



Response to the Greater Nottingham Strategic Plan Growth Consultation

Tollerton Parish Council is pleased to be able to comment on the future growth options for greater Nottinghamshire. The Parish Council is generally concerned about the appropriateness and suitability of consultation conducted during the traditional summer holiday period when many smaller councils – in keeping with parliament – do not meet, and when many of those being consulted and their families are away for the school holidays. In 2020 to hold this consultation immediately following the cessation of a national lockdown when the public are seeking to get away following a period of 3 months without a holiday makes this all the more inappropriate.

In response to the specific consultation questions

Vision and Spatial Objectives: The Vision and Spatial Objectives are all laudable but lack the explanation and detail of the negative potential impact on existing and future communities to enable them to be understood and supported at this time.

The Evidence Base: The documents cited in the evidence base are all relevant but do not yet reflect Government Policy as laid before parliament. In addition, the evidence base should include the Nottingham and Nottinghamshire LRF Coronavirus Recovery Plan, the Coronavirus Recovery Plans of Local Authorities and Parish Councils all of which may change the needs for future land use.

Strategic Issues: The ongoing response and recovery from Coronavirus forms a further strategic issue for consideration, potential one necessitating a very different form of sustainable development with local shops and facilities (such as those in a short walk or cycling distance) increasing in importance for communities; home working or local drop in offices replacing travel to large corporate head quarters; and the acceleration in the death of the traditional high street creating exciting opportunities to redesign town and city centres for greater mixed use for accommodation, retail, green space and leisure.

Approach to Growth: Whilst in principle we would welcome development that can enhance the strategic river corridors, canal corridors, the Greenwood Community Forest and urban fringe areas, and other GBI assets, the consultation document – whilst appearing heavily weighted in this direction - does insufficient to expand on the specifics of this infrastructure and what it means in relation to the sites that are later referenced in the document. We therefore support a transport led growth strategy and note that the recent upgrading of capacity on the A453, development corporation site at Ratcliffe and East Midlands Parkway provide an opportunity for sustainable development worthy of greater prominence in the consultation documents.

Broad Areas of Search: In the absence of the previously referenced strategic issues and evidence arising from coronavirus the broad areas of search fail to include the potential for a new form of regeneration in town and city centres such as that currently being pursued in Coventry South in the West Midlands Combined Authority.

In the absence of a decision on the approach to growth it makes it difficult to comment on the suitability of the areas of search at this time unless each site is considered against each criteria. From the perspective of Tollerton and the views of our residents raised during the development of our Neighbourhood Plan, R07, 08, 11, 12, 13 would not be appropriate without significant further improvements to existing road and junction capacity, new off road cycling provision and traffic calming/green lane measures on existing rural road, so would not be supportable under a transport led approach. It should be noted that R11 would require significant investment in existing road and junction capacity, new off road cycling provision, traffic calming/green lane measures and expansion of local facilities under any of the growth approaches.

