

Greater Nottingham Strategic Plan



Growth Options Consultation July 2020

Greater Nottingham
Planning Partnership 



Photos on cover

Hemlock Stone, Bramcote - Bestwood Winding House, Gedling - The Market Square, Nottingham - Bingham Market, Rushcliffe

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Racecourse and Holme Pierrepont

Chapter One

Introduction and Vision

Introduction

- 1.1** This chapter seeks to address: the issues that the Vision and Spatial Objectives of the Strategic Plan should address; the evidence which should inform the Plan; and the Strategic Issues which the Plan should consider.
- 1.2** Paragraph 15 of the National Planning Policy Framework (NPPF) 2019¹ stresses that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
- 1.3** Paragraph 17 of the NPPF notes that the development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area, and can be contained in 'joint or individual local plans', produced by authorities working together or independently.

Background

- 1.4** Strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies for the Greater Nottingham authorities². Collectively, these are referred to as the 'Aligned Core Strategies', as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively-assessed need for housing and other

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.

² Aligned Core Strategies (Broxtowe Borough, Gedling Borough and Nottingham City Councils), Core Strategy for Erewash Borough Council, and the Core Strategy for Rushcliffe Borough Council.

development, and they cover the same plan period. Together, they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core Housing Market Area (HMA)³.

1.5 It should be noted, however, given the development pressures that Erewash Borough Council faces, and the need to progress swiftly with plan making, Erewash Borough Council has produced a separate ‘Growth Options’ document and Sustainability Appraisal as the first stage of its Core Strategy review. Its emerging Plan is intended to be for the period until 2037. The other Greater Nottingham Councils have responded to Erewash Borough Council’s consultation, setting out the advantages of a comprehensive approach to strategic planning across the whole of the Greater Nottingham area. Nevertheless, work on a single joint evidence base spanning the whole of Greater Nottingham continues, and where necessary to give a Greater Nottingham-wide perspective, reference to Erewash Borough is made within this document.

1.6 The ‘Hucknall’ part of Ashfield District Council is also part of Greater Nottingham, but most of the District lies outside of Greater Nottingham. The District as a whole is part of the Nottingham Outer Housing Market Area⁴, and the strategic policies for Ashfield are set out in its emerging Local Plan.



New library and car park, Nottingham

1.7 This document was prepared during the early ‘lockdown’ stage of the Coronavirus pandemic. Accordingly, it is recognised that this Plan will need to respond to the challenges that this crisis will bring to our communities and local economy.

Towards a Vision for Greater Nottingham in 2038

1.8 Once this consultation has concluded, and we prepare our draft Strategic Plan, a ‘Vision’ for Greater Nottingham will be included, which will describe what the plan area, see Figure 1.1, will look like in 2038. This will inform a range of Spatial Objectives, which the policies of the Strategic Plan will seek to implement. Some aspects of this are already clear, for instance all of the partner Councils have declared a climate emergency and have adopted targets to be carbon neutral before the end of the plan period in 2038. This means this Strategic Plan is the one that will guide development towards carbon neutrality. Equally, the Government has a range of policies, such as ‘net environmental gain’⁵, that this Strategic Plan will have to reflect.

³ The Nottingham Core Housing Market Area (HMA) includes Nottingham City and the adjacent local authority Boroughs of Broxtowe, Gedling, Rushcliffe, and Erewash; the Hucknall part of Ashfield District is also functionally part of the housing market area.









⁴ Further information on the Nottingham Outer Housing Market Area is available at: <https://www.ashfield.gov.uk/media/4936/nottingham-outer-shma-update-report-may-2017.pdf>.

⁵ For further information: <https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements>.

Figure 1.1: Map of the Greater Nottingham Strategic Plan Area

Strategic Plan area

KEY

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



1.9 It is proposed that the Vision and Spatial Objectives should address the following issues:

- Addressing the causes of **climate change** and the mitigation of its effects;
- Ensuring new development contributes to **carbon neutrality**;
- Providing for a **quantum of new homes** that meets the needs of the existing population, and balances economic aspirations with environmental constraints;
- Providing the **right type of homes** to meet the needs of our diverse communities;
- Providing for **economic development** that generates sufficient new jobs, moves the economy to one with higher value, low carbon credentials and contributes to the economic recovery from the impacts of Coronavirus;
- Providing for **vibrant and viable city and town centres**;
- Ensuring new development provides **net environmental gain**, including increasing biodiversity;
- Ensuring ‘good growth’ by providing **well-designed new homes and premises** that are supported by the necessary infrastructure, especially green and blue infrastructure;
- **Guiding good place-making**, reflecting local distinctiveness and character, to create sustainable places that people want to live and work in, and that are well connected with the rest of the area to reduce the need to travel; and,
- Creating the conditions to **enable strong, cohesive and safe communities and a healthier population.**



Gedling Country Park

Question INT1: Vision and Spatial Objectives

- *Are there any other issues the Vision and Spatial Objectives should address?*

Strategic Planning in Greater Nottingham

1.10 There is a long history of close collaboration in strategic planning across Greater Nottingham. In recognition of the importance of planning coherently across Greater Nottingham, the Greater Nottingham Joint Planning Advisory Board⁶ was established in 2008. It is an advisory body and therefore any decisions it makes must be ratified by the relevant executive bodies of each member Council.

6 JPAB presentation (2019) setting out further details: <https://local.gov.uk/sites/default/files/documents/Greater%20Nottingham%20Aligned%20Plans-14th%20Feb.pdf>.

1.11

The planning policy context and current position is summarised, by local authority, within Figure 1.2. The existing Core Strategies were adopted in 2014 and it is appreciated that there is a requirement to undertake a review of local plans at least every five years⁷. It is intended that the revised core strategy, the Greater Nottingham Strategic Plan, will provide the strategic context to allow each Council to prepare their own Part 2 Local Plans addressing local planning issues.

Figure 1.2: Planning Policy Position by Local Authority

<p>Broxtowe Borough Council</p>	<ul style="list-style-type: none"> • Aligned Core Strategy (Part 1 Local Plan): Adopted September 2014. • Broxtowe Borough Part 2 Local Plan: Adopted October 2019. • One Neighbourhood Plan has been made at Nuthall and there are a further nine Neighbourhood Plans emerging within the Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley and the Town Council areas of Kimberley, Stapleford and Eastwood, whilst Neighbourhood Forums have been established for Bramcote, and Toton and Chilwell. • Website link to Neighbourhood Plans: https://www.broxtowe.gov.uk/for-you/planning/planning-policy/neighbourhood-planning/.
<p>Erewash Borough Council (See para 1.5 for explanation of EBC approach)</p>	<ul style="list-style-type: none"> • Erewash Core Strategy: Adopted March 2014. • No Part 2 Local Plan to be prepared. • There are currently two Neighbourhood Plans emerging within the Borough, based on the parishes of Little Eaton and Breadsall. • Website link to Neighbourhood Plans: https://www.erewash.gov.uk/neighbourhood-planning.html.
<p>Gedling Borough Council</p>	<ul style="list-style-type: none"> • Aligned Core Strategy (Part 1 Local Plan): Adopted September 2014. • Gedling Borough Local Planning Document (Part 2 Local Plan): Adopted July 2018. • There are currently four Neighbourhood Plans within Gedling Borough, based on the parishes of Calverton, Linby, Burton Joyce and Papplewick. • Website link to Neighbourhood Plans: https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans/.

7 NPPF paragraph 33 and Planning Practice Guidance: <https://www.gov.uk/guidance/plan-making#plan-reviews>.

<p>Nottingham City Council</p>	<ul style="list-style-type: none"> • Aligned Core Strategy (Part 1 Local Plan): Adopted September 2014. • Nottingham City Land and Planning Policies Document (Part 2 Local Plan): Adopted January 2020. • There are no Neighbourhood Plan proposals within Nottingham City.
<p>Rushcliffe Borough Council</p>	<ul style="list-style-type: none"> • Rushcliffe Local Plan Part 1 Core Strategy: Adopted December 2014. • Rushcliffe Local Plan Part 2 Land and Planning Policies: Adopted October 2019. • Five Neighbourhood Plans have been made at East Leake, Gotham, Keyworth, Radcliffe on Trent and Upper Broughton. There are a further five Neighbourhood Plans emerging within the Borough based on the parishes of Bingham, Colston Bassett, Hickling, Ruddington and Tollerton. • Website link to Neighbourhood Plans: https://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/.

1.12 Minerals and waste plans are also under preparation. A consultation on the scoping Issues and Options Joint Waste Local Plan took place in Spring 2020. Nottingham City and Nottinghamshire County Councils' Local Development Schemes indicate the final preparation to be in 2020 and adoption to be in 2021. The Nottinghamshire County Minerals Local Plan was submitted for examination in February 2020. Minerals policies for Nottingham City are set out in the Part 2 Local Plan which was adopted January 2020.

Scope of Plan and Plan Period

1.13 The Joint Planning Advisory Board has agreed that the strategic policies for Greater Nottingham should be reviewed, and that the objectively assessed need for housing will be established using the Government's 'standard methodology'⁸, based on the household projections published in September 2018. The NPPF states that strategic policies within Local Plans should look ahead over a minimum 15-year period from adoption, so the base period for strategic policies within the Greater Nottingham Strategic Plan will be from 2018 until 2038.

Evidence

1.14 An important first stage was the preparation of evidence to confirm that the geographic basis of the Joint Planning Advisory Board remains robust in light of up-to-date evidence. 'Opinion Research Services' was commissioned to undertake a review of the relevant evidence, and its report 'Greater Nottingham

Housing Market Area Study⁹ was published in September 2018. This confirmed that the boundaries for strategic planning remain appropriate to take forward into the review of the strategic policies; this provides assurance that the preparation of the review is based on a sound geography.

1.15 The Plan will also have to take account of (and implement relevant parts of) the strategies of partners, such as the D2N2 Local Enterprise Partnership's Strategic Economic Plan 'Vision 2030'¹⁰, and Nottinghamshire Biodiversity Action Group's¹¹ Nottinghamshire Local Biodiversity Action Plan¹².

1.16 The proposed main components of the evidence base to inform the Plan are set out in Figure 1.3.

Figure 1.3: Proposed Main Components of the Evidence Base

Document Title	Original Publication Date	Notes (Including Progress, Where Relevant)
Greater Nottingham Housing Market Area Study	Sept 2018	
Review of Greater Nottingham SHLAAs	June 2019	
Greater Nottingham Growth Options Study	July 2020	
Greater Nottingham & Ashfield Housing Needs Assessment Report	July 2020	
Gypsy and Travellers' Accommodation Assessment	2016	Commissioned January 2020
Habitats Regulations Assessment	2013	Commence review at 'Preferred Options' stage
Employment Forecasting Study	2015	To be commissioned prior to 'Preferred Options' stage
Broxtowe, Gedling, Rushcliffe and Nottingham Retail Study	2016	To be commissioned prior to 'Preferred Options' stage
Greater Nottingham Core Strategies Transport Modelling	2012	Awaiting outcome of Growth Options Study

9 Greater Nottingham Housing Market Area Study, Opinion Research Services (Sept 2018).

10 D2N2 Local Enterprise Partnership's Strategic Economic Plan 'Vision 2030': <http://www.d2n2lep.org/write/Vision2030.pdf>.

11 <http://www.nottsbag.org.uk/>.

12 Nottinghamshire Biodiversity Action Group's Nottinghamshire Local Biodiversity Action Plan can be viewed on the organisation's website at the following link: <http://www.nottsbag.org.uk/projects.htm#bap>.

