

Supplementary Planning  
Document

March 2026

# EAST OF GAMSTON/NORTH OF TOLLERTON

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DEVELOPMENT FRAMEWORK  
ADOPTED MARCH 2026



Rushcliffe  
Borough Council

**Rushcliffe**



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# 1. INTRODUCTION

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# INTRODUCTION

**This Supplementary Planning Document (SPD) has been prepared as a collaboration between Rushcliffe Borough Council and the main landowners and developers of the site East of Gamston and North of Tollerton.**

## Purpose and Role of this SPD

1.1. This SPD concerns the Local Plan allocation known as “Strategic Allocation East of Gamston/ North of Tollerton”. The purpose of this document is to provide further guidance and a development framework for the whole of the strategic site allocation at Gamston, which is the subject of an allocation for mixed-use development including around 2,500 dwellings up to 2028, up to a further 1,500 homes post 2028, around 13.7 additional hectares of employment, neighbourhood centres, blue and green infrastructure, Biodiversity Net Gain and a range of community facilities.

1.2. Given the multiple ownerships on-site, the allocation is likely to be developed through a number of planning applications coming forward at different times. This SPD sets out specific requirements of the local authority, the local highway authority, the local education authority and health providers to ensure those submitting applications are informed about the requirements from the outset. The locations of proposed infrastructure on Fig 45 show the preferred location of infrastructure to create a sustainable new neighbourhood, subject to any refinements required as a result of detailed work and additional evidence that emerges through the development management process.

1.3. The Council will only accept variations to the preferred locations on Fig 44 and Fig 45 where proposals are supported by robust evidence and, in circumstances involving the relocation of infrastructure between landowners, where the Council is satisfied that the infrastructure will be delivered in full and at the appropriate time and in general accordance with the approach and provisions outlined within this SPD.

1.4. The SPD guidance and a development framework in this document, including contributions expected to both on-site and off-site infrastructure requirements, will apply to all areas within the strategic allocation, including any development/re-development of the existing residential areas and their associated land (e.g. equine paddocks) on Tollerton Lane and any redevelopment of existing employment land located to the south of Spire Hospital. Nevertheless, the new (and existing and re-developed) employment uses on the site would be exempt from certain contributions towards Infrastructure such as education provision.

1.5. The site is a long-term commitment for the Council in meeting the growth needs of the Borough and it will continue to be built beyond the local plan period. Once built, it will create a new neighbourhood within Rushcliffe, and it is thus important for the Council and developers of the site to ensure this meets the highest possible standard.

1.6. This SPD fulfils the requirement of Policy 25 of the Local Plan which requires that the design and layout of the proposal be determined through a masterplanning process.

1.7. The document provides guidance for the preparation and determination of planning applications for all parts of the development area and to ensure the co-ordinated achievement of key development targets. It is expected that planning applications for all parts of the development will be in accordance with the framework set out in this document. This will guide decision-making on planning applications as supporting information to policies within the statutory development plan. SPDs build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. Applications will need to have regard to this SPD, prevailing policies and the latest Government guidance at the time of their preparation and determination. It is envisaged that planning applications that are not in accordance with this SPD are unlikely to be approved.

1.8. This document outlines a development scenario that allows for the separate delivery of different parts of the site, whilst ensuring that the development area is developed in a comprehensive way; and is deliverable in its entirety, including the provision of overall strategic site infrastructure. Nevertheless, it is feasible that other scenarios could come forward of the delivery of the site. This document therefore sets out:

- The expected development capacity;
- The range of facilities needed to support the new population;
- The strategic infrastructure needed to facilitate the new development and how this infrastructure should be secured;
- Development zones and the need for phasing of strategic infrastructure;
- The disposition of land uses and facilities;
- Development areas and the need for phasing of community infrastructure necessary for the successful delivery of the whole scheme;
- General design and development principles to guide the form and nature of development;
- The areas of green and blue infrastructure;
- The necessary transport including active travel routes and streets.

