

Greater Nottingham
Planning Partnership



Greater Nottingham Strategic Plan

Preferred Approach Consultation

September 2022



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Chapter One: Introduction

Introduction

- 1.1. Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils (“the Councils”) are preparing the Greater Nottingham Strategic Plan, which will cover the plan period 2022 to 2038, and will set out policies to secure sustainable growth.
- 1.2. This Preferred Approach consultation seeks views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites.

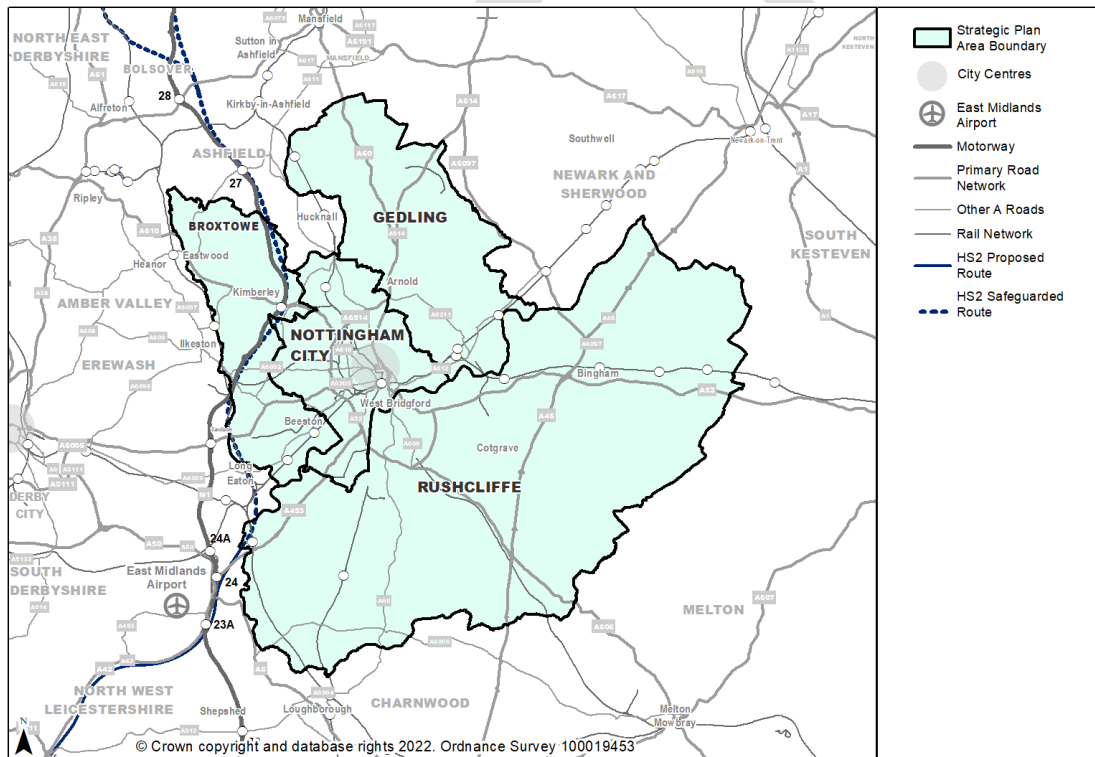
The Scope of the Consultation

- 1.3. The document provides a background to the Strategic Plan and includes a proposed Vision, describing what the plan area will look like in 2038. This Vision includes key strategic issues such as climate change, enhancing Blue and Green Infrastructure, improving access to homes and jobs and the distribution of development. Objectives are then listed which establish how the Strategic Plan will achieve the Vision.
- 1.4. It proposes a preferred planning strategy for meeting housing and employment needs, based on a defined settlement hierarchy. This includes details of the current housing and employment supply and identifies strategic site allocations to meet any remaining need. Site specific details of the sites are also included, with key development requirements.
- 1.5. The document outlines the approach to meeting housing need and includes housing targets for each Council area. It provides justification for these targets based on the standard method for assessing housing need, as outlined in the National Planning Practice Guidance (PPG) and evidence provided within the Greater Nottingham & Ashfield Housing Needs Assessment. It also outlines the approach to the 35% uplift applied to the housing need figure for Nottingham (the uplift is applied to the 20 largest urban centres nationally).
- 1.6. The employment needs are based on the Nottingham Core Housing Market Area and Nottingham Outer Housing Market Area Employment Land Needs Study and the Nottinghamshire Core & Outer Housing Market Area Logistics Study.
- 1.7. We are seeking views on the Preferred Approach, the justification for housing and employment needs, and the preferred strategic site allocations. Responses will then be considered as part of preparing the next version of the Strategic Plan which will be the Publication Draft (Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012).

Chapter Two: Background

- 2.1 Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils form part of the Nottingham Core Housing Market Area (HMA). The HMA also includes Erewash Borough Council. The Hucknall part of Ashfield District, whilst functionally part of Greater Nottingham, is part of the Nottingham Outer HMA (along with Mansfield and Newark and Sherwood District Councils).
- 2.2 These authorities, together with the County Councils of Derbyshire and Nottinghamshire, form the Greater Nottingham Planning Partnership. The Joint Planning Advisory Board (JPAB), established in 2008 and made up of Councillors from each authority, is an advisory body which oversees the preparation of strategic plans in the Greater Nottingham area.

Figure 1: Greater Nottingham Strategic Plan Area



- 2.3 With the exception of Ashfield District Council, strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies:
 - Erewash Core Strategy – March 2014
 - Aligned Core Strategies (Broxtowe Borough, Gedling Borough and Nottingham City Councils) – September 2014
 - Rushcliffe Core Strategy – December 2014
- 2.4 The policy framework within the Core Strategies is consistent, is based on a common evidence base, collectively they met the full objectively-assessed

need for housing and other development identified at the time of their preparation, and they cover the same plan period. Together, they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core HMA.

- 2.5 JPAB agreed to the principle of reviewing the Core Strategies in December 2017 and this Preferred Approach consultation is being undertaken as part of the review of the Aligned Core Strategies and the Rushcliffe Core Strategy.
- 2.6 Erewash Borough Council is undertaking a separate Core Strategy Review and a Publication Version (Regulation 19) consultation took place in March 2022.
- 2.7 Ashfield District Council is producing a separate Local Plan and consulted on a Draft Local Plan (Regulation 18) in October 2021.

Progress with the Strategic Plan

- 2.8 In July 2020 and February 2021, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils consulted on the Greater Nottingham Strategic Plan Growth Options document. This was a Regulation 18 consultation which requires that various bodies and stakeholders be notified that the Councils are preparing a plan and invites them to comment about what that plan ought to contain.
- 2.9 The consultation document asked a series of questions on topics including housing growth, employment growth and economic development, climate change and carbon neutrality, Green Belt, city and town centres, the natural environment, urban design, the historic environment, safe and healthy communities and infrastructure provision. The document also asked questions regarding potential broad areas for growth and sites, as identified in the Growth Options Study. This Study, undertaken by the consultants AECOM, reviewed options for strategic growth and assessed the suitability of existing settlements to accommodate strategic growth.
- 2.10 A Report of Consultation Responses was published in February 2022 which summarised the consultation responses received. The Councils' response to the consultation comments, for matters relating to this Preferred Approach consultation, is included in the Preferred Approach: Response to the Growth Options Consultation (September 2022). For matters not relating to this consultation, responses will be provided as part of the Publication Draft of the Strategic Plan.
- 2.11 The Councils have been updating the evidence to support the preparation of the Strategic Plan.
- 2.12 An important first stage was the preparation of evidence to confirm that the geographic basis of the Joint Planning Advisory Board remains appropriate in light of up-to-date evidence. The 'Greater Nottingham Housing Market Area Study' was published in September 2018. This confirmed that the boundaries

for strategic planning remain appropriate and the review is therefore based on a sound geography.

2.13 The main documents forming the evidence base are set out below:

| Document Title | Author | Publication Date |
|---|--------------------------------|-------------------------|
| Nottingham Core Housing Market Area Boundary Study | Opinion Research Services | August, 2018 |
| Review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs) | ARUP | July, 2019 |
| Greater Nottingham Growth Options Study | AECOM | July, 2020 |
| Greater Nottingham & Ashfield Housing Needs Assessment | Iceni Projects | October, 2020 |
| Joint Methodology Report for Strategic Housing Land Availability Assessments | Greater Nottingham Authorities | November, 2021 |
| Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study | Lichfields | May 2021 |
| Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment | RRR Consultancy Ltd | March, 2021 |
| Greater Nottingham Blue and Green Infrastructure Strategy | Greater Nottingham Authorities | January, 2022 |
| Green Belt Review | Greater Nottingham Authorities | September, 2022 |
| Greater Nottingham & Ashfield Housing Needs Assessment First Homes Update | Iceni Projects | July, 2022 |
| Nottinghamshire Core & Outer HMA Logistics Study | Iceni Projects | July, 2022 |
| Infrastructure Delivery Plan: Baseline Assessment | Greater Nottingham Authorities | September, 2022 |
| Sustainability Appraisal | Greater Nottingham Authorities | September, 2022 |
| Strategic Transport Modelling | | TBC |
| Retail Study | | TBC |
| Infrastructure Delivery Plan (Full Report) | | TBC |
| Viability Study | | TBC |
| Habitats Regulation Assessment | | TBC |
| Strategic Flood Risk Assessment | | TBC |

| Document Title | Author | Publication Date |
|---|---------------|-------------------------|
| Greater Nottingham Scoping Watercycle Study | | TBC |

2.14 The following documents have also been prepared to support this consultation:

- Site Selection Document
- Assessing Housing Need and Capacity in Nottingham City
- Housing Background Paper
- Employment Background Paper
- Report of Consultation Responses: Growth Options
- Preferred Approach Response to the Growth Options Consultation

National Planning Policy Framework (NPPF)

2.15 Paragraph 11 of the National Planning Policy Framework (NPPF) states that plans should apply a presumption in favour of sustainable development. For plan-making this means that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

2.16 Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.17 The Strategic Plan will ultimately cover all of the matters stated above. However, as described in Chapter One, this consultation focuses on housing and employment.