Document Title	Original Publication Date	Notes (Including Progress, Where Relevant)
Greater Nottingham Scoping Watercycle Study	2009	Awaiting outcome of Growth Options Study
Infrastructure Delivery Plan	2013	Ongoing
Nottingham Core Viability Update Study	2013	Required for 'Preferred Options' stage and prior to 'Submission' stage
Greater Nottingham Landscape Character Assessment	2009	Review not required.
Nottingham-Derby Green Belt Review	2006	Assessments undertaken using a common methodology for Part 2 Local Plans
Strategic Flood Risk Assessment	2017	Review at 'Preferred Options' stage

Question INT2: Evidence Base

- *Do you think there is any additional evidence required to support the Plan?*

Strategic Issues

1.17 The NPPF is clear that strategic planning across functional areas is key to delivering sound Local Plans. Paragraph 20 of the NPPF includes a list of the minimum requirements for a strategic plan, which are:

- 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 for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals¹³ and energy (including heat);
- 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.

¹³ It should be noted that we plan for sufficient mineral and waste facilities through specific minerals and waste plans, prepared by County and Unitary Councils: <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/new-minerals-local-plan> and <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/new-waste-local-plan>.

- 1.18** In addition, in accordance with the NPPF, it is proposed to include an overarching policy on how proposals will be considered in terms of whether they constitute ‘Sustainable Development’¹⁴. The Plan will also consider how to respond positively to the development implications of the Coronavirus crisis.
- 1.19** It is proposed that this Plan will set out a revised and updated Vision and Objectives for the Plan Period and beyond, based on the strategy emerging following this consultation.

Question INT3: Strategic Issues

- *Are there any other Strategic Issues we should consider?*



Gedling Country Park

¹⁴ Paragraph 7 of the NPPF states that ‘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’ [Resolution 42/187 of the United Nations General Assembly].



Dr Stewart Adams Bridge, Nottingham Science Park

Chapter Two

Overall Strategy

Introduction

- 2.1** This chapter seeks to assess the most appropriate growth strategy for where new development will take place in the Greater Nottingham area over the next 15 - 20 years. Growth strategies which could be considered include: urban intensification, focusing development within and adjoining the Nottingham urban area; more flexible locations for development, enabling other objectives to be met such as more affordable housing or brownfield development in towns and villages outside the Nottingham urban area; new settlements; new development led by green and blue infrastructure; and new development led by transport infrastructure, in locations that are, or can be, highly accessible.
- 2.2** Whilst planning for much needed growth in Greater Nottingham, the Plan will ensure that new development is sustainable, at the same time as addressing climate change, and in particular, helping to ensure the transition of the area towards becoming ‘Carbon-Neutral’¹⁵ over the Plan period.
- 2.3** We are also seeking to establish whether there is any justification for planning for either a greater number of new homes or fewer new homes than the Government’s ‘standard methodology’ suggests is needed. In addition, we seek to establish whether the Plan should designate ‘Safeguarded Land’, which is land which has been removed from the Green Belt to potentially meet development needs beyond the end of the Plan period, but would be ‘safeguarded’ from development until it is allocated through a future review of the Local Plan.

¹⁵ Definition of Carbon-Neutrality: <https://www.europarl.europa.eu/news/en/headlines/society/20190926STO62270/what-is-carbon-neutrality-and-how-can-it-be-achieved-by-2050>.

- 2.4** Planning consultancy AECOM was commissioned to review and update the findings of previous background studies¹⁶ to consider the various growth strategy options for accommodating future growth within the Greater Nottingham area and thereby inform the Greater Nottingham Strategic Plan. This included reviewing and assessing the sustainability of settlements within Greater Nottingham and assessing the growth potential of broad locations, transport corridors, sustainable urban extensions, key settlements and stand-alone sites, or clusters of sites largely outside the main built-up area of Nottingham. We are also seeking your views on which broad locations for growth assessed within this Study might be appropriate for development, see paragraphs 2.26 to 2.33, and whether you have any views on the sites that are identified, see paragraph 2.34 to 2.36.
- 2.5** Paragraph 24 of the NPPF (2019) states that local planning authorities and the County Council are under a ‘duty to cooperate’ with each other and other prescribed bodies on strategic matters that cut across administrative boundaries.
- 2.6** More specifically in relation to meeting housing needs, paragraph 65 of the NPPF requires strategic policy making authorities to establish a housing requirement for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan period.
- 2.7** In order to demonstrate effective joint working, the partner Councils are required to prepare and maintain a Statement of Common Ground (SOCG – see Glossary). The partner Councils have produced a draft SOCG that sets out the key strategic boundary issues. This document confirms that the partner Councils will set development requirements for the Nottingham Core Housing Market Area and that the Greater Nottingham Joint Planning Advisory Board (see Glossary) will recommend the distribution of development. The Nottingham Core Housing Market Area (HMA) includes Nottingham City and the adjacent Boroughs of Broxtowe, Gedling, Rushcliffe, and Erewash.



Cotgrave Colliery, Rushcliffe

Background

Achieving Sustainable Development

- 2.8** Looking to the future, the Plan will seek to address a number of issues including, amongst others, climate change, achieving carbon neutral development and ensuring there are enough jobs and homes to meet local

¹⁶ Tribal Studies: <https://www.broxtowe.gov.uk/media/2329/tribal-report-greater-nottingham-sustainable-locations-for-growth.pdf> and <https://www.broxtowe.gov.uk/media/2328/tribal-report-appraisal-of-sustainable-urban-extensions.pdf>.

needs, and including any spatial implications arising from the Coronavirus crisis. Climate change is linked to increased levels of flooding, including along the flood plains of the Rivers Trent, Erewash, Day Brook and Leen, which flow through the Greater Nottingham area. Flooding events are expected to increase in the future. The Plan Area has significant areas at high risk of flooding.

2.9 In line with Government policy, all growth strategies need to be subject to the sequential approach¹⁷ to locating development with the preference being areas at a lower risk of flooding, followed by those at a higher risk if insufficient sites are available in the lower risk areas. Exceptionally, Government policy permits some development in higher risk areas, which is necessary for example, to regenerate an area, provided it is considered safe. It is important to ensure that the final growth strategy will achieve sustainable patterns of development and movement and the right amount of development in appropriate locations, including those less vulnerable to flood risk.



Waterside regeneration, Nottingham

2.10 The broad aim of the Plan is to achieve sustainable development that will continue to ensure that Greater Nottingham is a great place to live and work, to visit or do business within. The overall growth strategy should ensure that the Greater Nottingham area is served by a sustainable settlement pattern with a high level of interconnectivity between the existing urban area, surrounding settlements and new growth locations. The growth strategy will need to be sustained by new infrastructure, including green and blue infrastructure, to support the delivery of new development and for the benefit of new and existing residents. Overall, the growth strategy should add to the quality of life.

2.11 It may be that the growth strategy will be a combination of options to meet development needs and address a range of issues. Some issues, such as the need to address climate change, are considered so important that they would need to be addressed through all growth strategy options and should be regarded as a 'golden thread' running through the Plan. However, some growth strategy options may have a greater propensity in adapting to climate change than others, for example, through the provision of green and blue infrastructure.

Growth Strategy Options

2.12 The growth strategy options that could be taken forward into the final Plan, although not exhaustive, are as follows:

¹⁷ <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>.

- Urban intensification growth strategy focusing development within and adjoining the Nottingham main built up area;
- A more dispersed growth strategy option enabling other objectives to be met such as more affordable housing or brownfield development in towns and villages outside the Nottingham urban area which may include a new settlement or settlements;
- Green and blue infrastructure-led growth strategy; and
- Transport-led growth strategy.

Urban Intensification Growth Strategy

2.13 This growth strategy option would focus development within and adjoining the Nottingham main built up area with emphasis on re-using previously developed land and through increased building densities. Any residual development, which cannot be accommodated within the existing urban area would be allocated in the form of Sustainable Urban Extensions¹⁸ (SUEs) on the edge of the Nottingham urban area.

Figure 2.1: Potential positive and negative impacts of the Urban Intensification Growth Strategy Option

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	

Question OS1: Urban Intensification Growth Strategy

- *Should we focus growth in and adjacent to the urban area as far as practical to meet development needs?*

¹⁸ 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.

More-Dispersed Growth Strategy Option

2.14 Conversely, development could be planned in a more-dispersed manner with more development options chosen in locations within or beyond the Green Belt. This could include expanding existing settlements, which have or are capable of providing the requisite levels of supporting infrastructure. This growth strategy option could also include the development of a new settlement in the form of a 'garden community'¹⁹, which would be expected to provide for its own infrastructure needs, or be sustainably connected to locations with the required infrastructure.

Figure 2.2: Potential positive and negative impacts of the More-Dispersed Growth Strategy Option

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

Question OS2: More-Dispersed Growth Strategy Option

- *Should we opt for more dispersed growth, expanding existing settlements or developing new settlements within or beyond the Green Belt?*

Green and Blue Infrastructure-Led Growth Strategy Option

- 2.15** This growth strategy option would give priority to delivering new green and blue infrastructure in association with major new development. Current green and blue infrastructure priorities identified include the strategic river corridors of the Trent, Erewash and Leen rivers, canal corridors, the Greenwood Community Forest and urban fringe areas. These are shown on the map in Chapter 3. The key issue is to achieve linkages through these green and blue corridors and address any gaps to create a green and blue infrastructure network.
- 2.16** Specific issues relating to green and blue infrastructure are set out in Chapter 3. The issue for the growth strategy is to establish where the strategic focus should be in terms of green and blue infrastructure.

Figure 2.3: Potential positive and negative impacts of the Green and Blue Infrastructure-Led Growth Strategy Option

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 and accordingly the more vulnerable types of development in these areas 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	

Question OS3: Green and Blue Infrastructure-Led Growth Strategy Option

- *Should we continue to prioritise development that can enhance the strategic river corridors, canal corridors, the Greenwood Community Forest and urban fringe areas, and/or prioritise other GBI assets?*

