

LAND NORTH OF BURNSIDE GROVE
SITE VISION DOCUMENT

MARCH 2017



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Landscape:

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Vision: Delivering new high quality residential development....





... supporting the community and
sustainability of Tollerton



1.0 Introduction

1.1 Richborough Estates is a responsible and specialist strategic land promotion business founded with the aim of working in partnership with landowners. Their projects are located throughout the country ranging from urban extensions to smaller-scale sites in sustainable villages. Richborough Estates are working with the landowner to promote land north of Burnside Grove in Tollerton. The landowners are fully engaged with the process, and as a local family with strong links to the village, are very keen to see the delivery of a suitable and sustainable development which provides tangible benefits to Tollerton.

1.2 Richborough Estates oversee the entire planning process from start to finish and works closely with local communities, Planning Officers and key stakeholders to create the most mutually beneficial schemes. Richborough is seeking to apply this approach to the proposed site at Tollerton.

1.3 In order to provide evidence of the proposed site's suitability, Richborough Estates have commissioned a specialist team of environmental and engineering consultants who have undertaken a number of surveys and assessments to consider issues related to landscape and visual impact, drainage and highways. The outputs of these surveys has informed the preparation of an indicative concept masterplan layout to illustrate the way in which development of the site could be brought forward.

1.4 This document brings together the outcome of the surveys and studies undertaken to date and explains how the constraints and opportunities have informed the proposed development of up to 150 new homes set within a new landscape structure.

1.5 The context and background to this submission relates to the adoption of Rushcliffe Borough Council's Core Strategy in December 2014. The requirement to deliver a minimum of 13,150 new homes in the period 2011-2028 was identified, and a strategy set out for how this level of development is to be achieved. Key to this strategy is the delivery of some 7,650 homes at three sustainable urban extensions, with a further 5,500 homes to be brought forward at a number of key settlements across the Borough. The Core Strategy allocated a total of six strategic sites, with the non-strategic allocations to be addressed by the Local Plan Part 2.

1.6 The initial Issues and Options stage of the Local Plan Part 2 was published for consultation in January 2016, and Rushcliffe Borough Council are now undertaking a supplementary consultation to consider further issues related specifically to the delivery of housing.

1.7 The principal issue to be addressed is the delay in housing delivery from five of the six strategic allocations made in the Core Strategy, leading to shortfalls against the Borough's housing requirements both in the short-term (within the next five years) and over the whole plan period to 2028.

1.8 The result of this is a need for additional housing sites to be identified by the Local Plan Part 2, with the Council identifying a requirement for non-strategic allocations to deliver approximately 2,000 homes, rather than the 1,100 anticipated at the time of the initial Issues and Options consultation. In particular, there is a clear need to identify deliverable sites which can make a meaningful contribution to short-term housing delivery.

1.9 To achieve the required level of development, the Core Strategy's strategic allocations removed a number of sites from the Green Belt, and anticipated further Green Belt release for the non-strategic allocations in the Local Plan Part 2.

1.10 To ensure that development is brought forward in the most suitable and sustainable locations, the Further Options consultation has undertaken an assessment of additional sites across a range of settlements, accompanied by detailed reviews of the Green Belt.

1.11 Land north of Burnside Grove has been proposed by the Council as one of these options (site reference TOL1), and Richborough Estates believe that it represents an excellent opportunity for Rushcliffe Borough Council to meet part of its housing requirement in a sustainable way which minimises impacts on the Green Belt.


1.12 As demonstrated by the Council's Green Belt Review: Assessment of Additional Sites in Key Settlements and Other Villages (February 2017), land north of Burnside Grove provides the least contribution to the Green Belt of all potential housing sites at Tollerton, making it the most suitable option for the delivery of a sustainable development. This document further confirms this view.

“... there is a clear need to identify deliverable sites which can make a meaningful contribution to short-term housing delivery..”

Figure 1. Aerial Site Location Plan and Context



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 Site Boundary (9.12 Ha/ 22.54 Ac)



2.0 Site Location & Context

2.1 The proposed Site (hereafter referred to as the Site) is located on land to the north of the village of Tollerton. The Site is bounded by agricultural land to the north, and the rear gardens of housing to the east, south, west and north west. Current site access is from Burnside Grove.

2.2 The Site comprises a series of interlinked fields, with an area of agricultural barns and associated hard-standing located at the centre. Hedgerows define the field boundaries. The Site measures approximately 9.12ha/ 22.54ac in area.

2.3 Tollerton is predominantly a residential village, however it also offers a range of local services and community facilities near the Site. These facilities include (but are not limited to):

- Local Shops/Facilities = 230m
- Air Hostess Public House = 245m
- Methodist Church = 245m
- Tollerton Primary School = 515m

- Mace Convenience Store and Tollerton Post Office = 615m
- Shell Petrol Station= 770m
- Tollerton Park = 805m
- Charde Oriental Restaurant = 835m

2.4 Facilities such as the Air Hostess Public House, Tollerton Methodist Church, and the local parade of shops are within a 400m direct line distance of the Site. Additional facilities such as the Shell Petrol Station, Tollerton Post Office and Mace Convenience Store are within an 800m walk of the centre of the development site. These distance are supported by Manual for Streets (MfS), which refers to facilities within an 800m catchment as being a walkable neighbourhood.

2.5 Tollerton Primary School is in close proximity to the Site (within a 400m direct line distance). As there is no direct line walking route, the actual walk distance from the Site to the school via existing streets has been calculated and is within the 1km ‘acceptable’ walking distance recommended in the Institution of Highways and Transport (IHT) Guidance, and only marginally outside the ‘desirable’ distance.

2.6 The IHT guidelines also state that the ‘acceptable’ and ‘preferred maximum’ walking distance for common facilities, excluding schools, commuting and town centres, is 800m and 1.2km respectively. All of the facilities listed above are within this distance.

“Tollerton ... offers a range of local services and facilities near the Site.”