1.9. Whilst the SPD sets an overall framework for development, it is acknowledged that a degree of flexibility will be required in the design of detailed proposals, as follows:

- Although street corridors are fixed in scale, the detailed design of streets will need to be explored in greater detail in parallel to the consideration of the access and movement requirements, and optimal development block dimensions.
- Likewise, whilst the location of the green and blue infrastructure is fixed for the wider site, the locations within development phases and the exact design of these spaces (including their boundaries) is subject to detailed design that will be considered in line with adjacent development parcels, streets and active travel routes.

1.10. This SPD will be used to provide further guidance to ensure comprehensive delivery of all of the planning objectives for the allocation. The SPD is a material planning consideration for the local planning authority when determining planning applications but is not part of the development plan.



Figure 1. Location Plan

## Preparation of this SPD

1.11. This SPD has been developed iteratively, particularly in relation to phasing and infrastructure delivery. It has been developed having regard to the views of site promoters, landowners and developers, service providers and statutory bodies, such as Nottinghamshire County Council's Education, Ecology, Flooding, and Highways services, the Environment Agency, Historic England, Natural England, as well as Council services including Communities, Ecology, Heritage and Development Management.

1.12. Public consultation was undertaken on a draft of the SPD between 1 October 2025 and 5 November 2025.

## The Allocation and Context

1.13. The area of land covered by the strategic site allocation comprises agricultural fields and most notably Nottingham Airport. The Grantham Canal is located to the north of the site, Polser Brook and Thurlbeck Dyke are to the east, with agricultural fields to the south and the A52(T) is to the west of the Allocation. Tollerton Lane runs through the site roughly in a north-south direction.

1.14. The overall area of land which is the subject of the allocation is around 247 hectares. The extent of land is shown in Figure 2.

1.15. Tollerton village is located to the south but physically separated from the allocation site. Bassingfield is located to the north of the Grantham Canal, which is also physically separated from the allocation site. Gamston is located to the west of the A52(T).

1.16. In defining the Allocation, the Council took the view that Nottingham Airport, the majority of which is a brownfield land resource, should be included in the allocated area. It was considered important that the integrity of Bassingfield and Tollerton as distinct settlements should be protected.

1.17. Based on the work to review the Green Belt when the site was allocated in the Rushcliffe Local Plan, there was justification for the new boundary to be formed using elements of the Grantham Canal, local watercourses and field and other boundaries to the north of Tollerton. This achieves a suitable degree of separation between the development and the existing settlement.

1.18. The land is owned by different parties and there are developers which control parts of the land. Development is expected to be brought forward through separate planning applications, over a number of years, all set within the framework of Local Plan policy and this SPD.



Figure 2. Land Ownership Plan



TOLLERTON

Nottingham City  
Airport EGBN

A52

GAMSTON

Tollerton Lane

THE GRANTHAM CANAL

BASSINGFIELD

Bassingfield Lane

A52

Ambelside

Thurlbeck Dyke

Polser  
Brook

Figure 3. Aerial view looking south over of Strategic Allocation Site

## Planning Policy Background

1.19. The relevant statutory Development Plan for Rushcliffe Borough Council comprises the following documents:

- Rushcliffe Local Plan Part 1: Core Strategy, adopted December 2014
- Rushcliffe Local Plan Part 2: Land and Planning Policies, adopted October 2019

1.20. Nevertheless, it should be noted that the delivery of the site will go beyond the above plan period(s) and therefore this SPD will be relevant to the Emerging Greater Nottinghamshire Strategic Plan (GNSP) (when adopted) and any policy document(s) that might replace or supersede the GNSP.

### Rushcliffe Local Plan Part 1: Core Strategy

1.21. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1), was adopted in December 2014. LPP1 provides the overall spatial vision, objectives and strategy for Rushcliffe Borough to the year 2028. This includes setting out the level and location of new housing and employment land as well as the identification of a number of Strategic Allocations and policies.

1.22. Policy 25 in the Local Plan Part 1 identifies land east of Gamston and north of Tollerton as a Strategic Allocation. The indicative distribution of the proposed uses within the site allocation boundary is identified on Figure 6 within the Local Plan Part 1, as shown in Figure 4 within this SPD.

1.23. The site boundary for this policy is identified by the red line. Figure 4 shows the indicative distribution of proposed uses, which has been taken into consideration in the preparation of this SPD.

