Decision Statement

10 September 2024

Tollerton Neighbourhood Plan Decision Statement

1. Summary

- 1.1 The draft Tollerton Neighbourhood Plan has been examined by an independent Examiner, who issued his report on 17th January 2024. The Examiner has recommended a number of modifications to the Plan and that, subject to these modifications being accepted, it should proceed to referendum. The Borough Council has considered and decided to accept all except three of the Examiner's recommended modifications. The three recommended modifications that the Council does not agree with do not relate to any of the Basic Conditions and therefore it is proposed not to accept these recommendations.
- 1.2 The Borough Council is required to publish and consult on those recommendations it proposes not to accept and the reasons why.

2. Background

- 2.1 In 2016, Tollerton Parish Council, as the qualifying body, successfully applied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. In 2022, Tollerton Parish Council, as the qualifying body, successfully reapplied for its parish area to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Parish of Tollerton was re-designated as a Neighbourhood Area on 28th February 2022.
- 2.2 The plan was submitted to Rushcliffe Borough Council on the 14th June 2023 and representations were invited from the public and other stakeholders, with the 6 week period for representations commencing in August and closing on 9th October 2023.
- 2.3 The Borough Council appointed an independent Examiner, David Kaiserman, to examine the Plan and to consider whether it meets the 'Basic Conditions' and other legal requirements, and whether it should proceed to referendum.
- 2.4 The Examiner has now completed his examination of the Plan and his report was provided to Rushcliffe Borough Council on the 17th January 2024. He has concluded that, subject to the implementation of the modifications set out in his report, the Plan meets the prescribed Basic Conditions and other statutory requirements and that it should proceed to referendum.

- 2.5 Having considered all of the Examiner's recommendations and the reasons for them, the Borough Council has decided to make modifications to the draft Plan, as set out at Appendix A, in order to ensure that the Plan meets the Basic Conditions and other legal requirements. All but three of the recommended modifications have been accepted by the Borough Council. It is proposed that modification 5, modification 6 and modification 20 in Appendix A are not accepted.

3. Decisions and Reasons

Recommended Modifications

- 3.1 Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action it intends to take in response to each of the Examiner's recommendations. Appendix A sets out each of the Examiner's recommendations and the Borough Council's response to each.
- 3.2 In summary, the Examiner has recommended 23 modifications to the Neighbourhood Plan, including:
- Remove reference to a Tollerton Conservation Area
 - Replace reference to 'Gamston Fields' with 'Sustainable Urban Extension' or 'SUE'
 - Number the paragraphs
 - Remove any discrepancies between Map 2 and the Local Plan Part 1 Figure 6 and retitle Map 2 as Diagram 1
 - Include a new policy explaining the relationship between the Tollerton Neighbourhood Plan and the references to the SUE in the Local Plan. Remove all references to the approach to the development of the SUE in the Tollerton Neighbourhood Plan's individual policies, and reconsider the detail shown on Map 4
 - Include a new policy to explain the continued relevance of the Green Belt policies and add a brief explanation of national policy
 - Replace Policy 1: Climate Change with the proposed new wording to link with the Local Plan Part 1 Policy 2(1)
 - Within Policy 2: The Village Centre, replace the term 'Centre of Neighbourhood Importance' with 'village centre'
 - Delete the third paragraph of Policy 2: The Village Centre, or replace as suggested
 - Delete Policy 3: Supporting existing businesses and Policy 4: Facilitating new businesses and replace with a new policy headed "Supporting the Local Economy" with wording as recommended
 - Amend the title of Policy 5: Existing Facilities

- Reword Policy 5: Existing Facilities as suggested
- Reword Policy 6: New Community and Retail Facilities as suggested
- Revise Policy 7: The Green Buffer at Gamston Fields and Map 4 in the light of the previous recommendation relating to the SUE
- Replace Policy 8: Local Character, Policy 9: Heritage Assets and Policy 10: Landscape Character with a new policy taking into account the guidelines as recommended. Add a new appendix relating to the viewpoints illustrated in Map 4. Add reference to the Grantham Canal in Map 4
- Rectify the anomalies between Policy 11: Local Green Spaces, Map 5 and Appendix D
- Address the discrepancy between Policy 12: Biodiversity Enhancement and Map 4 and adopt the minor change of wording
- Amend the title of Policy 13: Sustainable Modes
- Amend the wording of Policy 13: Sustainable Modes
- Add reference to horse riding in Policy 13: Sustainable Modes and add the Grantham Canal to Map 6
- Delete Policy 14: Junction Improvements but retain elements as an aspiration
- Remove or amend two references in Policy 15: Tollerton Housing Strategy as suggested
- Reconsider the first two paragraphs and delete the third paragraph of Policy 16: Design in New Development. Include references to Appendices A and B

3.3 The Examiner has concluded that, with the inclusion of the modifications that he recommends, the Plan would meet the Basic Conditions and other relevant legal requirements. Examiners can only recommend modifications to a neighbourhood plan that are necessary for the plan to meet the legal tests required if the plan is to proceed to referendum.

