Appendix 3: Tollerton Neighbourhood Plan Decision Statement

Rushcliffe Borough Council

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	Retitle Map 2 as Diagram 1 to avoid confusion with the maps at the end of the document. 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 Replace 'Map 2' with a copy of diagram 1 to remove discrepancies between the two	Rename Map 2 to Diagram 1 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. Delete village centre from Sustainable Urban Extension Include a north arrow. Remove Map 2 within section 9 to remove the differences between the two.

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
5	48	General	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. Insert explanatory text that supports the new policy. 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. That Map 4 be revised as a consequence of the above recommendations.	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. 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. 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. Map 4 – remove the key views at the Sustainable Urban Extension and remove the * and its explanatory text Map 4 – remove the wildlife corridor which crosses the Sustainable Urban Extension 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).

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	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. Amend supporting paragraph 5.1.2 to reflect the amendments to the policy.	Delete policy 1 and replace with the following text: "**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.**" Convert part of the deleted policy into an aspiration that encourages applicants to submit a climate adaptation statement. The supporting paragraphs have been amended to reflect the change in the policy: "Tollerton as a community is committed to reducing the carbon footprint of the parish and working towards carbon neutrality. The Parish Council wants climate adaptation to be considered carefully by all those proposing

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				development in the parish whether it is a residential extension or new dwellings or 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."
8	61	Policy 2	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 Delete paragraph 4 of the policy, including the reference to the centre of neighbourhood importance, as it relates to the Sustainable Urban Extension Delete the final sentence of the supporting text as it refers to the Centre of Neighbourhood Importance, for reasons set out above	Change paragraph 1 in the first paragraph of the policy as follows: "**The junction of Burnside Grove and Stansted Avenue has been identified as a ~~Centre of Neighbourhood Importance~~ Village Centre as shown in Map 3a**." 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. The final sentence of supporting text has been removed due to it concerning 'Centre of Neighbourhood Importance': ~~"The term 'Centre of Neighbourhood Importance' is a recognised tier of local centres within the Rushcliffe Local Plan."~~

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
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.	Paragraph 3 of the policy has been deleted. Convert the deleted paragraph into an aspiration for the Methodist Church site should the site become vacant and redeveloped.
10	73	Policy 3 Policy 4	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. Delete the supporting text of policy 3 and policy 4 and insert new supporting text that reflects the new policy.	Policy 3 and policy 4 have been deleted and the two have been combined to form a new policy - **Policy 3: Supporting the Local Economy:** **"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:** • **There is adequate provision for parking and servicing** • **There is no harmful impact in 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 by the Development Management Procedure Order)."** 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: "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

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				become more common. This policy additionally seeks to create a mechanism that supports those who wish to work from home. 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. 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"
11		Policy 5	Renumber 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	Reword the policy to clarify the principal objective of the policy and to remove requirements that are unreasonable and unjustified. Amend the supporting text to include the criteria of Policy 30 of the Local Plan Part 2: Land and	The policy has been deleted and replaced with the following text: "**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.**"

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			Planning Policies for information purposes	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: "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: • 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; • alternative provision will be provided as part of the redevelopment of the site; • 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 • 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."
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	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 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	The policy has been deleted and replaced with the following text: "**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.**" The deleted policy has been converted into an aspiration that covers specific new services and facilities that are encouraged to open in Tollerton. The supporting text has been amended as follows:

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			the development of the Sustainable Urban Extension be deleted	"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. 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.~~ ~~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~~."
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.	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. "**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.**

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				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. 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." Amend Map 4 to delete the green buffer.
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.	Delete the requirement to demonstrate how the supporting studies to the TNP have been taken into account: "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~~."
20	91	Policy 8 Policy 9	Replace policy 8 and policy 9 with a single new policy to ensure a more concise approach is taken. Whilst the Inspector recommended including policy 10 within this new	Delete policy 8 and policy 9 and the supporting text and replace with the following: "**POLICY 7: LOCAL CHARACTER AND THE HISTORIC ENVIRONMENT**

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			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. New supporting text has been provided to reflect the merging of policy 8 and policy 9	**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.** **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** **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.** 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. 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

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				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. 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.""
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	Reword the policy to make it more concise. Include more explicit references to the supporting appendix and map. Remove unjustified requests for information. Amend the supporting text to reflect the changes to the policy and to remove unjustified requests for information.	Amend the policy and the supporting text to the following: **"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.** **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:~~** • **Areas of woodland** • **Field boundaries** • **Mature trees and hedgerows** • **Landscape views and vistas** • **Watercourses and waterbodies**

