

Greater Nottingham
Planning Partnership



Greater Nottingham Growth Options Consultation



Broxtowe
Borough
COUNCIL

Gedling
Borough Council



Nottingham
City Council











Rushcliffe
Borough Council

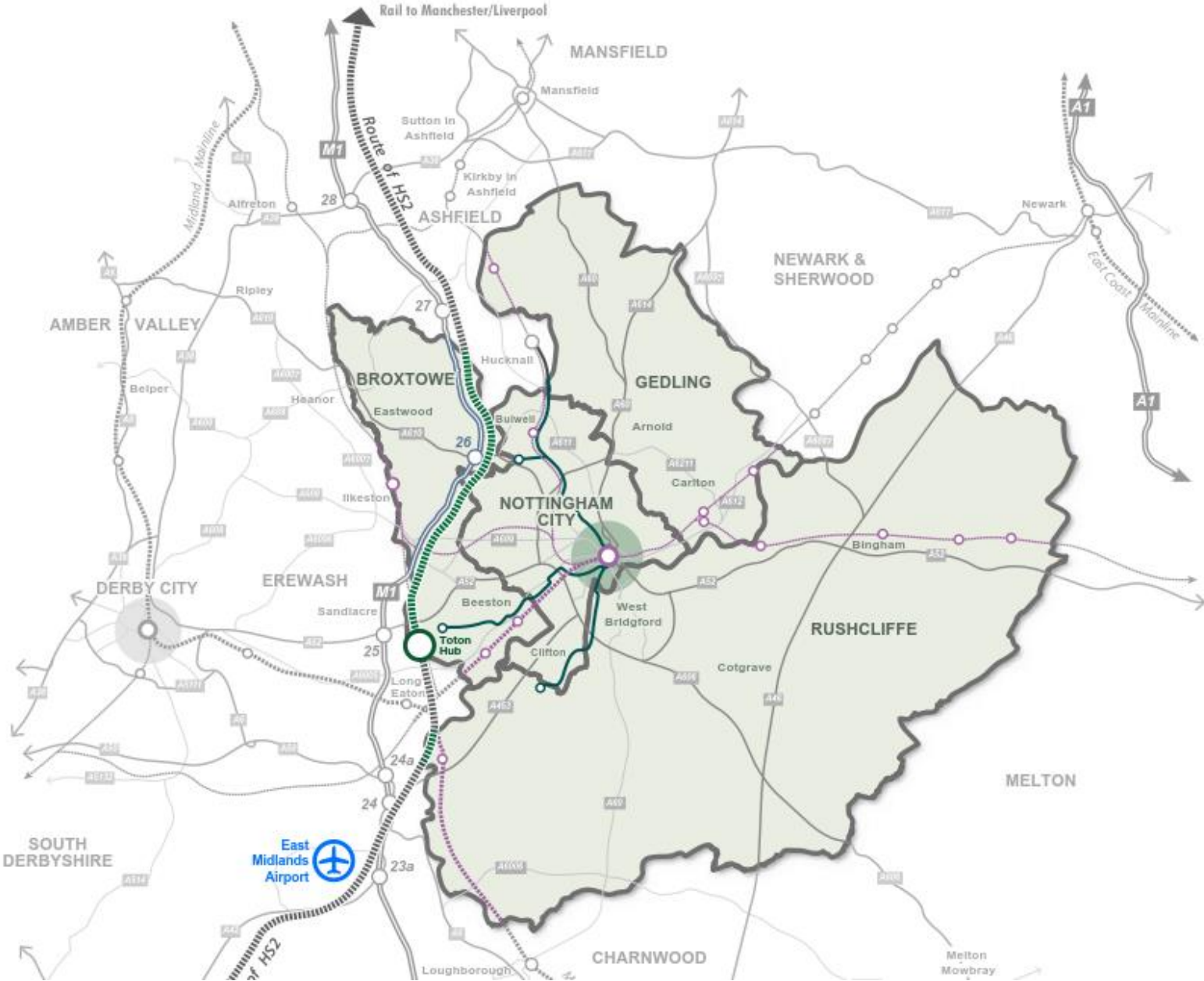
What is a Strategic Plan?