3.4 The Borough Council is of the view that the majority of his recommendations are needed to satisfy the Basic Conditions and legal requirements. Three of the proposed modifications (modification 5, modification 6 and modification 20 in Appendix A) are not considered necessary to meet these tests and it is therefore proposed that these are not accepted. These modifications relate to the inclusion of a new policy explaining the relationship between the Tollerton Neighbourhood Plan and the references to the SUE in the Local Plan Part 1, the inclusion of a new policy to explain the continued relevance of the Green Belt policies and the merging of Policy 8: Local Character, Policy 9: Heritage Assets and Policy 10: Landscape Character into one new policy. As the Borough Council's view differs to that of the Examiner, there is a requirement to

publicise the proposal not to accept these recommended modifications for a 6-week period. The Borough Council must notify the following people or groups of the proposed decision (and reason for it) and invite representations: the qualifying body (i.e. Tollerton Parish Council), anyone whose representation was submitted to the examiner and any consultation body that was previously consulted.

- 3.5 With respect to the introduction of a new policy that explains the relationship between the Tollerton Neighbourhood Plan and the SUE in the Local Plan Part 1, the Examiner's recommended wording at paragraph 48 of their report repeats the main elements of Local Plan Part 1 Policy 25: Strategic Allocation East of Gamston/North of Tollerton. As the role of the examiner is to assess accordance with the Basic Conditions, it is not considered that there is justification for making the change proposed since the recommended wording is not considered to improve the interpretation of Policy 25 of the Local Plan Part 1, given that it essentially repeats the main elements. Instead, it is proposed that a paragraph is inserted into the introductory part of the Tollerton Neighbourhood Plan that highlights the allocation of the SUE within the Local Plan Part 1 and the relationship between the Tollerton Neighbourhood Plan and the SUE. The Examiner's other recommendations within modification 5 (remove reference to the SUE set out in the individual policies and revisit Map 4) have been adhered to.
- 3.6 With respect to the introduction of a new policy that explains the significance of the Green Belt, the Examiner's recommended wording for the new policy at paragraph 49 of his report repeats the main elements of Local Plan Part 1 Policy 4 (Nottingham-Derby Green Belt), Local Plan Part 2 Policy 21 (Green Belt) and elements of the National Planning Policy Framework. As the role of the examiner is to assess accordance with the Basic Conditions, it is not considered that there is justification for making the change proposed by the Examiner since the wording proposed is not considered to improve the interpretation of Local or National policy given that it repeats the main elements.
- 3.7 With respect to the merging of Policy 8: Local Character, Policy 9: Heritage Assets and Policy 10: Landscape Character into one policy, paragraph 91 of the Examiner's report stated "I have not attempted to substitute my own detailed wording to replace them. Instead, I confine myself to recommending that a more concise approach be adopted which takes into account the following guidelines". The Tollerton Neighbourhood Plan categorised Policy 8 and Policy 9 as Heritage policies, and Policy 10 as a Landscape and Biodiversity policy. Therefore, it is proposed to merge Policy 8 and Policy 9 into one concise policy, whilst additionally amending Policy 10 to ensure its brevity, adhering to the guidelines set out by the Examiner, whilst also ensuring the two

policies remain separate as envisioned in the Neighbourhood Plan. The Examiner's other recommendations within modification 20 (add a new appendix relating to the viewpoints illustrated in Map 4 and add reference to the Grantham Canal in Map 4) have been adhered to.

- 3.8 The Borough Council considers the Examiner's Report to be comprehensive and one which addresses the relevant issues raised through the Examination process in relation to the Basic Conditions and legal compliance. It does, however, consider that three of the proposed amendments are not required and that the proposals detailed at modification 5, modification 6 and modification 20 in Appendix A should be included instead of the wording suggested by the Examiner. The Borough Council is satisfied that issues raised at Regulation 16 stage that have not resulted in a proposed modification are not required to be addressed by a modification in order for the relevant policy to meet the Basic Conditions.