Chapter Three: Vision and Objectives

- 3.1 This Strategic Plan contains a Vision which is aspirational but realistic, setting out the intended character of the plan area, based on current and future trends of key aspects such as population and economy. Objectives flow from the vision, establishing the way in which the plan area will deal with the identified key issues. Together, these are clear, realistic, locally distinctive and spatial in planning terms.

Vision of Greater Nottingham in 2038:

- 3.1.1. By 2038 Greater Nottingham will lead sustainable development in the region. The area will make the most of its economic, cultural, heritage and natural assets and be at the forefront of tackling and adapting to the impacts and challenges of climate change. The area's carbon footprint will be minimised, the unique abundant natural resources will be capitalised on and blue and green infrastructure, landscapes, heritage and biodiversity will be protected, enhanced and increased. Recognising the climate emergency, the councils will seek to be carbon neutral before the Government's target of 2050.
- 3.1.2. The strategic plan will secure a more sustainable, prosperous, safe, healthy and vibrant Greater Nottingham. People from all sections of society will be provided with better access to homes, jobs, services and nature and open space, to support improved health and wellbeing outcomes. The area's natural environment, heritage and built form will be preserved and enhanced. A minimum of 49,900 new homes will be delivered, incorporating different types of homes for different life stages. Sustainable distribution of development will be achieved by seeking sites firstly within the main built up area of Nottingham and to a lesser extent adjoining it, resulting in an improved quality of life. As a result, urban living will be a popular choice, whilst new development elsewhere will be focused adjoining the built up area of Hucknall and at key settlements. It will be implemented in a sustainable manner and embodying the principles of 20 minute neighbourhoods.
- 3.1.3. Economic development will seek to address the threats to growth and will seek to ensure a resilient economy. It will facilitate an HS2 station at East Midlands Parkway and the

economic growth potential of the adjacent Ratcliffe on Soar power station will be realised. Toton in Broxtowe will also be a focus for economic development and housing growth, supported by a new mainline railway station. Innovation will continue to be encouraged by capitalising on links with the Universities and nurturing of new business start-ups. The area will be the pre-eminent sporting centre in the region with a broad range of cultural, tourist and sports facilities.

- 3.1.4. The City Centre will see the innovative redevelopment of the Broad Marsh centre and town centres will remain vibrant and viable addressing the challenges post Covid by broadening the range of services and community facilities on offer.
- 3.1.5. The area's unique built and natural environment will be enhanced through sensitive and well-designed places, neighbourhoods and developments which will be strongly connected with timely infrastructure. Environmental net gains will be delivered alongside developments and through the enhancement of existing and the creation of new habitats.
- 3.1.6. The public transport network will continue to be world class and grow, and new tram routes will be provided. There will be new cycling and walking networks, promoting healthy lifestyles, and connecting our neighbourhoods with employment areas and the city and town centres.
- 3.1.7. All development will take account of flood risk, be energy efficient and of high design quality, making efficient use of resources and enabling waste prevention.

3.2 Objectives relating to housing and employment are:

Objective: Housing

- 3.2.1. High quality new housing: to manage an increase in the supply of housing to ensure the targets of the Plan are met, promoting increased delivery where feasible, viable and sustainable, in locations which embody the principles of 20 minute neighbourhoods. To include opportunities for self-build and custom build, maximise brownfield opportunities, deliver regeneration aims, and provide access to affordable and high quality new homes.

3.2.2 In doing so, there will be a rebalancing of the housing mix (where required) on a range of sites in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, people with disabilities and Gypsies and Travellers, and creating and supporting mixed and balanced communities.

Objective: Employment

3.2.3 Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, enhancing the Core City role of the Nottingham conurbation. To support, develop and enhance the City Centre by providing for new office, commercial, residential, leisure and other uses and contribute to a resilient economy. Maximise the opportunities at the Boots Campus, Beeston Business Park, Nottingham Science Park, the Development Corporation sites at Ratcliffe on Soar Power Station, which is also a Freeport, and Toton / Chetwynd together with other brownfield sites.

3.2.4 Encourage the further expansion of the Universities and other higher education establishments for their own and wider economic development opportunities. Create the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels. Where appropriate further development of tourism facilities will be supported.

3.3 Only specific objectives relating to housing and employment have been included as part of this consultation. Objectives covering the following topics will be included as part of the Publication Draft of the Strategic Plan:

- Climate change;
- Natural assets including Blue and Green Infrastructure;
- City and town centres;
- Regeneration;
- Heritage and local distinctiveness;
- Design;
- Healthy and cohesive communities;
- Education, culture, leisure and sport; and
- Infrastructure and sustainable transport.

Chapter Four: Proposed Planning Strategy

- 4.1 The planning strategy follows from the Vision and the Objectives set out in Chapter Three. It is aspirational but realistic, and has been positively prepared to meet the development and infrastructure needs of Greater Nottingham. It provides a framework and context for the other policies of the plan.
- 4.2 The Preferred Approach to the strategy and settlement hierarchy is included below:

Preferred Approach: Planning Strategy and Settlement Hierarchy

4.2.1 Sustainable Development in the plan area will be achieved through:

- a) Ensuring development maximises opportunities to enhance the Blue and Green Infrastructure network and incorporates Blue and Green Infrastructure into new development;
- b) Promoting urban living through prioritising sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;
- c) Ensuring that new development adjoining the built up area of Hucknall, or in or adjoining Key Settlements, is of a scale and character that supports these as sustainable locations for growth;
- d) Creating sustainable and attractive places with an enhanced quality of life for residents through implementing a '20-minute neighbourhood' approach; and
- e) Maximising the economic development potential of key sites including the former Ratcliffe on Soar power station, Toton and the wider Broad Marsh area.

4.2.2 The settlement hierarchy to accommodate this growth consists of:

- a) the main built up area of Nottingham;
- b) adjacent to the Sub Regional Centre of Hucknall; and
- c) Key Settlements.

4.2.3 In other settlements development will be smaller scale as defined in Part 2 Local Plans.

- 4.3 The preferred approach sets out how sustainable development will be achieved. Enhancing Blue and Green Infrastructure contributes to achieving sustainable development by providing a vital multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Blue and Green Infrastructure creates high quality environments and well-designed places which promote healthy and safe communities. It provides recreational opportunities which; are attractive to business and investors, mitigate climate change through carbon storage, cooling and shading, and natural flood risk mitigation, and conserve and enhance the natural environment. New development will provide opportunities to further enhance the Blue and Green Infrastructure network and should be carried out following the principles set out in the Blue-Green Infrastructure Strategy.
- 4.4 The focus on urban living through prioritising sites within the main built up area, and to a lesser extent adjoining it, seeks to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. It will use the range of facilities and services which are provided within the City and town centres and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area. However, it is recognised that there are potentially harmful effects of ‘town cramming’ of urban intensification if they are overdeveloped.
- 4.5 The Sub Regional Centre of Hucknall (in Ashfield District) abuts the plan area. Hucknall is relatively large and has its own distinct identity and economic role.
- 4.6 In Gedling, Key Settlements have been identified as sustainable and accessible locations which provide, or have the potential to provide through infrastructure improvements, key facilities and services. New development in these locations will vary depending on a range of factors including Green Belt, local regeneration needs and the level of growth capable of being accommodated, taking into account infrastructure constraints. In Broxtowe and Rushcliffe, the delivery of new homes at the Key Settlements over the plan period will be achieved through a combination of sites which have already been allocated by the Part 2 Local Plans and sites within the settlements which already have planning permission or come forward as infill sites. It is not proposed that any further land adjacent to any of the Key Settlements in Broxtowe and Rushcliffe is allocated for housing development during the plan period.
- 4.7 The ‘20 minute neighbourhood’ approach seeks to create places in which most of people’s daily needs can be met within a short walk or cycle. The impact of Covid has emphasised the importance of attractive, safe, walkable environments in which people of all ages can access destinations that they visit and the services they need to use day to day. These include shopping, school, community and healthcare facilities, places of work and green spaces. Creating these places has significant physical and mental health benefits to residents. This approach follows the principles set out in Town and Country Planning Association’s Guide to 20-Minute Neighbourhoods such as:
- diverse and affordable homes;

- well connected paths, streets and spaces;
- schools at the heart of communities;
- good green spaces in the right places;
- local food production;
- keeping jobs and money local;
- community health and wellbeing facilities; and
- a place for all ages.

- 4.8 Ratcliffe on Soar Power Station and Toton form part of the East Midlands Development Corporation and are key areas identified for economic growth. Ratcliffe on Soar Power Station, which also forms part of the East Midlands Freeport, will be transformed into an international centre for the development of zero carbon technology. Toton, in combination with Chetwynd, will provide a mixture of homes and jobs and will include new green spaces, enhancing connections between the existing communities. The Broad Marsh area is one of the most significant City Centre development sites in the UK and will create new homes, commercial space and a substantial area of green space.
- 4.9 The settlement hierarchy set out in part 2 of the proposed strategy reflects the role and size of the urban areas. Nottingham and its built up area is of national and regional importance in terms of its size and economy. The Sub Regional Centre of Hucknall (in Ashfield District) is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations.
- 4.10 The concentration of development in or adjoining the main built up area of Nottingham applies across the area, rather than to individual Council areas, so the proportion of growth in or adjoining the main built up area will vary between the Councils.
- 4.11 Outside of the Key Settlements, development at other settlements will be of a smaller scale, to be defined in Part 2 Local Plans.

