



Objection to planning application for 200 houses on land to North of Burnside Grove

Russell Farm

The proposed development site sits wholly within the Parish of Tollerton. The local development framework includes the Tollerton Neighbourhood Plan which was adopted in 2025. This application should be considered against the Neighbourhood Plan in addition to wider provisions applicable across the Borough of Rushcliffe and those in the national planning policy framework.

Tollerton Parish Council objects to the proposal as not being in accord with

- Paragraph 100 of the National Planning Policy Framework – availability of early years, school and post 16 places
- Paragraph 115 of the National Planning Policy Framework – appropriate travel and access
- Paragraph 156 of the National Planning Policy Framework – golden rules for local and national infrastructure and provision of green space

The Parish Council further objects based on

- Impact on the green belt
- Lack of need
- Over development of the site, including impact on existing dwellings
- Layout and design
- Economic impact – absence of economic assessment of potential benefits or impacts.
- Flood risk and surface water run off – absence of full assessment of known existing impacts, lack of recognition of the high water table and absence of appropriate impacts to prevent flooding of property on Burnside Grove
- Consultation – a sham process undertaken in 2025, the flaws in which can be found on the parish council website <https://tollertonparishcouncil.gov.uk/land-north-of-burnside-grove-developer-consultation/>
- Climate change – the application does not include an appropriate statement setting out how the proposed development meets local priorities to tackle climate change

And the incompatibility of the proposed development with the associated policies of the Rushcliffe Local Plan, Rushcliffe Design Code and Tollerton Neighbourhood Plan.

Detail

Tollerton is a rural community of approximately 900 homes and 1800 residents.

The proposed development of 200 homes would significantly enlarge the settlement increasing the housing stock by 22% contributing a significant expansion of this small village.

Unlike many expansions of rural villages, including many of those in Part 2 of the Rushcliffe Local Plan, this site would be accessed from the heart of the village and therefore greater consideration should be given to widespread impacts on existing residents and the wider community.

Until recently the Parish of Tollerton was home to a small operational airfield which along with surrounding land was allocated in the Rushcliffe Local Plan as a strategic urban extension to provide a mixed site with 4000+ homes. Through the site – which will be the largest new development in the whole of Rushcliffe – the parish will be making a significant contribution to regional and national housing needs. The site will absorb a number of existing individual dwellings and a park homes site. Local planning policy does not currently provide sufficient mitigations for the impact and pressures this will place on the existing village. The site boundary is approximately 160m from the edge of the village.

Green Belt

Tollerton is the first village reached when travelling from the Greater Nottingham Urban Area and the parish boundary includes the southern ring road in the form of the A52.

Green belt here provides an important role in both preventing urban sprawl from the existing conurbation absorbing the village, and also ensuring separation between Tollerton and their strategic allocation site

Rushcliffe Borough Council has already reduced the Green Belt significantly bringing the strategic urban extension unnecessarily close to the existing village prompting the local plan examiner to include provisions in the local plan for significant green buffers to the north of Tollerton to prevent future sprawl. Tollerton Neighbourhood Plan expands upon this provision with the Spatial Strategy for Tollerton showing the importance of the green buffer to the North and West of the existing settlement.

Objection: **This site is wholly within the existing green belt to the North of Tollerton. The green belt has already been reduced to offer minimum protection and further reductions should be resisted. Development on this site would be contrary to the Rushcliffe Local Plan and Tollerton Neighbourhood Plan.**

Lack of need

Through the “consultation” response the developer of the site set outs that the proposed development aims to meet wider housing needs across Rushcliffe.

Rushcliffe Borough Council currently has a statement setting out its view on a five year land supply to meet housing needs. In addition to that statement, a master plan has been published for the strategic urban extension in Tollerton and two significant planning applications have been submitted for that site that would add an additional 4000+ houses to those identified in the current five year land supply.