Transport-Led Growth Strategy Option

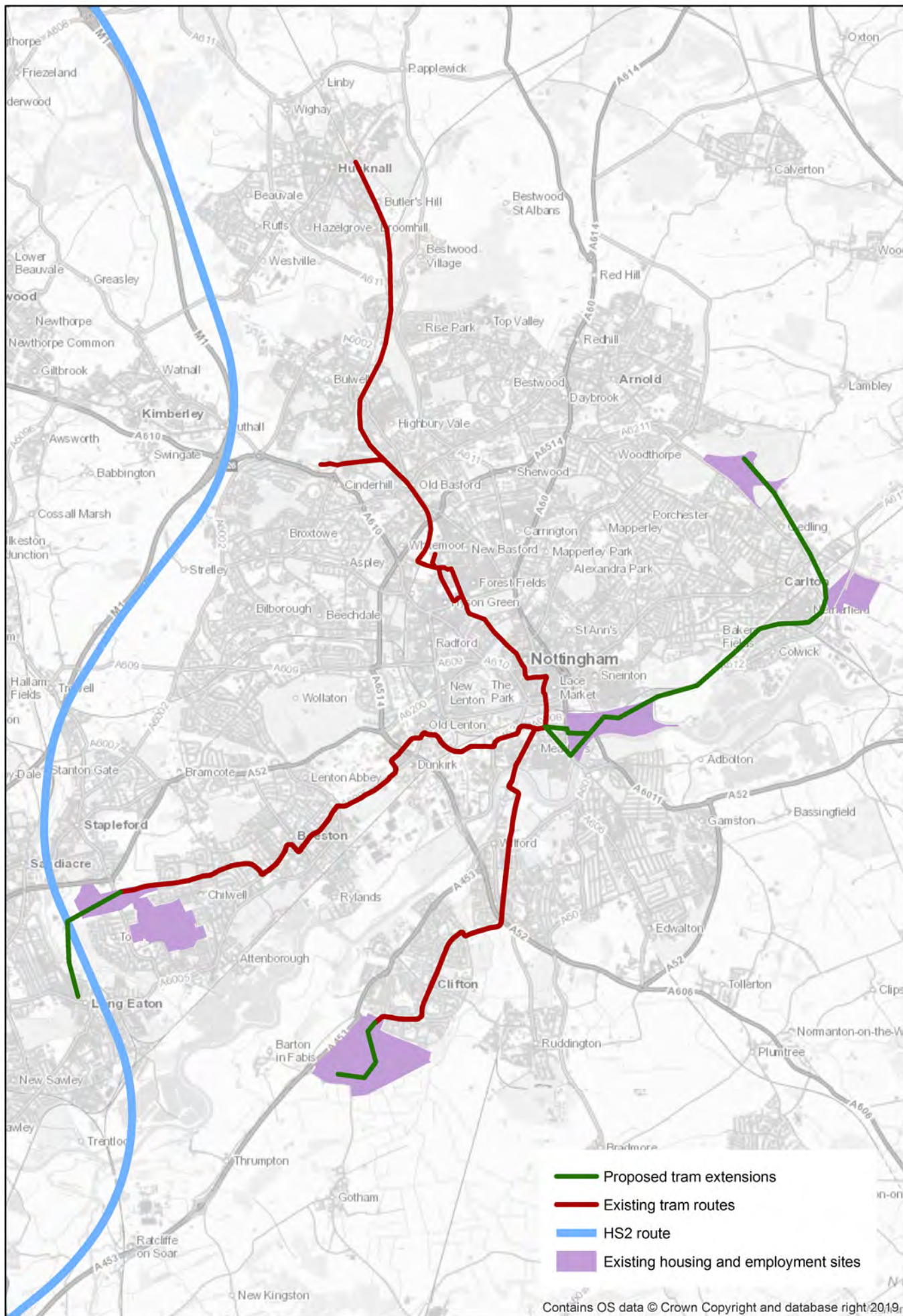
2.17 Planned transport improvements and locations with the potential for improvements could influence the growth strategy. For example, the location for the East Midlands HS2 Hub Station at Toton²⁰ will significantly improve the accessibility from the Greater Nottingham area to London and a number of other main cities both in the UK and in mainland Europe. The HS2 Hub Station will also become highly accessible to the rest of Greater Nottingham and beyond, and an attractive location for business and residential development. The issue of the HS2 Hub Station is set out further in Chapter 9. Other improvements to public transport could include extensions to the Nottingham Express Transit (NET) and the creation of a more efficient network leading to a significant shift towards more sustainable forms of transport. Future improvements to transport networks could also include extensions of the NET to Toton and the former Gedling Colliery.

Figure 2.4: Potential positive and negative impacts of the Transport-Led Growth Strategy Option

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.

²⁰ <https://www.hs2.org.uk/stations/east-midlands-hub/>.

Figure 2.5: Potential Transport Improvements

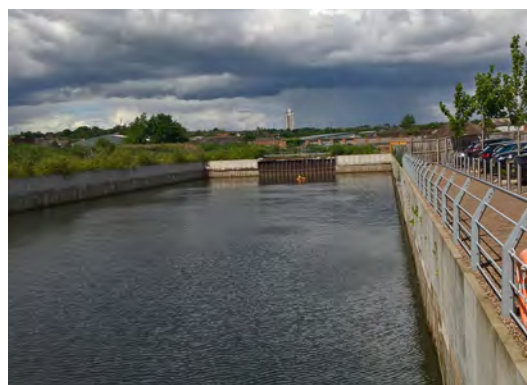


Question OS4: Transport-Led Growth Strategy Option

- *To what extent should the location of development relate to existing and proposed transport infrastructure?*

Other Spatial Priorities

- 2.18** The list of growth strategy options discussed above is not exhaustive and there are other possible growth strategy options including those which may be key drivers in certain parts of the Plan Area, such as protecting and enhancing heritage assets. Whilst this is largely for individual Councils to address in their Part 2 Local Plans, it is important that this Plan provides a suitable framework to integrate important sub-regional objectives, such as the protection and enhancement of heritage assets.



Trent Basin, Nottingham

Climate Change

- 2.19** As already stated, climate change is a key issue which will need to be addressed irrespective of the growth strategy option or options which are selected. In this context, it is anticipated that extreme weather events including hotter drier summers and major flooding events are likely to increase over the Plan period. The Greater Nottingham Strategic Plan will need to include policies that make a step change towards achieving carbon neutrality over the Plan period, including policies in relation to the location of new development, sustainable design, as well as, potentially, sustainability standards for new development. The Government has set a national target for the country to become ‘carbon neutral’ by 2050²¹, and has recently consulted on changes to Part L of the Building Regulations²², to be introduced in 2020. The partner Councils have resolved to become ‘carbon neutral’ before the national target, by the following dates:

- a. Broxtowe Borough by 2027
- b. Gedling Borough by 2030;
- c. Nottingham City by 2028; and
- d. Rushcliffe Borough by 2030.

²¹ <https://www.gov.uk/government/news/uk-becomes-first-major-economy-to-pass-net-zero-emissions-law>.

²² <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>.

2.20 The NPPF requires plans to address climate change in a number of ways:

- Avoid increasing vulnerability to the range of impacts of climate change, for example, flood risk;
- Manage risk through suitable adaptation measures for example, provision of green infrastructure;
- Reduce greenhouse gas emissions through the location, orientation and design of new development;
- Help increase the use and supply of renewable energy.

Question OS5: Climate change

- *How can we address climate change and in particular drive the area to becoming 'carbon neutral' within the Plan period?*

Meeting Housing Need

2.21 The strategic plans currently adopted across Greater Nottingham provide for housing need for the area for the period 2011 – 2028, as summarised within Figure 2.6. A review of these figures is part of this Strategic Plan preparation process.

Figure 2.6: Current Housing Targets by Local Authority Area

Area	2011 - 2013	2013 - 2018	2018 - 2023	2023 - 2028	Total 2011 - 2028
Broxtowe Borough	200	1,800	2,150	2,000	6,150
Erewash Borough	736	1,840	1,840	1,840	6,256
Gedling Borough	500	2,200	2,400	2,150	7,250
Nottingham City	950	4,400	5,950	5,850	17,150
Rushcliffe Borough	500	2,350	6,500	4,100	13,450
Greater Nottingham Total	2,886	12,590	18,840	15,940	50,256

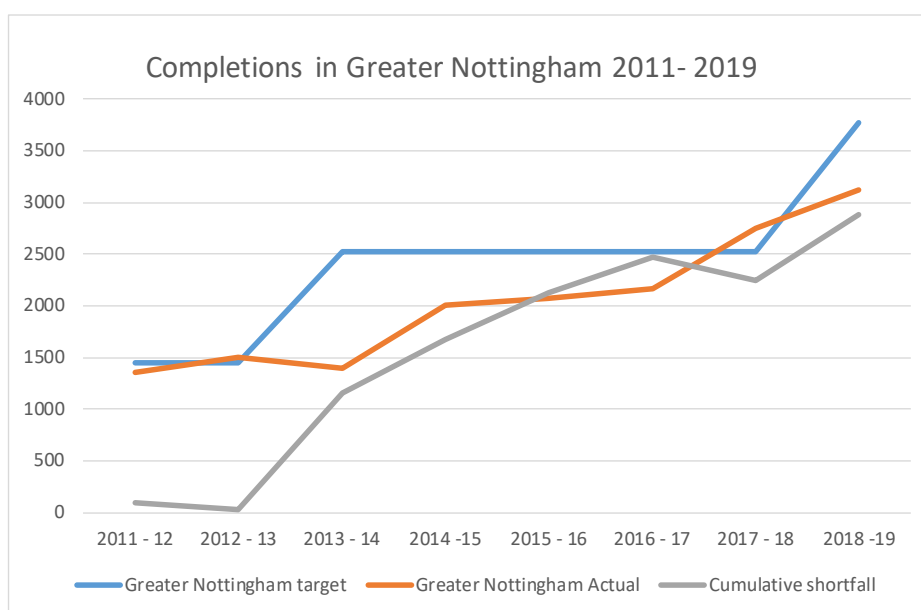
Figures are minimums. All years are financial years, April to March.

Note: Erewash Borough Council's housing need is included in the Table as the Council forms part of the Housing Market Area although they are not participating in this Growth Options consultation.

2.22

Net completions for Greater Nottingham were 3,126 homes for the year 2018/19. This is the highest level of completions in the monitoring period 2011 – 2019, and builds on the results of the previous year. However, with the exception of Erewash, all the core strategies have ‘stepped’ trajectories, which anticipate housing completions ramping up in 2018/19 and staying at that higher level for five years. As a result, the 2018/19 completions are insufficient to meet the level of completions anticipated (3,768 new homes). This results in a cumulative shortfall of delivery against core strategy targets of 2,883 homes compared to 2,246 homes in 2017/18 and 2,469 homes in 2016/17. Figure 2.7 shows anticipated delivery, actual delivery and the resultant shortfall of housing completions against targets.

Figure 2.7: Housing Completions in Greater Nottingham (2011-19)



2.23

The recent adoption of site-specific Part 2 Local Plans by the partner Councils (Broxtowe, Gedling and Rushcliffe Boroughs and Nottingham City) will greatly increase the availability of allocated housing sites and should help increase rates of housing delivery, but the impact of the Coronavirus on housebuilding and completions is as yet unknown.

The Amount of New Housing

2.24

Paragraph 60 of the NPPF requires that, in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method²³ in national planning guidance²⁴. This results in a housing figure for Greater Nottingham

²³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

²⁴ However, the Government has some reservations about the validity of this set of projections in reflecting the true level of housing need. It has stated that it 'will consult on adjustments to the way housing need is calculated so it is consistent with delivering 300,000 new homes per year by the mid-2020s'.

of 59,420 homes between 2018 and 2038. Without Erewash Borough, the figure is 51,580, see Appendix 1. The Plan period to 2038 is considered appropriate for a long-term strategic plan, which should provide at least fifteen years duration following adoption and takes into account the statutory requirement for a review within five years of adoption. The currently identified supply is capable of meeting this figure, however the final housing need figures and their distribution between council areas will be established as part of this Plan review.



Gedling Colliery/Chase Farm

- 2.25** The NPPF makes it clear that the standard methodology should be used unless there are any exceptional circumstances that justify an alternative approach, which also reflects current and future demographic trends and market signals. An issue is whether there are any exceptional circumstances supporting a different minimum housing figure to be included in this Plan; for instance, through consideration of the opportunities presented by existing or planned investment in infrastructure, the area's economic potential, the need to achieve sustainable development, provide sufficient affordable housing, or the scope for net environmental gains. On the other hand, are there overriding environmental constraints which would justify a lower figure?

Question OS6: Amount of New Housing

- *What, if any, factors (that can be evidenced) justify planning for more or fewer new homes than the standard methodology suggests?*

Broad Areas of Search for Growth

- 2.26** Having considered a range of growth strategy options as identified in paragraph 2.12, and the amount of new housing development proposed within paragraph 2.24, we will consider where new development can best be accommodated. In addition to housing development, the Councils will also need to plan for other types of development including employment and services. A key issue is the capacity of the main urban area for new housing and other types of development. In this context, the Nottingham and Derby Green Belt surrounds the Nottingham urban area with the implication being that development that cannot be met within the urban area would need to be accommodated through Green Belt releases and / or at locations beyond the Green Belt.
- 2.27** The NPPF requires the Councils to test all reasonable strategic growth options for locating new development. It is important to stress that no decisions have yet been made, as the technical information needed to assess the sustainability and suitability of the various locations/sites is not yet fully available.

2.28

It is, however, important to recognise that a significant amount of development is already committed, meaning that at least some of the need for the period up to 2038 is already included in Plans and in the various Strategic Housing Land Availability Assessments, although some sites may not be in the right locations to meet our chosen growth strategy.

2.29

It is intended that the locations where development may be possible will be identified following this stage of the process, together with any specific sites, should further strategic sites need to be identified. The feedback received to this consultation will then help inform the next stage of the process where an assessment of the suitability and sustainability of the different sites/location options will be made. The final strategy may be a combination of two or more of the growth strategies identified in this document.

