



# Tollerton Parish Plan 2016 - 2028



### **Background to the Parish Plan**

Parish plans are a Government supported initiative aiming to give those living in villages a way of deciding for themselves how they would like their village to develop. A parish plan gives the whole community an opportunity to plan for the future. The issues and priorities raised in the plan have been identified by people who live, work or visit Tollerton.

The original ideas behind a parish plan for Tollerton emerged from concerns by residents about current issues and the future development of the village. There was a recognition that unless we did something active to plan for the future of Tollerton we might drift into a situation that nobody really wanted perhaps losing our treasured facilities and amenities or becoming a part of the urban area.

Development of the Tollerton Parish Plan commenced in 2006. The steering group consulted widely through the village including holding exhibitions and discussion groups. Villagers were informed through articles in the village newsletter and at consultation sessions.

To ensure that our plan still reflects the views of residents further consultation was undertaken in 2016 to update and refresh the plan. Every home in Tollerton was consulted directly. The consultation was publicised through the village newsletter, notice boards, the village website and neighbourhood watch email alerts. There was also online consultation for residents, businesses and local community groups.

Tollerton's updated plan was presented to the Annual Parishioners Meeting in April 2016 and the Parish Council's Annual Council Meeting in May 2016 to cover the period to 2028.

### Introduction to Tollerton

Tollerton is situated 4 miles south of Nottingham in the rural area of Rushcliffe in south Nottinghamshire. The village is surrounded by open land designated green belt with views of open countryside, fields, hills and woodland. The village is bordered by the A606 and A52.

Tollerton has been a settlement for over 1000 years. First recorded in the Domesday book in 1086 as Troclaveston. The name underwent frequent spelling changes until 1573 when it was recorded as Tollerton.

Originally Tollerton consisted of 30 or so cottages occupied by agricultural workers. The parish grew significantly in the 1960s with large areas of new housing and now has a population of approx. 1800 residents and 813 dwellings.

St Peter's Church, the vicarage and Tollerton Hall built as Roclaveston Manor in the 15<sup>th</sup> Century were originally the only large buildings, but the village did possess a green, a village cross, two mills, a pinfold and a set of stocks (last used in 1845 for an offence of drunkenness)

A village inn is known to have existed in 1350, adjacent to the church. The present public house is located in the village centre along with three retail units. The village also has a petrol station and shop/post office on the A606 partially supported by passing custom. Tollerton has a primary school with a significant proportion of its intake from other villages.

In 1929 Tollerton Hall ceased to be a private residence when the owner sold off land for building and the village began to grow. It was used by the forces during the Second World War housing many British and American troops. It is currently used as a business headquarters along with a number of other commercial units within the grounds.

In 1930 Nottingham Municipal Council purchased land in the parish and built Tollerton Airport. The airport was taken over by the war department in 1939 for training and aircraft repairs. It is currently used by light commercial aircraft. In 2015 a significant area of the parish was removed from the green belt for mixed use development by 2028. The airport forms part of this strategic allocation site and is expected to close during the life of this plan.

## Our Priorities

Through the parish plan, we have set **three priority outcomes for Tollerton**:

### **1. Rural characteristics of the village are protected and enhanced**

including:

- a. Open space and views
- b. Our access to the countryside and the footpath network
- c. The attractiveness of our village
- d. Safe roads and flowing traffic

### **2. Village life and sense of community is protected and enhanced**

including:

- e. The involvement and enthusiasm of residents
- f. Very low levels of crime
- g. Village event, community activities and groups
- h. Activities for children and young people

### **3. Existing facilities are protected and enhanced**

these are very important and fundamental to village life, including:

- i. The pub, post office, shops, business units in the village, farms and restaurants,
- j. The school & playgroup, open space, allotments, and parish rooms
- k. Our unique heritage, the hall, churches, pillboxes and railway etc
- l. Transport links to other communities and other services coming into Tollerton

A number of policy statements have been set to support the achievement of these outcomes. Decision making and planning affecting Tollerton should support these policies and the achievement of these outcomes. **Five priority areas for Tollerton** have also been identified to address specific issues of importance to residents and implement the plan.