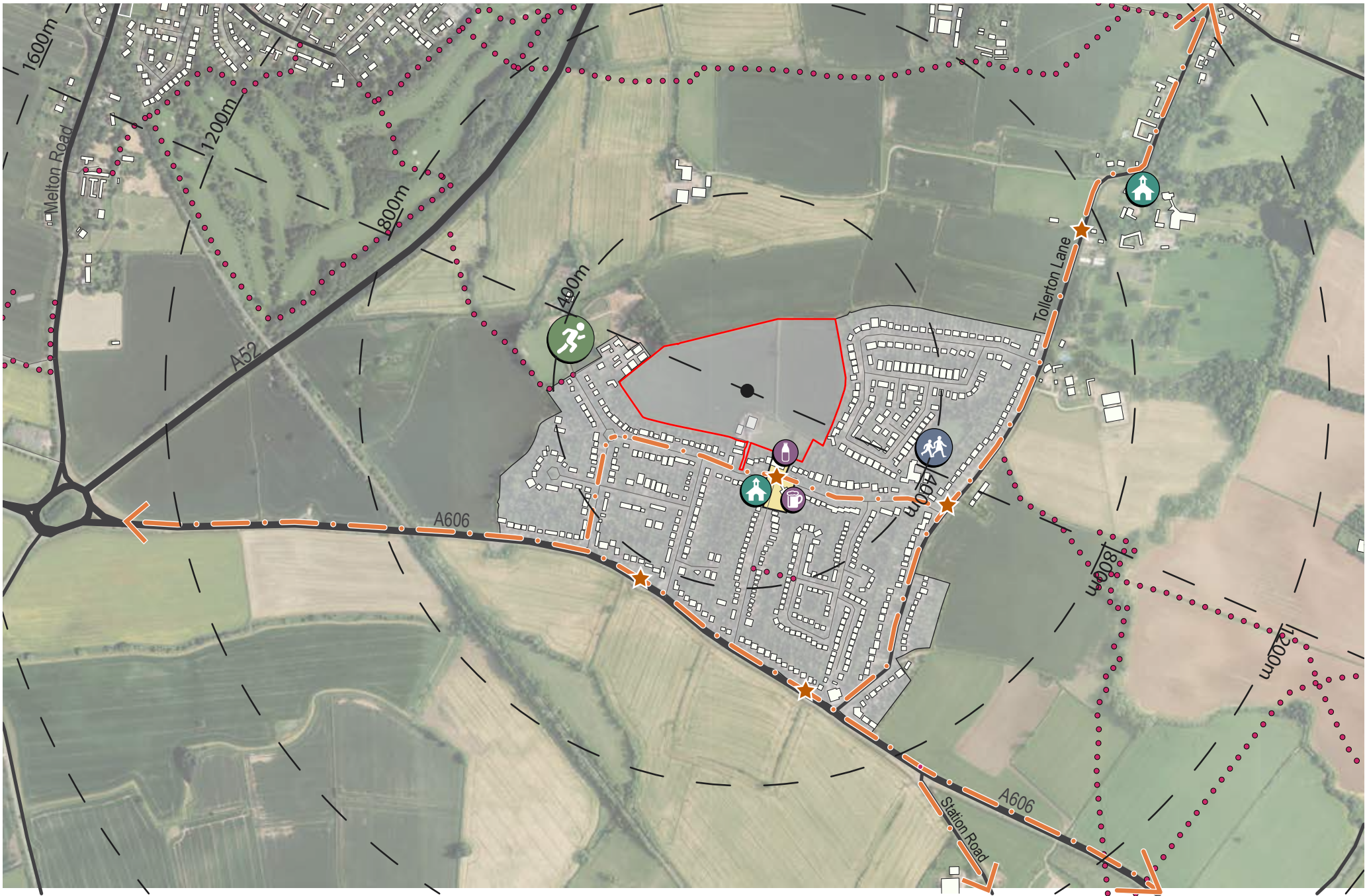
The Air Hostess Public House



Local Facilities - Burnside Grove



Figure 2. Local Facilities Plan



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Site Boundary
Tollerton Settlement
Tollerton Village Centre



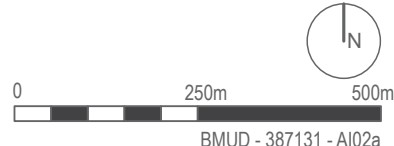
Existing Main Road Network
Bus Service Routes
400m Direct Line Distance from Centre of Site



Existing Public Right of Way (PRoW)
Local Sports & Recreation
Local Shops



Pub / Restaurant
Primary School
Place of Worship



3.0 Landscape Analysis

3.1 A Landscape and Visual Analysis of the Site has been undertaken, and the full report is submitted with the representations.

3.2 This section summarises the main findings and confirms that the Site is suitable for release from the Green Belt. Furthermore, this section confirms that with the incorporation of landscape design principles an appropriate development form can be achieved on the Site.

The Site

3.3 The northern boundary of the Site is defined by a mature hedgerow with an open aspect northwards. The southern boundary is defined in part by elements of hedgerow, and in part by the rear boundaries of adjacent residential properties. The eastern boundary is defined by a hedgerow that runs along rear garden boundaries, and the western boundary retains some hedgerow but is generally defined by rear gardens.

3.4 The Site is generally sub-divided into two larger field enclosures. However at the Site entrance point and towards the south-eastern corner it is further sub-divided into two smaller pastoral enclosures. Two farm buildings, including a Dutch Barn are located at the top of the access road. The field enclosures on Site are generally defined by mature hedgerows, with the occasional gap.