2.30

The supporting evidence base is intended to assist the Councils in choosing the most appropriate growth strategy option or combination of options. The current distribution of development set out in the Aligned Core Strategies was underpinned by the two 'Tribal' Studies in 2008, and these made a number of recommendations for Sustainable Urban Extensions and for sustainable locations in the main settlements around Greater Nottingham. AECOM has been commissioned to review and update the findings of the two 'Tribal' Studies, and widen their assessment to also include the potential for new settlements. This 'Growth Options Study' (available at <https://www.gnplan.org.uk/evidence-base/>) has the main purposes of:

- Reviewing and assessing the sustainability of settlements within Greater Nottingham;
- Assessing the growth potential of broad locations, transport corridors, Sustainable Urban Extensions and key settlements largely outside the main built-up area of Nottingham, and setting out how any constraints might be mitigated; and
- Undertaking a high level analysis of potential development sites and clusters of sites either submitted for consideration by developers, or included in the Councils' Strategic Housing Land Availability Assessments.

Critically, this Study takes account of constraints to growth and demonstrates the range of growth options available to the Councils for the period between 2018 and 2038. The following factors are assessed:



Ruddington Lane, Rushcliffe

- Environmental constraints;
- Transport and accessibility;
- Geo-environmental considerations;
- Infrastructure capacity and potential;
- Landscape and topography;
- Heritage considerations;
- Housing demand;
- Regeneration potential;
- Economic development potential; and,
- Spatial opportunities and constraints.

2.32

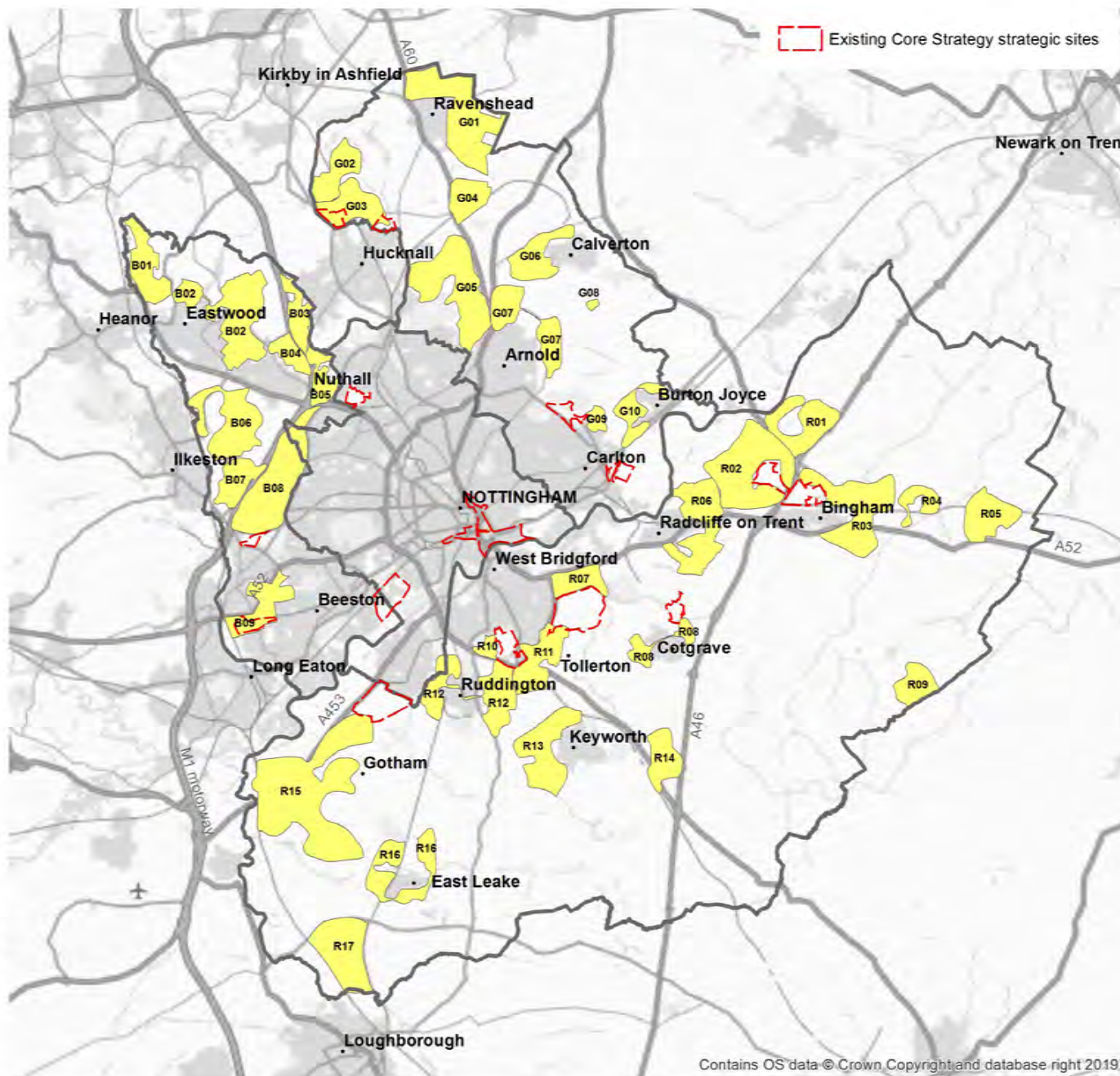
The Growth Options Study is a key element in formulating the growth strategy. Its conclusions will assist the Councils in determining the growth strategy option (or combination of options) that best meet development need and address other issues, such as regeneration, or the need for affordable housing. The growth strategy options for locating development presented below are therefore for 'broad areas of search' and will be subjected to more detailed assessment in relation to their suitability, sustainability and 'fit' with the strategic objectives of the Greater Nottingham Plan.



Attenborough Nature Reserve

Figure 2.8: Growth Options: Broad Areas of Search

- Broxtowe**
- B01 Brinsley Extension
- B02 Eastwood Extension
- B03 Northwest of Bulwell
- B04 Watnall Extension
- B05 Nuthall Extension
- B06 Awsworth Extension
- B07 North of Trowell
- B08 Land off Woodhouse Way
- B09 Northeast of Toton
- Gedling**
- G01 Ravenshead Extension
- G02 Newstead Extension
- G03 North of Hucknall
- G04 North of Burnstump Hill
- G05 Bestwood Village/Redhill Extension(s)
- G06 Calverton Extension
- G07 Arnold Extension
- G08 Woodborough Extension
- G09 Carlton Extension
- G10 Burton Joyce Extension
- Nottingham**
- B08 Land off Woodhouse Way
- Rushcliffe**
- R01 East Bridgford Extension
- R02 RAF Newton
- R03 Bingham Extension
- R04 Aslockton Extension
- R05 South of Orston
- R06 Radcliffe on Trent Extension
- R07 East of Gamston
- R08 Cotgrave Extension
- R09 Langar Airfield
- R10 West of Sharpill Wood
- R11 West of Tollerton
- R12 Ruddington Extension
- R13 West Keyworth
- R14 East of Stanton on the Wolds
- R15 A453 Corridor
- R16 East Leake Extension
- R17 North of Loughborough



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2.33 Figure 2.8 shows the possible ‘broad areas of search’ for growth, assessed by the Study as the basis for the Councils to consult on. It is stressed that at this stage, the Councils have not made any decisions on what their preferences are, and the responses to this consultation will be considered as part of the process informing the Councils’ preferences which in turn will be subject to further consultation.

Question OS7: Growth Options

- *Which of the broad areas of search identified in the Growth Options Study do you prefer, and why?*

Question OS8: Other Growth Strategy Options

- *Do you think there are other growth strategy options, which should be considered? If so, why?*

2.34 In addition to assessing broad areas of search, the Growth Options Study considers specific potential development sites, either submitted as part of a ‘call for sites’, or included in the Councils’ Strategic Housing Land Availability Studies. These sites are shown in Appendix 2.



City centre development

2.35 The Growth Options Study only includes a high-level analysis of these sites. Before decisions can be taken as to whether any site is appropriate for development, more detailed site analysis and Sustainability Appraisal will be required. Many of the sites considered are also relatively small in size, and may not be considered strategic.

2.36 Following further assessment, the Councils will consider which if any of the sites are strategic in the context of the Plan. If any of the sites are deemed critical to achieving the Councils’ preferred growth strategy, they will be included in the next draft of the Plan. Those that are not considered strategic will be screened out, although they may be appropriate for inclusion in subsequent Part 2 Local Plans.

Question OS9: Site Assessments

- *Do you prefer any of the sites at Appendix 2, and why?*

Green Belt and Safeguarded Land

2.37 It is unlikely that all development needs can be met within the main urban areas, which will require locations within the Green Belt and / or beyond the Green Belt to be considered. Issues relating to Green Belt are set out in Chapter 4. However, there is an option to designate ‘Safeguarded Land’²⁵, which is land taken out of the Green Belt which could potentially meet development needs beyond the end of the Plan period, but would be ‘safeguarded’ from development until it is allocated through a review of the Local Plan.

Question OS10: Safeguarded Land

- *Should this Plan designate Safeguarded Land within the Green Belt? If so, where?*



Linby, Gedling



Trent Basin, Nottingham

Chapter Three

Green and Blue Infrastructure and the Natural Environment

Introduction

- 3.1** This chapter seeks to address the following issues: which green and blue infrastructure areas (which consist of a wide variety of multi-functional areas, including water and wetland environments, see Glossary) and other assets, including corridors and individual open spaces, should be identified as being of strategic importance; how proposed development can enhance and protect Green and Blue Infrastructure (GBI), nature conservation assets and the wider ecological network; and how we should ensure that new developments achieve net gains in biodiversity.
- 3.2** Paragraph 20 of the NPPF requires that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for ‘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’.
- 3.3** Paragraph 174 of the NPPF also states that plans should identify, map, and safeguard wildlife-rich habitats and the ecological network, including international, national, and locally designated wildlife sites and priority habitats.

Background

- 3.4** For many local communities, securing high quality GBI in and around their neighbourhoods is essential. The Plan must therefore ensure these spaces are protected and enhanced, and that critically, new developments are accompanied by GBI that benefits both residents and wildlife.

3.5 GBI, nature conservation assets and the wider network across Greater Nottingham can be conserved and enhanced whilst delivering the required new homes, employment, and infrastructure. Critically, the Plan must deliver high quality and accessible GBI for new and existing residents which mitigates the causes and effects of climate change.

3.6 GBI covers a wide variety of open spaces, including water and wetland environments. There is a clear overlap between GBI and ecological networks (see Glossary) which seek to prevent the ecological isolation of habitats and species through the creation of wildlife corridors and stepping stones. The Government's 25 Year Environment Plan²⁶ has reiterated the importance of identifying and enhancing these corridors, terming them 'Nature Recovery Networks'²⁷.



Jubilee Campus, University of Nottingham

3.7 GBI assets are wide ranging and vary in scale. They can comprise small green spaces, such as domestic gardens and street tree avenues, to larger strategically important green spaces such as playing pitches and recreation grounds, river corridors, canals and lakes, cycle routes, local nature reserves and woodlands. They provide a wide range of benefits for people and wildlife, most notably providing benefits for health and wellbeing, improving the attractiveness of an area, mitigating the causes and effects of climate change, and providing habitats and wildlife corridors.

Strategic Green and Blue Infrastructure Assets

3.8 The Greater Nottingham area already has a wealth of GBI assets, notably; the River Trent corridor, areas within the Sherwood Forest, including the Greenwood Community Forest²⁸, numerous formal parks, local open spaces, and an extensive rights of way network that links the City and rural settlements to the wider countryside.