Date 10 September 2024

Appendix A: Proposed Modifications to the draft Tollerton Neighbourhood Plan

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
1	18	Policy 9 Appendix B	Delete reference to a Conservation Area in Tollerton as Rushcliffe Borough Council has confirmed that there is not one in Tollerton	Delete reference to Conservation Area
2	26	Several	References to 'Gamston Fields' should be replaced with the term Sustainable Urban Extension to avoid confusion with the marketing of individual elements of the site	Throughout the document, replace Gamston Fields with the term Sustainable Urban Extension
3	33	Throughout	Add paragraph numbers to improve accessibility	The paragraphs have been numbered to improve the accessibility of the document
4	36	Map 2	<p>Retitle Map 2 as Diagram 1 to avoid confusion with the maps at the end of the document.</p> <p>Remove discrepancies between the diagram and figure 6 in the Local Plan Part 1 that illustrates the Sustainable Urban Extension. This includes removing elements that would impact the sustainable urban extension as paragraph 48 of the Examiner's Report requested any reference to the approach to the development of the Sustainable Urban Extension be deleted</p> <p>Replace 'Map 2' with a copy of diagram 1 to remove discrepancies between the two</p>	<p>Rename Map 2 to Diagram 1</p> <p>Alter the new connections and the leisure route illustrated on the diagram so they do not enter the Sustainable Urban Extension, so they do not relate to the approach to the Sustainable Urban Extension.</p> <p>Delete village centre from Sustainable Urban Extension</p> <p>Include a north arrow.</p> <p>Remove Map 2 within section 9 to remove the differences between the two.</p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
5	48	General	<p>Include a new policy early in the plan which sets out the Local Plan Part 1 policy 25 regarding the Sustainable Urban Extension, and explains how the detailed requirements of the site will be dealt with via a supplementary planning document. This will provide clarification on the local planning framework that will govern the development.</p> <p>Insert explanatory text that supports the new policy.</p> <p>Remove all reference to the development of the Sustainable Urban Extension set out in the individual policies so as to avoid duplication and potential ambiguities with the Local Plan and the future Supplementary Planning Document.</p> <p>That Map 4 be revised as a consequence of the above recommendations.</p>	<p>Do not accept modification to include the new policy. The policy would essentially repeat the main elements of Local Plan Part 1 policy 25 and is not considered necessary to meet the Basic Conditions.</p> <p>Remove all reference to the development of the Sustainable Urban Extension set out in the individual policies so as to avoid duplication and potential ambiguities with the Local Plan and the future Supplementary Planning Document.</p> <p>Insert a paragraph in the introductory part of the plan (paragraph 1.1.3) which notes the allocation of the Sustainable Urban Extension in the Local Plan.</p> <p>Map 4 – remove the key views at the Sustainable Urban Extension and remove the * and its explanatory text</p> <p>Map 4 – remove the wildlife corridor which crosses the Sustainable Urban Extension</p> <p>Map 4 – Remove the green buffer around the southern edge of the Sustainable Urban Extension and remove the lime greenish buffer around the east of the Sustainable Urban Extension (see also Modification 18 below).</p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
6	49	General	Include a new policy that concerns the Green Belt as the Green Belt will have considerable significance when determining the location of any new development (other than the Sustainable Urban Extension), but it is currently not explained in the TNP.	Do not accept modification to include the new policy. The policy would essentially repeat the main elements of Local Plan Part 1 policy 4 and Local Plan Part 2 policy 21 and is not considered necessary to meet the Basic Conditions.
7	57	Policy 1	<p>Replace policy 1 with paragraph 1 of Policy 2 of the Local Plan Part 1: Rushcliffe Core Strategy to remove conflict with the Local Plan policy.</p> <p>Amend supporting paragraph 5.1.2 to reflect the amendments to the policy.</p>	<p>Delete policy 1 and replace with the following text:</p> <p><u>“All development proposals will be expected to contribute towards the mitigation of, and adaption to climate change, and to comply with national and local targets on reducing carbon emissions and energy use, unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible. This is in accordance with Policy 2(1) of the adopted Local Plan Part 1: Rushcliffe Core Strategy. Applicants for planning permission will be expected to show that the detailed provisions of Core Strategy Policy 2 have been taken into account when submitting their proposals.”</u></p> <p>Convert part of the deleted policy into an aspiration that encourages applicants to submit a climate adaptation statement.</p> <p>The supporting paragraphs have been amended to reflect the change in the policy:</p> <p>“Tollerton as a community is committed to reducing the carbon footprint of the parish and working towards carbon neutrality. <u>The Parish Council wants climate adaptation to be considered carefully by all those proposing</u></p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				<p><u>development in the parish whether it is a residential extension or new dwellings or services.</u></p> <p>This policy seeks to encourage those involved in development to consider how they can best reduce energy consumption through where development is located, the layout and orientation of layouts and building design and the type of materials used. The policy promotes the prudent use of new and existing resources and efficient management of resources during the construction process. The above measures will be encouraged alongside campaigns and programmes led by the community and Parish Council to raise awareness of how small actions can cumulatively make a significant impact on the fight against climate change.”</p>
8	61	Policy 2	<p>Replace 'Centre of Neighbourhood Importance' with 'village centre' in the first paragraph of the policy as the Local Plan Part 2 policy 26 does not identify a centre of neighbourhood importance within Tollerton</p> <p>Delete paragraph 4 of the policy, including the reference to the centre of neighbourhood importance, as it relates to the Sustainable Urban Extension</p> <p>Delete the final sentence of the supporting text as it refers to the Centre of Neighbourhood Importance, for reasons set out above</p>	<p>Change paragraph 1 in the first paragraph of the policy as follows:</p> <p>“The junction of Burnside Grove and Stansted Avenue has been identified as a <u>Centre of Neighbourhood Importance Village Centre</u> as shown in Map 3a.”</p> <p>Paragraph 4 of the policy concerns the village centre to be provided as part of the Sustainable Urban Extension. Paragraph 48 of the Examiner's Report requested any reference to the approach to the development of the Sustainable Urban Extension be deleted. Therefore paragraph 4, including the term 'Centre of Neighbourhood Importance', has been deleted from policy 2.</p> <p>The final sentence of supporting text has been removed due to it concerning 'Centre of Neighbourhood Importance':</p> <p>“The term 'Centre of Neighbourhood Importance' is a recognised tier of local centres within the Rushcliffe Local Plan.”</p>