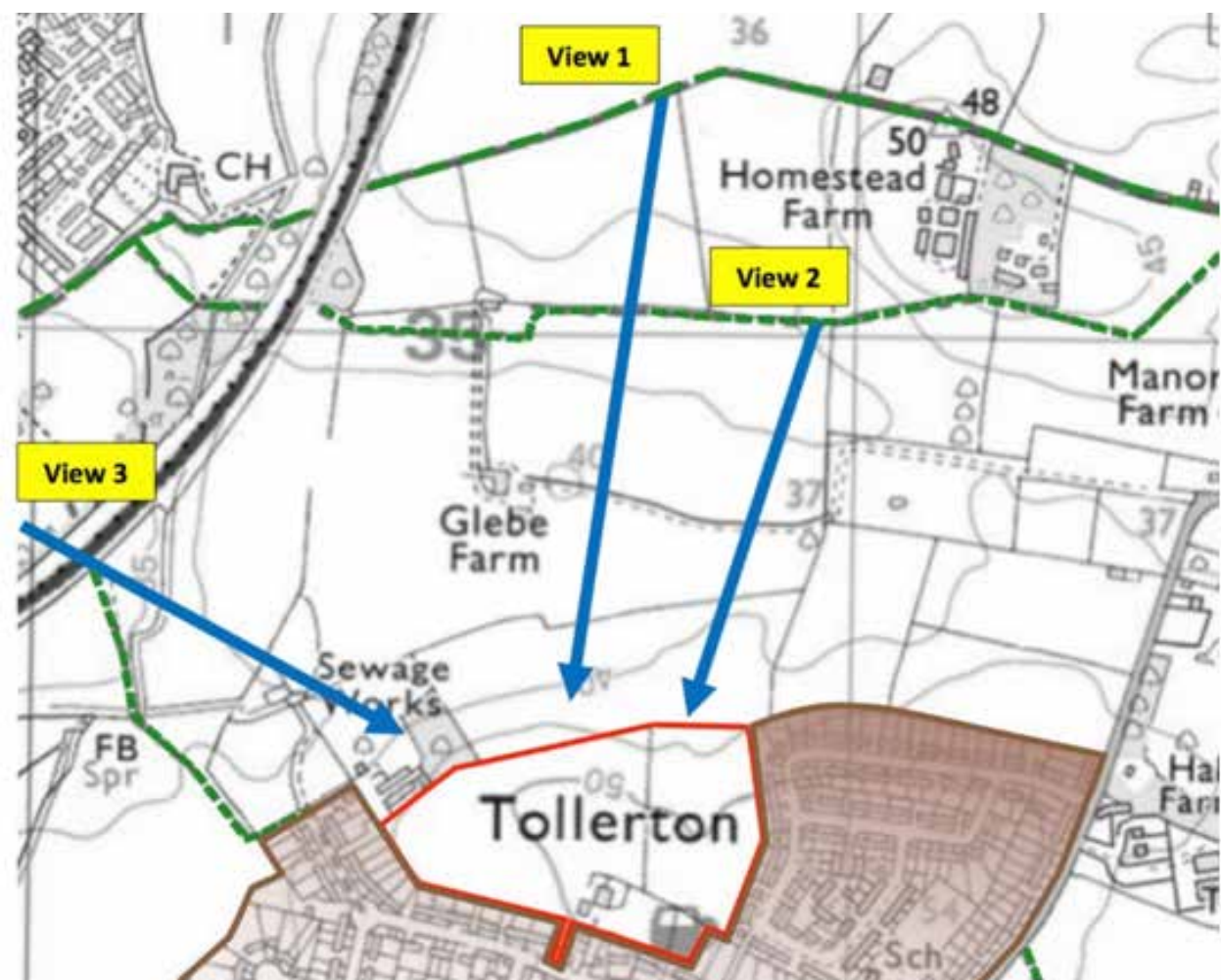
3.5 The Site's land form (Figure 3) rises from Burnside Grove to the agricultural buildings. A plateau forms at around 50m AOD (Above Ordnance Datum) and covers the eastern parts of the Site, before falling towards the northern and western boundaries (approximately 45m AOD). The contours create a localised ridge that extends from the eastern part of the existing settlement.

Figure 3. Local Topography



“...the Site is suitable for release from the Green Belt...”

Figure 4. View Corridors towards the Site



Landscape and Visual Constraints

- The open aspect from the Site to the north.
- Localised views from publicly accessible locations to the north where the Site appears to sit, in part, on a localised, soft ridge (Figure 5).

Landscape and Visual Opportunities

- Notwithstanding that the Site is located within Green Belt, there are no overriding statutory landscape planning designations.
- The Site retains a very strong relationship with the existing settlement.
- The Site is well visually contained from most aspects.
- There is no public access across the Site.
- The northern site boundary, although open to the countryside, is a readily identifiable physical feature on the ground which is capable of being strengthened and mitigated.
- The Site is in scale with the remainder of the settlement, and its boundaries offer the potential to retain and reinforce the overall ‘nucleated’ character of the settlement pattern.

Figure 5. View 3: From Edge of Sharphill Wood looking east towards the Site





The Role of the Site in the Green Belt

Openness of the Green Belt

3.6 The landscape and visual analysis has identified limited locations on the Public Bridleway and Footpath to the north, where the Site appears as part of a soft localised ridge, and as such appears to relate in part to the open countryside. In this sense, the role of the Site in these views from the public bridleway and public footpath, looking south, could be considered to contribute to the openness of this part of the Green Belt, based on the way the topography works, creating a local link with the adjacent open countryside.

3.7 However, this is experienced from a very localised area only. In all other aspects, the Site appears very well related to the existing settlement, and as such its overall contribution to the ‘openness’ of the Green Belt is not readily apparent and considered to be limited.

Purpose of the Green Belt

3.8 The National Planning Policy Framework sets a series of tests to consider the purpose and function of a site in relation to the Green Belt. These are:

To check the unrestricted sprawl of large built-up areas

3.9 The settlement of Tollerton is not a large built up area. The Site is enclosed on three of its four aspects (south, east and west) by existing residential built form. The pattern of the settlement is nucleated, and development across the Site is likely to retain and consolidate that pattern, as opposed to form any sort of urban sprawl. Its contribution to this purpose of the Green Belt is therefore very limited.

To prevent neighbouring towns merging into one another

3.10 The Site does not form all or part of any form of ‘gap’ or area of ‘separation’ between Tollerton or any other settlement. As such, it makes no contribution to this purpose of the Green belt.

To assist in safeguarding the countryside from encroachment

3.11 To a greater or lesser extent, this is an inevitable impact for all greenfield sites in the Green Belt. However, because of the overall relationship between the Site and it existing settlement framework, development would not actually extend any further north into the open countryside than it does at present. As such, the site only makes a limited contribution to this purpose of the Green Belt.

