**Review of Green Belt**

The Parish Council does not agree that the review should include “other villages”. The housing need is strategic and should focus on key settlements. Unless local need has been established in “the other villages” the green belt should not be amended.

Where a neighbourhood plan is in place or area designated (as in Tollerton) this should be the appropriate mechanism for determining local need

Green belt should have permanence beyond existing plan periods. The Green belt around Tollerton was only reviewed in 2014 should not be reviewed again so soon or during the lifetime of the current plan.

Tollerton does not have the “basic level of facilities” of other villages to accommodate additional growth, in particular there are no GP facilities or school capacity within the village when compared to other settlements to warrant inclusion in this review

Agree that all sites in Tollerton remain of importance to green belt and should not be removed from it. This is consistent with the findings of the Inspector when considering the potential effects of bringing housing closer to the village

TOL 1 Land South of Little Lane

Agree fundamentally constrained and key to green buffer and defensible green belt between Tollerton and Strategic Allocation Site

Preserve character scored too low should be 5 to reflect historic mill and local conservation designation in the Tollerton Character, Heritage and Conservation Strategy

TOL 2 Land West of Tollerton Lane

Is of high importance to the green belt and also key to green buffer and defensible green belt between Tollerton and Strategic Allocation Site. Prevent merging of settlements should be scored 5.

TOL3 – Land East of Tollerton Lane

Current boundary of site is clear, permanent and key to preventing urban sprawl. The proposed change would not form an appropriate replacement

Views across this site extend from the village centre along Burnside Grove. Development of this site would give the perception in the reduction of distance between Tollerton and Plumtree. Prevent merging should have a score of 2

Rushcliffe SHLAA site concludes this site is only suitable for local need – no evidence of this has been provided and at this time the parish concludes that none has been established. This green belt review has been instigated in response to strategic need and therefore this site should not be considered. The site lies in a designated neighbourhood plan area – this is appropriate process to determine local need and allocation of sites for local need.

Site is setting for properties contained on a local list and should score a 2.

TOL 4 – Land North of Burnside Grove

The topography of the site means that the current boundary prevents sprawl and should be scored a 4

**Local Plan Part 2**

Tollerton does not have the “basic level of facilities” of other villages to accommodate additional growth, in particular there are no GP facilities or school capacity within the village when compared to other settlements to warrant inclusion in this review.

Plus significant issues of – road capacity, safety, cycle routes, public transport, cumulative impact other sites.

Sites that do not add to these problems should be prioritised ie A52 corridor and sites linked to A453

Land at Burnside Grove

* This open countryside contributes to the rurality of Tollerton and, due to the slope of the land, any development would be visible over quite a distance to the north.
* Borough Council previously recognised impact of building on this site through conditions placed on development of Oak Tree Court. Same conditions should apply
* Has importance as and should remain in the Green Belt. It is contained within Zone 5.1 in the 2013 Green Belt Review which stated that Zone 5.1 “should ideally remain as Green Belt”.
* The boundary to the north is not a defensible boundary since it is a weak hedgerow. It is important to have a defensible boundary to prevent future merging of Tollerton with Edwalton or with the new strategic allocation to the north.
* Additional houses at this site would be likely to significantly increase traffic in the centre of the village and around the school.
* There is no suitable access to the site. Russell Farm Close does not offer a suitable vehicular access to this site.
* The number of houses proposed is excessive for this site which given topography constraints and sympathetic building in keeping with character of village would probably accommodate half the number of houses identified