Chapter Five: Approach to Housing Need

- 5.1 The NPPF sets out the Government’s approach to significantly boosting the supply of homes and confirms that the standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach. Nottingham City is one of the 20 largest urban local authorities in the Country, accordingly the standard method applies a 35% uplift to its housing need. The Government justifies this by arguing it will promote brownfield development, and that changes to the planning system, such as permitted development, will facilitate more new homes through changes of use of existing buildings. The approach to housing provision is set out in the Greater Nottingham Housing Background Paper (2022).
- 5.2 Nottingham City does not have the capacity to meet the entirety of its need once the 35% uplift has been added, and so its housing target is based on the anticipated housing land supply over the plan period. Including the 35% uplift, Nottingham City’s standard method need 2022-2038 is 28,368, against an estimated supply of 25,760, a difference of 2,608. For all the other Councils, the housing target is calculated using the standard method. Each of these Councils also applies a buffer to the housing need figure to allow for flexibility and to ensure that housing need is met. No buffer is applied to the City’s housing target, as the target is the available housing supply.
- 5.3 The preferred approach to housing provision is:

Preferred Approach: Housing Provision

5.3.1 A minimum of 49,900 new homes (2022 to 2038) will be provided for, distributed as follows:

| Authority | Housing Target | Minimum Flexibility Buffer |
|----------------------------|----------------|----------------------------|
| Broxtowe Borough Council | 6,240 | 10% |
| Gedling Borough Council | 7,950 | 10% |
| Nottingham City Council | 25,760 | 0 |
| Rushcliffe Borough Council | 9,950 | 10% |
| Greater Nottingham | 49,900 | N/A |

5.3.2 Approximately 43,880 homes will be provided for in or adjoining the existing main built up area of Nottingham, in the following distribution:

- Broxtowe Borough Council: 4,272
- Gedling Borough Council: 4,240
- Nottingham City Council: 25,760
- Rushcliffe Borough Council: 7,640

To include (numbers are indicative):

- i) Boots and Severn Trent site, in Broxtowe (506 homes remaining);
- ii) Field Farm, north of Stapleford, in Broxtowe (332 homes remaining);
- iii) Toton and Chetwynd Barracks, in Broxtowe (3,200 – 3,500 homes);
- iv) Teal Close, in Gedling (579 homes remaining by 2028 with a further 360 homes in the plan period);
- v) Gedling Colliery/Chase Farm, in Gedling (625 homes remaining);
- vi) Remainder of Boots Site, in Nottingham City (216 homes remaining);
- vii) Stanton Tip, Hempshill Vale, in Nottingham City (500 homes); and
- viii) The Broad Marsh area, in Nottingham City (1,000 homes).
- ix) A Sustainable Urban Extension to the South of Clifton at Clifton (3000 homes remaining);
- x) A Sustainable Urban Extension on land off Melton Road, Edwalton (770 homes remaining);
- xi) A Sustainable Urban Extension to the East of Gamston/North of Tollerton (4,000 homes in total with 2,240 homes in the plan period).

5.3.3 Approximately 1,530 homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising Sustainable Urban Extensions at (numbers are indicative):

- i) North of Papplewick Lane (83 homes remaining); and

- ii) Top Wighay Farm (805 homes remaining by 2028 with a further 640 homes in the plan period).

5.3.4 Approximately 6,690 homes beyond the main built up areas of Nottingham in Rushcliffe, including (numbers are indicative):

- i) North of Bingham (760 homes remaining); and
- ii) Former RAF Newton (500 homes remaining);

5.3.5 The remainder of homes will be provided elsewhere, including in or adjoining the Key Settlements of:

In Broxtowe, through existing commitments at:

- i) Awsworth;
- ii) Brinsley;
- iii) Eastwood (including parts of Giltbrook and Newthorpe); and
- iv) Kimberley (including parts of Nuthall and Watnall).

In Gedling, through existing commitments and possible new allocations at:

- i) Bestwood Village;
- ii) Calverton; and
- iii) Ravenshead.

In Rushcliffe, through existing commitments at:

- i) Bingham;
- ii) Cotgrave;
- iii) East Leake;
- iv) Keyworth;
- v) Radcliffe on Trent; and
- vi) Ruddington.

5.3.6 In other settlements development will be smaller scale as defined in Part 2 Local Plans.

5.4 The total housing provision between 2022 and 2038 for the four Council areas is approximately 52,300 (housing target plus minimum flexibility buffer).

5.5 This level of housing provision takes the Government's standard method as its starting point, but then adjusts it by firstly removing the element of the City Council's housing need that cannot be met within its boundaries, and secondly applying a buffer to the standard method housing need figure for

each Borough. This buffer is to ensure the minimum housing figure for each Borough is met should some sites not deliver housing as expected, therefore where the buffer reduces as a result of delivery not being as expected, further sites will not be allocated to replace the capacity lost or delayed. These buffers do not form part of the housing need, and are therefore not included in 5 year land supply or housing delivery test calculations.

- 5.6 The shortfall in Nottingham City is not projected to occur until towards the end of the plan period, as the City Council's trajectory shows need plus 35% will be met until 2035/36. The shortfall is not redistributed to each Borough because it is part of the 35% uplift, and therefore not evidenced in terms of actual local housing need, nor in terms of delivery. The National Planning Practice Guidance also references the 35% uplift and states that "This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations." (Paragraph: 035 Reference ID: 2a-035-20201216).
- 5.7 The National Planning Policy Framework is national policy, and includes the need to positively prepare local plans, "so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development". Provision elsewhere in Greater Nottingham would entail development in the Green Belt, which the Government has made clear can only happen in exceptional circumstances. The Councils do not consider unevidenced need to constitute exceptional circumstances, and paragraph 11.b)i states that land designated as Green Belt (footnote 7) can provide "a strong reason for restricting the overall scale [...] of development in the plan area".
- 5.8 The fact that the shortfall in Nottingham City is expected to only arise towards the end of the plan period allows the opportunity for housing delivery and supply to be monitored. Current Government proposals require Local Plans to be reviewed regularly, with the next review expected to commence around 2028.
- 5.9 Notwithstanding the inability of Nottingham City to meet part of the 35% uplift to its housing need, the Plan's housing provision figure of 52,300 compares with the standard need figure (including 35% uplift for Nottingham City) of 52,510 homes. The level of provision therefore is sufficient to meet the vast majority of objectively assessed housing need of the area as a whole, in line with paragraph 23 of the NPPF (2021), and will allow for a significant contribution to affordable housing need.
- 5.10 In terms of deliverability, the housing provision figure is considered to be challenging, and the housing trajectories in Appendix X (to be provided post JPAB) show that a significant uplift in completions above past rates will be required if the total housing provision is to be achieved. However, the number is considered to be the appropriate level of housing provision to plan for, and completion rates across Greater Nottingham have increased consistently over the past few years. A significant amount of the preferred approach housing

provision is already allocated in adopted Local Plans or has planning permission.

- 5.11 In line with sustainability principles, most of the main urban area development will be met within the main built up area of Nottingham. For example, sites at Boots (Broxtowe and Nottingham City), Stanton Tip (Nottingham City), and the Broad Marsh area are planned to deliver 2,200 homes. However, there is insufficient capacity to deliver all the required homes within the main urban area. In Gedling Borough development continues at Teal Close, Netherfield with 579 homes remaining and on the Gedling Colliery/Chase Farm site with 625 homes remaining. An extension to the Teal Close site is proposed to accommodate a further 360 homes. It is recognised that this site is located within Flood Zone 2 but is considered to meet the sequential test. In terms of the exceptions test, the wider sustainability and regeneration benefits of the local area outweigh the flood risk. The development will need to be flood resistant and resilient and safe for its lifetime in accordance with advice from the Environment Agency. In Rushcliffe Borough, Sustainable Urban Extensions are under development at Melton Road, Edwalton and at South of Clifton (also known as Fairham Pastures) and there is an allocation East of Gamston/North of Tollerton.
- 5.12 The Sub Regional Centre of Hucknall (which is in Ashfield District) is also an appropriate location for growth. In Gedling Borough, two sites which adjoin Hucknall are carried forward; the Sustainable Urban Extension at Top Wighay Farm (805 homes remaining) and land North of Papplewick Lane (83 homes remaining). An extension to the Top Wighay Farm site is proposed within existing safeguarded land for 640 homes.
- 5.13 The locations of Sustainable Urban Extensions have been selected based on evidence and the findings of the Sustainability Appraisal, and informed by previous consultations. These new developments will be exemplar in terms of their design, and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes.
- 5.14 Further details regarding the preferred sites are contained within Appendix A.
- 5.15 Development elsewhere in the plan area will be concentrated in the Key Settlements and are considered to be strategic locations. The sites for development in these settlements will be determined through part 2 Local Plans.
- 5.16 Other settlements not named in the policy will only have smaller scale development defined in the Part 2 Local Plans.
- 5.17 Due to some locally distinct factors within each of the Council areas, the detailed implementation of the broad spatial strategy has some variations across the plan area. These are set out below.

Broxtowe Borough

- 5.18 The large majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Nottingham. This is fully in accordance with the preferred strategy and it will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe, particularly in the Toton/Chetwynd area. Whilst Key Settlements are identified, these will only deliver existing commitments and will not be subject to further allocations or Green Belt release.
- 5.19 This approach is however very much dependent on forthcoming Government decisions on the provision of transport infrastructure, including potential new rail, road and cycling infrastructure. This will include delivery of housing together with employment uses with the overall quantum and distribution of development subject to confirmation of land required for access.
- 5.20 Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. The potential new transport infrastructure at Toton/Chetwynd would add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. This strategy also ensures that the opportunity for future development on land in the vicinity of the possible new station assists with, and in no way compromises, the delivery of the station.
- 5.21 Awsworth, Brinsley, Eastwood and Kimberley are identified as Key Settlements. However, the delivery of new homes at these Key Settlements over the plan period will be achieved only through existing commitments comprising a combination of sites which have already been allocated by the Broxtowe Part 2 Local Plan (2019) and sites within the settlements which already have planning permission or come forward as infill or windfall sites. It is not proposed that any further land adjacent to any of the key settlements is allocated for housing development during the plan period and there will be no Green Belt release. Applications for housing development within these settlements will continue to be considered on their merits, subject to relevant policies, and there will be no general presumption that such applications should be refused.
- 5.22 In total, the anticipated housing supply within Broxtowe Borough from 2022 to the end of the plan period in 2038 is around 8,180. This exceeds the housing provision, and gives confidence that the housing target will be met in the event that delivery on any of the sites does stall or slow.