To preserve the setting and special character of historic towns

3.12 Tollerton is not an historic town. The Site makes no contribution to this purpose of the Green Belt.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

3.13 This is a generic point applicable to all greenfield Green Belt sites.

Central Hedgerow & Trees



Oak Tree Court Dwellings



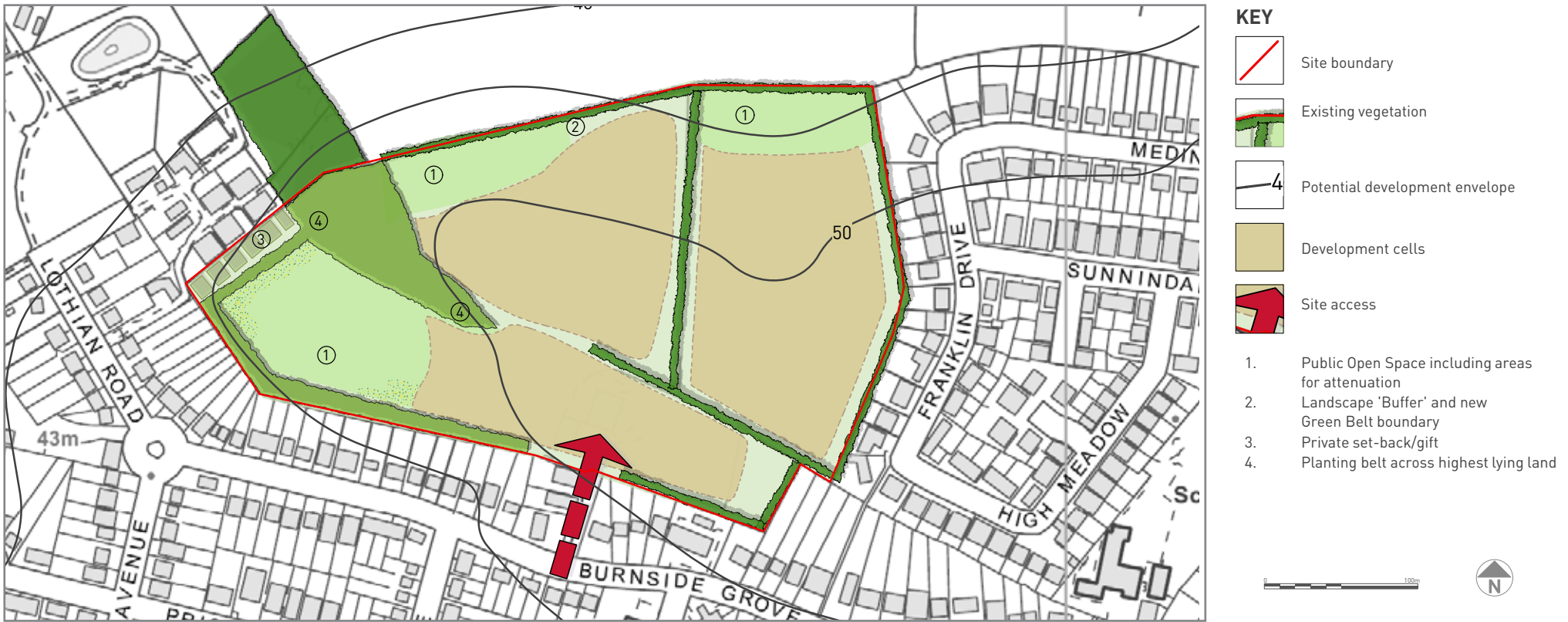
Woodland and Localised Ridgeline



Landscape Design Strategy

3.14 The following landscape design principles are proposed to inform the development structure for the Site:

Figure 6. Initial Landscape Design Principles Sketch



- Provision of a large set back along the northern site boundary to both accommodate retention of the existing hedgerow; provision of SUD's features; additional tree planting; and small pockets of woodland block planting similar to those adjacent to the Site. These elements will combine to form a visual softening of the development edge when viewed from the north, and will also support the formation of a clearly defined new Green Belt boundary to Tollerton.
- Retain the majority of the central north to south hedgerow and integrate it into a central green corridor.
- Maintain an agricultural field access from the Site to the northern agricultural fields.
- Locate public open spaces around key landscape elements, and at nodes of movement. Seek to create a good distribution across the Site.
- Create a significant green link / corridor between the small woodland area to the west of the Site and the central north to south hedgerow. This will support the establishment of a strong green 'backdrop' to the proposed development, when viewed from the publicly accessible areas to the north. The alignment of this element of green infrastructure is generally coincidental with the highest lying land on the Site, and can offer a platform for a soft, planted horizon line to establish as opposed to one characterised by roofscape.



4.0 Highways & Access Analysis

4.1 A Transport Appraisal has been prepared by PTB and is submitted with the representations. The following provides a summary of the key design considerations for the Site.

Existing Highway Analysis

4.2 Burnside Grove, from which the Site is accessed, is a residential road, approximately 5.6m wide with wide footways either side of the road. The road is subject to a 30mph speed limit and has double yellow line markings near to the Burnside Grove/Tollerton Lane T-junction. These prohibit on-street parking at any time.

4.3 Burnside Grove is on an east-west alignment which distributes traffic to several residential roads within the village including Sedgeley Road, Stanstead Avenue, Bentinck Avenue, Lenton Avenue, Lothian Road and Tollerton Lane.

4.4 Traffic flows around the existing Site access are low and the network generally operates well within capacity.

4.5 To the east of the Site is Tollerton Primary School which contributes to an increase in highway traffic on the road at school opening and closing hours (AM and PM). However, this is normal outside the school and would not affect the proposed Site access.

Sustainable Movement

4.6 There is a public right of way (PRoW) located west of the Site, and this connects Tollerton via Lothian Road, open fields and the A52, to the south-east of Edwalton.

4.7 There are no National Cycle Network (NCN) routes in proximity of the Site. However, most roads in proximity of the Site are lightly trafficked and subject to a 30mph speed limit; therefore, they are considered safe and suitable for use by cyclists.

4.8 As illustrated at Figure 2, Bus service 853 is available on Burnside Grove at the Stanstead Avenue bus stop. This service has 3 buses per daytime weekday and Saturday and links Tollerton to Hickling, Keyworth and Gamston Morrisons.