3.9 Multi-functionality is a key element of GBI. The River Trent corridor cuts across the Greater Nottingham area, providing accessible sport and recreational opportunities, wildlife habitats and an ecological network. It reduces local temperatures during heat waves, and offers non-motorised transport opportunities. Critically, extensive areas of land adjacent to the River Trent and its tributaries have been kept free from development and provide flood water storage during periods of heavy rainfall, reducing flood risks for residents and businesses elsewhere. Places such as Attenborough Nature Reserve also serve important biodiversity purposes.

²⁶ <https://www.gov.uk/government/publications/25-year-environment-plan/25-year-environment-plan-our-targets-at-a-glance>.

²⁷ Planning Practice Guidance: Paragraph: 010 Reference ID: 8-010-20190721: <https://www.gov.uk/guidance/natural-environment>.

²⁸ <http://www.greenwoodforest.org.uk/>.

3.10

Sherwood Forest is located to the north of Nottingham and there are several areas of woodland within the Greater Nottingham area. Comprising extensive areas of important woodland and heathland habitats, these support a number of protected species and some areas have the highest levels of environmental protection. Some woodlands are also designated as ‘Open Access Land’²⁹. These and others provide an extensive network of accessible natural green spaces for residents within the Greater Nottingham area and beyond.



Attenborough Nature Reserve

3.11

Within the City itself, 25% of the City’s total land area is made up of accessible open green spaces. This provides opportunities for recreation and enjoyment, as well as contributing to the quality and aesthetic value of the City. Whilst most green spaces are small, Wollaton Park, Colwick Country Park, and Bulwell Hall provide significant spaces for wildlife and recreation. There are numerous allotments, playing fields, sports and recreation grounds, and natural greenspaces that provide local open spaces within walking distances for residents. Many of these are linked (for instance by the River Leen corridor), creating GBI corridors for recreation and wildlife.

3.12

Large areas of open countryside surround the main urban area, towns, and rural settlements. These provide extensive informal recreational opportunities. There is also a significant number of nature conservation sites, including nature reserves, Sites of Special Scientific Interest³⁰, local wildlife sites, and extensive areas of priority habitats (notably woodlands, grasslands, and wetlands). Together, these provide an important ecological network that extends into the City and beyond the Greater Nottingham area.

3.13

GBI corridors are not restricted by local authority boundaries and can extend across administrative boundaries at a regional and national scale. For example, the River Trent corridor extends west through Derbyshire into the West Midlands and north into north Lincolnshire and the Humber Estuary. As a consequence, the alignment of strategic policies across Greater Nottingham offers an opportunity to deliver an effective strategic network of connected GBI and ecological networks.

29 <https://www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam>.

30 <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>.

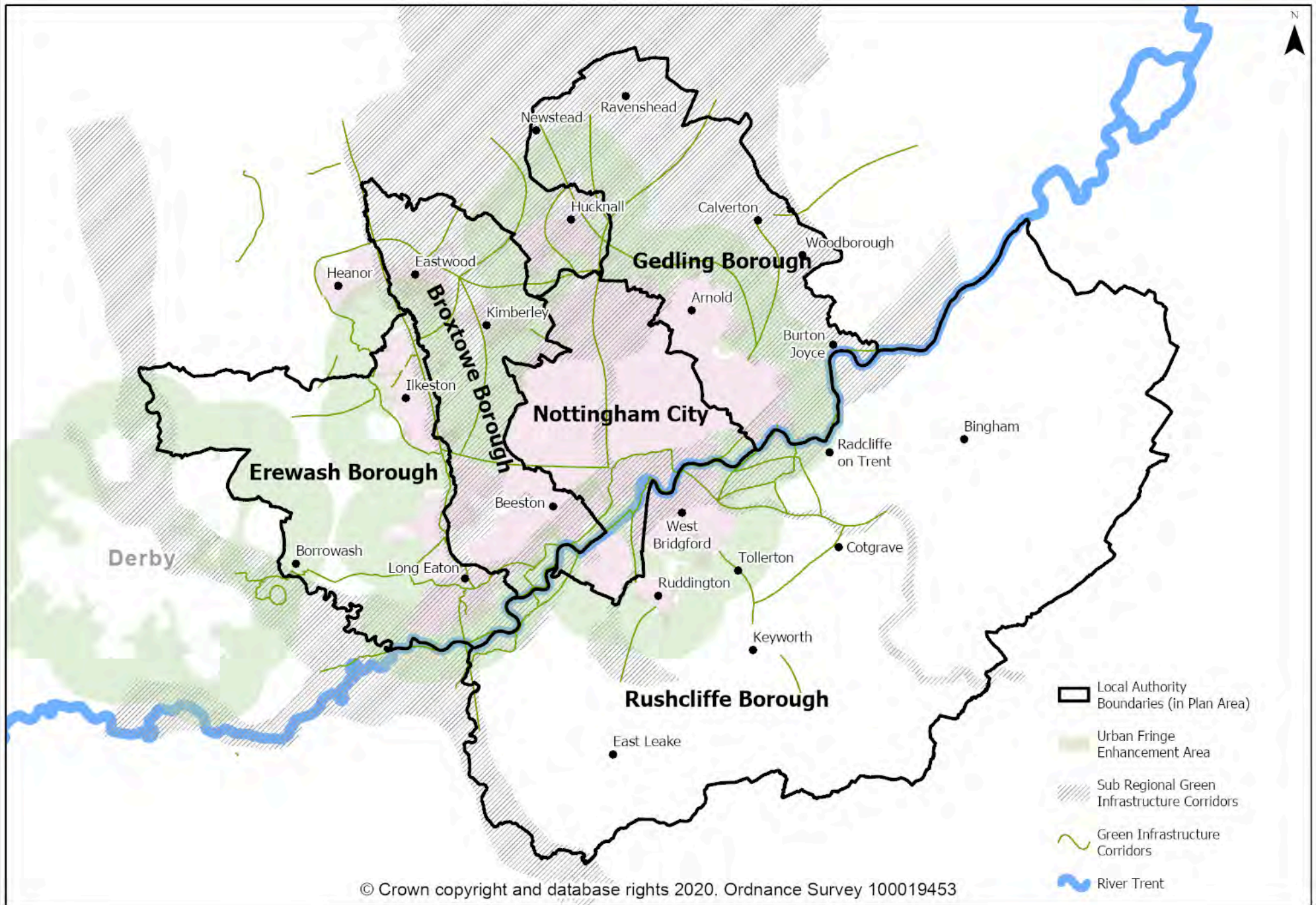
- 3.14** Due to their multifunctional nature, some GBI assets will contribute to the ecological network, for example open access woodland, grassland, or heath also provide recreational opportunities. The priority within ecological networks is the protection and enhancement of the natural environment. As these networks will contain extensive areas of privately-owned inaccessible land and so are likely to be mapped separately, any connectivity with GBI assets will need to be identified.
- 3.15** The protection of important habitats and the delivery of ecological enhancements at a landscape scale, rather than individual sites, ensures a coherent network of connected habitats is maintained and improved.
- 3.16** The existing aligned Core Strategies for Broxtowe, Gedling, and the City of Nottingham, does not currently identify individual infrastructure assets, but specifically identifies regional and sub-regional networks. These were informed by the 6Cs Green Infrastructure Strategy³¹ and include the river and canal corridors, the Greenwood Community Forest and Urban Fringe areas as locations where green infrastructure should be delivered in conjunction with major regeneration and residential development.
- 3.17** Rushcliffe's and Erewash's Core Strategies also identify the river corridors (Trent and Erewash), Grantham Canal, the Erewash Valley Trail, Hopewell to Dale Greenway, Great Northern Greenway, and Nutbrook Trail and urban fringe areas as locations where green infrastructure should be delivered. Erewash specifically identifies links between Nottingham and Derby and Ilkeston and Long Eaton.
- 3.18** Figure 3.1 shows the strategic GBI assets and corridors within the Greater Nottingham area.



Foot and cycle bridge, River Trent

31 https://www.nwleics.gov.uk/files/documents/6_cs_gi_volume_6_strategic_gi_network_nottingham_pua_and_sub_regional_centres/6C%27s%20GI%20Volume%206%20-%20Strategic%20GI%20Network%20%28Nottingham%20PUA%20and%20Sub-Regional%20Centres%29.pdf.

Figure 3.1: Strategic Green and Blue Infrastructure



Question GBI1: Strategic Green and Blue Infrastructure Assets

- *Are there other areas, corridors, or individual open spaces that should be identified as Strategic Green and Blue Infrastructure?*

Flood Risk

3.19 GBI can make an important contribution to the reduction in flood risk. For example, open spaces adjacent to the River Trent provide extensive flood water storage areas, and across Greater Nottingham, green spaces allow rain water to infiltrate into the ground, reducing surface water run-off.



Papplewick Dam Wood, Gedling

3.20 Paragraph 20 of the NPPF requires that strategic policies make sufficient provision for infrastructure for flood risk management. It requires new development to be planned in ways that address the impacts of climate change, which include a greater amount of rainfall. This should be achieved by using opportunities provided by development to reduce the causes and impacts of flooding and, where appropriate, through the use of natural flood management techniques. Critically, developments should not increase flood risks elsewhere and major developments should incorporate sustainable drainage systems that provide multifunctional benefits and have agreed maintenance arrangements.

Protecting and Enhancing the Natural Environment

3.21 Critical to the delivery of net gains in biodiversity and effective ecological networks are the Local Biodiversity Action Plans³² (LBAP) for Nottinghamshire and Derbyshire. These identify the priority habitats and species which can be found across the Greater Nottingham area and which provide important corridors for wildlife.

3.22 Building on the LBAP, the Nottinghamshire Biodiversity Opportunity Mapping Project³³ has identified areas where there is the opportunity for key habitats and focal areas within the Sherwood Forest, Trent Valley, Broxtowe Borough and Rushcliffe Borough areas. These should inform the identification of important ecological networks within the Greater Nottingham area and the habitats delivered within them to achieve net gains in biodiversity. Within Rushcliffe Borough, the Local Plan Part 2 identifies these opportunity areas and requires developments to protect and enhance each area's identified priority habitats.

32 <http://www.nottsbag.org.uk/projects.htm#lbaps>.

33 <https://www.nottinghamshire.gov.uk/media/120449/ld5-trent-valley-biodiversity-opportunity-mapping-and-background-information-february-2016.pdf>.

3.23 The Trent Valley Vision and Trent Valley Living Landscape³⁴ provide landscape-scale strategies for the delivery of development and enhancement of the natural environment along the Trent Valley. These could inform the identification of opportunities to improve wildlife sites and their connectivity.

Strategic Allocations and Policies

3.24 Depending upon the housing and employment needs across the Greater Nottingham area for the period up to 2038, further strategic sites may be required. The development of these allocations is likely to have significant effects upon the natural environment, and the provision of GBI will be required to meet the needs of new residents and employees. Such infrastructure could provide important habitats and corridors for wildlife and avoid, or at the very least, reduce losses in biodiversity. The provision of GBI would therefore ensure the delivery of sustainable strategic sites, which are also attractive to new residents and employees who value the proximity of multi-functional green open spaces. Whilst the inclusion of GBI may reduce the developable area of sites, it can, if integrated correctly, increase the value of the development overall. In addition to strategic allocations, this Plan should also ensure non-strategic development delivers GBI.

Question GBI2: Strategic Allocations and Policies

- *How can proposed development enhance and protect Green and Blue Infrastructure, nature conservation assets and the wider ecological network?*

Biodiversity Net Gains

3.25 The enhancement of the natural environment can be achieved by providing net gains in biodiversity. National policy requires that plans identify and pursue measurable net gains in biodiversity. The Government has stated that, within the Environment Bill³⁵, it intends to make the achievement of a 10% net gain mandatory for new development.



Linby, Gedling

³⁴ <https://www.derbyshirewildlifetrust.org.uk/trent-valley>.

³⁵ <https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>.