### Tollerton Parish Council enabling the Plan

The Parish Council's governing principles include:

- Creating and implementing a parish plan for Tollerton
- Focusing on outcomes for the people of Tollerton

The Parish Council's role in relation to the plan is to:

- Provide leadership
- Manage the plan
- Unlock & provide funding
- Provide a contracting body for works and expertise
- Facilitate priority area working groups
- Liaise with external providers
- Provide a framework for resident involvement

The Parish Plan covers the whole of Tollerton. The Parish Council will work with residents, groups and businesses to implement the plan for the whole parish. The Parish Council will specifically:

- Act as the statutory or contracting body as required to support improvements and funding requests
- Lead a neighbourhood development plan
- Manage a Tollerton Development Fund and provide funding to pay for the plan to be carried out
- Develop and activate a Community Information Policy to improve communication in the village
- Activate and encourage others to follow the Tollerton Village Identity Policy
- Consider progress quarterly and organise 4 year reviews of the plan

#### **Five key areas:**

The Parish Council will also work with residents, groups and businesses to develop specific action plans for the following five priority areas:

Priority Area A – Village Centre

Priority Area B – Old Village

Priority Area C – Open Space

Priority Area D – Village Boundaries

Priority Area E – Tollerton Park and Airport (Strategic Allocation Site)

## **Priority Area A – The Village Centre**

### **Where**

The village centre is focused around the shops, pub and Methodist Church at the junction of Burnside Grove and Stanstead Avenue.

The village centre extends along Burnside Grove to Lenton Circus and Tollerton Lane. It also includes the school, an out of hours club and playgroup.

With views of open countryside along Lenton and Bentinck Avenue and across Tollerton Lane to the wolds. There are also views back along Burnside Grove to the village centre along the open and green street scene.

### **Why it is a priority**

The village centre contributes to Tollerton's:

- rural characteristics as the hub for local services and it also has open views of the countryside
- village life and sense of community as a focal point for community activities
- existing facilities supporting shops, the pub, petanque, recycling etc.

Tollerton residents seek an attractive and vibrant village centre that appeals to and supports local businesses and shops.

The village centre should include good quality facilities for community use and meetings and pleasant public space.

Parking should be considerate or in designated facilities, with grass verges, openness and views protected.

## **Tollerton Parish Plan 2016 - 2028**

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### **Short term actions 2016 - 2018**

- Install and promote new defibrillator
- Provide new planters and planting
- Complementary painting of buildings
- Christmas tree visible from Melton Road
- Landscaping and planting on Lenton Circus
- Short term action to alleviate parking issues
- Protection and restoration of grass verges

### **Priority area proposed actions:**

- Landscape and architectural plan commissioned for redesign of village centre
- Feasibility study for demand and use of retail space commissioned and action plan developed
- Review, consolidate and improve community meeting space
- Action plan and campaign to provide solution to parking issues and parking on grass verges on Burnside Grove
- Consultation with residents on future plans for village centre

### **Parish Plan Policy Statements:**

- Openness of the street, buildings set back from the highway, low boundaries, hedges and fences
- Openness of the street, restrained use of highway signs, wide grass verges and views back into the village centre
- Views outwards to Hoe Hill and open fields at the ends of adjoining avenues

## **Priority Area B – The Old Village**

### **Where**

The old village is centred on Tollerton Lane. It extends from the village's northern boundary along the lane to a point beyond the 's' bends.

The old village includes all of the village's listed buildings and a number of other buildings of note:

- the parish church, St Peter's
- Tollerton Hall,
- the vicarage
- North End Cottages
- Tollerton Lodge

It also includes the war memorial, a small area of allotments, St Peter's Church Centre and the Scout Hut.

There is a red telephone box used as a hub for local history information.

Within the Hall estate there is significant business use of buildings and employment opportunities but limited public access or visibility.

### **Why it is a priority**

The old village contributes to Tollerton's:

- rural characteristics as it is the heart of the village's heritage with listed buildings and open views of the countryside
- village life and sense of community as a focal point for community activities and activities for young people
- existing facilities including heritage sites and community meeting facilities

Tollerton residents seek an attractive and open street scene that complements the red brick and heritage buildings.

