

Appendix 4: Letters from Rushcliffe Borough Council Leader to landowners/promoters, Local Highway Authority (Nottinghamshire County Council) and National Highways



Rushcliffe
Borough Council

22nd January 2026

Andrea Hopkins (Arc Partnership)
John Aylwin (Taylor Wimpey)
Jamie Gibbins (Barwood Land)
Joanne Morrison (Vistry)

cc:

James Bonner (Turleys)
David Bainbridge (Savills)
Steve Lewis-Roberts (Pegasus)

Via email

Dear all

**Re East of Gamston/North of Tollerton Development Framework
Supplementary Planning Document (SPD)**

I am writing to you following the 13th January Cabinet resolution to approve an altered recommendation to pause the SPD approval process.

For your information the full recommendation was as follows:

It is RECOMMENDED that Cabinet:

- a) *Continues to support the principle of a Development Framework Supplementary Planning Document (SPD) for the Gamston/Tollerton Sustainable Urban Extension.*
- b) *Pauses the current SPD approval process in response to comments made to the public consultation, whilst more detailed information is requested on highways, especially the connectivity of the site to and across the A52.*
- c) *Requests the Leader of the Council to write to:*
 - *the site owners/developers/promoters, including Nottinghamshire County Council as landowner of part of the site, to ask them to urgently provide the outstanding highways solution; and*
 - *Nottinghamshire County Council as Highways Authority and National Highways to work proactively and at pace to reach a satisfactory highways solution;*

so that this SPD can be brought back to Cabinet by 10th March 2026 for further consideration.

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- a) Requires that any further detailed highways and Infrastructure Delivery Plan information is published for public consultation if appropriate.*
- b) Considers any future recommendations made by the Local Development Framework Group.*
- c) Thanks council officers and others for the significant amount of work that has been done.*

I want to highlight the first point (a) that Cabinet are in support of the principle of an SPD for the Gamston/Tollerton Sustainable Urban Extension and see the benefits in having an adopted SPD for the SUE. The Council wish to continue the work with all three developers/landowners in moving forward the SPD and delivery of the allocation.

The public consultation on the SPD received responses raising questions and concerns in regard to the impact of the development on highways and how the site will connect to and across the A52. Given these comments and the importance of this issue Cabinet requires further clarification/information prior to a decision to adopt the SPD.

The SPD identifies two new access points onto the A52 and states that the form and design of the access points will be determined through each planning application. Currently the two planning applications for the site show two different access proposals for the SUE. It is unclear from the highways information formally submitted for the two planning applications how the site will be accessed comprehensively and if a suitable solution can be achieved between the landowners. It is also noted that there remains holding objections from both National Highways and Nottinghamshire County Council as the Local Highway Authority (LHA).

The highways strategy for the site is a key consideration and can have serious implications if not considered appropriately. In this context it is important that a comprehensive highways solution is in place for the site. I would therefore ask what work is being done to resolve the outstanding issues and conflicted strategies between the developers. I would also wish to understand how the developers are working with National Highways and the Local Highways Authority to reach a suitable highways strategy for the site.

It is noted that a bridge over the A52 and a contribution towards the park and ride has been discussed by consultees as a possible requirement. The Council does not have the evidence at this stage to state if this is a necessary requirement for the site. It is, however, important that these potential options are explored and considered. In this context, I would like confirmation that the highways work which is being undertaken for the site includes the assessment of need and testing for the provision of a bridge and the need for a contribution to a park and ride to mitigate the impacts of the development are considered and tested.

I am also writing to National Highways and Nottinghamshire County Council to identify the important need to work proactively and at pace with you as developers and Rushcliffe Borough Council to identify a satisfactory highways solution for the SUE. I have attached a copy of this letter for your information.

In addition to the highway's information requested above and in line with recommendation (d), details on the infrastructure requirements for the whole SUE should be provided to the Council. This information, where possible, should be an agreed position between the parties. This information can then be used to produce a draft list of infrastructure to inform the Infrastructure Delivery Plan which is needed to support the SPD.

I ask that you provide this information to the Council by **Monday 9th February** to allow sufficient time for consideration and internal scrutiny prior to the Cabinet meeting on 10th March 2026.

Yours Sincerely,

Cllr Neil Clarke MBE
Leader Rushcliffe Borough Council

Attached: Letter to Nottinghamshire County Council and National Highways



Rushcliffe
Borough Council

22nd January 2026

Cllr Mick Barton (Leader of Nottinghamshire County Council)
Steve Freek (National Highways)

cc:
Daniel Law (AECOM)

Via email

Dear Cllr Barton and Mr Freek,

**Re East of Gamston/North of Tollerton Development Framework
Supplementary Planning Document (SPD)**

I am writing to you following the 13th January Cabinet resolution to approve an altered recommendation to pause the SPD approval process.

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It is RECOMMENDED that Cabinet:

a) *Continues to support the principle of a Development Framework Supplementary Planning Document (SPD) for the Gamston/Tollerton Sustainable Urban Extension.*

b) *Pauses the current SPD approval process in response to comments made to the public consultation, whilst more detailed information is requested on highways, especially the connectivity of the site to and across the A52.*

c) *Requests the Leader of the Council to write to:*

- *the site owners/developers/promoters, including Nottinghamshire County Council as landowner of part of the site, to ask them to urgently provide the outstanding highways solution; and*
- *Nottinghamshire County Council as Highways Authority and National Highways to work proactively and at pace to reach a satisfactory highways solution;*

so that this SPD can be brought back to Cabinet by 10th March 2026 for further consideration.

d) *Requires that any further detailed highways and Infrastructure Delivery Plan information is published for public consultation if appropriate.*

e) *Considers any future recommendations made by the Local Development Framework Group.*

f) *Thanks council officers and others for the significant amount of work that has been done.*

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I want to highlight the first point (a) that Cabinet is in support of the principle of an SPD for the Gamston/Tollerton Sustainable Urban Extension and see the benefits in having an adopted SPD for the SUE. The public consultation on the SPD received responses raising questions and concerns in regard to the impact of the development on highways and how the site will connect to and across the A52. Given these comments and the importance of this issues Cabinet require further clarification/information prior to a decision to adopt SPD.

I have written to the developers in the context of this recommendation and attach a copy of this for your information.

Comments were received from both Highways consultees for the SPD consultation and holding objections are in place for both planning applications for the site. To move forward in achieving a suitable highways solution for the SUE, the involvement of statutory consultees, their timely responses and positive engagement is essential to identify a suitable highways solution for the SUE.

I would like confirmation and reassurances from both National Highways and Nottinghamshire County Council as the Highways Authority that both are committed to working positively with each other, the developers and the Council to identify a suitable highways solution for the site. I would also like to understand the resourcing that is being made available to ensure full engagement in the development of a highways solution and the provision of timely comments to information provided by both by the developers and Council. It is imperative that the development of the highways solution for the site is not delayed due to delays in responses from key consultees.

I ask that you provide a response to this letter by Monday 9th February to allow sufficient time for consideration and further correspondence (if necessary) prior to the Cabinet meeting on 10th March 2026.

Yours Sincerely,

Cllr Neil Clarke MBE
Leader Rushcliffe Borough Council

Attached: Letter to Vistry, Taylor Wimpey, Barwood Land, Arc Partnership