3.26 In November 2018, The Department for the Environment, Food and Rural Affairs (DEFRA) published their proposed 'Biodiversity Metric'³⁶. The Metric uses habitat to describe biodiversity, which is converted into measurable 'biodiversity units', according to the size of each type of habitat. The Metric scores different habitat types (e.g. woodland, grassland) according to their relative biodiversity value and adjusts this according to the condition and location of the habitat.

3.27 The delivery of net gains could be achieved either within developments, or through the creation of new habitats or the enhancement of existing habitats elsewhere. The Plan will consider how developments should contribute to achieving net gains.

Question GBI3: Biodiversity Net Gains

- *How should we ensure new developments achieve net gains in biodiversity?*



Attenborough Nature Reserve, Broxtowe

36 <http://publications.naturalengland.org.uk/publication/6020204538888192>. The government recently sought feedback in relation to the proposed updated Biodiversity Metric: <https://consult.defra.gov.uk/natural-england/the-biodiversity-metric-2-0/>.



Lambley Village, Gedling

Chapter Four

Green Belt

Introduction

- 4.1** The main issues that this chapter seeks to address include: whether the principle of the Nottingham-Derby Green Belt should be maintained; the considerations that should direct development towards Green Belt areas rather than non-Green Belt areas (including safeguarded land); and the improvements to the environmental quality and accessibility of remaining Green Belt areas that could be considered and how these improvements could be achieved.
- 4.2** Paragraph 133 of the NPPF notes that the Government attaches great importance to Green Belts. It notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 4.3** Paragraph 134 of the NPPF outlines the five purposes of the Green Belt as:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land’.*
- 4.4** Paragraphs 136 and 137 of the NPPF stress that Green Belt boundaries should only be altered in ‘exceptional circumstances’ (see paragraph 4.14) where they are fully evidenced and justified, through the preparation or updating of plans. All other reasonable options for meeting the identified need for development should be examined fully.

- 4.5** Paragraph 136 of the NPPF states that where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 4.6** Paragraph 138 of the NPPF notes that the impact of removing land from the Green Belt should be offset through ‘compensatory improvements’ to the environmental quality and accessibility of remaining Green Belt land.

Background

- 4.7** The Nottingham-Derby Green Belt encircles Nottingham and surrounds the towns lying between Nottingham and Derby but constrains only the eastern side of Derby. The main function of the Green Belt is to prevent the coalescence of the main built up areas of Nottingham and Derby and the settlements between them.



Green Belt, Gedling

- 4.8** The principle of the Nottingham-Derby Green Belt is well established. The Nottingham-Derby Green Belt Review (2006)³⁷ considered that the area immediately between Nottingham and Derby (in Broxtowe and Erewash Boroughs) and the areas immediately north generally perform most strongly against the purposes of the Green Belt, as set out at paragraph 4.3.
- 4.9** The Green Belt to the south and east of Nottingham (in Gedling and Rushcliffe Boroughs) serves fewer of the purposes because, while supporting the containment of the urban area, it is not separating major areas of development. The Green Belt has also helped to maintain separation between other settlements within the Greater Nottingham area.
- 4.10** The ‘objectively assessed housing figure’ for Greater Nottingham is 59,420 homes between 2018 and 2038, according to the Government’s standard methodology³⁸ (51,580 homes without Erewash Borough). Information regarding the potential supply of sites can be found within the various Strategic Housing Land Availability Assessments³⁹ which cover the Plan area.
- 4.11** Subject to the outcome of this consultation, it is considered that this figure should be treated as a minimum and should be met in full, within the Councils’ areas. This is because the Councils want to support economic and housing growth and to promote sustainable patterns of development and travel.

³⁷ <http://documents.nottinghamcity.gov.uk/download/4198>.

³⁸ Further details in relation to the government’s standard methodology can be found at the following link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728247/How_is_a_minimum_annual_local_housing_need_figure_calculated_using_the_standard_method.pdf.

³⁹ These can be found on the websites of each of the Greater Nottingham local authorities.

4.12 Given the tightly drawn Green Belt boundaries around much of Greater Nottingham and the scale of growth that is needed, it is considered that some release of Green Belt land may be necessary. Where this is the case, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. It will be important to provide compensatory improvements to the remaining areas of Green Belt, where possible.

Nottingham-Derby Green Belt Statistics

4.13 The table within Figure 4.1 provides key statistics in relation to the Green Belt within each local authority area.

Figure 4.1: Key Green Belt Statistics by Local Authority Area

Authority	Authority Area (ha)	Amount of Green Belt in Authority Area (ha)	Percentage of land designated as Green Belt	Amount of Safe-guarded Land (ha)	Amount of land beyond the Green Belt (ha)	Amount of land released from the Green Belt for development since 1990 (ha)
Broxtowe	8,010	5,130	64%	0	0	410
Erewash	10,968	7,851	72%	0	0	0
Gedling	11,998	8,795	73%	140	0	287
Nottingham City	7,461	750	10%	0	0	47
Rushcliffe	40,920	16,239	40%	46	21,794	1,000

Question GB1: Principle of the Nottingham-Derby Green Belt

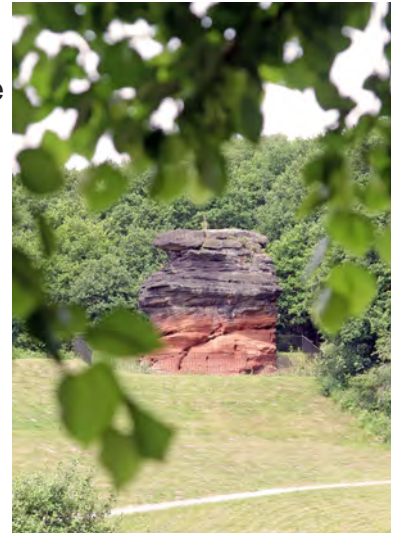
- *Should the principle of the Nottingham-Derby Green Belt be maintained?*

Approach to the Green Belt

4.14 According to the High Court judgement on the 2014 Core Strategies⁴⁰, 'exceptional circumstances' which might justify changes to Green Belt boundaries include:

- the acuteness / intensity of the objectively assessed housing need;
- the inherent constraints on the supply / availability of land potentially suitable for sustainable development;

- the consequent difficulties in achieving sustainable development without impinging on the Green Belt;
- the nature and extent of the harm to the Green Belt; and,
- the extent to which the consequent impacts on the Green Belt may be ameliorated or reduced.



Hemlock Stone, Bramcote

4.15 Consideration should therefore be given to the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

4.16 Even if the development needs of the area can be met without Green Belt release, consideration will still need to be given to whether releasing Green Belt land may produce a more sustainable outcome.

4.17 Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. The NPPF allows local planning authorities to designate ‘Safeguarded Land’ between the urban area and the Green Belt, to meet longer-term development needs stretching beyond the plan period. At present there is only Safeguarded Land in Gedling and Rushcliffe Boroughs. Paragraph 139 of the NPPF notes that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the Local Plan.

4.18 Within the inner Green Belt boundary, there is no land outside of the urban area or settlements, that is not ‘Safeguarded’. All of the land beyond the outer Green Belt boundary is located in Rushcliffe Borough.

4.19 Not all of the land identified as Safeguarded Land will be suitable for development in its entirety and sites will need to be subject to a detailed assessment through the review of the Local Plan to take account of landscape, heritage, flooding and other constraints⁴¹.

4.20 Previously (with the exception of Erewash Borough) the Core Strategies allocated strategic sites (over 450 dwellings) which, where necessary, were removed from the Green Belt upon adoption of the Core Strategies. The Core Strategies also identified ‘Strategic Locations for Growth’ which were detailed further in the Part 2 Local Plans.

⁴¹ In some locations in Gedling Borough, the safeguarded land designation has been used as a planning tool. Certain areas of safeguarded land have been identified separately in the Local Plan to reflect that it is not expected that any part of these sites will be developed for a variety of reasons, but they are not considered appropriate for inclusion in the Green Belt.

- 4.21** Any potential release of land from the Green Belt would be subject to a Strategic Green Belt Review as part of the preparation of this Plan. This would be followed by more detailed local boundary reviews in Part 2 Local Plans.

Question GB2: Approach to the Green Belt

- *Are there any other considerations that should direct development towards Green Belt areas rather than non-Green Belt areas (including 'Safeguarded Land')?*

Compensatory Improvements to Remaining Green Belt Land

- 4.22** As previously noted, the NPPF states that the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.
- 4.23** These improvements may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies⁴².

Question GB3: Offsetting Losses to the Green Belt

- *What improvements to environmental quality and accessibility should we consider and how could these be achieved?*



Papplewick, Gedling



Elizabeth Garrett Anderson Building, Nottingham Science Park

Chapter Five

Working in Greater Nottingham

Introduction

- 5.1** The main issues that this chapter seeks to address include: the amounts and types of new workspaces that will be required throughout the Greater Nottingham Strategic Plan period and the general locations in which these workspaces should be situated; the diversification of the local economy; and the main regeneration priorities for the area. The chapter also seeks to consider how innovation can be driven, including through links with the Universities, and how best to encourage and nurture new business start-ups. Challenges facing rural areas, such as rural diversification, as well as those facing cities, towns, and other urban areas are also considered.
- 5.2** This will be particularly important as the economy emerges from the Coronavirus emergency, which is likely to significantly impact on the local and national economy, and prospects for growth.
- 5.3** This chapter also seeks to consider the challenges that will be faced as a result of Climate Change and the measures and mitigation strategies that will be required to address this threat, as well as seeking to establish how opportunities for companies within the ‘greener’ products and service sectors can be best realised.
- 5.4** The NPPF (paragraphs 80 and 82) states that planning policies should help create the conditions in which businesses can invest, expand and adapt. Furthermore, this national policy encourages each area to build on its strengths. It goes on to state that planning policies should recognise and address the specific locational requirements of different sectors and emphasis is placed on supporting clusters of knowledge-based, creative or high technology industries.

Background

5.5 The Councils commissioned planning consultants to produce an Employment Land Study⁴³ (ELS), published in 2015, to provide more up-to-date employment forecasts and an assessment of employment space needs. Figure 5.1 shows the distribution of employment land and office space set out in the Local Plans across the Nottingham Core HMA.

Figure 5.1: Distribution of Employment Land in Local Plans

Authority	Industrial and warehousing (ha)	Office space sq. m.
Broxtowe	15	34,000
Erewash	10	42,900
Gedling	19	10,000
Nottingham City	25	253,000
Rushcliffe	50	80,000
Core HMA	119	419,900

5.6 The 2015 ELS Study is now dated and a new employment study will be prepared in support of the new Plan. Unlike housing, there is no standard method for calculating employment land requirements but rather a combination of factors is normally used. Such factors include:

- Past trends in employment space take-up;
- Recent trends in employment space per worker density by sector;
- Meeting the needs of all employment sectors;
- Population forecasts and assessment of local housing need and resultant labour force supply;
- Job forecasts;
- Economic strategies including the D2N2 Local Economic Partnership's Strategic Economic Plan and Local Industrial Strategy; and
- The quality of employment land available and where there are gaps in the portfolio.

5.7 This new Employment Land study should advise on a baseline or minimum amount of employment land provision but will also need to be adjusted upwards to take account of various policy scenarios. These scenarios would need to address the issues, opportunities and challenges facing the plan area, for example, the development of the HS2 Hub Station and its associated economic benefits.

⁴³ Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA, Nathaniel Lichfield and Partners, August 2015.