The old village should include accessible good quality facilities for community use and meetings and pleasant public space.

Businesses should be engaged in the community.

## **Tollerton Parish Plan 2016 - 2028**

### **Short term actions 2016 - 2018**

- Install and promote new defibrillator
- Provide new planters and planting
- Make war memorial site improvements in keeping with red brick character of old village
- Create a rose and lavender garden at the war memorial
- Undertake bulb planting at pinfold and pinfold bank

### **Priority area proposed actions:**

- Restoration of Tollerton stocks
- Plan for long term future and/or improvements to St Peter's Church Centre and Scout Hut site e.g. improved pedestrian access
- Explore opportunities for businesses to be more engaged in the community
- Explore opportunities for Tollerton Hall to be involved in the community
- Work to ensure Tollerton lane allotments are owned and managed within the community
- Review options for restoration of St Peter's Church Bells

### **Parish Plan Policy Statements:**

- Openness of the street, grass verges and use of red brick
- Unique heritage assets play a part in village life
- Sustainable business growth sensitive to heritage assets and attractiveness of the old village

## Priority Area C – The Open Space

### Where

The Open Space is a community facility located at the end of Lothian Road. It is on the edge of the village surrounded by agricultural land.

The Open Space is maintained by the Parish Council and includes:

- A play area for young children
- Play equipment for older children
- A skate park
- A shelter and some picnic benches
- A football pitch and changing rooms
- Space for a shared use games area with floodlighting

### Why it is a priority

The Open Space contributes to Tollerton's:

- rural characteristics as an open space, with access to the countryside via the footpath network. It also has open views of the countryside
- village life and sense of community as a source of activities for children, young people and families and as a focal point for community activities such as the Village Event
- existing facilities for children and young people

Tollerton residents seek an attractive and accessible open space for community activities.

The Open Space should include a range of well-maintained facilities for all ages.

The area and surrounding land should be developed / used for community purposes.



## **Tollerton Parish Plan 2016 - 2028**

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### **Short term actions 2016 - 2018**

- Replace signage and improve information
- Install cycle and scooter parking facilities
- Plan for the development of a Shared Use Games Area
- Improve access to playground, buildings and resurface the access road
- Undertake bulb planting on the bank

### **Priority area proposed actions:**

- Review existing facilities and landscaping including the changing rooms, siting of bins and benches etc
- Carry out consultation with residents on future facilities and improvement plans for the Open Space
- Install Shared Use Games Area
- Make permanent improvements to access to the Open Space, playground and changing rooms
- Resurface car park
- Identify options to unlock and increase community use of land for community orchard and/or allotments

### **Parish Plan Policy Statements:**

- The Open Space is a hub for outdoor and community activity
- Land around the Open Space should be used for community and recreational purposes

## **Priority Area D – Village and Parish Boundaries**

## **Priority Area E – Tollerton Park and Airport**

### **(Strategic Allocation Site)**

#### **Where**

The parish covers an area from the Grantham Canal in the north to the A606 in the south. It is bordered by the A52 to the west and a combination of the Polsner Brook, Thurlbeck Dyke, field boundaries and Cotgrave Road to the east.

The strategic allocation site is across a significant part of the parish stretching from the Grantham Canal towards the village boundary covering a mix of current arable fields, residences and the airport site.

It also includes a number of listed buildings – pillboxes on the airport.

#### **Why it is a priority**

The area is important to Tollerton and its residents as:

- the rural characteristics of Tollerton are in part based on our access to and views of the countryside.
- village life and sense of community is related to Tollerton being a small rural village and proposals for this area should protect the village from becoming part of the urban area.
- some existing facilities, including the allotments, are within this area. Future development should not endanger facilities in Tollerton.

Tollerton residents seek sustainable development of the strategic allocation site for existing and future residents.

The development should respect the boundaries of the village with clear separation and appropriate measures to mitigate potential impacts including green infrastructure and highway alterations.