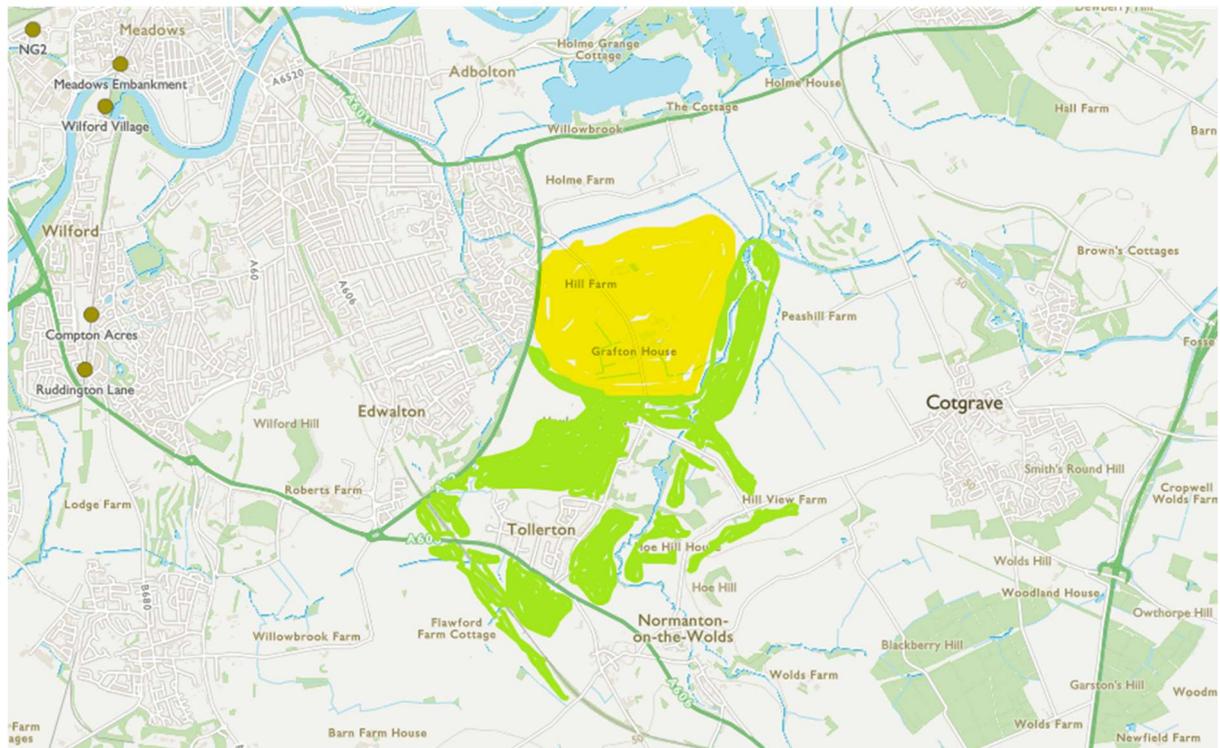
Safeguarded Land: In Rushcliffe our neighbouring communities have had planning permission given on appeal for land not allocated in their neighbourhood plans despite the agreed preference of local residents for alternative sites. Any and all green belt land for development in Rushcliffe should be safeguarded until allocated through the Local and Neighbourhood Plans.

Green Belt: The principle of the green belt should be retained in particular the purpose of the green belt to prevent urban sprawl and the merging of settlements is especially important to prevent the village of Tollerton being absorbed into the urban area fundamentally and detrimentally changing the character and way of life of this rural village.

In supporting the current Rushcliffe Local Plan the planning inspector confirmed an ‘enhanced green buffer’ should exist between Tollerton and any urban extension such as that proposed for the North of Tollerton. This buffer is of such specific importance to the green belt and it should be specifically recognised in the strategy. The green belt of greatest importance is shown in the image below, all of which connects to or enhances existing green infrastructure.

A number of potential sites threaten the integrity of the green belt in preventing urban sprawl into Tollerton, this area and specifically the old Nottingham to Melton Line should be specifically recognised both as a wildlife corridor and important green buffer within this enhancement area.

Within the Parish of Tollerton, the fields dividing the old and new village (between Medina Grove and Tollerton Church) are deemed an important buffer between the different styles of development and heritage assets.