Key Issues, Opportunities and Challenges

5.8 The D2N2 LEP Strategic Economic Plan (SEP) 2030⁴⁴ aspires to achieve a high value added local economy. Various sources⁴⁵ identify a number of issues, challenges and opportunities for Greater Nottingham's economy and employment prospects, all of which need to be caveated in so far as we are unsure of the scale of impact of the Coronavirus crisis on the economy:



Freeth Street, Nottingham

- 90% of new jobs predicted to be in the service sector with manufacturing jobs expected to decline further;
- Strong representation of knowledge-intensive service jobs but relatively few high-technology manufacturing jobs;
- Too many people in low paid work and insufficient numbers in higher paid occupations meaning there is a need to create more high value added jobs and diversify further;
- Upskilling of the workforce and lifelong learning is essential;
- Potential to develop research and innovation capacity further;
- Automation could lead to a significant reduction in jobs in certain sectors but also opportunities in others;
- Economic activity rates, especially in Nottingham City, are below the national average;
- Areas with relatively high levels of unemployment and certain areas in need of regeneration;
- Ageing population with population forecasts showing relatively few additions to the supply of labour;
- Climate change is a major threat;
- Nottingham City Centre is a major regional centre and focus for office-based employment;
- The area has good access to the national transport network, and is therefore attractive to many industries, such as the logistics sector;
- The rural economy is important with agriculture still dominant, but also offers a significant leisure and recreation destination;
- Nottingham has good public transport and potential to expand the tramway (NET);
- More flexible patterns of working;
- HS2 is a major opportunity; and
- There is a proposal to create a Development Corporation to take forward major development at Toton and at Ratcliffe-on-Soar power station within the plan area, and around East Midlands airport, which is just outside.

44 <http://www.d2n2lep.org/SEP>.

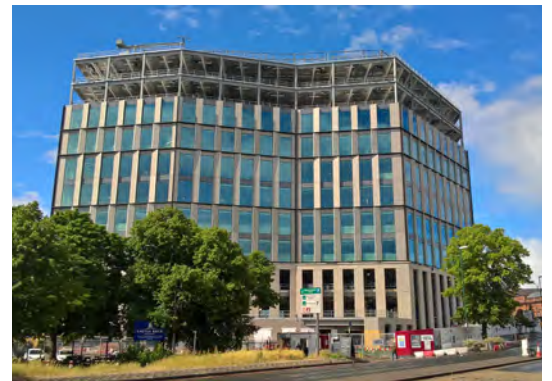
45 D2N2 SEP and economic and employment bulletins and papers for Greater Nottingham on the Nottingham Insight webpage.

Local Economy

Further Diversifying the Greater Nottingham Local Economy

5.9 Information on jobs in Greater Nottingham⁴⁶, estimates the number of jobs in the area is approximately 315,000 (as of 2018). The area has a lower proportion of manufacturing jobs (10%) than nationally and regionally. The majority of jobs are in the service sector (87%). The economy is more diverse than in the past but a concern is that there may now be too much reliance on lower-order service jobs, especially in the public sector.

5.10 Knowledge-intensive medium- / high-technology jobs are expected to be a key source of employment in the future. In 2018, just over half (53.8%) of the total jobs in Greater Nottingham were categorised as being knowledge-intensive, which is above the regional and national average, although most of these jobs are in the service sector with relatively few high-tech manufacturing jobs. Other growth sectors include: caring services; leisure services; and the visitor economy.



Inland Revenue building, Nottingham

5.11 The proposals to establish a Development Corporation, centred on delivering significant growth at Toton, Ratcliffe-on-Soar Power Station and East Midlands Airport, could play a key role in diversifying the economy, and assisting recovery from the economic impacts of the Coronavirus crisis. Building on each location's unique strengths, in terms of connectivity, economic potential and existing growth plans, the proposal aims for economic additionality, over and above the area's current economic offer.

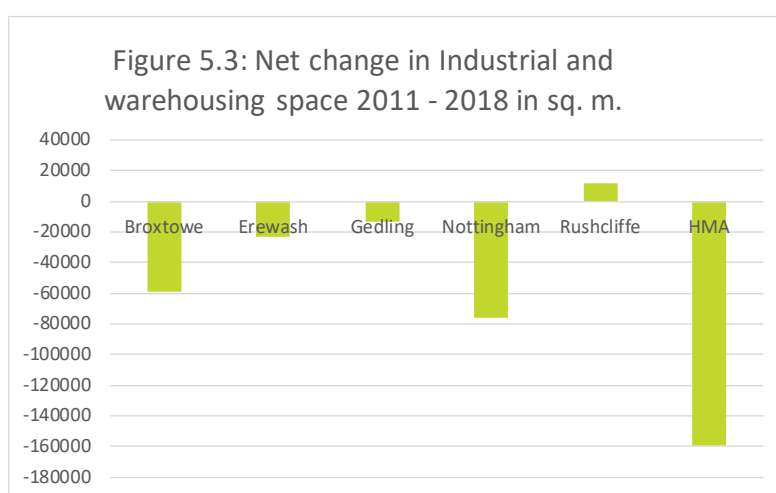
Manufacturing Space

5.12 Manufacturing employment is expected to decline further, partly because of increased global competition and due to automation. All of the Councils gained industrial space in gross terms, but overall the Councils reported a net decline in industrial space, with the exception of Rushcliffe Borough, see Figures 5.2 and 5.3. This suggests that less industrial space is needed in the future, but an issue is the amount of new space required to meet modern industrial requirements and to replace obsolete space. In some instances, regeneration can require the relocation of certain businesses and these planned / unplanned relocations will need to be addressed.

⁴⁶ Jobs in Greater Nottingham September 2019, Nottingham City Council: <https://www.nottinghaminsight.org.uk/d/a7gwcMw>.

Figure 5.2: Gross Industrial and Warehousing Space Taken-Up (Sq. M)

Council	Gross take up Industrial and Warehousing floorspace 2011 - 2018
Broxtowe	2,638
Erewash	13,613
Gedling	7,800
Nottingham	10,030
Rushcliffe	7,434
Greater Nottingham	41,515

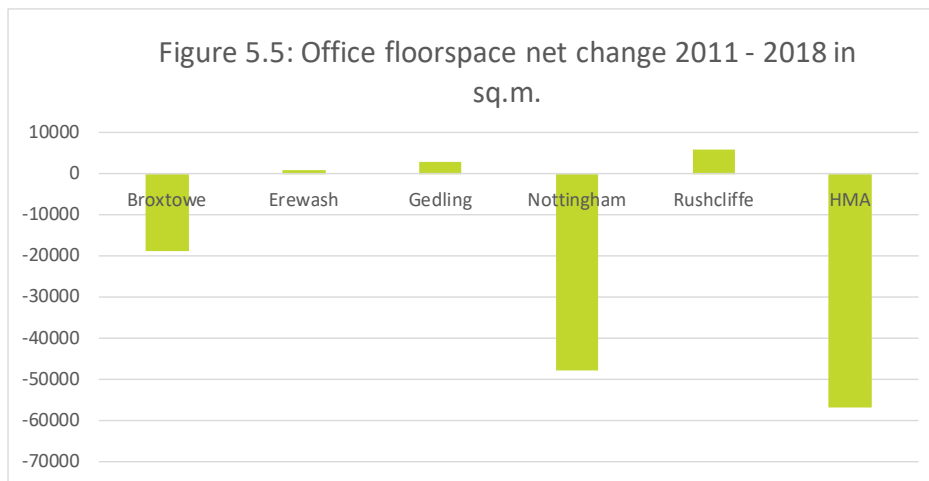


Office Space

5.13 Most new jobs are expected to be in the 'Service Sector', although not all of these jobs would require new floor space as many of these would be accommodated within existing sites and premises.

Figure 5.4: Gross Take-Up Office Space (Sq. M)

Council	Gross take up office floorspace 2011 - 2018
Broxtowe	2,311
Erewash	1,673
Gedling	9,630
Nottingham	20,166
Rushcliffe	2,782
Greater Nottingham	36,562



5.14 Recent trends indicate that across the Greater Nottingham area, approximately 37,000 sq. m (gross) of new office space was developed between 2011 – 2018, see Figures 5.4 and 5.5, but closer inspection indicates that despite the continuing shift to service employment, Greater Nottingham has experienced a net decline (minus 57,000 sq. m), see Figure 5.5, in office space with Nottingham City witnessing the largest decline. The explanation lies within the fact that Nottingham City has the largest amount of office stock and the most conversions of offices to residential has taken place there. Whilst boosting housing supply, this raises issues about the quality of the available office stock. Most conversions in Nottingham City have been of poorer quality office space, so the net loss of floor space to date has largely been a rationalisation of stock, rather than a loss of economic activity. However, should office conversions continue at a similar pace, the supply of lower rent and start-up office space might be threatened.

5.15 The supply of new office space is also giving rise to some concern, with local property agents reporting a lack of quality Grade A⁴⁷ office stock available in the City Centre. However, existing planning permissions and the development of new floorspace for HM Revenue & Customs will introduce significant new floorspace to the market.

5.16 A key issue is therefore how much new office space is needed to meet future demand, especially from the knowledge-based sector, and to upgrade the existing stock, and whether the focus should continue to be the City Centre. The proposed Toton Innovation Campus is relevant in this context, and is intended to attract leading companies, universities and research institutions, together potentially delivering up to 11,000 high quality jobs, 5,000 homes, and a range of leisure opportunities⁴⁸.

⁴⁷ Grade A / new: This refers to 'new' (or 'newly completed') high-quality office stock which has never been previously occupied; or to stock which has previously been occupied but has undergone high-specification renovations between tenants.

⁴⁸ Further information is set out within the East Midlands HS2 Growth Strategy: https://www.emcouncils.gov.uk/write/East_Midlands_HS2_Growth_Strategy_-_September_2017.pdf.

5.17 The new transport infrastructure at the proposed HS2 Hub Station will be highly accessible to Greater Nottingham and facilitate quick and convenient rail travel to other large cities. It is clearly a major opportunity for further growth. Other locations, potentially attractive for mixed-use development, would benefit from transport infrastructure investment, including along the routes of potential NET tramway extensions.

5.18 Achieving a knowledge-intensive local economy is likely to increase the overall number of jobs in the local economy, thereby spreading the benefits of growth. An implication of this is that the planning system would need to ensure sufficient employment space is provided for all economic sectors and overall more business space would be required.

5.19 One factor, which would lead to a downward adjustment to business space requirements, is the trend for more flexible types of working with many businesses downsizing and more people working from home. This has implications for the amount and type of business space likely to be required in the future and potentially increased demand for live / work properties⁴⁹. The Employment Land Study will therefore need to take into account likely increases in worker / space densities (sometimes referred to as 'space less' growth) especially for office space.



Nottingham Science Park

Question EMP1: Employment Land and Office Space

- *Do you agree that the minimum amount of employment land and office space to be provided should be based on the factors set out at paragraph 5.6?*

Question EMP2: Office Development

- *Should we focus office development in Nottingham City Centre or should it be at other accessible locations such as around the HS2 Hub Station or at Sustainable Urban Extensions?*

Driving Innovation and Supporting Business Growth

5.20 One of Greater Nottingham's strengths is the presence of world-class companies including Boots, Capital One, Experian and Rolls Royce. Important sectors include bioscience and creative media with such innovation being greatly assisted by the presence of two major universities. The University of Nottingham is of international significance for research and Nottingham Trent University is rapidly growing its research and development capacity. The

⁴⁹ 'Live/work' describes properties where space is designed to incorporate both peoples' professional and personal lives.

larger companies and the universities in particular are often a catalyst in terms of new firm foundation or start-ups. It is therefore important that spatial planning policy links to the various skills, research and training programmes of the universities / further education sector. Experience to date shows that growing knowledge-based companies in this manner requires close collaboration with the universities and leading companies.



Loxley House, Nottingham

- 5.21** Incubator and start-up units could be provided within existing or expanded university campuses or specific provision could be provided off-campus on ‘themed’ parks or as part of the proposals for Toton and Ratcliffe-on-Soar power station through the proposed Development Corporation.
- 5.22** In order to maximise the potential of the local economy, there will need to be sufficient land, labour and housing available. The amount of housing is considered in Chapter 2. A key demographic challenge and opportunity is the ageing population and workforce. The importance of lifelong learning and addressing unemployment and underemployment to maximise the potential of the workforce will be essential.
- 5.23** Experience locally suggests most new jobs are created in small and medium-sized enterprises (SMEs)⁵⁰ both within knowledge-based and other sectors. It is important therefore that the planning system caters for the needs of SMEs both at the formation stage and as these firms grow. Policies within the Plan should complement other policy support for SME growth and relocation strategies. Options should consider the provision of managed workspace, small units, and need for space for businesses to expand into.