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### **Short term actions 2016 - 2018**

- Introduce village gateways, provide new planters and planting
- Develop a guide to walks in and around Tollerton
- Take action to ensure a clear boundary to north of Tollerton village & enhanced green infrastructure around allocation site
- Support development of a heritage strategy to protect pillboxes

### **Priority area proposed actions:**

- Identify and secure sites for community orchards/allotments
- Develop proposals to expand footpath network to create circular routes around Tollerton and a multi- use cycle and walking link from the village centre to the Grantham Canal along the Polsner Brook
- Develop proposals to improve cycle and walking routes to neighbouring communities such as Edwalton and West Bridgford including exploring future use of the railway line
- Work with developers and the highway authority to agree appropriate and effective traffic mitigation measures
- Implement a robust green boundary to north of Tollerton village and explore options for Country Park
- Identify and secure additional green buffer zones for western and southern boundaries as appropriate

### **Parish Plan Policy Statements:**

- Sustainable development on strategic allocation site for both existing and future residents
- Polsner Brook protected as a wildlife and transport corridor
- Enhanced green infrastructure around allocation site and robust green buffer to the south of the site
- Land within allocation site to form part of green buffer with significant implementation of the buffer prior to development
- Low density use to south and east of allocation site to soften impact on rural area
- Commercial and traveller allocations adjacent to A52 accesses with green screening to residential and rural areas
- Arable farmland protected to support sustainable farming and to maintain views across open fields

### Investing in Tollerton

The outcomes set out in the parish plan cannot be achieved solely with the good will and time of the community. Financial investment is also needed to deliver the actions set out in the plan.

#### Tollerton Development Fund

The Parish Council will manage a Tollerton Development Fund. The fund has three elements:

- Small investments – an annual working fund
- Big investments – a bigger pot of money for projects that require more funding than can be achieved in a year
- Land investments – money put to one side for long term investments in the village.

For the parish plan to be achieved it is anticipated that each fund will need to be at least:

- Small investments - £ 7,500
- Big Investments - £10,000
- Land Investments - £ 5,000

#### Sources

- Neighbourhood Planning Grant up to £9000 with a further £6000.
- Fundraising – residents working to secure a Shared Use Games Area have already successfully raised over £40,000
- Nottinghamshire County Council - manage a small number of schemes.
- Grants – Landfill (WREN, Veolia and Biffa), Lottery, awards for all and others
- Parish Council - whilst a mixture of sources of funding would be preferable, the Parish Council will aim to provide the minimum anticipated requirements for the Tollerton Development Fund which would be the equivalent of just 43p a week for a band D council tax payer or £22.50 across the whole year.
- Section 106 / Community Infrastructure Levy – payments from housing developers for local facilities

### Working together in Tollerton

Tollerton receives services from lots of organisations that are not based within the village, from the borough and county councils to the NHS, bus service and utility companies.

The big ideas of the people in Tollerton cannot all be completed without their help.

Residents and the Parish Council will work with others to request improvements to:

- Manage increasing traffic levels – by working with the highways authorities to monitor, forecast and plan for changes in traffic volumes.

Highway alterations should be appropriate for a rural village. Routes for cyclists and pedestrians should also be provided including crossings on busy roads as traffic volumes increase.

- Manage traffic speed within the village - through police enforcement.
- Replace road and pavement surfacing - resurfacing of Tollerton's worn public roads

and pavements by the highway authorities using low noise surfacing.

- Improve important bus services – by seeking opportunities to increase the frequency of the service the bus service on Tollerton/Cotgrave Lane.

Increase the number of buses passing through Tollerton and that go beyond the current terminus into the city centre. Install real time information.

Provide free travel to young people accessing education.

- Maintain other services and provide new services in Tollerton – by working with the NHS and other public service providers to encourage them to find opportunities to provide services more locally in Tollerton.

Public and private sector funders, commissioners and providers and local authorities serving Tollerton and its residents are asked to support our parish plan and have regard to Tollerton's outcomes, priorities and policies when taking decisions that affect our parish, village and residents.



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Parish Plan 2016 - 2028**