Gedling Borough

- 5.23 The Borough Council remains committed to a strategy that promotes urban living through prioritising sites for development firstly in the main built up area of Nottingham, and to a lesser extent adjoining it. As much housing as is

feasible will be located within and adjoin the Nottingham urban area, including an extension to the existing strategic allocation at Teal Close.

- 5.24 An extension to the sustainable urban extension at Top Wighay Farm is proposed in recognition of Hucknall's Sub Regional Centre status. The remainder of Gedling's housing provision will be met elsewhere, including in or adjoining the Key Settlements for growth of Bestwood Village, Calverton and Ravenshead.
- 5.25 The total anticipated housing supply in Gedling Borough is 7,530 up to 2038. This is below the housing target. The shortfall will be met by non-strategic allocations in the Part 2 Local Plan. A flexibility buffer of around 10% is proposed and will be provided through existing and future designations of safeguarded land.

Nottingham City

- 5.26 Due to its constrained boundaries, all development within Nottingham City is to be provided within the main built up area (any further opportunities adjoining the urban area are likely to be very limited). The approach is strongly focused on economic development in the City Centre, particularly as part of the Canal and Creative Quarters, and elsewhere at the Boots campus, and existing employment sites such as the former Horizon Factory. Housing provision is sufficient to deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites. It also reflects other key Nottingham City priorities, particularly increasing the level of family housing provided in new development, to ensure the maintenance of balanced communities, and to allow choice to residents who would otherwise have to leave the City to meet their housing needs.
- 5.27 Early provision of housing will be through existing deliverable sites such as the Waterside, and other currently allocated sites. The strategic sites at Stanton Tip and the Broad Marsh area will take longer to deliver their full potential, so delivery of homes here is not expected early in the plan period. The City Centre housing market has performed strongly in recent years, supported by a large number of students. Purpose built student accommodation is also an important part of the mix, and further provision is planned.

Rushcliffe Borough

- 5.28 In Rushcliffe, sustainable development will be concentrated within the main urban area (West Bridgford) where opportunities exist. However, West Bridgford has relatively limited capacity to accommodate development over the plan period and, therefore, the majority of 'main urban area' development in Rushcliffe will be delivered on three Sustainable Urban Extensions at Melton Road, Edwalton, South of Clifton (also known as Fairham Pastures) and East of Gamston/North of Tollerton.
- 5.29 Approximately 8,770 new homes will be provided for on these three Sustainable Urban Extensions, of which approximately 1,000 new homes had

been built by March 2022. All three locations were selected for inclusion in the Rushcliffe Local Plan Part 1: Core Strategy, which was adopted in 2014, and are on land that was removed from the Green Belt at that time in order to accommodate development. It is not proposed that any further land adjacent to the main urban area (within Rushcliffe) is allocated for housing development during the plan period.

- 5.30 The Melton Road, Edwalton strategic allocation will provide around 1,700 homes when completed. The delivery of these new homes is already well underway (with around 1,000 new homes built by March 2022) and it is expected that all development will be finished by March 2028. The development of the South of Clifton strategic allocation has recently commenced and it will deliver around 3,000 new homes in total; all of which are expected to be delivered within the plan period. The strategic allocation to the East of Gamston/North of Tollerton is still to secure planning permission. It will deliver around 4,000 new homes in total but with expected delivery of around 2,240 new homes by the end of the plan period (2038) and then all remaining homes by around 2047.
- 5.31 Beyond the main urban area of Nottingham, there are three other strategic allocations within Rushcliffe: North of Bingham (around 1,050 homes); the Former RAF Newton (528 homes); and the Former Cotgrave Colliery (463 homes). The delivery of new homes on the North of Bingham strategic allocation is now well underway (with 284 built by March 2022) and it is expected that all new homes will be delivered on site by 2028). The Former RAF Newton strategic allocation has planning permission and development has commenced. All homes should have been completed on the site by 2028. All new homes (463 in total) on the Former Cotgrave Colliery strategic allocation have already been delivered. It, however, remains a strategic allocation because the site includes approximately 2 hectares of employment land which is still to be delivered.
- 5.32 Development elsewhere in Rushcliffe will be concentrated at the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, again to assist in meeting sustainability objectives. The delivery of new homes at these Key Settlements over the plan period will be achieved through a combination of sites which have already been allocated by the Rushcliffe Local Plan Part 2 (adopted 2019) and sites within the settlements which already have planning permission or come forward as infill or windfall sites. It is not proposed that any further land adjacent to any of the Key Settlements is allocated for housing development during the plan period.
- 5.33 In other settlements, development will be smaller scale, as defined by a new Rushcliffe Local Plan Part 2 to replace the one adopted in 2019. It is expected that the delivery of new homes at these other settlements over the plan period will be achieved through a combination of sites which have already been allocated by the adopted Local Plan Part 2, sites within settlements that already have planning permission or come forward as infill development, conversion or changes of use of buildings and/or on 'exception' sites. It is not proposed that any further land adjacent to any other settlements is allocated for housing development during the plan period.

5.34 In total, the anticipated housing supply within Rushcliffe from 2022 to the end of the plan period in 2038 is around 14,300. This significantly exceeds the housing provision, and gives confidence that the housing target will be met in the event that delivery on any of the sites does stall or slow. It is intended this will provide sufficient protection against any potential future housing undersupply should the delivery of one or more of the larger strategic allocations either stall completely or if the rate of housing delivery on site falls significantly below expected levels. However, in the event that delivery on any of the sites does stall or slow, there would be no requirement for these homes to be provided for elsewhere through the allocation of new housing sites.

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Chapter Six: Approach to Employment Need

Rushcliffe Borough employment figures awaited.

- 6.1 The NPPF states that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration. They should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. Policies should also be flexible enough to accommodate needs not anticipated in the plan, and to enable a rapid response to changes in economic circumstances.
- 6.2 In order to fulfil the requirements of the NPPF and the PPG, an Employment Land Needs Study has been undertaken. The Study uses a variety of scenarios to assess a range of employment space needs for both industrial/warehousing space and office floorspace.
- 6.3 Based on this analysis, it is concluded that the regeneration scenario which predicts jobs growth towards the upper end of the Employment Land Study forecasts is the most appropriate level of growth to plan future requirements. It matches the aspirations of the D2N2 Local Economic Partnership's Strategic Economic Plan, will assist in recovery from Covid and help counter the likely impacts on the economy predicted for the early years of the plan period as a result of the unforeseen rise in the cost of energy. Further details of the scenarios and the approach is set out in the Greater Nottingham Employment Background Paper.
- 6.4 The Councils' consider that this is the minimum figure that should be planned for and in summary results in the following requirement for employment space across the HMA:
- xxxxx sq. m of office space; and
 - xxxxx of industrial and warehousing land.

Table 1: Office Need and Supply 2022 – 2038 (all figures in square metres)

| Office | Broxtowe | Gedling | Nottingham | Rushcliffe | HMA |
|----------------|----------|---------|------------|------------|------|
| Need | 30,000 | 12,000 | 156,000 | xxxx | xxxx |
| Supply rounded | 5,500 | 7,000 | 234,500 | xxxx | xxxx |
| Surplus/minus | -24,500 | -5,000 | +78,500 | xxxx | xxxx |

Table 2: Industrial Need and Supply 2022 – 2038 ha (all figures in hectares)

| Industrial – | Broxtowe | Gedling | Nottingham | Rushcliffe | HMA |
|---------------------|-----------------|----------------|-------------------|-------------------|------------|
| Need | 31 | 19 | 44 | xxxx | xxxx |
| Supply rounded | 6 | 17 | 21 | xxxx | xxxx |
| Surplus/minus | -25 | -2 | -23 | xxxx | xxxx |

6.5 The preferred approach towards facilitating employment growth is set out below:

Preferred Approach: Employment Provision and Economic Development

Strengthening and Diversifying the Economy

6.5.1 The economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting a high value knowledge based economy. This will be achieved by:

- Providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;
- Placing a particular emphasis on office development (falling within Use Class E(g)) as part of providing for a science and knowledge-based economy. A minimum of 301,500 square metres of new office and research development (2022 to 2038) will be provided in the following spatial distribution:

| Authority | Office and Research Development Provision |
|----------------------------|--|
| Broxtowe Borough Council | 10,000 sq m |
| Gedling Borough Council | 7,000 sq m |
| Nottingham City Council | 234,500 sq m |
| Rushcliffe Borough Council | xxxx sq m |

- A range and choice of sites up to 2038 for new and relocating industrial and warehouse uses Use Class E(g), B2 and B8). About 174 hectares (2021 to 2038) will be identified in the following distribution:

| Authority | Industrial and Warehouse Provision |
|----------------------------|---|
| Broxtowe Borough Council | 6 hectares |
| Gedling Borough Council | 17 hectares |
| Nottingham City Council | 21 hectares |
| Rushcliffe Borough Council | xxxx hectares |

Strategic Locations for Employment Growth

6.5.2 Nottingham Regional Centre

Promoting Nottingham City Centre as the primary location for new offices in particular in the Canal and Creative Quarters.

6.5.3 Town Centres

Office development of a lesser scale in the town centres of Arnold, Beeston and Bulwell;

6.5.4 Strategic Sites

Promoting significant new economic development at the following strategic sites:

- Toton (Broxtowe);
- The former Ratcliffe on Soar Power Station Site (Rushcliffe);
- Employment allocations within existing strategic sites; and
- Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in Part 2 Local Plans.

6.5.5 Universities, Higher education and Hospital Campuses

Encouraging the further expansion of the Universities, other higher education establishments and the hospital campuses for their own purposes, together with economic development associated with them, and allocating land specifically to meet the needs of high technology users;

6.5.6 Rural Areas

Encouraging economic development of an appropriate scale to diversify and support the rural economy;

6.5.7 Safeguarding Employment Land

Appropriately managing existing employment sites and allocations to cater for the full range of employment uses;

6.5.8 Employment and Training

Working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.

6.5.9 Strategic Distribution

The approach to the strategic distribution sector will be determined at the next stage of plan preparation. The Councils have undertaken a “call” for strategic distribution sites to inform this.