### POLICY 25 STRATEGIC ALLOCATION EAST OF GAMSTON/NORTH OF TOLLERTON

The area, as shown on the adopted Policies Map, is identified as a strategic site for mixed-use development including around 2,500 dwellings up to 2028, up to a further 1,500 homes post 2028, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate. The design and layout of the proposal will be determined through a masterplanning process. The final design, layout and quantum of development shall take full account of heritage assets and their setting. The development shall be appropriately phased to take into account provision of necessary infrastructure, including improvements to the highway along the A52(T) and public transport network. The distribution of the indicative proposed uses is identified on Figure 6 within the Local Plan Part 1, as shown in Figure 4. The development will be subject to the following requirements:

#### A. Housing

1. A mix of housing types, size and tenure taking into account the existing mix of adjoining and nearby areas of housing, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;
2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities can be achieved in the central core of development, Primary and Secondary Streets and close proximity to the neighbourhood centres. Densities across the site should consider if it would adversely affect heritage assets and their setting;
3. In accordance with Policy 9 appropriate provision should be made for Gypsy and Traveller accommodation;

#### B. Employment

4. There should be provision of around 20 hectares of employment land to provide for a wide range of employment opportunities where appropriate. Training opportunities should be provided for as part of the development;

#### C. Neighbourhood Centre

5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;
6. Community facilities and retail development of an appropriate scale will be provided to serve the new development. On site community facilities should primarily be located within or adjacent to the neighbourhood centre. Where appropriate, enhancements to existing community facilities at Gamston Neighbourhood Centre and within other adjacent villages will be explored as an alternative;

#### D. Transportation

7. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development, including improvements to the A52(T) Gamston Lings Bar Road;
8. Measures as necessary to directly access the A52(T) Gamston Lings Bar Road and to minimise traffic impacts through Tollerton village;
9. Improvements to walking, cycling and public transport links through and beyond the site, including where necessary enhancements to existing bus services;
10. Implementation of a travel plan;
11. A financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham);

## E. Heritage Assets

12. The production and implementation of a heritage strategy. The heritage strategy will provide a detailed analysis of the significance of heritage assets, including the contribution made by their setting, which will be used to inform the design and layout of the scheme. It will also outline how the proposed development will provide for the protection and/or enhancement of heritage assets and their setting, and include a mitigation strategy;

## F. Other Requirements

13. Sewage and off-site drainage improvements;

14. An appropriate sustainable drainage system;

15. A high quality built environment, to create a distinctive character that responds positively to the site, relates well to the surroundings, and gives consideration to the most appropriate sustainable methods of construction;

16. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;

17. The creation of significant Green Infrastructure areas and buffers, particularly on the southern and northern boundaries to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield. An enhanced Green corridor should also be created along the Grantham Canal; and

18. New or expanded educational, outdoor sports and leisure, health, community, faith, cultural and youth facilities as required by the scale of the development, which is planned in such a way to integrate existing and new communities. Provision or expansion of facilities will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 19.

