

Representation Form

Ref:

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only)

Please return by **5pm on Wednesday 5 November 2025** to localdevelopment@rushcliffe.gov.uk or to Planning Policy, Rushcliffe Borough Council, Rugby Road, West Bridgford, Nottingham. NG2 7YG

This form has two parts –
Part A – Personal Details
Part B – Your Comment(s)

Part A: Personal Details

Consultee Details:

Name: Bal Tiwana-Thompson

Organisation: Rapleys LLP

Address:

Postcode:

E-Mail Address:

If you are an agent acting on behalf of a consultee, please enter your details here:

Name:

Organisation:

Address:

Postcode:

E-Mail Address:

Part B: Comment(s) on draft East of Gamston/North of Tollerton Development Framework Supplementary Planning Document

Please provide your comment or comments on the draft East of Gamston/North of Tollerton Development Framework Supplementary Planning Document (SPD), together with any suggested amendments below. For each comment made, please indicate to which part of the draft SPD the comment relates (e.g. chapter and/or page number).

Rapleys is broadly supportive of the draft East of Gamston/North of Tollerton Development Framework SPD, as a mechanism to facilitate the development of a mixed use community at the strategic site allocation.

To ensure the delivery of a sustainable new neighbourhood, we advocate greater flexibility in the types of development permitted on land designated for employment use. This flexibility should reflect the Government's position on Use Class E (Commercial, Business and Service), introduced in September 2020, which encompasses a wide range of employment-generating activities.

Page 48, paragraph 4.21 of the consultation document states that: *"An area to the south-west within the allocation has been identified as new employment land and should include a variety of business and employment uses at all scales"*. Paragraph 4.23 goes on to state that: *"The Employment Areas will provide jobs for the new residents and existing residents of Nottingham and the surrounding area"*.

Whilst we are encouraged by this support for a variety of employment generating uses to be delivered at the land which is proposed to be zoned for employment use, we recommend that the SPD should specifically make reference to Class E uses being supported within the employment land proposed at the strategic allocation site.

Following the introduction of Use Class E in September 2020, it is clear that the Government regards Class E uses as employment generating economic uses. In many cases, Class E uses have the propensity to create more jobs and bring greater economic benefits than a 'traditional' Class B use of comparable size. It is therefore logical to group Class E and Class B uses together in the SPD.

The proposed employment land benefits from a prominent frontage onto the A52, making it well-suited for retail development, such as a discount food store. Such a use could serve as a vital interface between the existing community in Gamston and future residents of the strategic allocation site, enhancing connectivity and accessibility.

As outlined in paragraph 4.14 (page 46), the proposed neighbourhood centre(s) are expected to include community uses and retail, such as "a small supermarket and other smaller units." On page 81, under the heading 'On-site infrastructure', the draft consultation document proposes a cumulative cap of 3,000 sq.m for certain uses (Class E a, b, c, e, g; Class F1 b, c, d, f; and Class F2 a), with individual units limited to 499 sq.m and no amalgamation permitted.

We are concerned that these restrictions would preclude the development of a discount food store, which typically requires around 1,500 sq.m of sales area floorspace. We therefore recommend that the SPD should incorporate flexibility to allow for such a store on the western edge of the site, adjacent to the A52. This location offers strong visibility and potential for passing trade, making it a commercially viable and a beneficial addition to the development.

In conclusion, retail is widely recognised as an employment-generating use. We urge that the draft SPD be amended to explicitly support Class E uses within the employment-designated land at the East of Gamston/North of Tollerton strategic allocation.

Data Protection

The comments you submit will be used to inform the preparation of the East of Gamston/North of Tollerton Development Framework Supplementary Planning Document (SPD) and will be held for the lifetime of the East of Gamston/North of Tollerton Development Framework SPD. Please note that your comments and your name will not be treated as confidential and will be made available for public inspection, including online. However, contact details (including address and email) will not be made public and will not be passed to external parties.

Please tick to confirm you agree to your comments being made public..... ✓

Privacy Notice

By responding to the consultation, your details will be held by Rushcliffe Borough Council. Further details are provided in our privacy policy which is available at: www.rushcliffe.gov.uk/privacy-notice-and-policy/

Please tick to confirm you have read and understood the privacy notice ✓