- The **National Planning Policy Framework (NPPF)** requires Councils to prepare strategic policies. These are set out as
- An overall strategy for the pattern and scale of development;
- The homes and workplaces needed, including affordable housing;
- Appropriate retail, leisure and other commercial development;
- Infrastructure;
- Community facilities (such as health, education and cultural infrastructure); and,
- Climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.

Strategic Plan area

KEY

-  Strategic Plan area
-  City Centres
-  Major Road Network
-  Motorways
-  Rail Network
-  East Midlands Airport
-  Tram (NET)
-  Proposed HS2 Route



Why is Erewash Borough not included?

- Erewash Borough Council has published a separate ‘Growth Options’ document and Sustainability Appraisal:-
 - Due to development pressures, the Borough has decided to progress swiftly with plan making.
 - This is the first stage of the Borough’s Core Strategy review.
 - Nevertheless, work on a single joint evidence base spanning the whole of Greater Nottingham continues.
 - Where necessary to give a Greater Nottingham-wide perspective, reference to Erewash Borough is made within the consultation document.

Greater Nottingham 'Vision' for 2038

The Plan will be supported by a vision of what the area could look like in 2038, it could include:

- Addressing the causes of climate change and mitigating its effects;
- Ensuring new development contributes to carbon neutrality;
- Providing enough new homes for the existing and future population;
- Providing the right type of homes;
- Providing for economic development that generates sufficient new jobs;
- Providing for vibrant and viable city and town centres;
- Ensuring new development provides net environmental gain;
- Ensuring well-designed new homes and premises;
- Supporting strong, cohesive and safe communities and a healthier population.

Towards a spatial strategy

- NPPF: must consider all 'reasonable alternatives' (how much and where) to accommodate growth.
- Some 'givens' eg need to address causes of climate change and mitigate its effects (moving towards carbon neutral development).
- Growth Options Study commissioned to help address reasonable alternative spatial growth options.
- Government standard methodology is starting point for quantum of housing development, but must also consider if good reasons exist to provide more or less than this figure.

Possible Growth Strategy 1

Urban intensification (similar to current strategy), most development in or adjoining the main built up area of Nottingham

Positive Impacts	Negative Impacts
Urban regeneration	Potential for the over-development of urban areas
Potential to co-locate housing closer to main job markets	May lead to loss of existing urban open space
Maximising the use of existing infrastructure	Potential overload on existing service capacity
Potential for district heating schemes	Potential for higher levels of urban pollution for e.g. air quality, noise etc.
Protecting the Green Belt	

Possible Growth Strategy 2

More Dispersed growth strategy, focusing development on key settlements, but could include a new settlement or ‘garden community’

Positive Impacts	Negative Impacts
Potentially more affordable housing contributions due to generally higher land values	Higher loss of Green Belt land
Greater range of housing choices and locations	Increased congestion
Locating employment in areas highly attractive to the market such as close to the M1 corridor.	Increased and longer distance commuting
	Increased pollution
	Long development timescale for a new garden community

Possible Growth Strategy 3

Green and Blue Infrastructure-Led growth strategy, priority given to development which enhances or enables provision of new Green and Blue Infrastructure assets.

Positive Impacts	Negative Impacts
Benefits in terms of peoples' health and wellbeing	Potential harm to existing protected wildlife sites from visitor pressure
Greater potential to create new biodiversity	Strategic river corridors are in areas of high flood risk, more vulnerable development types should be avoided.
Greater potential for adaptation to climate change	
Would be likely to make development more acceptable to existing communities	
May help mitigate against flood risk through better catchment-wide flood risk management	

Possible Growth Strategy 4

Transport-Led growth strategy, focussing development on locations which are, or are capable of being highly accessible by multiple modes of transport.

Positive Impacts	Negative Impacts
Potential for public transport improvements.	Would require significant levels of investment in the NET and need to prioritise developer contributions to transport over and above other infrastructure.
Potentially greater use of public transport, less reliance on the private car and lower greenhouse gas emissions	Could lead to more development pressure along the M1 and A52 corridors
	Loss of Green Belt in the more sensitive gap between Nottingham and Derby.