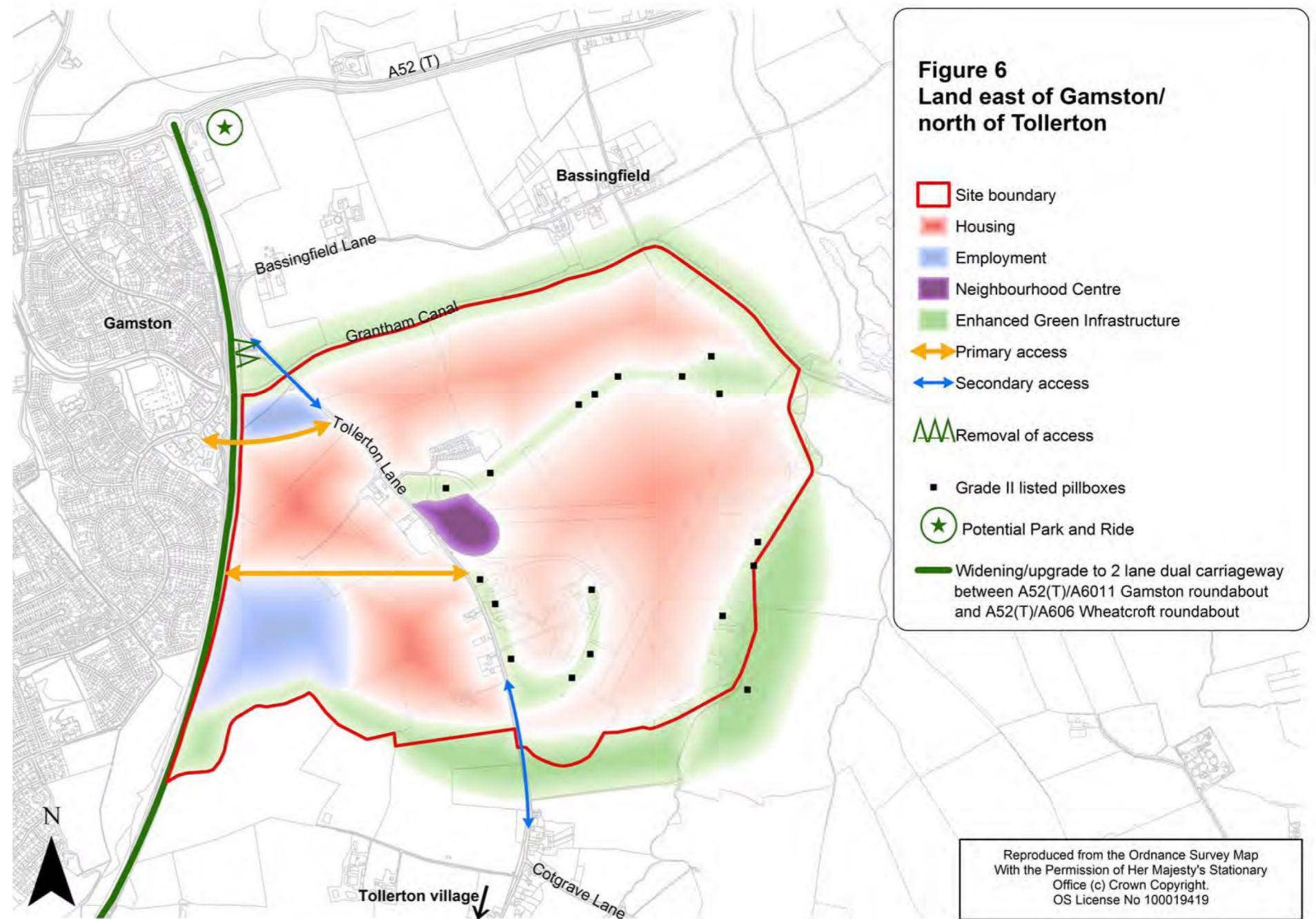


Figure 4. Extract of Figure 6 Land East of Gamston / North of Tollerton / Local Plan Part 1: Rushcliffe Core Strategy

1.24. Policy 25 seeks mixed-use development including around 2,500 dwellings up to 2028, up to a further 1,500 homes post 2028, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate.

1.25. The design and layout of the proposed development is to be determined through a masterplanning process. The requirement for a masterplanning process has resulted in preparation of this SPD.

1.26. Policy 25 refers to Policy 19 “Developer Contributions” within the Local Plan Part 1 and this is covered in the section on infrastructure requirements.

## Rushcliffe Local Plan Part 2: Land and Planning Policies

1.27. The Rushcliffe Local Plan Part 2: Land and Planning Policies, was adopted in October 2019. The Local Plan Part 2 sets out the non-strategic development allocations and a number of detailed policies for managing new development, following on from the strategic framework set out in the Local Plan Part 1.

1.28. The Local Plan Part 2 does not change the status of Land East of Gamston and north of Tollerton as a Strategic Allocation.

1.29. A Policies Map, which identifies policies and proposals of the Local Plan Parts 1 and 2, has been prepared by Rushcliffe Borough Council. This shows allocated housing sites and other relevant policy designations.

1.30. Figure 5 is an extract of the Policies Map for the Strategic Allocation and surrounding area.

1.31. The Policies Map identifies the extent of the Strategic Allocation within a hatched area, and it identifies the extent of the Green Belt, which is to the north, east and south of the Strategic Allocation.

1.32. The Policies Map identifies other relevant policies outside of the Strategic Allocation including sustainable tourism and leisure along the route of the Grantham Canal and potential for a link between the Grantham Canal and River Trent, which is safeguarded for this purpose.

