

Public Meeting, 24 October: Standing Room Only

100+

people in the room, including:

- 86 members of the public
- 5 Rushcliffe Borough councillors, including the Leader
- Tollerton Parish councillors
- Our MP
- 2 representatives from Vistry

How the meeting ran

- 1 SNAG presented the evidence on the planning applications
- 2 Vistry took questions from the floor on traffic, sewerage and radium-226
- 3 Residents put their points directly to the Leader of Rushcliffe Borough Council
- 4 Update on SNAG's legal challenge to the SPD

Not in the room: Nottinghamshire County Council, which owns part of the site, gave assurances an elected member would attend. No one came. Taylor Wimpey declined the invitation.

The Planning Applications: Can It Be Delivered?

£300m+

Infrastructure the developers must fund, on the County Council's own estimate

c. 11,264

Daily peak time movements added to the A52, with 15+ years of phased junction works

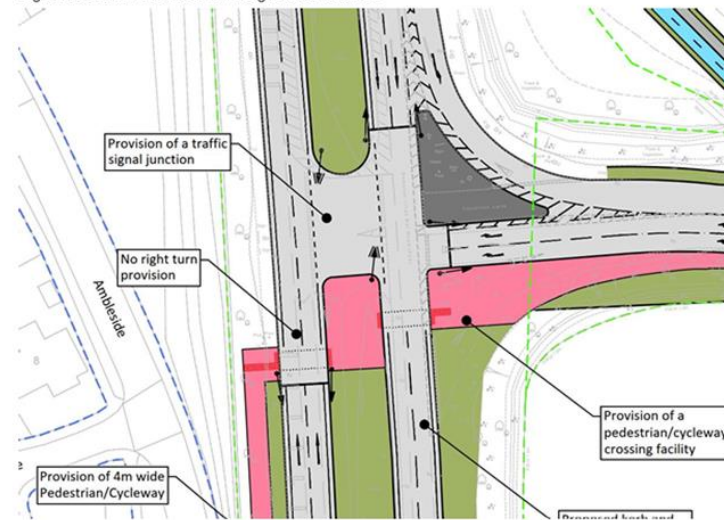
4,400

Homes planned across the site. The new A52 roundabout waits until 2,000 are built

Unseen

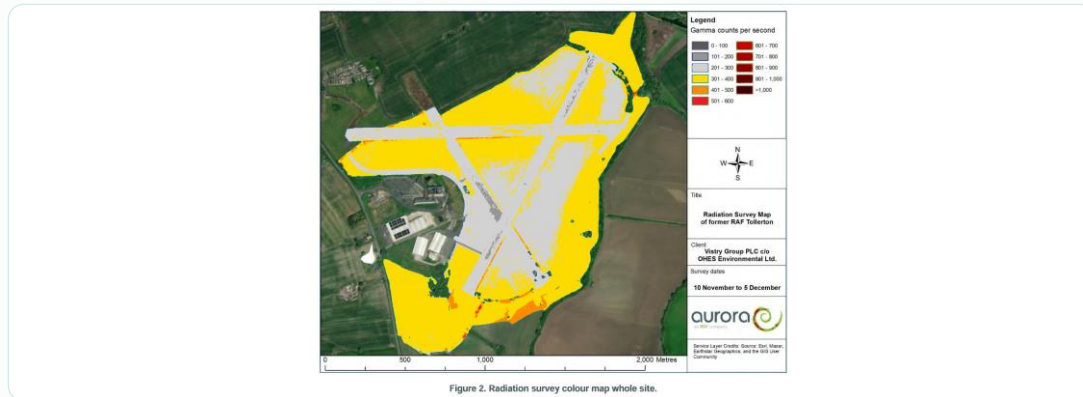
RBC's independent viability check (Bruton Knowles, 2023) has never been published

Figure 6.2: A52 / Tollerton Lane signalised Junction



A52 / Tollerton Lane junction: upgraded only after the first 250 homes, adding 650 peak movements to an accident hotspot first

Contamination: Found, but Not Fully Investigated



Radiation map, whole site, recoloured by SNAG: grey is background level, yellow scale exceeds normal levels

Radium-226

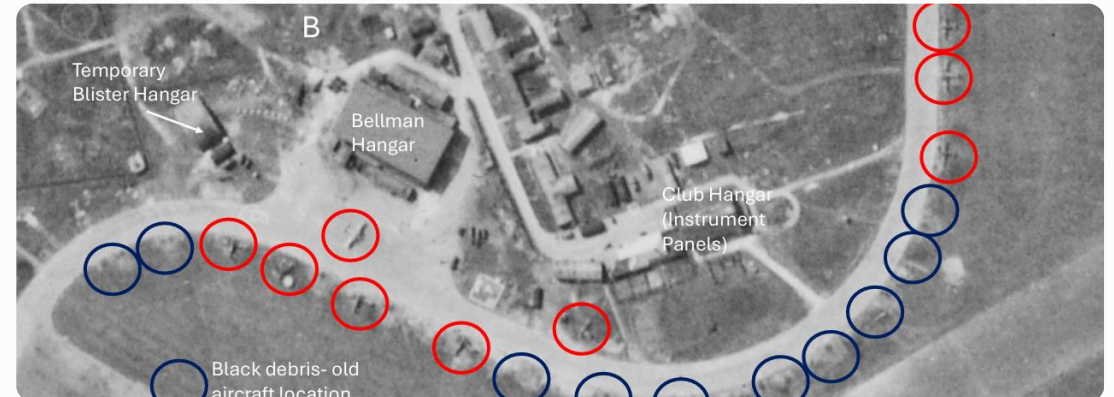
Hotspots confirmed. But **survey only reads to 30 cm**; foundations and drains go far deeper.