4.9 The 19 and Keyworth Connection bus services are accessed at the Melton Road bus stop and provide weekday and weekend services to destinations including Nottingham, Melton Mowbray, Oakham, Stamford, Peterborough and Keyworth. The Keyworth Connection is the most frequent with a daytime, weekday frequency of one bus every 15 minutes.

4.10 From Nottingham, national rail services can be accessed.

Proposed Site Access Considerations

4.11 Access to the Site is proposed from Burnside Grove via enhancements to the existing tarmac farm track.

4.12 The proposed enhancements to the existing access include provision of a simple priority t-junction. A carriageway width of 5.5m and two 2.0m footways will be provided. This arrangement will provide sufficient capacity to accommodate the proposed development traffic.

4.13 Figure 7 illustrates the proposed access and demonstrates how the junction will work onto Burnside Grove as well as how the road makes provision for retained access to the existing bungalows to the west.

4.14 At this stage, 2.4m x 59m visibility splays are provided; however, these will be informed further by speed surveys at any future application stage.

4.15 The access location is almost equidistant between Bentick Avenue to the west and Stanstead Avenue to the east; therefore, traffic to/from the A606 is likely to split fairly evenly between these two routes spreading the impact of the development traffic on the junctions with the A606.



4.16 The access proposals are in accordance with Table DG1 of the 6Cs Design Guide Part 3, which states that a residential access road with a 5.5m carriageway can accommodate between 50 and 400 dwellings.

4.17 In addition, in terms of dwelling limits Table DG1 states “Normally no more than 150 from a single point of access”; however, it is important to note that there is a footnote to that guidance which states that “(a) We will consider developments in excess of the single-access limits on a site-by-site basis.”

4.18 Although the proposed development is for up to 150 dwellings, the proposed site access junction and access road could accommodate in excess of this number.

Consideration of Alternative Access Locations

4.19 The Transport Appraisal has fully considered alternative access locations and provides a full review of the issues that arise from alternative solutions, concluding that the Burnside Grove access is the most appropriate position.

Figure 7. Indicative Site Access Plan



5.0 Drainage Analysis

5.1 The Environment Agency flood maps confirm the Site is in Flood Zone 1 and therefore all land uses are considered sequentially acceptable with residential dwellings classified as being 'more vulnerable' in accordance with the National Planning Practice Guidance: Flood Zone and Flood Risk Tables. The Environment Agency surface water flood map (Figure 8) indicates an area of low risk for pluvial flooding in the north of the Site, with water flowing north in an extreme flood event (above 1 in 100 year storm). However, with the development of the Site this risk will be managed.

5.2 The vulnerability of the development to flooding from all other sources including sewerage, groundwater and artificial water bodies, has been assessed and no issues have been identified.

5.3 A review of the BGS geology maps show the extents of the Site may be underlain by mudstone and therefore soakage into the ground is unlikely to be a viable option, although soakage testing will be completed in due course. On that basis, on-site attenuation through the use of ponds and swales is likely to be the most appropriate solution for the proposed development.

5.4 The Site generally falls from the south to north and therefore attenuation will be provided along the northern boundary of proposed development area. However, the site topography is not consistent, and the western extent of the Site generally falls west with limited drainage opportunities available. As such it is recommended that the western part of the site is retained in open space use free of built development.

5.5 There is also a gentle fall from the centre of the Site (from the barns) to the south east boundary of the Site. As a protection measure cut off channels or filter drains could be installed along that part of the south eastern boundary to control any surface water flows.

5.6 The access road leading into the Site from Burnside Grove falls from north to south and therefore attenuation within the access road will be provided to control highway drainage rates in this area.

5.7 As illustrated by Figure 9 it is proposed that two attenuation basins (exact positions and shape of basin can adjust to suit design) will be provided on the lowest parts of the Site, adjacent to the northern boundary. These basins will attenuate flows from the proposed residential area which at this time is assumed to have an impermeable area of 1.92ha. A combined storage area of

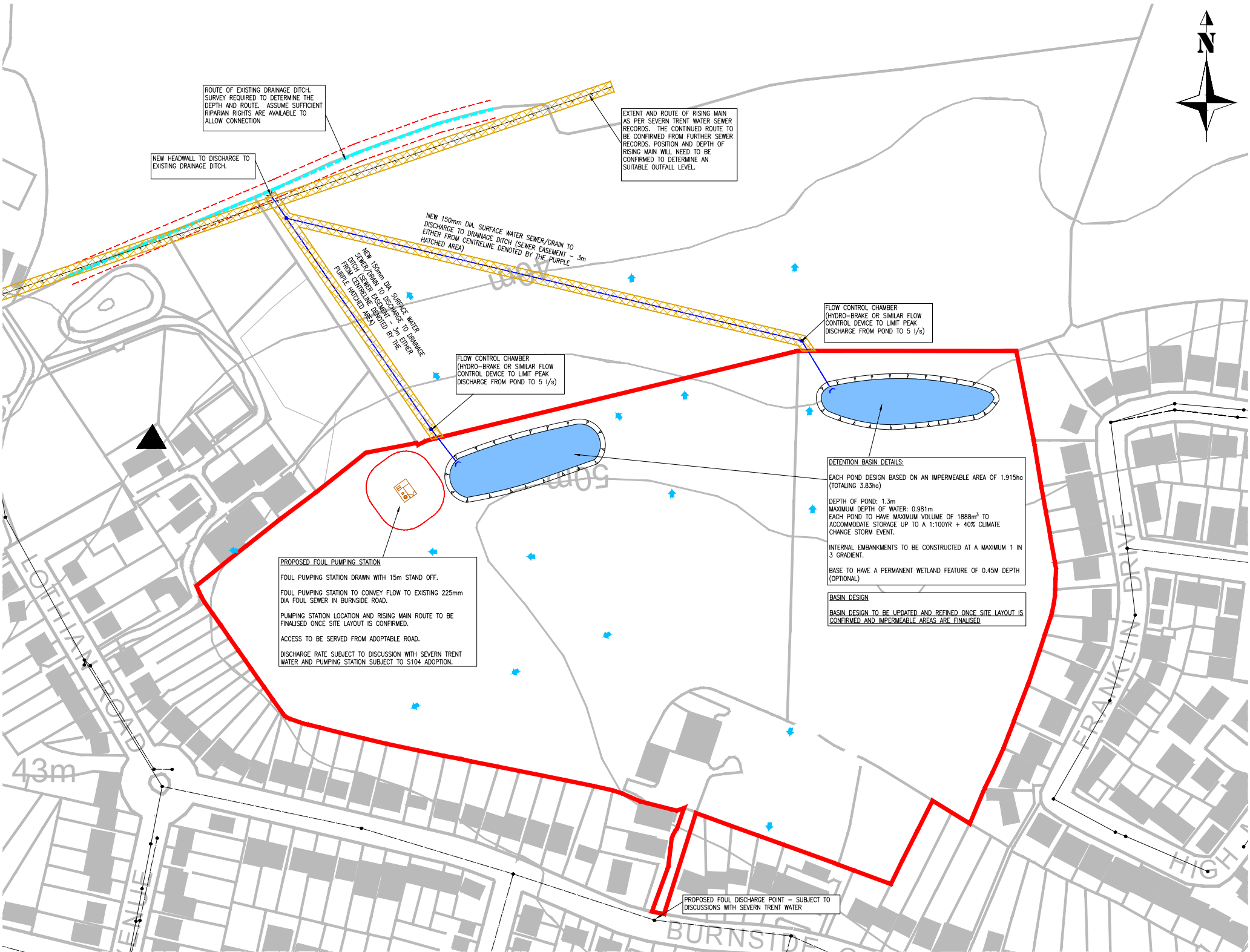
approximately 1,888m³ for a 1 in 100 year storm event plus 40% for climate change will be required with discharge rates limited to 5l/s from each flow control device. The attenuation areas will discharge via a new sewer system to an existing ditch course located in a field north of the site, but within the same land ownership.

