

**Appendix 3: East of Gamston/North of Tollerton Development
Framework Supplementary Planning Document:
Note on benefits of proposed SPD – February 2026**



East of Gamston/North of Tollerton Development Framework SPD Note on benefits of proposed SPD – February 2026

1. PURPOSE OF NOTE

- 1.1 This note has been prepared following the Cabinet meeting of the Council held on 13 January 2026, at which the Cabinet resolved to pause the approval process for the draft East of Gamston/North of Tollerton Supplementary Planning Document (the **Gamston SPD**), in response to comments made to the public consultation of the draft Gamston SPD whilst more detailed information is sought on highways, particularly the connectivity of the site to and across the A52.
- 1.2 The purpose of this note is to set out in summary the purpose and benefits of having the Gamston SPD in place in relation to the SUE.

2. BENEFITS OF THE PROPOSED GAMSTON SPD

2.1 Provides a development framework for the site:

- 2.1.1 The Gamston SPD will provide guidance for developers making planning applications and will be a material planning consideration when the local planning authority are determining those planning applications. The purpose of SPDs is to provide more detailed guidance to support the effective implementation of policies in local plans.
- 2.1.2 The Rushcliffe Local Plan requires that the design and layout of development will be determined through a masterplanning process. The SPD performs this role by establishing a detailed and comprehensive masterplan for the site's development, the absence of which would make it much more difficult to ensure that development of the separate parts of the site, and associated delivery of supporting infrastructure, is undertaken in a coordinated, comprehensive and complementary manner. The SPD provides guidance on a range of topics, including design, sustainability, biodiversity, heritage, green and blue infrastructure, movement and access, to better help ensure that the allocated site is developed to a high quality design standard and in line with the Council's vision of an attractive and enduring place to live and work.

2.2 Helps secure the delivery of strategic infrastructure:

- 2.2.1 In order for the allocated site to come forward, strategic infrastructure, such as new and improved highways, secondary and primary schools, health facilities and sports pitches, needs to be delivered alongside the proposed housing and employment development. The details of this strategic infrastructure will be set out in a Gamston Infrastructure Delivery Plan (the **Gamston IDP**.)
- 2.2.2 The Gamston SPD proposes a mechanism for ensuring that all development parcels within the allocation site contribute towards the cost of delivering the required strategic infrastructure. The mechanism proposed is a framework section 106 agreement, which is essentially a precedent or template section 106 agreement which is developed by the Council and used consistently for all applications coming forward within the allocation site. This helps to ensure that the strategic infrastructure is fully funded and deliverable.
- 2.2.3 It is common and appropriate practice for SPDs to provide guidance and a framework for more detailed requirements to be established further down the line. It is entirely proper and reasonable for the Gamston SPD to be adopted with the highways information as it is and the further Gamston IDP work and/or application process to deal with further detailed modelling as would be expected.



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2.3 Ensures strategic infrastructure is funded by developers on an equitable and proportionate basis:

2.3.1 The framework section 106 agreement approach helps to ensure that all development proposals within the allocated site contribute fairly and proportionately towards the cost of strategic infrastructure, regardless of when they come forward and regardless of where the strategic infrastructure is located on the site.

2.3.2 This is helpful in the case of the allocated site, where the majority of the housing development is expected to be located on sites where planning applications have already been made (by Taylor Wimpey and Vistry), but some of the key strategic infrastructure, including the secondary school and traveller and gypsy accommodation is expected to be located on the site owned by the County Council, who have not yet submitted a planning application.

2.4 Encourages development to come forward:

2.4.1 The framework section 106 agreement approach also encourages development to come forward early by providing certainty for developers who can assess in advance the strategic infrastructure costs that they will be expected to meet and know that they will be contributing towards those costs on an equitable basis.

2.5 Future planning determination position strengthened:

2.5.1 The framework section 106 agreement approach also means that when developers come forward to make changes to their development proposals in the future (for example, where all or part of a development parcel is sold and the buyer wishes to make changes), these applications and any requests to vary their agreed contributions towards strategic infrastructure can be determined by the local planning authority on a consistent basis.

26 February 2026