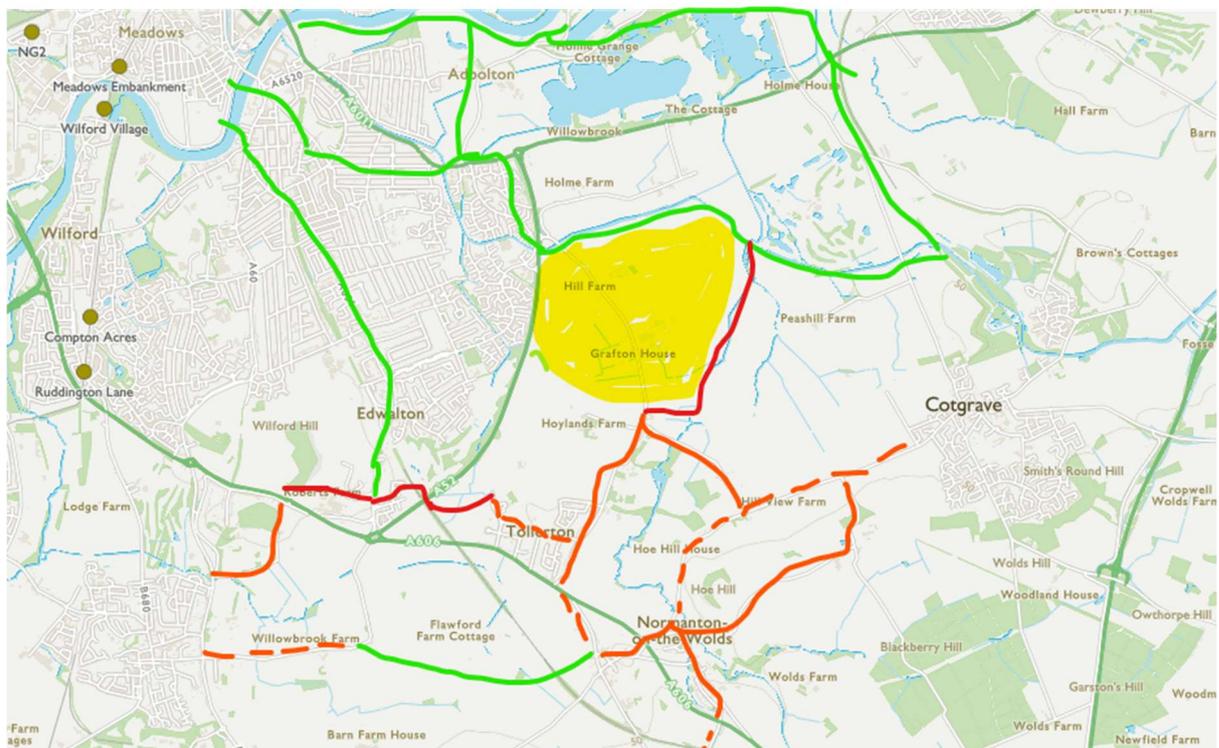
Green belt important to protecting the rural integrity of the different parts of the village of Tollerton and enhancing green and blue infrastructure

Green: crucially important green belt and green infrastructure to prevent urban sprawl into Tollerton. This area should be improved to offset losses to the green belt elsewhere

Nb topology is of particular significance to the character of the village.

Infrastructure to support growth: We know from comments made during the consultation for our neighbourhood plan that residents are concerned about the poor access onto the A52 and the A606 – major roads that are facing significant increases in traffic flow as a consequence of development - and that they want to have a say in the options for mitigating the impact of traffic on the small lanes through the village.

The neighbourhood plan consultation highlighted the inadequacy of the current cycling routes and we feel that an enormous opportunity has already been lost to require developers to improve the local transport infrastructure to both ease the congestion on these main roads whilst also providing environmentally friendly alternatives to the car and locally designed traffic calming. We would wish to see this addressed through green lane designations and the creation of off road cycling and walking routes:



Infrastructure Needs*

Red: New off road cycle and walking routes linking to the grantham canal and to Edwalton

Amber: New green lane designations with reduced car capacity and priority for cycling and walking (eg Tollerton Lane and Cotgrave Lane)

Amber dash: Shared priority such as cycle lanes

Green: existing cycle routes (approx.)

**Subject to further detail through our neighbourhood plan*

Residents have also expressed concerns about the range of facilities in the village of Tollerton, and these will come under increasing pressure given the extent of development now taking place within the Parish. Specifically, the Parish Council’s attention was drawn to the impact or lack of recreational activities available on the Open Space; the insufficient size of the play areas and the poor range of provision; the lack tennis courts; replacement allotments; availability of modern community meeting space/halls and the need for re-development of the bus stop enclosures on Melton Road. Residents also have insight as to the need of future residents in the new development and identified needs to be considered and funded through CIL.

Living in Greater Nottingham: We believe that the mix of housing and all the local detail being consulted on should be left to determination by each democratically elected local authority and the local plan process and not prescribed by a partnership that can be blamed by those authorities but not held accountable by the public.