Objection: Current housing demand in Rushcliffe is due to be met by existing sites and there is no need to create an additional site that is not currently allocated in the Rushcliffe Local Plan or Tollerton Neighbourhood Plan.

Over development of the site

The Rushcliffe Strategic Housing and Land Availability Assessment (SHLAA), appraises this site as being potentially suitable to meet **local need** in the future but that development would currently be inconsistent with existing policies. Development of the site should be refused.

In addition to the site's green belt value, the proposed site forms part of the character of the parish of Tollerton, with sloping fields, trees, hedgerows and wildlife that would be missed by residents should the land be developed and the Parish Council is in no doubt that the overwhelming preference of residents is for this land to remain as part of the countryside contributing to local farming and wider food security.

However in recognition of the points made in the SHLAA, the Parish Council has looked at what a future model development of the site could look like if local need were demonstrated and local policy changes made development appropriate. Such a model development would be based on the site meeting local need, making a positive contribution to local character and sense of place and crucially incorporating multiple access points. Such a development, designed in keeping with the Tollerton Neighbourhood Plan would see the site suitable for approximately 50 – 60 dwellings not the proposed 200.

A outline of such a model development can be viewed here

<https://tollertonparishcouncil.gov.uk/land-north-of-burnside-grove-developer-consultation/>

A previous application on the site for 150 dwellings was refused and the applicant has provided no information for why 200 would now be acceptable when 150 was not previously. The only distinction of note is an increase in the proposed number of affordable homes which seems unrealistic and undeliverable, especially when considered against other sites in Rushcliffe, such as Newton where commitments made by developers are being withdrawn.

Objection: The proposed development would be an overdevelopment of the site

- The developer has not provided a compelling argument or demonstrated changed circumstance to approve this application for 200 dwellings when a previous application for 150 dwellings was refused.
- Housing density for the site is too high.
- The current circumstances do not provide for development of the site, but if those circumstances changed the site would be appropriate of local need of around 50- 60 homes (as shown in the model extension prepared for Tollerton Parish Council), not the strategic provision of 200 proposed by the developer.
- The ratio of affordable housing is unrealistic, adds to the overdevelopment of the site and should not be justification for approval.

- The proposed development fails to have sufficient regard to the topography of the site. New dwellings would be too close and overlook existing dwellings.

Objection: The proposed development does not accord with the Tollerton Housing Strategy (Policy 15 of the Tollerton Neighbourhood Plan) or Policy 16 Design in new development. This includes:

- The development does not make a sensitive transition into the wider landscape
- The development should be made up of dwellings of appropriate height - single or two storey dwellings. Dwellings of greater height, 2.5/3 storeys or town houses would add to the over development of the site and would have greater impact on existing dwellings and the wider landscape and should be refused.

A strategic site with local infrastructure

The proposed development is being brought forward to meet the housing needs of Rushcliffe by creating a strategic site in the heart of a village – reliant on local village infrastructure – without adding capacity or improvements to enable this to meet the considerable pressures that will be created by the site.

The Parish Council can not support development on the site at this scale that then makes insufficient provision for education and travel and access...

Education

Tollerton is served by the good rated Tollerton Primary School with single form entry, on a small enclosed site surrounded by housing with very little scope for expansion. The school serves local needs and makes a significant contribution to the local community and village life.

The proposed development would add 200 families to the village of Tollerton. The applicant provides insufficient assessment of demand for education that this would create, the absence of capacity at Tollerton school and makes no case for the provision of education.

Objection: The development makes no provision for education is contrary to Paragraph 100 of the National Planning Policy Framework

Access and transport

The proposed development site is intended to be accessed by a private road that currently serves two private dwellings and a farmyard. The two dwellings would be blighted if the road were allocated to provide access for 200 new dwellings.

Further there is no separate provision for a secondary pedestrian access, making the development unique in Tollerton in having no through route for pedestrians, creating a separation between it and the existing village.