1.33. In addition to the Local Plan, there are a number of documents which provide further detail to planning policies at the national level and at the local level. The preparation of this SPD has had regard to relevant policy and guidance.

1.34. Applications for development at the site will need to have regard to this document and any updated policy requirements, legislation or Government guidance at the time of its preparation.

## Rushcliffe Authority-Wide Design Code

1.35. Rushcliffe Borough Council has commenced preparation of an authority-wide design code, which is intended to replace the Rushcliffe Residential Design Guide (2009). It is envisaged that the authority-wide design code will be adopted. The aim will be to ensure co-ordination and consistency between the authority-wide design code and this SPD for this site.

1.36. This SPD will include specific design codes for the initial development / build out of the SUE. However, whilst the Authority Wide Design Code does not include “codes” for the initial development of the SUE, once the residential elements of the proposal are built and occupied the Authority Wide Design

Code will be used to assess future proposal within the SUE on those residential elements in the future.

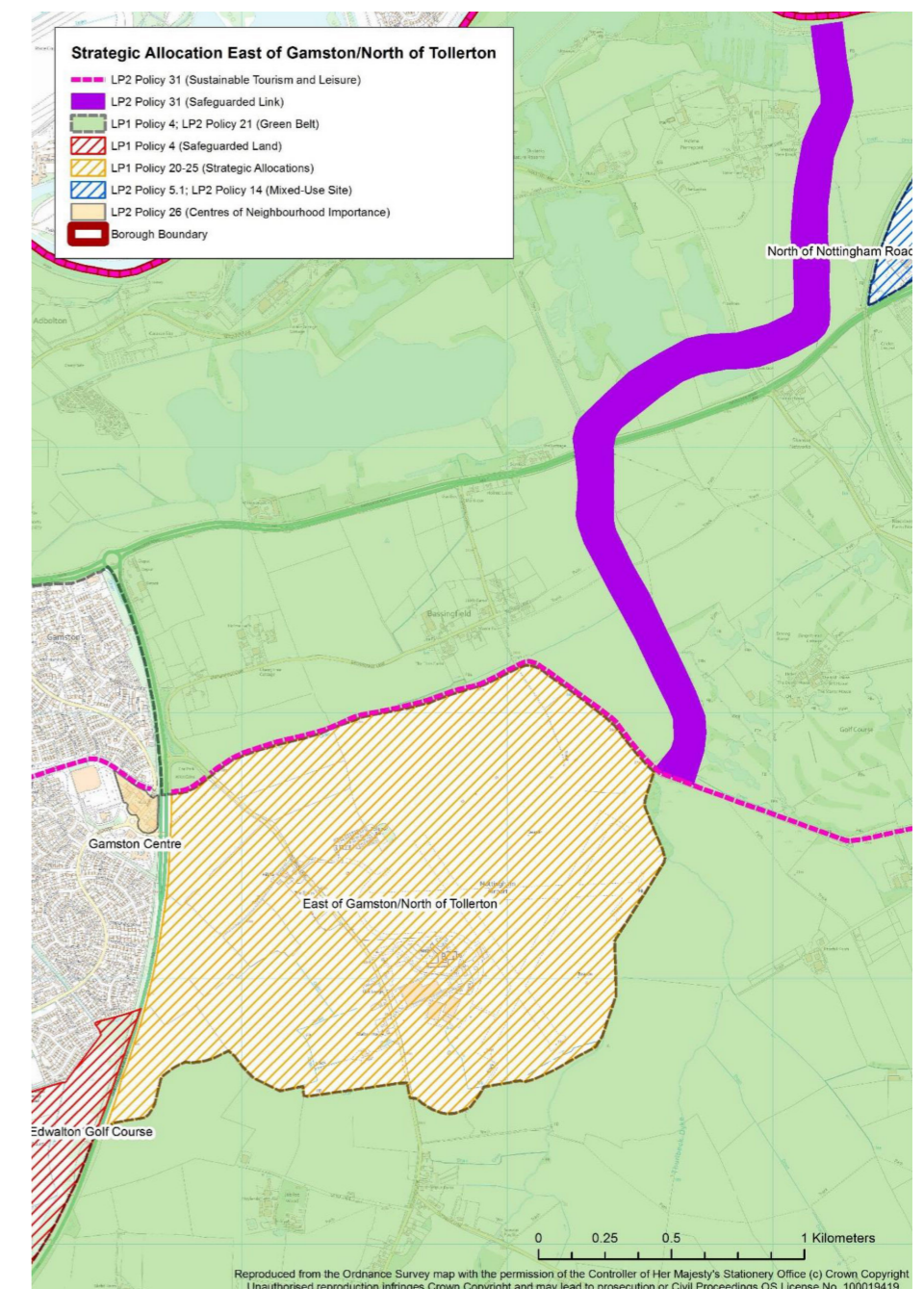


Figure 5. Extract of the Local Plan Policies Map/ Strategic Allocation East of Gamston / North of Tollerton

## Tollerton Neighbourhood Plan

1.37. The Tollerton Neighbourhood Plan was adopted in February 2025 and forms part of the development plan covering Tollerton Parish. The strategic allocation site is wholly located within the parish of Tollerton and is therefore subject to the Neighbourhood Plan and its policy requirements. The Neighbourhood Plan's policies are material to any application for planning permission on the site and the decisions taken in respect of all applications must be in accordance with those policies unless there are material considerations that indicate otherwise.

## National Guidance

1.38. This SPD has been prepared with reference to local and national guidance. This section provides a summary of those relating to design.

1.39. The Building for a Healthy Life (BHL) guidance issued on 23 July 2020, is a guidance tool that allows developers, local authorities and local community to evaluate what is important when creating good places to live. It (or any document(s) that supersedes that document) will be used to assess planning applications submitted for consideration.

## National Design Guide

1.40. On 1st October 2019, the Ministry of Housing, Communities & Local Government published the National Design Guide. This addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. The National Design Guide is based on national planning policy, practice guidance and objectives for good design as set out in the National

Planning Policy Framework (NPPF). It (or any document(s) that supersede that document) will be used to assess planning applications submitted for consideration.