PFAS

PFOS, PFOA and PFNA above quality standards in the drain. Extent not yet established.

Scoped out

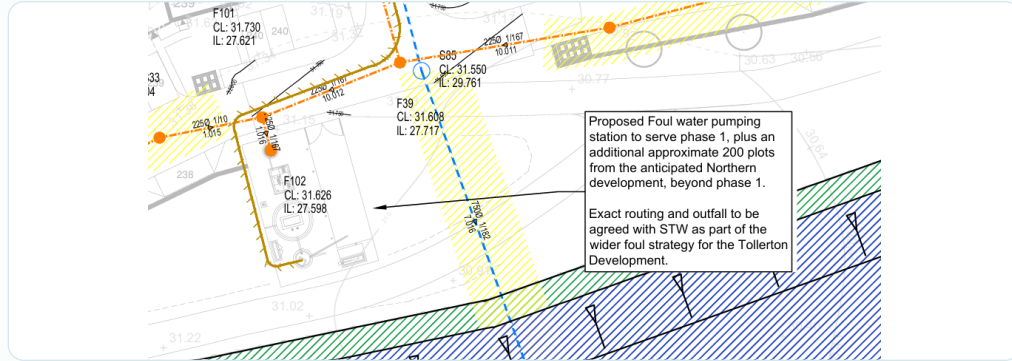
Land contamination was left out of the 2023 EIA, and has not been revisited since.



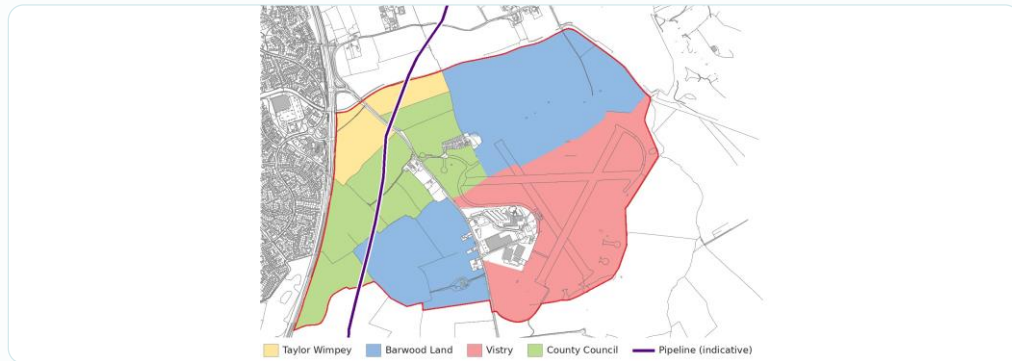
USAF, 1944: aircraft scrapping along perimeter track (annotated by Dr Bratty)

Would future homeowners have “no digging gardens more than 30 cm deep” written into their contracts?

Drainage, Pipeline and the Airfield



Vistry's plan: pumping station to rising main, outfall on Tollerton Ln



Pipeline route across the site

Foul drainage

Since Spire Hospital was built, sewage gas and effluent have backed up into homes on Tollerton Lane, and Severn Trent has had to seal manholes. Vistry plans to connect 580 more homes to the same sewer, with no upgrade.

High Pressure Pipeline

Only a 3 m legal easement. No stand-off for proposed future use, where 15 to 25+m would be needed for oil and up to 150m for hydrogen

Loss of the airfield

Economic loss has not been quantified.

Modelled air mobility benefit of £34.5m a year. Vistry closed the site – now says "a detailed assessment is not considered necessary".

The Legal Challenge to the SPD

SNAG's case

The Gamston/Tollerton SPD works as a Development Plan Document. Adopting it as an SPD before June avoided public examination by a Planning Inspector, including scrutiny of whether the site is viable.

Grounds: DPD in substance; no viability assessment, which a DPD would have required; the Strategic Environmental Assessment

13 Jan 2026

Cabinet pauses adoption, saying it needs more information, including the detailed traffic modelling

10 Mar 2026

SPD adopted anyway. The traffic modelling it paused for never came

8 weeks later

SNAG lodges a judicial review, within the 3 month limit in RBC's own adoption statement

In response

RBC asks the court to dismiss the claim as out of time, then materially alters the SPD

Jun 2026

Revised SPD readopted without re-consultation

Now

SNAG is also challenging the readoption

Decisions on this site need to rest on published evidence

Homes can be built in many places. Airfields cannot.

savenottinghamairfield.org