Preferred Growth Strategy

- Could be one or a mix of the above Options
- Some 'givens', eg addressing climate change
- Must reflect existing commitments, eg HS2
- Final Growth Strategy will be influenced by the scale of development, for example:
 - A lower growth strategy may be accommodated more easily in or adjacent to the main built up area
 - A higher growth strategy may make a stand alone new settlement more sustainable, as it could provide for its own infrastructure requirements

Scale of Growth

- ‘Standard Methodology’ = **51,580** new homes for the Plan area 2018 to 2038
- Current supply (eg sites with planning permission or already included in Plans) could meet this total, but may not be in the right place
- Standard Methodology is only the starting point, must consider if **higher and lower** levels of growth are appropriate
- Reasons for higher growth could include opportunities presented by existing or **planned investment** in infrastructure, **economic potential**, the need to achieve **sustainable development**, to provide sufficient **affordable housing**, or the scope for **net environmental gains**.
- Reasons for lower growth could include **overriding environmental constraints**, such as flood risk.

Growth Options Study

- Growth Options Study commissioned to assist in consideration of possible growth strategies
- Appraises broad locations against a range of sustainability criteria, e.g. flood risk, environmental designations, and accessibility
- Highlights broad locations as:
 - High potential area for strategic growth;
 - Potential area for strategic growth; or
 - Low potential for strategic growth but potential for some additional development
- Intended to be read alongside the Growth Options consultation

