

25 October 2024

**Via Email**

Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
Nottinghamshire  
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To

**VISTRY GROUP – REPRESENTATIONS TO THE TOLLERTON DRAFT NEIGHBOURHOOD PLAN**

On behalf of our client, Vistry Group, we hereby submit these representations to Rushcliffe Borough Council's public consultation on the modified Tollerton Neighbourhood Plan following receipt of the Examiner's report of the Submission Draft.

Vistry have interests at Tollerton Airfield on land north of Tollerton Lane where they have submitted a hybrid planning application for 1,600 homes on the site. The site is allocated for housing within the development plan under Policy 25 of the Rushcliffe Local Plan Part 1: Core Strategy (2014).

The modification to refer to the allocation as the strategic site 'East of Gamston/North of Tollerton' is welcomed as it ensures consistency with the strategic plan and aligns with Vistry's comments at the Regulation 15 stage.

Vistry recognises that retention of a physical and visual separation between the two is of great importance to the Parish. As such, the requirement to maintain a Green Buffer between Tollerton and the Sustainable Urban Extension is acknowledged.

Overall, Vistry is supportive of the modified iteration of the Tollerton Neighbourhood Plan and considers that the updated wording is proportionate, avoiding instances whereby policies are overly prescriptive. This will enable the detailed design of proposed development on the East of Gamston/North of Tollerton strategic allocation to be controlled through the emerging supplementary planning document and the planning application process.

We consider that the Neighbourhood Plan complies with the basic conditions defined within Schedule 4B Paragraph 8(2) of the Town and Country Planning Act 1990. Vistry supports the Parish in its intention to proceed to a referendum to determine whether the Neighbourhood Plan should be adopted.

Yours faithfully,

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**Associate Director**