5.8 A foul water pumping station will also be required along the northern boundary of the Site in order to pump foul water back to the existing sewers in Burnside Grove. The exact position can be flexible to respond to development phasing.

Figure 8. EA Pluvial Flood Mapping



Figure 9. Indicative Drainage Strategy Plan





6.0 Development Opportunities & Constraints

6.1 From the technical survey work undertaken, the development opportunities and constraints have been assessed and a series of design considerations have been illustrated (Figure 10) and described below:

Site Topography

6.2 Surface water attenuation features will be required at the lowest parts of the Site and where outfalls are possible (adjacent to the northern boundary).

6.3 Draining the south western part of the Site will be more complex due to topography and the limited availability of an outfall. Consideration should be given to leaving this part of the Site undeveloped and in open space uses.

6.4 If required at the detailed design stage, cut off channels or filter drains could be installed along parts of the south eastern boundary to control any surface water flows.

6.5 A landscape backdrop to any future development proposals would be advantageous, particularly in wider landscape views towards the site. A focus should be on placing new landscape on or close to the localised ridge line within the Site.

Existing Structures

6.6 The agricultural barns and associated hard standing will be removed to facilitate development.

Landscape Features

6.7 Retain where possible the existing north to south hedgerow feature and trees with an appropriate development stand off and integrate into an open space network.

6.8 Maintain and enhance existing Site boundary planting features.

Site Access

6.9 The existing Burnside Grove access into the Site will be utilised and upgraded to the appropriate standards to support a residential development.

6.10 Access to the existing bungalows to the west of the track will be maintained.

6.11 An agricultural field access from the Site into the fields to the north will be provided to enable continued farming of these fields.

Views

6.12 Views from the Site and proposed dwellings to the wider undulating landscape north of the Site should be promoted through design.

6.13 Views from key public rights of way back towards the Site should be softened. Landscape proposals will be integrated within the proposed development to support achievement of this objective.

Utilities

6.14 The 11kV overhead electricity line can be diverted and under-grounded within the new development.

6.15 A foul water pumping station will be required along the northern boundary of the Site. The exact position can be flexible to respond to any development phasing, but will require access from an internal road.

Adjoining Land Uses and Amenity

6.16 The Site boundaries are predominantly

defined by the existing rear property boundaries of residential dwellings, many of which marked by low open fences or hedgerows.

6.17 The majority of the gardens are quite long giving good separation between the Site and the properties themselves. However, there are also a few properties with short gardens placing the dwellings close to the boundary of the Site (i.e. Under 10m). It is these properties where increased separation and landscape buffering between the Site boundary and any proposed dwelling will be required in order to maintain privacy and amenity for residents.














6.18 In terms of the open property boundaries, proposals will explore provision of new boundary fences and/ or landscape buffer planting.

6.19 At the north western corner of the Site, the more recent residential development at Oak Tree Court is characterised by an abrupt level difference and close proximity between the Site and adjacent properties. The result is clear line of sight between the Site and the upper rooms (bedrooms) of three dwellings. It is therefore recognised that this part of the Site will need to be sensitively designed. As such, a ‘Stand-off area’ of at least 10m in depth is indicated. Richborough Estates intends to work with the residents of these Oak Tree Court properties, Tollerton Parish Council and Rushcliffe Borough Council to agree on the best design approach for this part of the Site. However, some early thoughts which can be explored include gifting this ‘stand-off area” to the adjacent residents of Oak Tree Court to act as extensions to their gardens. Alternatively this area could be provided as a managed area of low-level landscaping/open space that would not be publicly accessible from the main part of the Site. Richborough are happy to consider other ideas that emerge from discussions moving forward.

Figure 10. Site Opportunities and Constraints



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	Site Boundary		Retain Existing Trees		Surface Water Attenuation Features Accommodated at Lowest Point		Potential Location of Proposed Pumping Station
	Primary Site Access		Extend Existing Woodland/ Landscape Belt into Site		Enhanced Stand-off Area to Existing Properties to be Considered		
	Maintain Agricultural Access to Field		Retain Area as Open Space		Maintain Viewing Corridors from Site to Wider Landscape Setting		
	Existing Hedgerow to be Retained Where Possible		Sensitive Response Required to Existing Rear Property Boundaries		Existing Elevated 11kV Overhead Electricity Cable to be Rerouted		



7.0 The Emerging Proposals

7.1 The site and context analysis has informed a series of design objectives for the Site. These objectives have informed the concept masterplan for the Site as follows:

A New & Robust Green Belt Boundary

7.2 The masterplan provides a deep zone to accommodate enhanced landscape buffering along the northern edge of the Site. This will deliver a new and robust Green Belt boundary for the Tollerton settlement.