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9	64	Policy 2	Delete paragraph 3 of the policy as it is unclear what purpose it would serve, it is not clear why there is specific mention of the Methodist Church grounds, and some of the requirements are difficult to justify.	<p>Paragraph 3 of the policy has been deleted.</p> <p>Convert the deleted paragraph into an aspiration for the Methodist Church site should the site become vacant and redeveloped.</p>
10	73	Policy 3 Policy 4	<p>Delete policy 3 and policy 4 and insert a new policy 3 that combines the two. Much of policy 3 is dealt with by policies in the Local Plan Part 2, parts of policy 3 can also be applicable to facilitating new businesses which is covered in policy 4, and policy 3 and policy 4 have a close relationship making it logical to combine the two.</p> <p>Delete the supporting text of policy 3 and policy 4 and insert new supporting text that reflects the new policy.</p>	<p>Policy 3 and policy 4 have been deleted and the two have been combined to form a new policy - <u>Policy 3: Supporting the Local Economy:</u></p> <p><u>“Development involving new business or the expansion of existing ones (including homeworking) will be supported in principle, subject to account being taken of other relevant policies of this Plan and Policies 1 and 15 of the Rushcliffe Local Plan Part 2: Land and Planning Policies. In particular, proposals will be required to demonstrate that:</u></p> <ul style="list-style-type: none"> • <u>There is adequate provision for parking and servicing</u> • <u>There is no harmful impact in residential amenity</u> • <u>There is no harmful impact on the visual qualities of the Parish</u> <p><u>In addition:</u></p> <ul style="list-style-type: none"> • <u>A travel plan and car parking strategy will be required to accompany planning applications for all major developments (as defined by the Development Management Procedure Order).”</u> <p>The supporting text has been amended to reflect the deletion of policy 3 and policy 4 and the insertion of the new policy 3. The amended supporting text now reads as follows:</p> <p><u>“Through this policy, the Parish Council seeks to protect and support the Local Economy of Tollerton, allowing existing businesses to not only survive but grow, and supporting people who wish to set up new businesses within the Parish. Homeworking is common across the parish and looks set to</u></p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				<p>become more common. This policy additionally seeks to create a mechanism that supports those who wish to work from home.</p> <p>The TNP recognises and values the contribution that local businesses make to the local economy and how important they are in providing employment and services to the community. It is crucial however that these businesses, and any new proposed premises, complement the existing character and setting of Tollerton. This policy therefore requires proposals to consider the other policies within the TNP and policies 1 and 15 of the Rushcliffe Local Plan Part 2: Land and Planning Policies.</p> <p>Finally, the Parish Council wishes to support development that encourages and supports residents who want to 'work from home' either at their house or in a shared premises. Proposals for shared workspaces that provide meeting rooms or desks within or near the village centre will be welcomed"</p>
11		Policy 5	Re-number to take account of new policies and the deletion of policies	Change from policy 5 to policy 4
12	74	Policy 5	Rename the policy to better reflect its scope	The policy has been renamed to POLICY 4: EXISTING COMMUNITY FACILITIES
13	Footnote 10	Map 3b	Amend Map 3b to include the Air Cadets HQ to provide consistency with what is listed in the explanatory text to Policy 5	Amend Map 3b to include the Air Cadets HQ
14	77	Policy 5	<p>Reword the policy to clarify the principal objective of the policy and to remove requirements that are unreasonable and unjustified.</p> <p>Amend the supporting text to include the criteria of Policy 30 of the Local Plan Part 2: Land and</p>	<p>The policy has been deleted and replaced with the following text:</p> <p>"Development that would result in the loss of, or have a negative impact on, the existing community facilities listed in the explanation to this policy, and whose locations are shown on Maps 3a and 3b, will not be granted unless the criteria set out in Policy 30 of the Local Plan Part 2: Land and Planning Policies are met. Community-led schemes to provide or retain such facilities will be particularly encouraged."</p>

