

Green Spaces

Overall, 36% of the site will include green infrastructure comprising:

- Informal open space
- Formal recreational space / sports provision, including:
 - an adult football pitch
 - two youth football pitches
 - two mini football pitches
 - a grass cricket square
 - a sports pavilion
- Public parks
- Sustainable drainage systems

The multi-use green spaces will encourage healthy lifestyles and a strong sense of wellbeing. They will include 'Runway Parks' and a heritage trail passing several World War II pillboxes, following the alignment of the site's former and existing runways to respect its history as a World War II airbase.

Vistry Group

Drainage and Biodiversity

The 'Water Meadows' and 'Wooded Heights' areas will contain sustainable drainage systems (SuDS) designed to deliver a naturalistic, 'water-based' area and new woodland for habitat creation and biodiversity enhancements, including hedgerows to create a visual separation to Tollerton Village.

It is anticipated the development will achieve a biodiversity net gain of at least 10% by the enhancement of existing habitats and the creation of new habitats on the site, together with the enhancement of the land immediately to the east of the site.

Community Infrastructure – CIL/S106

Vistry Homes will enter into a Section 106 Agreement with Rushcliffe Borough Council (RBC) and Nottinghamshire County Council (NCC) to provide necessary infrastructure and community facilities. The package of on-site infrastructure and off-site contributions would be refined through engagement with service providers, including RBC and NCC once a planning application has been submitted. This could include, education, recreation, community facilities, healthcare, public transport and travel plan, in addition to the affordable housing, primary school, open space and sports pitches, highway improvements, ecological improvements and other improvements delivered as part of the development.



Access & Movement

Access

Vehicle access is proposed from Tollerton Lane. The southern access has been designed to stop-up Tollerton Lane for day-to-day traffic and redirect traffic through the development and the wider site to discourage 'rat running' through Tollerton village. The main road through the site will be designed to accommodate a bus route.

Next Steps

A hybrid planning application is expected to be submitted during autumn 2023 after comments from this consultation have been considered. Following the submission of the planning application, RBC will undertake a period of statutory consultation. At this stage you will have the opportunity to submit your comments to RBC before a decision is made.

Feedback

Thank you for reviewing these proposals. Please take your time to fill in the feedback form and return to us using the Freepost envelope. Alternatively, please visit the website; www.landnorthoftollerton.co.uk

About Vistry

Vistry Group is one of the country's leading homebuilders, having recently merged with Countryside Partnerships. We are an experienced, award-winning housebuilder, with major developments across the UK and our brands include Bovis Homes, Linden Homes and Countryside Homes. We were winner of the 2021 Large Housebuilder of the Year award.

Further information

If you have any questions about the proposals, please contact:

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Telephone: 01926 623095

Email: info@engageplanning.co.uk

PUBLIC CONSULTATION

Strategic Allocation Land North of Tollerton, Rushcliffe

Vistry Group

October 2023

Vistry Homes is undertaking pre-application public consultation on plans for a residential-led development on land north of Tollerton, Rushcliffe (part of the East of Gamston/North of Tollerton Strategic Allocation).

The proposals include around 1,600 homes, a primary school, sports pitches and landscaped public open spaces.

We value local knowledge and welcome your input.

Please take your time to review these proposals and to fill in the feedback form provided. You can also visit the project website www.landnorthoftollerton.co.uk for further information, together with the opportunity to provide feedback online.

Planning Background

Land North of Tollerton (redevelopment of Nottingham City Airport) is an allocated site for development within Rushcliffe Borough Council's (RBC) Local Plan, which was adopted in December 2014.