1.41. The NPPF identifies the importance of good design in a range of policies, including that schemes should follow the National Design Guide and National Model Design Code and applicable local design guides. It (or any document(s) that supersede that document) will be used to assess planning applications submitted for consideration.

## Secured by Design

1.42. Secured By Design (SBD) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. As a police organisation working alongside the Police Service in the UK, this seeks to achieve sustainable reductions in crime through design and other approaches. SBD has produced a series of helpful Design Guides to assist the building, design and construction industry to incorporate security into developments to comply with the Building Regulations and meet the requirements of SBD. These (or any document(s) that supersede that document) will be used to assess planning applications submitted for consideration.

## Building for Beauty

1.43. The Building Beautiful Places plan encourages members of the local community to become involved in decision making associated with the economic development process. It is meant to improve community infrastructure, prioritise high quality neighbourhood design and support walking and cycling to boost physical health and mental wellbeing. This is being taken forward in the National Model Design Code. This (or any document(s) that supersede

that document) will be used to assess planning applications submitted for consideration.

## Building for a Healthy Life

1.44. Written in partnership with Homes England, NHS England and NHS Improvement, the BHL document integrates the findings of the three-year Healthy New Towns Programme. As a widely known and used design tool, this document provides guidance to creating places that are better for people and nature, they are as follows:

- Developments should be accessible and provide walk-able local facilities including local centre and school;
- Pedestrian and cycle routes to key destinations should be direct and segregated from general traffic;
- Buildings fronting the public realm should display active frontage to maximise natural surveillance;
- Community facilities should be centrally located and within short walking distance to the majority of residents;
- Development should offer a network of multifunctional open spaces;
- Pedestrian and cycle routes should archive high quality standards, be well-lit and well surveilled;
- Local Equipped Area for Play (LEAPs) should be generally located within 5 minutes walking distance from dwellings;
- Pedestrian and cycle routes to key destinations should be direct and segregated from general traffic;
- Finally, development should provide an extensive network of open spaces. This includes community parks for physical and mental health benefits, as well as formal and informal pedestrian/cycle networks.

1.45. This (or any document(s) that supersede that document) will be used to assess planning applications submitted for consideration.