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			Planning Policies for information purposes	<p>The criteria of Policy 30 of the Local Plan Part 2: Land and Planning Policies has been added as additional paragraph to the supporting text as follows:</p> <p><u>“The criteria set out in Policy 30 of the Local Plan Part 2: Land and Planning Policies should be met. The criteria are listed below:</u></p> <ul style="list-style-type: none"> • <u>alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys;</u> • <u>alternative provision will be provided as part of the redevelopment of the site;</u> • <u>alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or</u> • <u>it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.”</u>
15		Policy 6	Renumber to take account of new policies and the deletion of policies	Change from policy 6 to policy 5
16	81	Policy 6	<p>Reword the policy to remove onerous and unjustified requirements, to remove reference to the sustainable urban extension, and to remove ground covered by other policies of the TNP</p> <p>Amend the supporting text to reflect the reworded policy and to remove reference to the sustainable urban extension as paragraph 48 of the Examiner's Report requested any reference to the approach to</p>	<p>The policy has been deleted and replaced with the following text:</p> <p><u>“Proposals for new or expanded shops, services and community facilities will be supported in principle, subject to compliance with other relevant policies of the Plan. Particular encouragement is given to proposals located within or adjacent to the village centre.”</u></p> <p>The deleted policy has been converted into an aspiration that covers specific new services and facilities that are encouraged to open in Tollerton.</p> <p>The supporting text has been amended as follows:</p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			the development of the Sustainable Urban Extension be deleted	<p>"Tollerton currently has some provision of amenities. However, the parish lacks some key facilities that would improve people's quality of life and limit the need to leave the village for certain everyday needs. <u>This aspiration therefore seeks to support development that would encourage new facilities in the parish. During consultation, the community identified a number of community facilities that they feel Tollerton currently lacks. The gaps seem to be focused on indoor and outdoor social and recreational spaces in addition to facilities that support sustainable modes of travel.</u></p> <p><u>This policy therefore seeks to support development that would encourage these listed new facilities in the parish. The policy also aims to ensure that the strategic allocation to the east of Gamston/north of Tollerton is sufficiently served by new facilities to help create its own identity as a place and to reduce the need for new residents to travel to meet everyday basis needs."</u></p>
17		Policy 7	Renumber to take account of new policies and the deletion of policies	Change from policy 7 to policy 6
18	84	Policy 7	Policy 7 and Map 4 be revisited in the light of the observations relating to the Sustainable Urban Extension (SUE) and the general recommendation on the way the SUE is addressed in the Plan.	<p>Paragraph 48 of the Examiner's Report requested any reference to the approach to the development of the Sustainable Urban Extension be deleted. As the proposed policy on the green buffer was intimately related to the SUE, policy 7 and its supporting text has been significantly revised to avoid this, and now replaces the previous policy and supporting text.</p> <p><u>"Proposals for development should not reduce or diminish the physical and visual separation established by the Green Buffer between the settlement of Tollerton and the sustainable urban extension Land East of Gamston/North of Tollerton (illustrated on Diagram 1). In making this assessment, consideration will be given to the individual effects of the proposal and the cumulative effects when considered with other existing and proposed development.</u></p>

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				<p><u>The TNP seeks to retain the separation between Tollerton and the Sustainable Urban Extension Land East of Gamston/North of Tollerton through the establishment of a Green Buffer (illustrated on Diagram 1). Within the Green Buffer, the development of larger scale development and incremental, piecemeal smaller scale development which could result in the merging of Tollerton and the Sustainable Urban Extension will be resisted. It is important to the community that the separate identities of the two settlements are retained and coalescence avoided. This is reinforced by the existing topography that rises between the current airfield and Tollerton village.</u></p> <p><u>There is also a further aim for this area to make a positive contribution to the biodiversity of the parish in addition to protecting natural water systems so that surface water can safely travel to nearby watercourses. Where possible, opportunities to enhance the quality and biodiversity of these areas should also be considered to improve water quality and amenity."</u></p> <p>Amend Map 4 to delete the green buffer.</p>
19	86	Appendix B	Delete the requirement in Appendix B to require all developments to demonstrate how a number of the supporting studies to the TNP have been taken into account as it is too onerous.	<p>Delete the requirement to demonstrate how the supporting studies to the TNP have been taken into account:</p> <p>"Those proposing development in the parish should review these documents in full. and demonstrate how they have been taken into account in conjunction with the relevant policies of the Tollerton Neighbourhood Plan."</p>
20	91	Policy 8 Policy 9	<p>Replace policy 8 and policy 9 with a single new policy to ensure a more concise approach is taken.</p> <p>Whilst the Inspector recommended including policy 10 within this new</p>	<p>Delete policy 8 and policy 9 and the supporting text and replace with the following:</p> <p><u>"POLICY 7: LOCAL CHARACTER AND THE HISTORIC ENVIRONMENT</u></p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			<p>single policy, it has been kept separate since it belongs to the 'Landscape and biodiversity' section of the TNP, and policy 8 and policy 9 belonged to 'Character and heritage'. Policy 10 has been amended to reflect the Inspector's comments as shown at modification 22.</p> <p>New supporting text has been provided to reflect the merging of policy 8 and policy 9</p>	<p><u>All new development will be expected to respect, and where practicable, enhance the physical and historic attributes and local built and cultural character of the Parish, in accordance with other relevant policies within the Plan and the relevant parts of Policy 1: Development Requirements and Policy 28: Conserving and Enhancing Heritage Assets of the Local Plan Part 2: Land and Planning Policies. The designated and non-designated heritage assets located in the TNP area are identified in Appendix C.</u></p> <p><u>Innovative and contemporary design will be supported where it is sensitive to this local character.</u></p> <p><u>Applicants will be expected to set out how their design proposals contribute positively to this local character through:</u></p> <ul style="list-style-type: none"> • <u>plot sizes, building lines and density</u> • <u>architectural style, use of materials and detailing</u> • <u>boundary treatments and other landscape features</u> <p><u>Schemes that seek to ensure that heritage assets remain in long-term active and viable use, and/or seek to bring existing heritage assets back into use, will be strongly supported. Applications that are sensitive to their heritage and cultural value will be encouraged.</u></p> <p><u>The Parish has a mixed but unique local character. Appendix B contains a character summary of the basic elements of Tollerton's characteristics, heritage and natural environment that the TNP aims to maintain and enhance. This policy seeks to ensure that all future development is designed to be in keeping and reflective of this local character.</u></p> <p><u>Tollerton contains many heritage assets, both designated and non-designated, as identified in Appendix C, that are all central to defining the character of the parish. Proposals that seek to secure the long-term use or protection of a heritage asset will be supported where it can be</u></p>