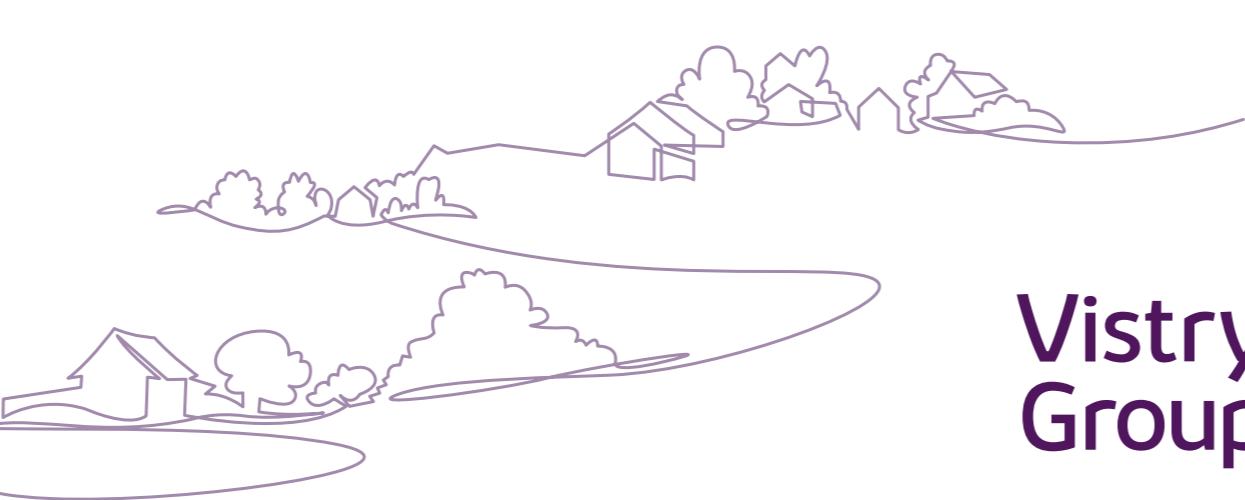
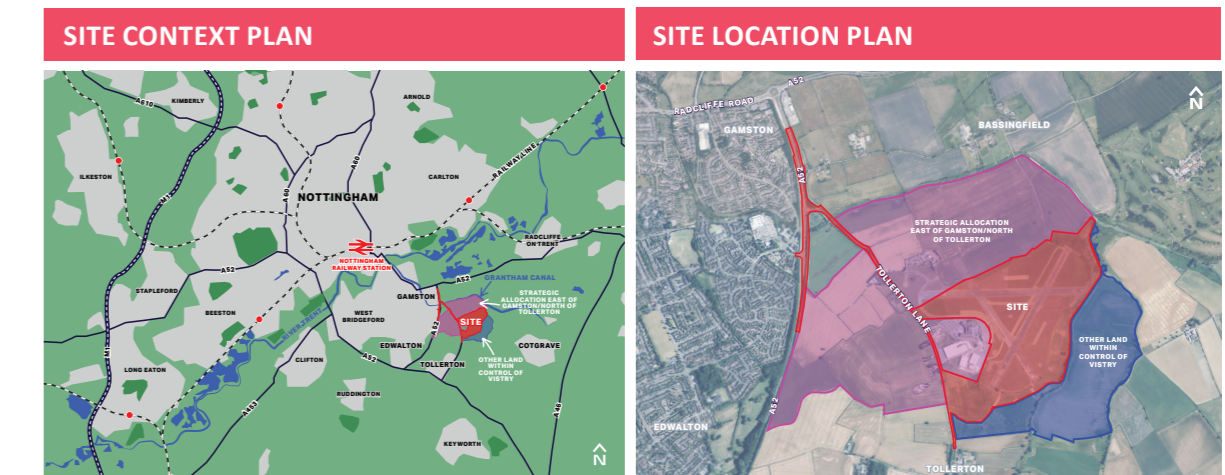
The proposal is part of the wider allocation for up to 4,000 homes, schools, a neighbourhood centre, community facilities and 20 hectares of employment land under 'Policy 25: Strategic Allocation East of Gamston/North of Tollerton'.

East of Gamston/North of Tollerton – Supplementary Planning Document

Vistry Homes is engaging with Barwood Land and Taylor Wimpey and Nottinghamshire County Council, who control other parts of the wider strategic allocation.

In total, the allocation will deliver around 4,000 homes supported by a range of new services and facilities, including a local centre, a secondary school, two primary schools, an employment area and a range of open spaces, including sports pitches, allotments, informal open space and several children's play areas.

To provide continuity across the allocation on design and the delivery of key infrastructure, a Supplementary Planning Document (SPD) with Framework Masterplan will be produced for approval by RBC, to help guide the determination of planning applications for the allocation.



OUR PROPOSALS

Vistry Homes intends to submit a hybrid planning application to RBC for around 1,600 homes. This includes an outline application for approximately 1,200 homes, with all matters reserved besides access, and a full application for approximately 400 homes.

Vistry Homes' proposals include:

- demolition of the café and air traffic control building on site and the existing runway;
- around 1,600 homes, of which approximately 400 will be a full application and approximately 1,200 an outline application;
- a primary school;
- supporting infrastructure including highways improvements, open space, sports pitches, landscaping and drainage features; and
- contributions to local services through a S106 agreement.

KEY:

- Site Boundary: 83.30ha
- Other Land within Control of Applicant: 47.77ha
- Retained existing vegetation within the Site and Root Protection Areas
- Proposed vehicular access point (Subject to detailed design)
- High density residential development (45dph) 14.31ha (Aprx. 645 new homes)
- Medium density residential development (35-40dph) 16.87ha (Aprx. 590-675 new homes)
- Low density residential development (35dph) 10.53ha (Aprx. 370 new homes)
- Total residential development area: 41.71ha 1600-1690 new homes
- Primary Streets
- Key Secondary Street Links (indicative)
- Tree-lined streets following route of former taxiway
- Footways/cycleways following route of former taxiway
- Footway/cycleway following route of former runway
- Two Form Primary school 2.38ha
- Former Recreation (Sports Provision): 4.56ha
- Sports Pavilion & Car Parking: 0.22ha
- Public Park: 1.01ha
- Informal open space: 14.47ha
- Proposed locations for SuDs features (infiltration/attenuation basins and swales) at the low points of the Site: 5.58ha
- Potential location for pumping stations
- Existing Grade II Listed pillboxes
- Boardwalk

The Wider Allocation and Vistry Homes' Site



PLANNING APPLICATION

Vistry Group

A hybrid (part full and part outline) application is proposed for approximately 1,600 homes.

Full - detailed first phase

The application will include a full element designed in detail to provide the first phase of approximately 400 new homes and supporting infrastructure.

The first phase of the development is located in the southwestern part of the site, with its principal access to be taken from the southern Tollerton Lane access. An emergency access point, which will also facilitate pedestrian and cyclist access, will also be taken from Tollerton Lane.

The homes will deliver a mix of private sale and affordable homes, range in density from 35-45dph and will have a maximum height of three storeys.

Outline - all matters of detail reserved except highway access

The outline element will comprise approximately 1,200 homes and a primary school.

Affordable Housing

Provision will be made for affordable housing as part of the proposals. A broad range of house types, sizes and tenures will be provided to create a balanced community.

Character Areas

The new development will be underpinned by two character areas: 'Community Quarter' will be contemporary in design and 'Parkside' will have more traditional architectural styles.

Primary School

The planning application includes land for a two-form entry primary school, located near to the centre of the wider allocation to encourage walking and cycling to the school.