Strengthening and Diversifying the Local Economy

6.6 The local economy has experienced a contraction in traditional employment over recent decades and conversely a growth in service based employment. The strategy of successive plans has been to strengthen and diversify the local economy and given that the trends towards a more service based economy is anticipated to continue, this approach remains valid for this Plan. The impacts of Covid add additional impetus to help drive economic recovery particularly in the short and medium terms.

6.7 New employment development is vital to the growth of the plan area's economy, which supports a work based population of 297,368 (350,429 for the Greater Nottingham area). Over the plan period, an increase of approximately 58,600 jobs in Greater Nottingham is anticipated, of which around 52,500 are expected to be in the plan area. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from traditional manufacturing sectors, to a more knowledge based

economy. The area also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. Emphasis is placed on providing a range of attractive employment sites for all sectors but with emphasis placed on providing good quality office business space and the provision of business space for the high value knowledge based sector.

- 6.8 The Preferred Approach recognises that all uses which generate employment, such as retail, health, education and civic/science-based institutions should be catered for. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for these other forms of employment will be made in site specific allocations in Part 2 Local Plans.
- 6.9 In promoting sustainable and coordinated economic growth across local authority areas, the Councils will work collaboratively with the D2N2 Local Economic Partnership to enable the delivery of strategic planning priorities such as supporting the food and drink sector, life sciences, creative and digital, logistics, construction and professional and business services which have a strong representation in the Plan Area. The Councils will also work in close cooperation with the East Midlands Development Corporation which has a programme for major mixed use and employment developments in the region.
- 6.10 There is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area. The Employment Land Study concluded the majority of the supply of employment sites to be of average or above average in terms of quality and recommended that these sites should be retained as allocations or protected as existing employment sites. The strategy recognises the key role played by Nottingham City Centre as a regional employment centre providing jobs for both Nottingham City residents and residents of the surrounding partner Councils. On a reciprocal basis, in terms of more general industrial and warehousing land the distribution of the strategic sites identified in chapter 5 recognises that the supply of employment sites within the administrative boundaries of Nottingham City is limited and sites are therefore provided in sustainable locations that are also attractive to business in all of the surrounding partner Councils.
- 6.11 To help promote and strengthen the role played by local economies serving communities around the conurbation, a range of suitable sites for new office-based development, and industry and warehousing, will need to be provided across the area. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and with some being large in size. The locations listed above display such attributes and therefore will be a focus for the creation of employment-generating development of various scales. In particular Nottingham City Centre and its distinctive “Quarters” have been identified for significant scale

of office based jobs, leisure and recreational uses. The site at Ratcliffe on Soar Power Station is located within the East Midlands Freeport and, along with the Toton and Chetwynd Barracks sites, forms part of the East Midlands Development Corporation's programme for major employment growth on the western side of Nottingham. Strategic sites with available employment land available also include Teal Close on the eastern edge of the Nottingham urban area and Top Wighay Farm adjoining the sub-regional centre of Hucknall to the north of Nottingham.

Strategic Locations for Business

Nottingham City Regional Centre

- 6.12 Nottingham City Centre will be the primary location for new offices, in particular the Canal and Creative Quarters. The Canal Quarter forms a major proportion of the southern part of the City Centre. The area offers considerable scope for a range of office led developments supported by other employment, residential and leisure uses to exploit and further expand upon the enhanced transport infrastructure and accessibility provided by the Nottingham Station Hub transport interchange and NET. The Creative Quarter will be the focus for major investment with further development in growth sectors such as, bio-science, digital media and a range of other knowledge based and creative industries.

Greater Nottingham Town Centres

- 6.13 Arnold, Beeston and Bulwell are large town centres with a strong retail and commercial core. These centres with their inherent accessibility to their catchment areas are important business locations and opportunities for further and commercial development should be considered through the preparation of Part 2 Local Plans.

Toton and Chetwynd Barracks

- 6.14 The sites at Toton and Chetwynd Barracks located to the west of the Nottingham urban area have potential to generate significant growth providing jobs across all skill levels for both local people and new residents. Land is allocated in the Broxtowe Local Plan Part 2 at these sites for a mix of uses and includes a minimum provision of 18,000 square metres of employment floorspace including an innovation centre for new technologies and businesses to be delivered. Both sites are expected to deliver homes and jobs into the 2040s. The sites are currently the subject of a master planning exercise which will eventually be adopted as a supplementary planning document.

Ratcliffe on Soar Power Station

- 6.15 The power station site at Ratcliffe on Soar located to the west of the Nottingham urban area is due to be decommissioned in 2024. The site includes an existing Technology Centre for developing low carbon energy systems and planning permission on part of the site has recently been granted

for an energy from waste facility. The remaining land represents a good redevelopment opportunity for research and development and for advanced manufacturing uses. It is located close to East Midlands Parkway, within the East Midlands Freeport one of eight new Freeports in England designated by the UK Government. This Freeport is based around the East Midlands Airport and Gateway Industrial Cluster, which includes the Ratcliffe on Soar Power Station site.

- 6.16 The site is subject to the preparation of a Local Development Order (LDO) which would permit buildings up to around 810,000 square metres for a variety of employment uses including energy generation, advanced manufacturing, logistics, research and development, skills and training. The LDO is being prepared in order to secure the reuse of those parts of the site that will be redundant after decommissioning and to provide planning certainty to enable new businesses to be operational from 2026 to take advantage of the Freeport benefits and status.

Teal Close

- 6.17 The Teal Close strategic site located on the eastern side of the Nottingham urban area is part of a strategic mixed use urban extension and along with the nearby Colwick Industrial Estate, which is one of the largest industrial estates in the plan area, is well located to accommodate new and relocating manufacturing and warehousing operations and assist in supporting the regeneration of Colwick, Netherfield and surrounding areas.

Top Wighay Farm

- 6.18 Located to the north of the Nottingham urban area adjacent to the sub-regional centre of Hucknall, the Top Wighay Farm strategic mixed use allocation includes a major employment site close to the M1 Junction 27 with frontage to the A611. The site has planning permission for a major office development designed to be a “landmark” building and potential catalyst for the development of the remainder of the site where a significant amount of business space remains available.

The Universities, Hospital Campuses and FEs

- 6.19 Economic development will be encouraged where it strengthens the plan area’s role as an exemplar of international science and technology. Part 2 Local Plans will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area’s hospitals and Universities, which are vital part of the area’s economy in their own right, employing thousands of staff. Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the priorities of the Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership and will provide employment opportunities for graduates of the area’s Universities, thus retaining them for the benefit of the area’s economy

Rural Areas

- 6.20 The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The National Planning Policy Framework provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

Managing Employment Land

- 6.21 The Preferred Approach is to protect key employment sites, which are of a good quality or important in terms of regeneration and/or provide employment for less skilled workers in deprived areas. Such sites will be designated as protected employment areas in Part 2 Local Plans for predominantly Class E (g), B2 and B8 uses. Other employment sites that are no longer for purpose may be released for other uses such as residential to maximise the use of previously developed land.

Employment and training

- 6.22 In addition to making provision for employment space and in identifying the strategic growth locations which have potential to provide jobs across a range of skills levels, the Plan will also support opportunities to help reskill the workforce to access these local job opportunities. Some parts of the area experience significant levels of unemployment, low economic activity and low levels of skills, and these problems are particularly acute in Nottingham City. Employment and training opportunities, provided as part of new development, for example through the use of Local Labour Agreements (where developers agree to train and employ local labour). These mechanisms can enable the local population to take advantage of opportunities created by new development and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector across the conurbation. There is strong evidence that increasing employment and prosperity across the social gradient will also contribute to improving health and wellbeing and reducing inequalities.

Strategic Distribution

- 6.23 The Employment Land Study findings include views from property agents who consider that there is a very high demand for large-scale strategic distribution facilities along the M1 corridor and A roads leading from motorway junctions within the Plan area. Conversely, agents consider that the supply of available suitable sites for such large-scale distribution facilities is very limited. Whilst the demand for large scale distribution facilities has been growing strongly in recent decades due to consumer demand and e-tail services, the impact of Covid has in the agents' view brought forward demand by several years and that this rapid demand is likely to continue. The study notes that large-scale

storage and distribution warehousing has been constructed at Summit Park and Castlewood in Ashfield and at Nottingham 26 near Eastwood.

- 6.24 The Councils, working with adjoining districts along the M1 Corridor, commissioned the Nottinghamshire Core & Outer HMA Logistics Study (the “Logistics Study” by consultants ICENI to quantify the scale of strategic B8 logistics need across the Core/Outer Nottingham Housing Market Area.
- 6.25 The Greater Nottingham Councils are considering how to take forward the findings of the Logistics Study. The study findings indicate there may be an opportunity for large strategic logistics parks although this study did not take into account policy constraints such as Green Belt policy which will need to be weighed in the balance by the Councils. The Councils have undertaken a “call” for strategic distribution sites and the Council’s approach to large strategic distribution sites will be addressed at the next stage of plan preparation.