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				• **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**wards **the** ~~**local**~~ **landscape character and identity of the Parish. Applications that result in the loss or harm to these features will be resisted:** • **Key green and open spaces** • **Views and vistas as listed as Appendix D** • **Gateways into the settlements** 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.~~"

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
23	93	Appendices Map 4	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 Amend references throughout the document to appendices D and E to acknowledge the introduction of a new appendix 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	Creation of Appendix D – Viewpoints which acts as a key to the viewpoints illustrated on Map 4 Change references from Appendix D to Appendix E throughout the document following the introduction of the new appendix. Change references from Appendix E to Appendix F throughout the document following the introduction of the new appendix. 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.
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	Rectify the anomalies between the Local Green Spaces listed in the policy and those listed in Appendix D Amend Map 5 to include all the sites listed in Appendix D.	Amend the policy to include the Grantham Canal and remove land at Melton Road: "~~**9. Land at Melton Road, alongside rail track**~~ **12. Grantham Canal**"

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				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. Amend Map 5 to include the following: - 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	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 Delete 'and' and replace with 'or' in the first sentence of the policy for clarity. Delete 'there to be' in supporting text to improve grammar.	Amend Map 4 to include, as far as possible, blue infrastructure features. Amend the first sentence of the policy: **"Proposals that incorporate the protection ~~and~~ or enhancement of the green and blue infrastructure network"** Amend the supporting text: "Community support exists for ~~there to be~~ biodiversity interventions"
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	**POLICY 11: SUSTAINABLE MODES OF TRANSPORT AND MOVEMENT** **ASPIRATION – DEVELOPER CONTRIBUTIONS**

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
31	101	Policy 13	Amend the first sentence of the first paragraph of the policy to ensure deliverability Delete the second sentence of the first paragraph of the explanatory text to ensure deliverability	The first sentence of the first paragraph has been amended as follows: "~~**All**~~ **Where practicable, and as appropriate to its scale and character, development should seek to**" The second sentence of the first paragraph of the explanatory text has been deleted: "~~It requires all new developments (excepting householder applications) to be well connected to existing walking and cycling routes~~."
32	102	Policy 13	Include horse-rising in the first paragraph of the policy to respond to comments by the British Horse Society	Horse-riding has been included as an opportunity to be encouraged as part of development proposals: **"development that takes opportunities to make walking, ~~and~~ cycling and horse-riding a practical and safe option should be encouraged."**
33	103	Map 6	Add the Grantham Canal to Map 6 to reflect the comments by the Canal and River Trust	Add the Grantham Canal to Map 6
34	109	Policy 14	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 A replacement policy has not been introduced as Map 6 does not illustrate any new routes to be created 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	Deletion of Policy 14. Adapt the policy to an aspiration, including horse riders as a vulnerable road users: **"ASPIRATION – THE TOLLERTON MOVEMENT STRATEGY** **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:** • **Pedestrians** • **Cyclists and scooters** • **Horse-riders**

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			comments by the British Horse Society Amend the supporting text to reflect the amendments of the policy to an aspiration	• **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 F will be prioritised, subject to discussions with the local highway authority and Highways England.** ~~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. ~~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.
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	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 Minor grammatical amendments in the policy and supporting text	Amend the first sentence of the first paragraph of the policy: **"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."** "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." "The policy also includes reference to the provision of affordable housing…" "and should be of a high standard ~~so as to be~~ and indistinguishable…"
37	111	Policy 15	Delete the last sentence of the first paragraph of the policy or include additional explanation to the policy that indicates the current statutory position.	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. Include the following paragraphs in the explanatory text: "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. 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."
38		Policy 16	Renumber to take account of new policies and the deletion of policies	Change from policy 16 to policy 13
39	113	Policy 16	Delete reference to larger housing sites from the explanatory text to	Delete the final paragraph of the policy as it relates to the Sustainable

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
			reduce uncertainty over whether the policy applies to 'larger housing sites' or 'major development'. 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 Delete the explanatory text that relates to the Sustainable Urban Extension for the same reasons as above	Urban Extension: **"~~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).~~"** Delete reference to larger housing sites from the explanatory text: "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." Delete the explanatory text that relates to the Sustainable Urban Extension: "~~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.~~" Insert supporting text detailing how the design of the sustainable urban extension will be covered by other planning mechanisms. "Policy 25 – 'Strategic Allocation East of Gamston/North of Tollerton' of the

Mod Ref	Examiner's report paragraph	NP reference	Recommendation	Proposed Modification
				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. 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."
40	116	Policy 16	Reword reference to appendix B to include reference to appendix A and B as both appendices are relevant	Reword reference to appendix B: **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.**~~
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.