West of Tollerton Lane and North of Medina

* This site has higher Green Belt scores than any other of the additional key settlement sites or other villages sites. TOL2 is contained within Zone 5.1 in the 2013 Green Belt Review which stated that Zone 5.1 “should ideally remain as Green Belt”.
* Development on this site would reduce the distance between Tollerton village and the new settlement to be built in the Strategic Allocation just north of this site, causing the two to almost merge contrary to the Inspector’s recommendations.
* This is a locally designated conservation within the Tollerton Character, Heritage and Conservation Strategy in recognition of the valuable open countryside that is an important characteristic of Tollerton old village.
* Tollerton old village also has a rich history and the setting and special character of this part of Tollerton would be spoilt by development. In the immediate vicinity, in the old village, are Tollerton Hall and 6 listed buildings including the Church (with current foundations dating back to the12th century), the Old Rectory (rebuilt between 1697 and 1702) and Bassingfield House, and 8 local interest buildings. The northern lodge (1824) to the Hall is on Cotgrave Lane, and the edge of the built village includes North End Cottages, built between 1833 and 1847 by Pendock Barry Barry, the then squire of the village, as accommodation for villagers with a further building used as a school. Those buildings retain distinctive features of the estate design at that time and an architectural coherence on the edge of the village. The history of Tollerton is an important focus of the Tollerton community, which has a thriving History Group.
* Evidence strongly suggest that the Tollerton mill, certainly from 1683 and possibly from the twelfth century was sited in here on the slope of the hill on which Jubilee Wood now standsAn application has been made to have this included in the Historic Environment Record.
* The older parts of the village (adjacent to TOL2) retain the church, the village war memorial and social activities in the parish rooms including parent and toddler groups, which are used by all the village. The site of the village pinfold has recently been marked by a rebuilding. Tollerton has its own unique identity which would be lost if development went ahead on TOL2.
* As the Inspector recommended as recently as December 2014, TOL2 should not be removed from the Green Belt. Much of the western boundary and part of the eastern boundary consist of weak hedgerows, which would not form defensible Green Belt boundaries.
* The southern part of TOL2 provides a visual gap between the old village and the new village. Development of this part of TOL2 would spoil the setting of the old village by merging it with the newer part of Tollerton village.
* TOL2 is next to the old village which is very poorly served by public transport. Buses are unreliable and run no more than once an hour, with the latest bus leaving Tollerton before 5.30pm and with no buses on Sundays.
* There is no provision for safe cycling from TOL2 and pavements from the old village to the new village are very poor in places. There are no pavements going north from TOL2 to Gamston.
* There are no shops and very few facilities or services in the old village.
* TOL2 is in close proximity to Jubilee Wood which is home to a variety of wildlife, including bats, and it would not be appropriate to build on this site since this would jeopardise an island of natural habitat of which there are very few so close to the city.
* TOL2 contains part of a footpath giving access to countryside walking and such access should not be lost.

Land East of Tollerton Lane

* Rushcliffe SHLAA site concludes this site is only suitable for local need – no evidence of this has been provided and at this time the parish concludes that none has been established. This green belt review has been instigated in response to strategic need and therefore this site should not be considered. The site lies in a designated neighbourhood plan area – this is appropriate process to determine local need and allocation of sites for local need.
* Open countryside is an important characteristic of Tollerton as a rural village. Building on this site would remove the extensive views of open countryside enjoyed by all from a relatively long stretch of Tollerton Lane ( for the gain of relatively few houses.)
* Tollerton Lane is of typical characteristics that define the village including through roads with open views on one side. Development on this site would fundamentally alter the character of the village.
* The views of open countryside from this site – are also visible from the village centre. Development of this site would frustrate the priorities of the Tollerton Community (Parish) Plan to protect such views from the village centre
* Tollerton Lane is noted as an area containing properties of merit and distinction within the Tollerton Character, Heritage and Conservation Strategy that would be detrimentally impacted by the scale of the proposed development
* The fields to the east of this site are visible over a wide area in several directions.
* This site does not have defensible boundaries and so should not be removed from the Green Belt.
* It would be out of character with existing building to build houses other than as a single row. This reduces the number of houses possible to approx. 16
* Part of this site is required to remain as an access to the field to the east of the side. This reduces the land available for housing.
* Part of this site would be required to offset highway issues around the school through provision of a landscaped garden and parking reducing capacity for housing
* This site contains part of a footpath giving walking access to the countryside and such access should not be lost.