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				<p>demonstrated that the significance of the asset is retained, as per the requirements of the NPPF. In all proposals affecting heritage assets, their significance should be consciously considered at the concept stage of an application putting Tollerton's heritage at the forefront of the process.</p> <p>The Parish Council is keen to protect cultural features that cumulatively contribute to the unique character of Tollerton. Proposals are encouraged to consider how cultural features (including the non-physical) have been carefully taken into account. Integration of the cultural heritage of the parish into development proposals can be achieved through interpretation boards, signage, street and place names and public art."</p>
21		Policy 10	Renumber to take account of new policies and the deletion of policies	Change from policy 10 to policy 8
22	91	Policy 10	<p>Reword the policy to make it more concise. Include more explicit references to the supporting appendix and map. Remove unjustified requests for information.</p> <p>Amend the supporting text to reflect the changes to the policy and to remove unjustified requests for information.</p>	<p>Amend the policy and the supporting text to the following:</p> <p>"All new development will be expected to respect, and where practicable, enhance the Development proposals should seek to retain, and where possible enhance, key identified features that contribute to the landscape character of the parish in accordance with other policies within the Plan and the relevant parts of Policy 1 Development Requirements, Policy 34 Green Infrastructure and Open Space Assets and Policy 37 Trees and Woodlands of the Local Plan Part 2: Land and Planning Policies.</p> <p>Appendix B lists several key features that contribute towards the landscape character of Tollerton. The list at Appendix B has been expanded upon, but is not limited to, the below: These key features include but are not limited to:</p> <ul style="list-style-type: none"> • Areas of woodland • Field boundaries • Mature trees and hedgerows • Landscape views and vistas • Watercourses and waterbodies

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				<ul style="list-style-type: none"> • Grass verges • Green spaces / paddocks <p>Specific features identified on Map 4 are considered to make particularly important contributions to the landscape setting of Tollerton and applications that result in loss or harm will be resisted. Many of these features also make important contributions to local water management and biodiversity.</p> <p>Where development proposals will impact negatively or result in the loss of one of the above listed features, applications should be accompanied by hard and soft landscape plans that propose and set out appropriate mitigation or replacement. Where a key view is to be affected, an assessment on the impact of that view will be required to support the proposal.</p> <p>The following features are identified on Map 4 as they contribute towards the <u>local landscape</u> character and identity <u>of the Parish. Applications that result in the loss or harm to these features will be resisted:</u></p> <ul style="list-style-type: none"> • Key green and open spaces • Views and vistas <u>as listed as Appendix D</u> • Gateways into the settlements <p>This policy seeks to define the key features that make up the local landscape character, which is so important to the setting of the parish. These features have been suggested by the community and tested through site work. The policy also seeks to protect and enhance these features including woodland, parkland character, field patterns and important trees and will resist their loss. Where key views and vistas are affected, applications must be supported by an LVIA which assesses the impact of the proposal on the wider landscape setting."</p>

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23	93	Appendices Map 4	<p>Introduce a new appendix that acts as a key to the viewpoints shown on Map 4, to enable parts of Policy 10 to be implemented</p> <p>Amend references throughout the document to appendices D and E to acknowledge the introduction of a new appendix</p> <p>Amend Map 4 to include an * that recognises that the land illustrated as important to the setting to the south of the plan area is outside of the TNP boundary, and therefore outside the scope of its policies, but acknowledge that the TNP still want to recognise the importance of this view</p>	<p>Creation of Appendix D – Viewpoints which acts as a key to the viewpoints illustrated on Map 4</p> <p>Change references from Appendix D to Appendix E throughout the document following the introduction of the new appendix.</p> <p>Change references from Appendix E to Appendix F throughout the document following the introduction of the new appendix.</p> <p>Amend Map 4 to recognise that the land identified as important to the setting is outside of the TNP boundary, and therefore outside the scope of its policies, but the TNP want to recognise the importance of this view.</p>
24	94	Map 4	Add the Grantham Canal as its own feature to Map 4 to reflect the comments from the Canal and River Trust	Add the Grantham Canal to Map 4.
25		Policy 11	Renumber to take account of new policies and the deletion of policies	Change from policy 11 to policy 9
26	96	Policy 11	<p>Rectify the anomalies between the Local Green Spaces listed in the policy and those listed in Appendix D</p> <p>Amend Map 5 to include all the sites listed in Appendix D.</p>	<p>Amend the policy to include the Grantham Canal and remove land at Melton Road:</p> <p>“9. Land at Melton Road, alongside rail track</p> <p><u>12. Grantham Canal”</u></p>