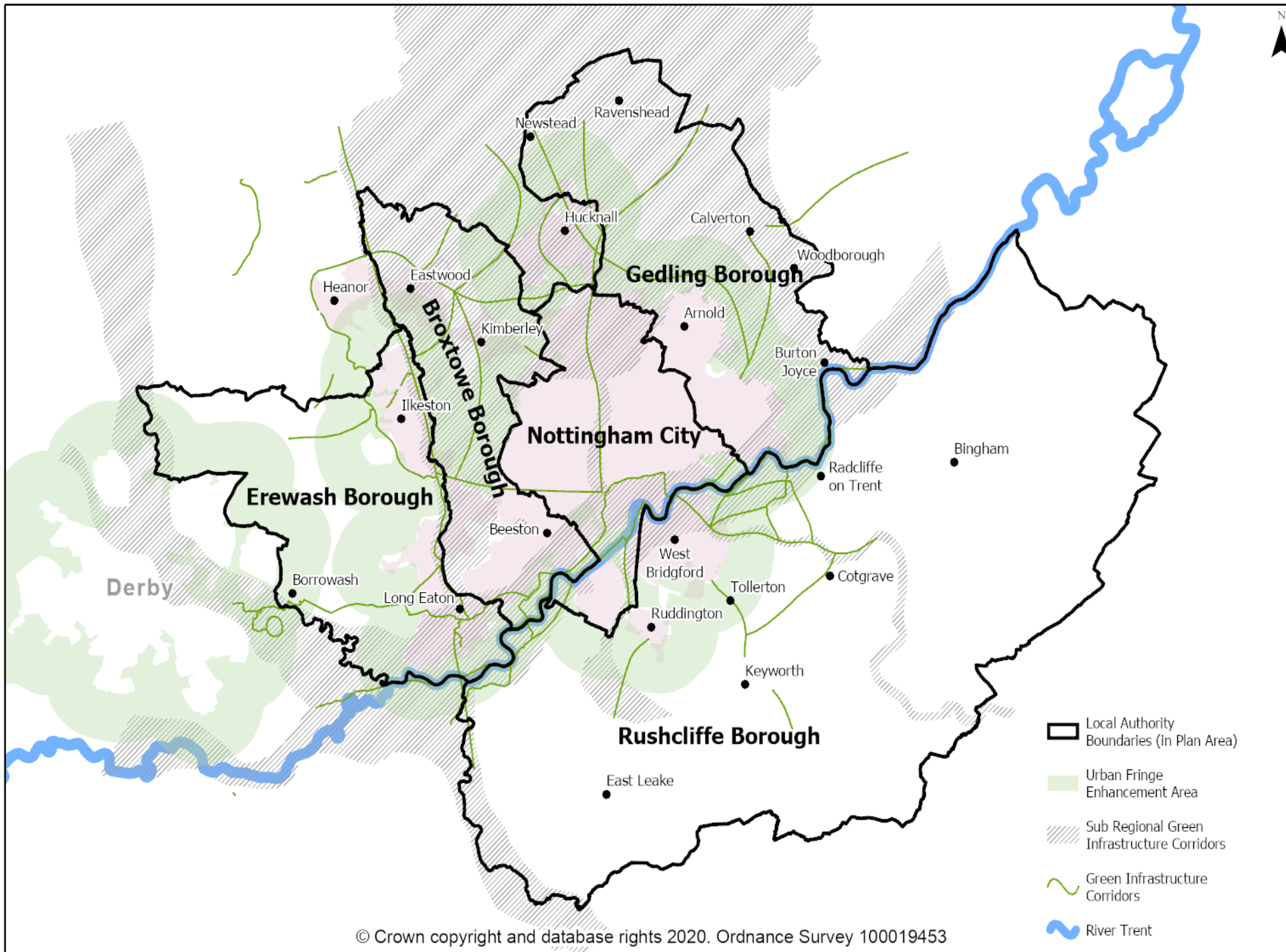
Growth Options Study

- Also includes some analysis of specific sites:
 - ‘Call for sites’
 - SHLAA sites
 - Existing strategic allocations
- But only a high level analysis
- Any allocations will be subject to further testing, e.g through Sustainability Appraisal
- Opportunity to comment in detail in the next consultation on the Strategic Plan

Green and Blue Infrastructure (GBI) and the Natural Environment

- Greater Nottingham has a rich and diverse network of GBI assets, many of which are also part of the ecology network
- Areas which new development should seek to enhance include river and canal corridors, the Greenwood Community Forest and Urban Fringe areas
- Have we identified all the relevant GBI strategic assets?
- How can development enhance and protect GBI, nature conservation assets and the wider ecological network?
- How can new developments achieve net gains in biodiversity?

Strategic GBI Network



Green Belt

- Green Belt is an important and longstanding strategic planning tool
- Areas between Nottingham and Derby (in Broxtowe and Erewash Boroughs) and the areas north of Nottingham perform strongly against the statutory purposes of the Green Belt
- Should the principle of the Nottingham-Derby Green Belt be maintained?
- What other factors are important alongside Green Belt in determining appropriate locations for growth?
- What improvements to environmental quality and accessibility should we consider and how could these be achieved?

Working in Greater Nottingham

- Need to plan for employment and economic development as well as new homes
- D2N2 LEP Strategic Economic Plan (SEP) 2030 aspires to a high value added local economy
- How much new office and space and employment land should be provided, and where should it be located?
- How can we encourage a knowledge based economic base?
- What should our key regeneration priorities be?
- Which are the most important employment locations?
- How can we support rural diversification?

Living in Greater Nottingham

- We need to provide housing for all the different groups in society, eg older people, families, those with disabilities, gypsies and travellers
- Evidence indicates significant affordable housing need in the area
- What approach should we take to affordable housing?
- What role should the Plan have in influencing the mix of housing size, types and tenure in new development?
- How should we address the needs of people with particular housing needs for example, the elderly, disabled and students?
- What approach should we take to accommodating the housing and travel needs of Gypsies, Travellers and Travelling Showpeople?

The City and Town Centres

- The area is served by a diverse range of distinctive Town, District and Local Centres
- The health of some centres is challenging
- Retail trends are changing, and coronavirus may increase the rate of change
- Does the current network and hierarchy of centres remain appropriate?
- How can we help our City, Town and District Centres to adapt to changing shopping habits and other behavioural changes?

Designing Good Places

- For growth to be acceptable to communities, it must be of the highest quality of design
- Good design creates better places in which to live and work
- It's also vital that we plan for the conservation and enjoyment of the historic environment (both designated and non-designated assets)
- Should we promote the use of consistent design principles or standards across the Plan area?
- How can the Plan provide a positive strategy for the conservation and enjoyment of the historic environment?

Infrastructure to Support Growth

- To be sustainable, new development must be supported by adequate infrastructure
- Infrastructure includes not just transport and physical infrastructure such as flood risk management, but also health, education and cultural facilities.
- We will need to take account of national infrastructure, i.e. HS2
- Are there any barriers to future housing or economic development in terms of necessary infrastructure provision, and if so what are they?
- What should be the priorities for development-funded infrastructure?
- How can we ensure the timely provision of necessary infrastructure?

Consultation and Next Steps

This public consultation will last for ten weeks
starting on the **06 July 2020 and end on 14 September 2020.**

Comments can be made through our online consultation system:

www.gnplan.org.uk

All comments will be considered in preparing for the next
consultation on the Greater Nottingham Strategic Plan