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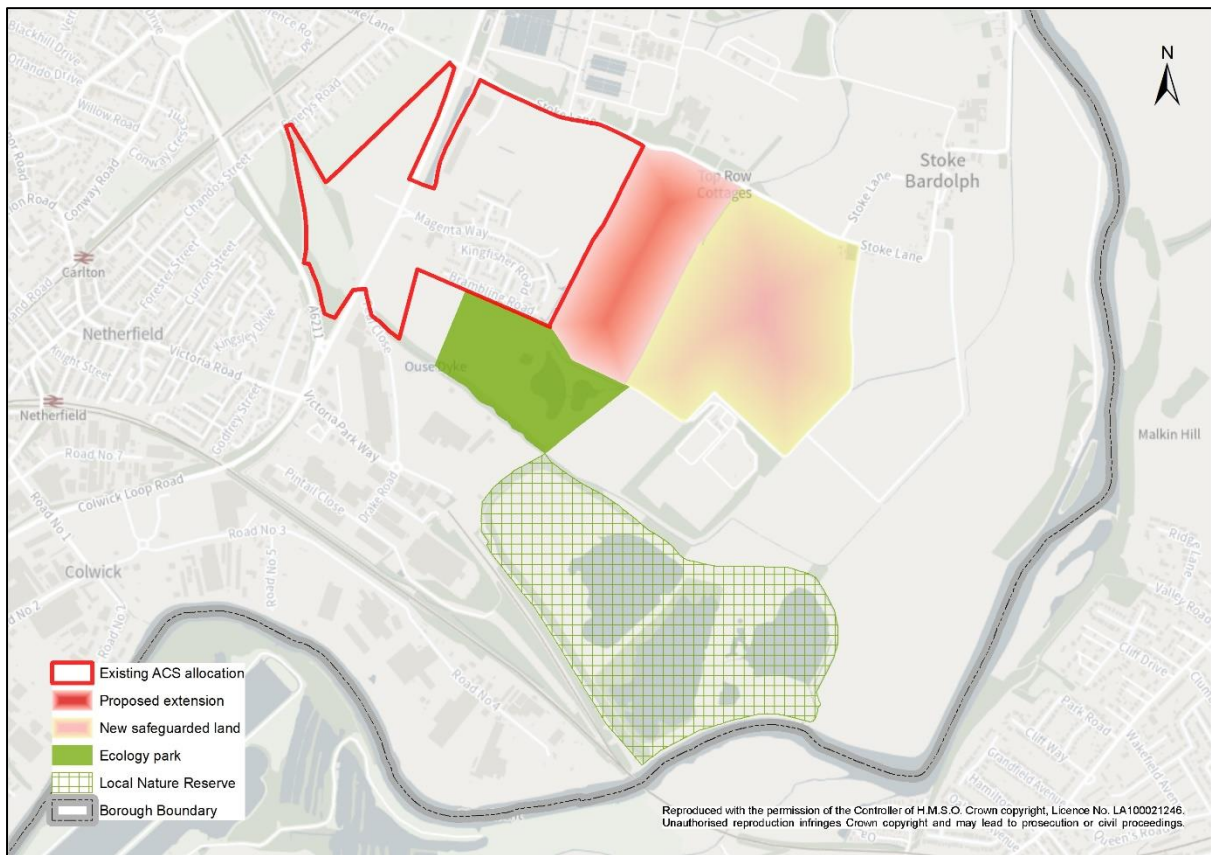
Appendix A: Preferred Sites

The Preferred Approaches to housing and employment provision provided a list of preferred sites to meet the housing and employment targets. Further details of these sites are provided within this appendix.

The list includes strategic sites 'carried forward' from the Aligned Core Strategies and the Rushcliffe Core Strategy. This includes sites which have planning permission but where works have either yet to start or where a significant amount of development is still to take place.

This Appendix does not yet include site plans for preferred sites within Broxtowe and Rushcliffe Boroughs. These are in preparation, and will be included in the consultation document. As these sites are already allocations in existing Local Plans, they are already in the public domain.

Teal Close (Gedling Borough) - G11.1PA



| Factor | Site Information |
|-------------------|---|
| Authority Area: | Gedling Borough |
| Site Size: | Approximately 66ha |
| Planning Status: | <p>Allocation in Aligned Core Strategy. Site has outline consent (2013/0546) and reserved matters consent as follows:-</p> <ul style="list-style-type: none"> • 2017/0800 (phase 1 housing development) • 2019/0153 (phase 2 housing development) • 2019/0560 (phase 3 housing development) <p>Site has outline consent (2013/0546) for mixed B1- B8 employment uses (up to 18,000 square metres) and reserved matters consent as follows:</p> <ul style="list-style-type: none"> • 2019/0614 (employment development on 3.4 ha) • 2019/0615 (employment development on 3.05 ha) |
| Housing Units: | <p>228 dwellings completed (ACS allocation)</p> <p>579 dwellings remaining (ACS allocation)</p> <p>360 dwellings (proposed extension)</p> |
| Employment Units: | <p>3.4 ha of employment land completed (ACS allocation)</p> <p>3.05 ha of employment land remaining (ACS allocation)</p> |

| Factor | Site Information |
|-------------------------|---|
| Other Uses: | Local Centre, community building, care home, education, formal and informal recreation and green infrastructure. |
| Timescale for Delivery: | Under construction. As at 31 st March 2022, 228 dwellings have already been built. |
| Transport: | See planning application documents. |
| Education: | |
| Health: | |
| Utilities: | |
| Other | Extension to allocation is in Flood Zone 2 and will need to be developed in accordance with advice from the Environment Agency. Account will also need to be taken of the potential impact on the adjoining ecology park and nearby Local Nature Reserve. |

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Gedling Colliery/Chase Farm (Gedling Borough)

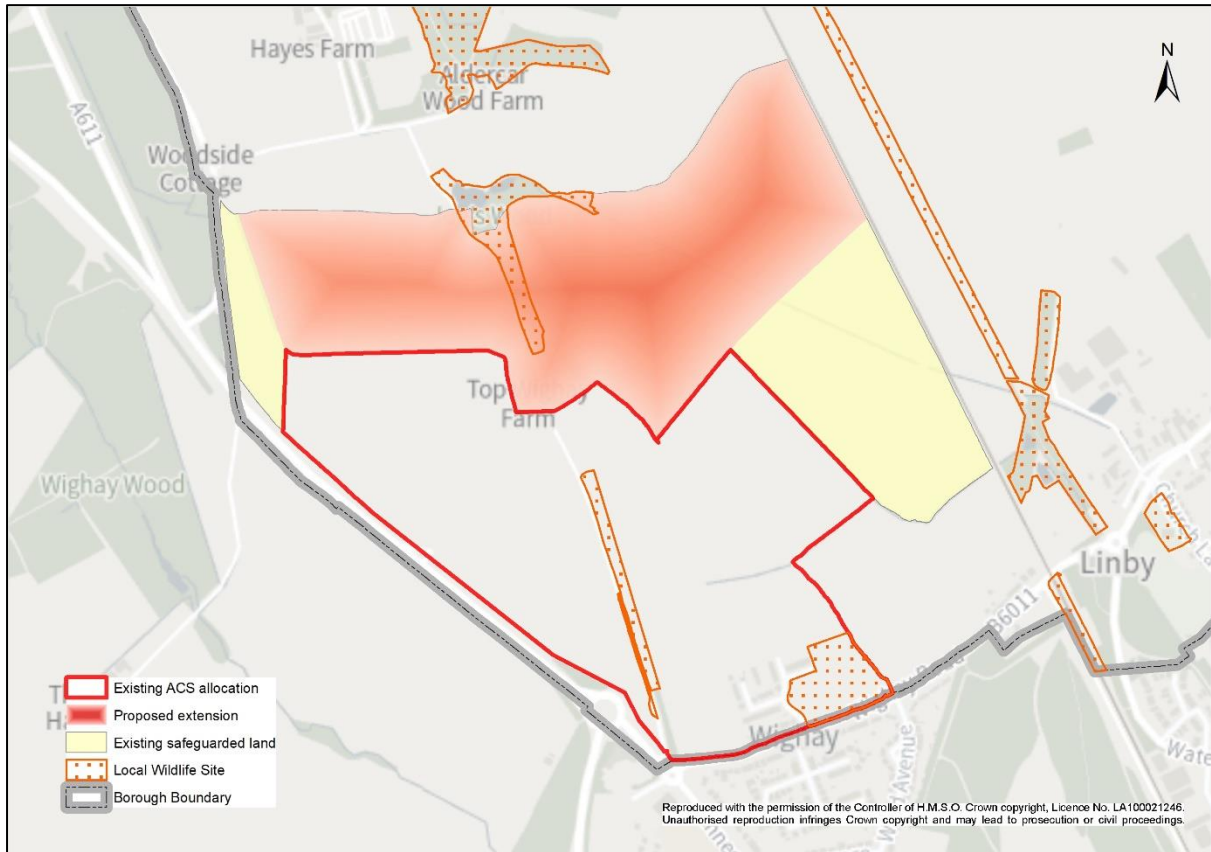


| Factor | Site Information |
|------------------|--|
| Authority Area: | Gedling Borough |
| Site Size: | Approximately 47 ha |
| Planning Status: | <p>Strategic location in Aligned Core Strategy and allocation in Part 2 Local Plan</p> <p>The site is currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the 2nd housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106.</p> <p>Site has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.</p> |
| Housing Units: | 965 dwellings |

| Factor | Site Information |
|-------------------------|---|
| Employment Units: | 2.45 ha remaining |
| Other Uses: | Leisure, education, green infrastructure. |
| Timescale for Delivery: | Under construction. As at 31 st March 2022, 340 homes have been built. |
| Transport: | See planning application documents. |
| Education: | |
| Health: | |
| Utilities: | |
| Other: | |

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Top Wighay Farm (Gedling Borough) - G03.1/G03.2PA