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				<p>Change the reference to paragraph 102 of the NPPF to paragraph 105. This is the correct reference in the new NPPF published in December 2023.</p> <p>Amend Map 5 to include the following:</p> <ul style="list-style-type: none"> - The Pinfold - Make clear the location of all the wildflower verges - Delete land at Melton Road - Grantham Canal
27		Policy 12	Renumber to take account of new policies and the deletion of policies	Change from policy 12 to policy 10
28	98	Map 4 Policy 12	<p>Include blue infrastructure features in Map 4 as Policy 12 references the green and blue infrastructure that is identified in Map 4, however, no blue infrastructure is currently shown on the map</p> <p>Delete 'and' and replace with 'or' in the first sentence of the policy for clarity.</p> <p>Delete 'there to be' in supporting text to improve grammar.</p>	<p>Amend Map 4 to include, as far as possible, blue infrastructure features.</p> <p>Amend the first sentence of the policy:</p> <p>“Proposals that incorporate the protection and or enhancement of the green and blue infrastructure network”</p> <p>Amend the supporting text:</p> <p>“Community support exists for there to be biodiversity interventions”</p>
29		Policy 13	Renumber to take account of new policies and the deletion of policies	Change from policy 13 to policy 11
30	100	Policy 13	Rename the policy and aspiration to better reflect its scope	<p>POLICY 11: SUSTAINABLE MODES <u>OF TRANSPORT AND MOVEMENT</u></p> <p>ASPIRATION – <u>DEVELOPER CONTRIBUTIONS</u></p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
31	101	Policy 13	<p>Amend the first sentence of the first paragraph of the policy to ensure deliverability</p> <p>Delete the second sentence of the first paragraph of the explanatory text to ensure deliverability</p>	<p>The first sentence of the first paragraph has been amended as follows:</p> <p><u>"All Where practicable, and as appropriate to its scale and character, development should seek to"</u></p> <p>The second sentence of the first paragraph of the explanatory text has been deleted:</p> <p><u>"It requires all new developments (excepting householder applications) to be well connected to existing walking and cycling routes."</u></p>
32	102	Policy 13	<p>Include horse-riding in the first paragraph of the policy to respond to comments by the British Horse Society</p>	<p>Horse-riding has been included as an opportunity to be encouraged as part of development proposals:</p> <p><u>"development that takes opportunities to make walking, and cycling and horse-riding a practical and safe option should be encouraged."</u></p>
33	103	Map 6	<p>Add the Grantham Canal to Map 6 to reflect the comments by the Canal and River Trust</p>	<p>Add the Grantham Canal to Map 6</p>
34	109	Policy 14	<p>Delete the policy as it does not deal with junction improvements, and it is unclear how the hierarchy listed in the policy would be implemented</p> <p>A replacement policy has not been introduced as Map 6 does not illustrate any new routes to be created</p> <p>The policy has been renamed as an aspiration. Reference to horse riders has been added to the list of vulnerable road users to respond to</p>	<p>Deletion of Policy 14.</p> <p>Adapt the policy to an aspiration, including horse riders as a vulnerable road users:</p> <p><u>"ASPIRATION – THE TOLLERTON MOVEMENT STRATEGY"</u></p> <p><u>The improvement of the parish's streets is encouraged through works that prioritise more vulnerable road users. Development should consider the needs of the most vulnerable road users first, using the following road user hierarchy:</u></p> <ul style="list-style-type: none"> • <u>Pedestrians</u> • <u>Cyclists and scooters</u> • <u>Horse-riders</u>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			<p>comments by the British Horse Society</p> <p>Amend the supporting text to reflect the amendments of the policy to an aspiration</p>	<ul style="list-style-type: none"> • Public transport • Goods traffic • Motorbikes • Long-distance freight and private car traffic <p>A strategy for the whole parish has been prepared that combines multiple transport modes, see Map 6. The Parish Council will also work to achieve these aims. This strategy includes 'green lanes' where cyclists and pedestrians have priority and may incorporate traffic calming measures.</p> <p>The improvement of the key junctions and roads listed within Appendix F will be prioritised, subject to discussions with the local highway authority and Highways England.</p> <p>This policy This aspiration identifies key junctions and highways that the TNP has identified as being in need of to be prioritised for improvement associated with the strategic growth in the parish, subject to discussions with the local highway authority and Highways England. including This includes specific reference to 'green lanes' where cyclists and pedestrians have priority, and may include traffic calming measures. and public realm improvements along Tollerton Lane. In all cases non-road users will be a priority. This policy works in conjunction with policies on walking, cycling and public transport that seek to secure their safety and ensure they are kept as the priority. Overall, these policies seek to improve sustainable and active modes of travel for residents across the parish.</p> <p>Whilst it It is recognised that the responsibility for these highways and transport infrastructure belongs to Nottinghamshire County Council and Highways England, but the role of the Parish Council and local groups is crucial in bringing forward positive changes to the areas that need it most.</p>
35		Policy 15	Renumber to take account of new policies and the deletion of policies	Change from policy 15 to policy 12