A Verdant Landscape Structure

7.3 The concept masterplan seeks to provide a gateway experience on entry into the Site. As such, a village green has been provided around which new dwellings will front.

7.4 The village green also links with the north to south hedgerow which will be integrated into a central open space and ecology corridor.

7.5 As advocated by the landscape visual analysis, a new woodland block will be provided to the west of the Site extending the existing woodland treatment into the Site. In combination with the street network, new boulevard tree planting will connect the new woodland block to the village green creating a distinctive landscape backdrop to the development in wider views from the north of the Site.

7.6 The drainage analysis identified that the western part of the Site should be kept free of development. As such a new open space can be created in this zone. Landscape planting around the space will maintain privacy and security for existing property boundaries to the west of the space.

7.7 In addition to the Green Belt boundary role of the northern edge, this part of the Site has been designed to accommodate the retained existing east to west boundary hedgerow feature; surface water attenuation features; additional tree planting; and small pockets of woodland block planting similar to those adjacent to the Site. In combination these elements will form a visual softening of the development edge when viewed from the north. Moreover, the treatment of this edge will provide opportunities for ecological enhancement.

7.8 Responding to the need to protect existing residential amenity of adjacent residents, the concept masterplan has provided a range of offsets and landscape buffers around the boundary. The final form of these will be discussed and agreed with Officers and residents, but the intention of the buffers and offsets is to support the maintenance of residential amenity.

Connected Street Hierarchy

7.9 The Site access from Burnside Grove will connect into a new internal primary street which loops through the site. From this route side streets and lanes will be accessed to serve the dwellings.

7.10 An agricultural access to the fields north of the Site has been proposed. This will be marked by an agricultural field gate on the northern boundary.

Table 1. Land Use Budget

Proposed Land Use	Ha	Ac	Dwelling Numbers @ 28 dph
Residential (Including infrastructure and incidental open spaces)	5.38	13.32	150
Open Space (including landscape planting, SUDs features, and infrastructure elements)	3.70	9.12	
Site Access Infrastructure	0.04	0.10	
TOTAL	9.12	22.54	

A Mix of Dwelling Types and Sizes

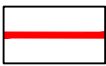





7.11 The concept masterplan indicates that the Site has the capacity to accommodate up to 150 dwellings in a mix of dwelling types sizes and tenures. It is anticipated that a range of 2, 3, 4 and 5 bed houses will be accommodated. The dwellings around the village green and the primary street will predominantly comprise semi-detached properties, while the properties along the northern and western development edge will comprise a larger proportion of detached house types.

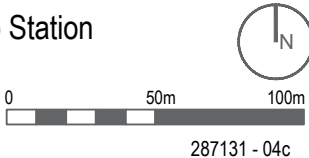
7.12 The inclusion of affordable dwellings will be discussed and agreed with the LPA. However, it is anticipated that around 30% of the development will be affordable supporting the delivery of 45 affordable houses in a mix of tenure types.

Figure 11. Emerging Concept Masterplan



LEGEND

- | | | |
|--|--|--|
|  Site Boundary (9.12 Ha/ 22.54 Ac) |  New Woodland/ Buffer Planting |  Proposed Dwellings |
|  Standoff Zone to Existing Gardens |  Existing Hedgerow and Trees Retained |  Main Loop Route |
|  Maintaining Agricultural Field Access Only |  New Street Trees and Garden Planting |  Side Streets and Lanes |
|  Open Space |  Surface Water Attenuation Feature |  Approx Location for Pump Station |





8.0 A Phased Delivery

8.1 While the intention will be to promote the whole Site as one comprehensive development scheme, it is also recognised that there may be an alternative approach to delivery, via a phased approach over a longer development time frame.

8.2 The following drawings indicate initial thoughts about potential phasing and the quantum of development that may come forward at each stage. The assumptions and conclusions for the various supporting technical studies would also need to be further refined to inform a phased approach, but the phases shown here are each deliverable in their own right and represent a logical progression of development. We will discuss the appropriate timing of landscape provision with the Council across the whole of the site area if it is safeguarded for future development in the Plan.

Phase 1

8.3 Using the existing field north to south hedgerow line and the barns and associated hard standing as a guide, the first phase of development is suggested to the east of the Site. Served from the existing but upgraded site access, the first parts of the internal loop route will be provided.

8.4 Areas of open space will also be delivered with this phase such that the requirements for localised provision are met on the Site.

8.5 This phase has the potential to deliver upto **75 dwellings** in a mix of sizes and tenures alongside associated infrastructure, landscape and open spaces.

“This phase has the potential to deliver upto 75 dwellings...”









Figure 12. Phase 1 Development Option

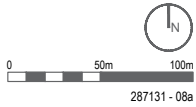


Figure 13. Phase 2 Development Option



LEGEND

 Site Boundary (9.12 Ha/ 22.54 Ac)	 New Street Trees and Garden Planting	 Side Streets and Lanes
 Open Space	 Proposed Dwellings	 Standoff Zone to Existing Gardens
 New Buffer Planting	 Main Loop Route	



Phase 2

8.6 The second phase of development will be to the west of the main access, and will enclose some of the existing and exposed rear garden boundaries to the south. It will be served by an extension to the internal road network to complete the looped route.

8.7 A second area of open space can be provided within the zone of no development. This will be contained by new landscape buffer planting around all sides in order to provide existing neighbouring residents with a secure boundary.

8.8 In light of the proximity and recessed nature of the three dwellings on Oak Tree Court located to the north west of the Site boundary, a stand off zone will be provided, and will be screened from the wider Site via new landscape buffer planting. This approach will enable the retained privacy of residents in those dwellings.