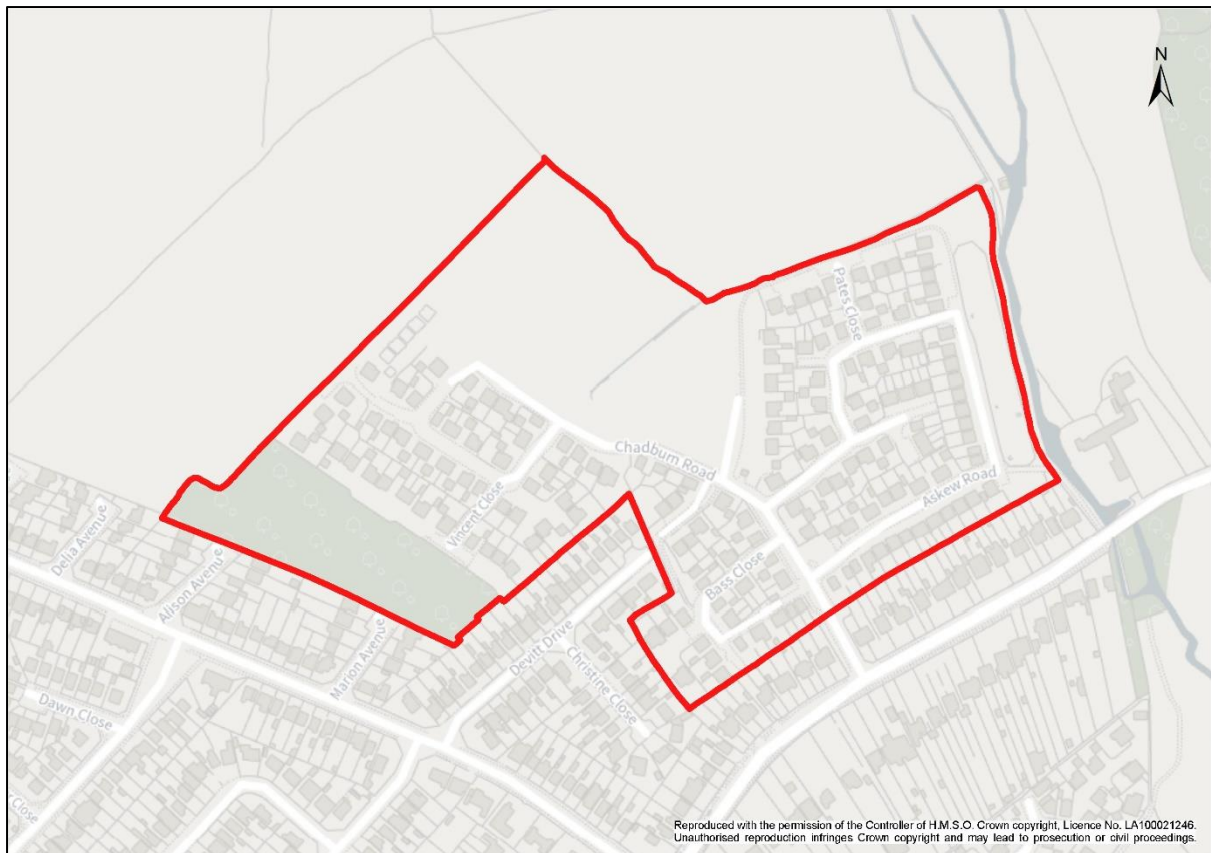


| Factor | Site Information |
|-------------------------|---|
| Authority Area: | Gedling Borough |
| Site Size: | Approximately 77 ha |
| Planning Status: | Allocation in Aligned Core Strategy. Part of the site for 38 homes (2014/0950) is complete. Site has outline consent (2020/0050) for mixed use development for 805 homes and up to 49,500 square metres of employment uses on 8.55 ha of land (gross). Planning permission (7/2022/0050NCC) has been granted for the construction of an office building (use class E (g)(i) on 1.3 ha of land. A reserved matters application for the remainder of the housing development is anticipated later in 2022/23. |
| Housing Units: | 38 dwellings completed (ACS allocation) 805 dwellings remaining (ACS allocation) 640 dwellings (proposed extension) |
| Employment Units: | 8.55 ha (gross), 6.5 ha (net) based on planning application (2020/0050). |
| Other Uses: | Education, health and green infrastructure. |
| Timescale for Delivery: | Access has been constructed. Commencement of housing site anticipated 2023/24. |
| Transport: | |

| Factor | Site Information |
|---------------|--|
| Education: | See planning application documents. |
| Health: | |
| Utilities: | |
| Other: | Account will need to be taken of the potential impact of the extension to the allocation on the Local Wildlife Site within the site. |

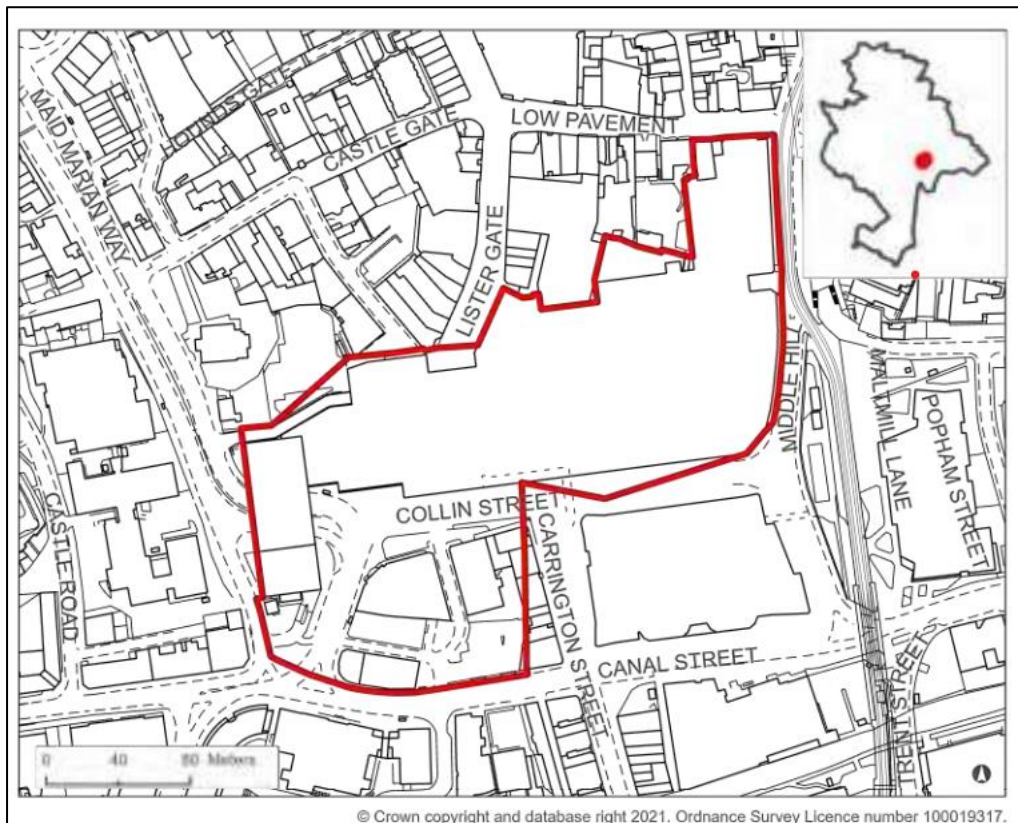
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North of Papplewick Lane (Gedling Borough)



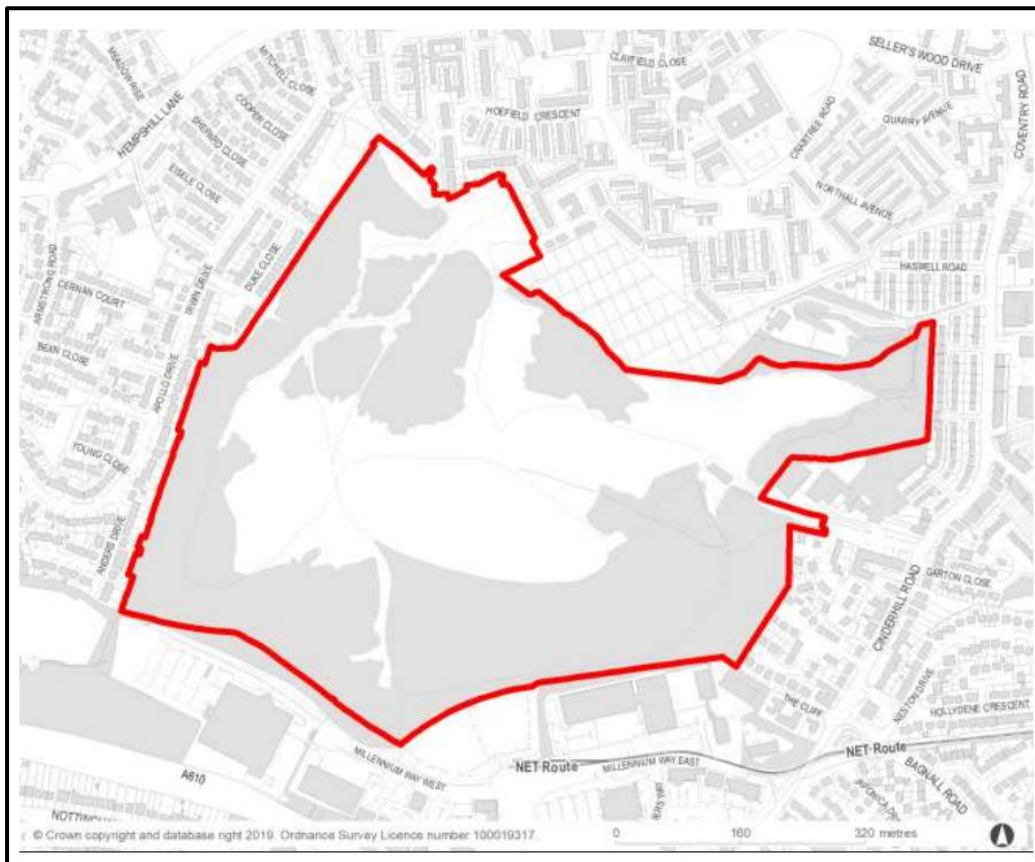
| Factor | Site Information |
|-------------------------|--|
| Authority Area: | Gedling Borough |
| Site Size: | 10 ha The planning application also includes land outside the strategic allocation in the same ownership to the north east which remains in the Green Belt for surface water attenuation. |
| Planning Status: | Allocation in Aligned Core Strategy. The site is under construction for 255 homes including an additional 18 homes (2017/0201 and 2020/0258). |
| Housing Units: | 172 dwellings completed (ACS allocation) 83 dwellings remaining (ACS allocation) |
| Employment Units: | None. |
| Other Uses: | Education, green infrastructure. |
| Timescale for Delivery: | Under construction. As at 31 st March 2022, 172 homes have been built. |
| Transport: | See planning application documents. |
| Education: | |
| Health: | |
| Utilities: | |
| Other | The Part 2 local plan allocates land to the east for 120 homes (H10, Hayden Lane) |