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
36	110	Policy 15	<p>Amend the first sentence of the first paragraph of the policy as it is general and similar to what is included in Policy 16: Design in New Development</p> <p>Minor grammatical amendments in the policy and supporting text</p>	<p>Amend the first sentence of the first paragraph of the policy:</p> <p>“The design of all new housing (including extensions and alterations) 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 and to diversify the offer of housing in the parish.”</p> <p>“This policy sets out a strategy for the design of all proposals that affect residential dwellings, be that whether extensions and alterations or the creation of new homes.”</p> <p>“The policy also includes reference to the provision of affordable housing...”</p> <p>“and should be of a high standard so as to be and indistinguishable...”</p>
37	111	Policy 15	<p>Delete the last sentence of the first paragraph of the policy or include additional explanation to the policy that indicates the current statutory position.</p>	<p>Do not accept the proposal to remove the last sentence. The Parish Council have provided suitable wording which will be provided in the explanatory text of the policy.</p> <p>Include the following paragraphs in the explanatory text:</p> <p><u>“The policy seeks to avoid the reduction in availability of single storey accommodation (specifically bungalows) through extension or the adding of an additional storey, where permitted development rights do not apply.</u></p> <p><u>The loss of bungalows was a recurring issue raised by residents who consider the provision of single storey dwellings to be important for those who wish to remain in the community as they age.”</u></p>
38		Policy 16	<p>Re-number to take account of new policies and the deletion of policies</p>	<p>Change from policy 16 to policy 13</p>
39	113	Policy 16	<p>Delete reference to larger housing sites from the explanatory text to</p>	<p>Delete the final paragraph of the policy as it relates to the Sustainable</p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			<p>reduce uncertainty over whether the policy applies to 'larger housing sites' or 'major development'.</p> <p>Delete the final paragraph of the policy as it relates to the Sustainable Urban Extension as paragraph 48 of the Examiner's Report requested any reference to the approach to the development of the Sustainable Urban Extension be deleted</p> <p>Delete the explanatory text that relates to the Sustainable Urban Extension for the same reasons as above</p>	<p>Urban Extension:</p> <p>"Within the new Gamston Fields settlement, new character areas should be established to complement the character of the parish whilst creating its own unique identity. The Gamston Fields settlement should be supported by a comprehensive masterplan and design code. This may be produced by the applicant in support of an application or by the Local Authority through a Supplementary Planning Document (SPD)."</p> <p>Delete reference to larger housing sites from the explanatory text:</p> <p>"This policy guides planning application relating to larger housing sites. It provides high level guidance on where the how key design considerations principles for development should be considered. For such development should begin. These core principles relate to how proposals should reinforce local character whilst avoiding its fragmentation and loss."</p> <p>Delete the explanatory text that relates to the Sustainable Urban Extension:</p> <p>"It then reiterates the importance of there being a comprehensive masterplan and strategy for the entirety of the new Gamston Fields settlement. The aim of this should be to ensure the proposal delivers a strong local character, which complements the character that already exists."</p> <p>Insert supporting text detailing how the design of the sustainable urban extension will be covered by other planning mechanisms.</p> <p>"Policy 25 – 'Strategic Allocation East of Gamston/North of Tollerton' of the</p>

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				<p>Rushcliffe Borough Core Strategy provides a design brief for the Sustainable Urban Extension. This covers design criteria related to housing mix, employment provision, creation of a new Neighbourhood Centre, transport connections, protection of heritage assets, drainage, character, open space and community facilities. The policy clearly requires that the design and layout of the Sustainable Urban Extension will be arrived at through a masterplanning process.</p> <p>The TNP fully supports the requirement of a masterplan for the Sustainable Urban Extension and the Parish Council will be providing comments and encouraging residents to comment when consultation takes place."</p>
40	116	Policy 16	Reword reference to appendix B to include reference to appendix A and B as both appendices are relevant	<p>Reword reference to appendix B:</p> <p>Where appropriate to their scale and location, all new proposals should have regard to the guidance set out in Appendices A and B of this Plan. taking regard of Appendix B.</p>
41		General	Amend the contents page to reflect the updated page numbers	Update the page numbers on the contents page.
42		General	Amend the List of Maps and the map numbers to reflect the renaming of Map 2 as Diagram 1, and the subsequent renumbering.	Update the map numbers listed in Part 9 of the TNP.
43		General	Amend the 'policy overview and compliance with objectives' table to reflect the new policies, deleted policies, and the renumbered and renamed policies.	Update the 'policy overview and compliance with objectives' table
44		General	Minor grammatical amendments throughout the document.	Make minor grammatical amendments throughout the Plan that does not materially affect the content.