The proposed access road would create a new major junction on a residential village road – Burnside Grove – which provides a green spine through the village centre. As a residential road, Burnside Grove has high levels of on street parking for local residents, and its close proximity to the village centre, pub and school both adds to on street parking and existing high volumes of traffic. Larger deliveries, farm vehicles and buses are known to struggle to traverse Burnside Grove and this is visible from the tire track indentations visible on the grass verges. The location for the junction is viewed as unsuitable for the significant traffic movements the site would generate because of the poor visibility, existing traffic, residential setting and gradient which has been known to lead to accidents in poor weather. Further this access point is viewed as wholly unsuitable for emergency vehicles to access the site and is expected to impact response times.

Burnside Grove is not suitable for additional vehicular movements on the scale proposed as can be observed in January and February 2026 when gas mains work will divert additional traffic through the village – and which will provide for a more realistic traffic assessment than that included with the application, the field work for which is understood to have taken place during school holidays.

The proposed access point has restricted visibility and is surrounded by residential development that may also be blighted by the significant increase in traffic. The access is on a slope and it is not unknown for this to be hazardous in winter conditions. It is wholly unsuitable as an access point. The Parish Council has previously commented that a more appropriate location for such a significant junction would be an expansion of the village centre junction of Burnside and Stanstead Avenue which would support regeneration of the village centre shops and parking.

Vehicles leaving the site by the proposed access point would not only have to travel Burnside Grove but would then add pressure to other residential roads in seeking to reach the A606. Only one such road then has signalled access onto the A606 which would require all of the traffic to pass Tollerton School.

Objection: **The development makes insufficient provision for transport and access and is contrary to Paragraph 115 of the National Planning Policy Framework. Additionally the site should be refused because**

- **The single proposed access point is insufficient for vehicle movements from 200 dwellings. The site requires a minimum of two access points**
- **Modelling of travel and access does not take account of additional movements that will be required to access education outside of the village (as the school would have insufficient capacity to meet strategic rather than local need)**
- **The single access point leads onto local village roads that are not suitable for significant increases in vehicle movements as can be observed during the current road closures**
- **Modelling of existing road use were undertaken during school holidays and do not show typical use**
- **Modelling of wider impacts on the highway network, including pinch point junctions such as Wheatcroft Island, are based on outdated studies – such as those for the North of Tollerton Strategic Urban Extension - that are known to require updating.**
- **Modelling of the highway network was prepared to support growth on existing local plan sites, this would need to be remodelled if non local plan sites – such as this application – were approved**

- **The development should provide for improved cycle and EV charging provision in the village centre**

Objection: The development does not provide for the necessary improvements to local and national infrastructure to support travel and access contrary to Paragraph 156 of the National Planning Policy Framework

Objection: The proposed single access point is contrary to the Tollerton Neighbourhood Plan in that it the development does not ensure streets and spaces that are safe, attractive and prioritise the most vulnerable road users first. In having a single access point the development fails to ensure that the design and appearance make a positive contribution to local character and sense of place.

Objection: The proposed development makes insufficient provision for sustainable travel, on site and in the wider community (Policy 13 of the Tollerton Neighbourhood Plan)

Layout and Design

The proposed development is for an extension at the heart of the village, to meet wider strategic housing, using only local infrastructure, yet the design seems to isolate the 200 new dwellings and does not add existing community infrastructure.

Through the Tollerton Neighbourhood Plan – agreed at referendum – residents set out a number of key requirements for future housing to meet including objectives:

- To celebrate and look after the tranquillity, landscape and heritage within our parish whilst keeping community at its heart.
- To create a village hub with shops, services and community spaces that the parish can be proud of.
- To ensure that the design and appearance of any new development make a positive contribution to local character and sense of place.
- To promote healthy and sustainable living habits by encouraging the use of ‘green’ modes of travel around the parish to reduce the parish’s emissions and reliance on the car.
- To protect existing areas of green space, including the green buffer to the north of the village, and ensure future development contributes to the creation of a strong network of green biodiverse spaces and corridors.
- To ensure road and transport improvements create streets and spaces that are safe, attractive and prioritise the most vulnerable road users first.
- To support existing businesses and encourage start-ups and independents that will contribute to the green economy and are sympathetic to the rural setting of the parish.
- To encourage the delivery of community facilities and services to meet the needs of the parish today and in the future.
- To encourage the self-contained Sustainable Urban Extension to come forward as a new and successful settlement that remains well connected with Tollerton through good infrastructure and community links.