Broad Marsh (Nottingham City) - NC1.1PA



| | |
|-------------------------|--|
| Authority Area: | Nottingham City |
| Site Size: | 4.65 hectares remain from 8.12 hectares P2LP site |
| Planning Status: | Allocation in Aligned Core Strategy and Part 2 Local Plan. The area is subject to the preparation of a masterplan. |
| Housing Units: | 1,000 homes |
| Employment Units: | Offices |
| Other Uses: | Retail, leisure, library and cultural facilities with green space. |
| Timescale for Delivery: | 5 to 15 years. |
| Transport: | Outstanding access to public transport (Train/NET/Bus/Cycle links.) |
| Education: | To be determined in consultation with the Education Authority. |
| Health: | Close proximity to services and facilities at Walk-in Centre and Nottingham City Centre |
| Utilities: | No abnormal requirements. Hydraulic modelling required to confirm waste water requirements. |
| Other: | None |

Stanton Tip – Hempsill Vale (Nottingham City) - NC1.2PA



| Factor | Site Information |
|-------------------------|--|
| Authority Area: | Nottingham City |
| Site Size: | 42.65 hectares |
| Planning Status: | Allocation in Aligned Core Strategy and Part 2 Local Plan |
| Housing Units: | 500 dwellings. |
| Employment Units: | 5-10 hectares. |
| Other Uses: | Leisure, community and potentially small scale retail to meet local needs. |
| Timescale for Delivery: | 5 to 15 years. |
| Transport: | No abnormal issues anticipated. Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Education: | To be determined in consultation with the Education Authority. |
| Health: | Close proximity to services and facilities at Bulwell Town Centre and nearby Crabtree Farm |
| Utilities: | No abnormal requirements. Hydraulic modelling required to confirm waste water requirements. |
| Other: | None |

Boots (Nottingham City) - NC1.5PA



Site Summary:

| | |
|-------------------------|--|
| Authority Area: | Nottingham City |
| Site Size: | 84.5 hectares |
| Planning Status: | Allocation in Aligned Core Strategy and Part 2 Local Plan. Site has outline planning consent (14/02038/POUT). |
| Housing Units: | 230 dwellings (675 across sites) - NB Reserved Matters for 216 in City and 406 in BBC for 622 |
| Employment Units: | 82,000sqm of employment floorspace, comprising office units; research and development; industrial process; general industrial; storage and distribution. Additional 4,500sqm in the City |
| Other Uses: | Small scale retail and food/ drink. |
| Timescale for Delivery: | 1 to 5 years |
| Transport: | New access road constructed. Sustainable transport measure improvements agreed. |
| Education: | N/A – Planning permission granted. |
| Health: | N/A – Planning permission granted. |
| Utilities: | No abnormal costs |
| Other: | Part of a larger site extending into Broxtowe Borough Council. |

Appendix B: Glossary

20 Minute Neighbourhoods: Also known as 15-minute cities. A complete, compact and connected neighbourhood, where people can meet their everyday needs within a short walk or cycle.

Blue and Green Infrastructure: a network of multi-functional greenspace, water resources, urban and rural which is capable of delivering a wide range of environmental and quality of life benefits and can include parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

Carbon Neutral: having a net zero carbon footprint in relation to achieving net zero carbon dioxide emissions through eliminating carbon emissions or where carbon emissions are balanced out by funding an equivalent amount of carbon savings elsewhere also known as offsetting.

City Centre: the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large embracing a wide range of activities for Greater Nottingham. In Greater Nottingham, this is Nottingham City Centre.

Climate change: long-term changes in temperature, precipitation, wind and all other aspects of earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Core Strategies: the key Development Plan Documents, setting out the long term spatial vision for the areas, the spatial objectives and strategic policies to deliver that vision.

D2N2: the Local Enterprise Partnership covering Nottinghamshire, Nottingham, Derby and Derbyshire see Local Enterprise Partnership below.

East Midlands Development Corporation: owned by five local authorities in the East Midlands that covers three regeneration sites: Toton & Chetwynd; Ratcliffe on Soar Power Station area and East Midlands Airport area.

Employment sectors: one of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

Environmental constraints: constraints on development of an environmental nature such as flood risk, high-grade agricultural land, nationally and local designated wildlife sites, ancient woodlands and public parks.

Evidence Base: the information and data that have informed the preparation of policies.

Freeports: Freeports are special areas where different economic regulations apply. Freeports in England are centred around one or more air, rail, or seaport, but can extend up to 45km beyond the port(s). The East Midlands Freeport features three main sites: the East Midlands Airport and Gateway Industrial Cluster (EMAGIC) in North West Leicestershire, the Ratcliffe-on-Soar Power Station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire.

Greater Nottingham: made up off the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council.

Greater Nottingham Joint Planning Advisory Board: board made up of planning and transport lead councillors from all the Greater Nottingham Local Authorities, established to oversee the preparation of the Greater Nottingham Strategic Plan. The Board is advisory, and refers decisions to the executive bodies of the constituent Councils.

Greater Nottingham Strategic Plan: The Part 1 Plan being prepared by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils setting the strategic policies for the plan area.

Green Belt: a strategic planning tool, designating an area of land around a City having five distinct purposes:

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Gypsy and Travellers Accommodation Assessment: an assessment to calculating the accommodation assessment need of Gypsies, Travellers, Showpeople and boat dwellers. The results are used as an evidence base for policy development in housing and planning.

Housing Market Area: a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between where people live and work.

HS2 Station: the proposed station location at East Midlands Parkway to serve the planned High Speed Rail Line and will also act as a public transport interchange to a wide range of destinations.

Infrastructure: facilities and services to meet the needs of the existing community and to meet the needs of new development. Includes transport infrastructure, public transport, education, health, affordable housing, open space, community facilities etc.

Infrastructure Delivery Plan: sets out the range of infrastructure required to support Local Plans. The Infrastructure Delivery Plan sets out the infrastructure projects

critical to the successful delivery of a strategy, when they are needed and how they will be funded and delivered.

Joint Planning Advisory Board: see Greater Nottingham Joint Planning Advisory Board above.

Key Settlement: Settlements which will experience growth in line with the spatial strategy. In Broxtowe and Rushcliffe, the growth will only be through existing commitments or infill and windfall development.

Local Enterprise Partnership (LEP): a partnership body designated and established to determine economic priorities, drive sustainable economic growth and create jobs. Various funding streams are determined by the LEP. The D2N2 LEP covers Nottinghamshire and Derbyshire.

Local Industrial Strategies: led by Local Enterprise Partnerships, promote the coordination of local economic policy and national funding streams and establish new ways of working between national and local government, and the public and private sectors.

Local Labour Agreements: Enable local residents to develop skills and secure employment arising from development within the local area.

Local Plans: plans for the future development of the local area, drawn up by the local planning authority in consultation with the community. The current Aligned Core Strategies forms Part 1 of the Local Plan. Part 2 Local Plans include site allocations and development management policies.

Main Built up Area of Nottingham: includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton. (Also occasionally referred to as the Principal Urban Area).

National Planning Policy Framework (NPPF): document setting out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance (PPG): provides detailed guidance regarding how to apply the Government's planning policies.

Nottingham Core Housing Market Area: the functional Housing Market Area around Greater Nottingham see definition of Housing Market Area above.

Nottingham Express Transit (NET): The light rail (tram) system for Greater Nottingham.

Nottingham Outer Housing Market Area: the functional Housing Market Area outside of Greater Nottingham which includes Ashfield District Council, Mansfield District Council and Newark and Sherwood District Council.

Part 1 and Part 2 Local Plans: in Greater Nottingham the Part 1 Local Plan comprises the Aligned Core Strategy and the Part 2 Local Plan comprises site allocations and development management policies such as the Gedling Borough Local Planning Document.

Plan Area: the area covered by the Greater Nottingham Strategic Plan comprising the administrative areas of Broxtowe, Gedling, Nottingham City and Rushcliffe Councils.

Plan period: the time span over which the Plan is operating for i.e. 2018 to 2038.

Planning Strategy / Spatial Strategy: the overall policy for achieving the pattern and distribution of development and place making.

Planning System: a plan led system with the key document being the Local Plan drawn up by local planning authorities where planning decisions should generally accord with the policies in the local plan. The local plan should be consistent with national planning policy drawn up by Government. The plan led system is complemented by a system of development management with decision making on planning applications largely carried out by local planning authorities but for some decisions on large infrastructure projects the responsibility lies with Government ministers. There is also a right of appeal against a refusal of planning permission to the Secretary of State for the Ministry of Housing, Communities and Local Government and the Planning Inspectorate.

Preferred Approach: This consultation which focuses on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites.

Publication Draft of the Strategic Plan: A full draft version of the Strategic Plan published under Regulation 19 of the Town and Planning Act (Local Planning) (England) Regulations 2012).

Regeneration: development which delivers wider benefits such as prosperity, improved environmental conditions and enhanced wellbeing.

Regulation 18 of the Town and Planning Act (Local Planning) (England) Regulations 2012): Requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain.

Regulation 19 of the Town and Planning Act (Local Planning) (England) Regulations 2012): Provides interested stakeholders with the opportunity to comment on the policy content of the draft Plan which is intended to be submitted for examination.

Safeguarded Land: land outside of the main built up area of Nottingham and settlements which is specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Spatial Planning: spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes, which influence the nature of places and how they function.

Standard method for calculating local housing need: the Government's standard method for calculating housing needs for each local planning authority based on household formation and adjusted for affordability. The methodology is set out in the National Planning Practice Guidance.

Strategic Housing Land Availability Assessment: Document with the role of identifying sites with potential for housing assessing their housing potential and when they are likely to be developed.

Strategic Plan: sets out the long term spatial vision for the areas, the spatial objectives and strategic policies to deliver that vision. The Strategic Plan looks at how Greater Nottingham's longer-term development needs can be met up to 2038.

Strategic Site (employment): Sites of 5 ha or more and/or 20,000 sq. m of office floorspace.

Strategic Site (housing): a site which has a capacity to deliver over 500 dwellings or a cluster of smaller sites which have a capacity to deliver over 500 dwellings.

Sub regional centre: a town large enough to contain a critical mass of services and employment. For Greater Nottingham, Hucknall is a Sub regional centre.

Sustainability Appraisal: examines the social, environmental and economic effects of strategies and policies in a local plan.

Sustainable development: The NPPF defines this as follows: "at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs". Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Sustainable Urban Extension: An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc., whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

Use Classes: the Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

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