8.9 Phase 2 has the potential to deliver in the region of **35 dwellings** in a mix of sizes.

“Phase 2 has the potential to deliver in the region of 35 dwellings...”



Phase 3

- 8.10 The final phase would complete the development and has the potential to deliver approximately **40 further dwellings**.
- 8.11 This phase would deliver additional woodland planting and a surface water drainage feature.
- 8.12 While agricultural access to the fields to the north of the Site will have been maintained throughout the earlier phases, the final phase will provide the fixed agricultural access location.

Figure 14. Phase 3 Development Option



“This phase ... has the potential to deliver a further 40 dwellings...”

9.0 Conclusion

9.1 Richborough Estates are working with the landowner to promote land north of Burnside Grove in Tollerton. The landowners are fully engaged with the process, and as a local family with strong links to the village, are very keen to see the delivery of a suitable and sustainable development which provides tangible benefits to Tollerton.

9.2 Rushcliffe Borough Council has an urgent need to identify sufficient non-strategic sites to deliver a significant number of additional dwellings, both immediately within the next 5 years, and for the whole plan period to 2028. The scale of development required will necessitate the release of further land from the Green Belt, with Core Strategy Policy 4 confirming that inset boundaries will be reviewed or created in order to accommodate these development requirements, and furthermore that consideration will be given to the identification of safeguarded land to meet longer term requirements.

9.3 The range of services and facilities available within Tollerton, as well as its accessibility to public transport links with the main urban area of Nottingham, make the Site ideally placed for the delivery of housing in a highly sustainable location.

9.4 Richborough Estates believe that land north of Burnside Grove (site reference TOL1) represents the most appropriate location for the delivery of housing at Tollerton, and through this Site Vision Document and supporting assessments have sought to demonstrate the suitability and deliverability of the Site.

9.5 The Council's assessment concludes that this Site provides the least contribution to the Green Belt of all site options being considered at Tollerton. The landscape analysis summarised in Section 3 of this document confirms not only that the Site is a suitable candidate for release from the Green Belt, but also that its existing containment and excellent relationship with the settlement mean that development in this location would have minimal adverse landscape or visual effects.

9.6 A safe and suitable access can be delivered from Burnside Grove to the south, by upgrading the existing farm access to provide a 5.5m wide carriageway with 2m footways on either side. An access point in this location will also ensure that the site is accessible to the wide range of services and facilities within Tollerton, all of which are within acceptable walking distance from the Site.

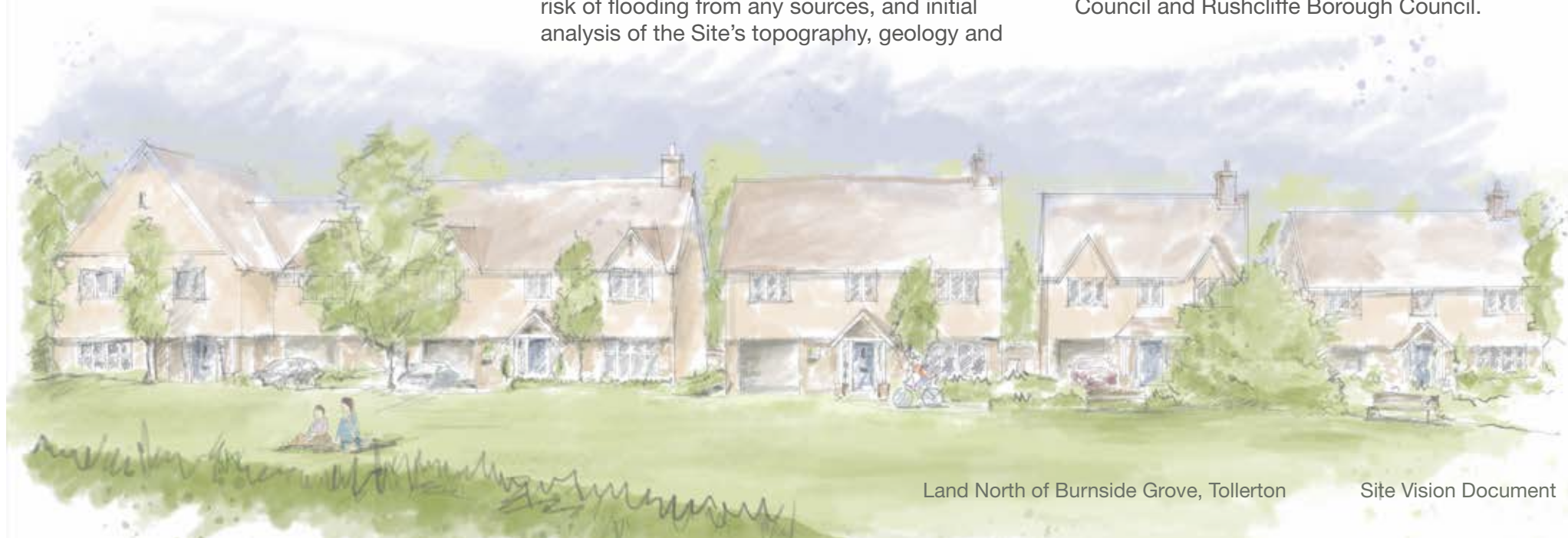
9.7 The Site is confirmed as not being at risk of flooding from any sources, and initial analysis of the Site's topography, geology and

nearby watercourses has been used to inform a sustainable urban drainage strategy for the proposed development. This includes the use of on-site surface water attenuation basins, and provision of a foul water pumping station to provide connection into the local sewer network.

9.8 Finally, careful consideration has been given to the relationship between the Site and existing neighbouring properties, particularly those which are at substantially different levels to the Site or currently have an open aspect.

9.9 These constraints and opportunities have been used to inform an initial indicative masterplan for the Site, which illustrates a development of approximately 150 dwellings alongside extensive open space, landscaping and ancillary infrastructure. The significant amount of structural landscaping will assist in integrating the development into the wider area, as well as ensuring the creation of a strong, defensible northern boundary between Tollerton and the Green Belt beyond.

9.10 Richborough Estates will continue to refine this initial design following further survey and assessment work, as well as engagement with key stakeholders including the local community, Parish Council and Rushcliffe Borough Council.





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