The site lacks a cohesive design that would allow it to make a positive contribution to the community. The layout applied for differs vastly from the illustrative designs that the developer “consulted on” in 2025 which showed a significant buffer between new dwelling and existing homes that reduced the impact and overlooking. Crucially that consultation draft layout would have sited the majority of dwellings over the brow of the hill with lower density creating more green spaces, connected to the countryside supporting animal movements and the rich wildlife of the area. (Policy 12 of the Tollerton Neighbourhood Plan).

The application includes limited play provision which has been included without due regard to existing facilities or known local need. New provision should be brought forward through discussions with the parish council to ensure appropriate arrangements for future maintenance.. Tollerton already has a well loved play area – the open space – the proposed development makes no attempt to compliment, expand or enhance this facility or to utilise known residents preferences and needs for recreational space. Given the significant increase in population created by this application, the development should include provision to increase the footprint of Tollerton Open Space. (Policy 5 of the Tollerton neighbourhood Plan).

On site the proposed green space is considered to be minimal and does not achieve the higher bar requirements as a ‘proposed grey belt site’ to really focus on green spaces and parks. This shortfall of meaningful green space is highlighted by the green spike or sliver to the north west of the site. Green space should be significantly enhanced, including incorporating a larger green space or “village green” at the heart of the development. Tollerton’s character includes significant planting and styled street furniture. The development should also include these features in keeping with the Neighbourhood Plan and local identity guide. These provisions should be brought forward through discussions with the Parish Council to ensure appropriate arrangements for future maintenance. (Policy 8 and 10 of the Tollerton Neighbourhood Plan)

The application makes no provision for wider social and community needs arising from the development such as access to community meeting space. Current provision in Tollerton has been limited by the closure of St Peters Church Centre due to a roof collapse. The development should provide for Community meeting space or make a financial contribution to restore, improve or expand existing facilities. (Policy 5 of the Tollerton Neighbourhood Plan)

Objection: **The design of the development does not provide for local need and is contrary to the Tollerton Neighbourhood Plan. It also does not provide for the necessary provision or improvements to green spaces that are accessible to the public contrary to Paragraph 156 of the National Planning Policy Framework**

- **The proposed development includes insufficient green space. Additional green space should be provided between the existing and proposed dwellings (consistent with the consultation draft layout and TPC illustrative layout)**
- **New dwellings should be sited further away from existing dwelling, with the majority over the brow of the hill reducing overlooking**
- **The Development should provide a design and access statement**
- **The Developer should conduct meaningful consultation with residents on the design of the site.**

- The application should include a substantial design code to ensure that it meets local needs and enhances the existing settlement
- The Children's play and public park should compliment the existing open space (play park) on Lothian Road, making a contribution to unmet need for sports including cricket and rugby, splash play etc
- The development should contribute to improvements to community meeting space in Tollerton village centre.
- The application does not include an appropriate statement on climate change (policy 1 of the Tollerton Neighbourhood Plan). New dwellings should be comparable to the high standards applied to adjacent Oak Tree Court.
- The application should provide detail of site wide infrastructure to support micro energy generation and EV charging. Further provisions are required to enable home working including contribution to local meeting space (policy 15 of the Tollerton Neighbourhood Plan)

Tollerton Neighbourhood Plan is available to read here:

<https://www.rushcliffe.gov.uk/about-us/about-the-council/policies-strategies-and-other-documents/accessible-documents/neighbourhood-plans/tollerton-neighbourhood-plan/>

Tollerton Parish Council
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