Question EMP3: Driving Innovation and Supporting Business Growth

- *How can we drive innovation and encourage start-up companies, including expanding the role of the universities in the area’s economy?*

Regeneration Priorities

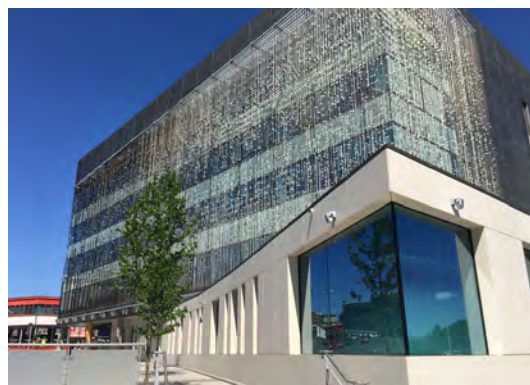
- 5.24** The highest levels of disadvantaged people are to be found within the City. The percentage of people claiming unemployment benefits is higher within the City than the regional and national average and economic activity rates are lower. As a regional centre located within a relatively self-contained Functional Economic Market Area⁵¹ (FEMA), there is considerable in-commuting from the adjoining

50 Business with fewer than 250 employees.

51 A FEMA is defined as the spatial level at which local economies and markets actually operate. In Greater Nottingham the FEMA is the same as the Nottingham Core Housing Market Area.

Council areas. Wages of residents of the City are lower than the wider Greater Nottingham, regional and national averages.

5.25 It is also the case that more traditional manufacturing industries are most heavily concentrated within Nottingham City and most vulnerable to the threats of competition and automation.



BioCity, Nottingham

5.26 A recent study⁵² looked at the likely impacts of automation concluding that the demand for people with good analytical skills and interpersonal skills would increase while conversely there would be net losses of administrative, secretarial and skilled-trade occupations with mixed fortunes for more elementary occupations. The Aligned Core Strategy identified a number of priority sites for regeneration, largely within Nottingham City and good progress is being made. However, more work needs to be done and further contractions in industrial activity is likely to mean further job losses. Regenerating parts of Greater Nottingham suffering disadvantage is part and parcel of realising the D2N2 vision for the local economy and new regeneration priorities are likely to be identified.

Question EMP4: Regeneration Priorities

- *What should the key regeneration priorities be, and where?*

Climate Change

5.27 There are potential conflicts between achieving a high-value economy and environmental constraints. However, the two can be compatible. For example, high technology is generally more attracted to areas which achieve a high quality of place for both their businesses and workers. This goes hand in hand with the provision of a generous amount of green infrastructure and improved biodiversity. The aim should be to integrate environmental, economic and social objectives into the overall strategy to achieve sustainable development.

5.28 A key challenge in the future is the threat from Climate Change. Each of the Greater Nottingham Councils have declared a climate emergency. Businesses in Greater Nottingham will need to play their part, but there are potential benefits, for example, from business premises becoming more efficient in terms of energy use and of businesses encouraging their workforce to travel more sustainably. The co-location of jobs, homes, services and facilities to reduce the need to travel and building at higher densities are possible approaches. Greener products and services also form part of a market with huge potential.

52 <https://www.centreforcities.org/publication/can-cities-outsmart-robots-future-skills-uk/>.

Question EMP5: Climate Change

- *How can we encourage businesses to address Climate Change and mitigate their environment impacts?*

Safeguarding Good Quality Employment Sites

- 5.29** The existing policy approach seeks to safeguard existing employment sites and allocations unless certain criteria are met. In this context, the Greater Nottingham Councils have permitted the change of use of employment space to other uses, for example, residential and mixed uses, where the sites are considered unsuitable for modern businesses or where they have been marketed for employment without success. The policy seeks to avoid the ‘blanket’ safeguarding of employment sites in order to make the best use of land generally, boost housing supply and create alternative types of employment where possible. Employment sites considered to be good quality or of strategic significance have been safeguarded for employment use.

Question EMP6: Safeguarding Employment Land

- *Should we continue to safeguard good quality employment sites and release sites of lesser quality, unless they contribute to regeneration?*

Rural Area

- 5.30** Many rural businesses have sought to diversify in order to remain competitive. Changes to the Common Agricultural Policy⁵³ are likely to encourage further diversification. There is a need for planning policies to encourage appropriate diversification schemes.

- 5.31** The visitor economy is also a significant employer within rural areas. There is a variety of visitor attractions, including country parks, heritage assets, sports facilities, hotels and conference centres. There is also likely to be an increased demand for leisure and recreational facilities and services.



Employment, Gedling

5.32

More 'footloose' businesses may seek premises within the rural area including within villages or vacant rural buildings in the countryside. There are benefits in terms of providing local job opportunities in the rural area, especially where there are pockets of disadvantage and / or lack of accessibility to employment centres. However, a large proportion of the rural area is Green Belt, which acts as a major policy constraint on economic development. Green Belt policy permits the reuse of rural buildings subject to certain criteria and conditions. There is a case for planning policies to be more proactive in terms of identifying and safeguarding suitable small-scale employment opportunities.

Question EMP7: Rural Area

- *How can we support rural diversification?*



Jubilee Campus, University of Nottingham





Nottingham City homes, Lenton, Nottingham

Chapter Six

Living in Greater Nottingham

Introduction

- 6.1** The main issues that this chapter seeks to address include: the approach that should be taken to affordable housing; the sizes, types, and tenures of new housing that will be required; how the requirements of different groups with particular needs, such as the elderly, disabled or students, can be planned for; and, the approach to accommodate the needs of Gypsies, Travellers and Travelling Showpeople.
- 6.2** Paragraph 61 of the NPPF states that *‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies’*.
- 6.3** Paragraph 61 of the NPPF also clarifies that these different groups include, but are not limited to: those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.
- 6.4** Paragraph 62 of the NPPF stresses that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required.

Background

- 6.5** Planning for ‘diversity’ will enable the Plan to provide for the needs of different groups within the community and will therefore also ensure that the Plan is in compliance with the expectations of the NPPF.

6.6 The Plan will include policies to support the needs of a number of different groups, such as:

- those who will require affordable housing due to issues such as their income and other circumstances, and property prices within the different Greater Nottingham areas;
- Families including those with children;
- Older people;
- Students (including undergraduates and postgraduates);
- People with disabilities;
- Service families;
- Gypsies and travellers;
- Other groups, such as people who wish to rent their homes and people wishing to commission or build their own homes.

Affordable Housing

6.7 All households with housing needs and whose needs are not met by the market can be considered to be in affordable housing need. Affordable housing (which is defined within Annex 2 of the NPPF) includes affordable housing for rent, starter homes (which are likely to be replaced by 'First Homes'), discounted market sales housing and other affordable routes to home ownership.



Development adjacent to Gedling Country Park

6.8 Current strategic policies set percentage targets which are negotiated through the planning application process. The proportions vary from 10% to 30% depending on location.

Question H1: Affordable Housing

- *What approach should we take to affordable housing?*

Housing Size, Types and Tenure

6.9 Larger and more 'aspirational' homes can play a role in supporting economic development ambitions, by providing homes attractive to workers within sectors which are targeted for growth. Conversely, in some higher value areas there will be a need for a greater number of smaller homes, to diversify the market and to provide for local housing need. However, the extent to which the market is delivering these homes is limited.

- 6.10** Trends in recent years indicate a shift in tenure patterns, with fewer people owning their own homes and more people renting. This has been accompanied by significant increases in rental levels across the area. Part of the shift in tenure is the result of people delaying house purchase until later in their lives. The local market has responded to this, with an increase in the private rented sector and more recently some significant 'Build to Rent' apartment schemes being planned for and developed in Nottingham (particularly in the City Centre).
- 6.11** All councils maintain their own Self and Custom Build registers, which give an indication of levels of demand.

Question H2: Housing Size, Types and Tenure

- *What should our role be in influencing the mix of housing size, types and tenure in new development schemes?*

Meeting the Needs of Different Groups

Older people

- 6.12** The proportion of older people in the population of Greater Nottingham has been increasing and this trend is expected to continue, although the situation varies significantly between different parts of the area.



Lambley Village, Gedling

- 6.13** The Plan will have to consider the various ways of meeting the needs of older people. Older people are defined within Annex 2 of the NPPF as *'people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs'*. Appropriate housing may include accessible, adaptable general needs housing and a range of retirement and specialised housing for those with support or care needs.

Students

- 6.14** Nottingham City and, to a lesser extent, Broxtowe Borough Council have significant concentrations of student households. The Nottingham City Local Plan includes specific policies to address the housing needs of students living in both house in multiple occupation and purpose built student accommodation. Broxtowe will be introducing a Supplementary Planning Document to address the issue in parts of Beeston.

People with Disabilities

- 6.15** Over 30% of households in the area contain at least one person with a long-term health problem or disability. This proportion has been increasing, in line with the trend towards an increasingly elderly population, as mentioned previously.



Trent Basin, Nottingham

- 6.16** Some Councils already have local policies addressing this issue, for example Nottingham City and Broxtowe have policies requiring 10% of dwellings in large new developments to be 'accessible and adaptable' (as defined within Building Regulations⁵⁴).

Service Families

- 6.17** It is not currently considered that the requirements of service families need to be further addressed within the Plan, as these needs are generally accommodated within existing Ministry of Defence (MOD) bases. There are no Royal Air Force bases within the Greater Nottingham area, although there is a British Army installation at Chetwynd Barracks in Chilwell. This is scheduled to close in 2024.
- 6.18** Due to the limited presence of MOD installations within the Greater Nottingham area, it is not proposed to include a specific policy in the Plan, however the First Homes initiative is intended to give priority to Service Families.

Question H3: Meeting the Needs of Different Groups

- *How should we address the needs of people with particular housing needs for example, the elderly, disabled and students?*

Gypsies and Travellers

- 6.19** The 2016 South Nottinghamshire Gypsy and Traveller Accommodation Assessment (GTAA)⁵⁵ identified a requirement for 11 additional pitches for Gypsies and Travellers in the period up to 2029 across Broxtowe, Gedling, Nottingham and Rushcliffe.

⁵⁴ 2015 edition of Approved Document M incorporating 2016 updates - Access to and use of buildings: Volume 1 – Dwellings: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf.

⁵⁵ <https://www.broxtowe.gov.uk/media/5335/south-nottinghamshire-gypsy-traveller-accommodation-assessment-2014-29.pdf>.

6.20

A new, comprehensive assessment, to update the South Nottinghamshire Gypsy and Traveller Accommodation Assessment, has been commissioned to cover the whole plan period. The outcome of this work is expected in late 2020/early 2021.

Question H4: Gypsies and Travellers

- *What approach should we take to accommodating the housing and travel needs of Gypsies, Travellers and Travelling Showpeople?*



Peatfield Road, Stapleford



Nottingham City Centre

Chapter Seven

The City and Town Centres

Introduction

- 7.1** This chapter considers how we should protect and enhance our City, Town and District Centres. The issues include: whether the current network and hierarchy of centres remains appropriate; how best to help our City and Town Centres to adapt to changing shopping habits and other behavioural changes; whether local impact thresholds should be set to protect retail centres; and if so, to define what these thresholds should be and what the reasons would be for applying such thresholds.
- 7.2** Paragraph 85 of the NPPF requires that planning policies should support the role that town centres play at the ‘heart’ of local communities, by taking a positive approach to their growth, management and adaptation. In particular, planning policies should define a network and hierarchy of town centres and promote their long-term vitality and viability. Policies should allow them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allow a suitable mix of uses (including housing) and reflect their distinctive characters.

Background

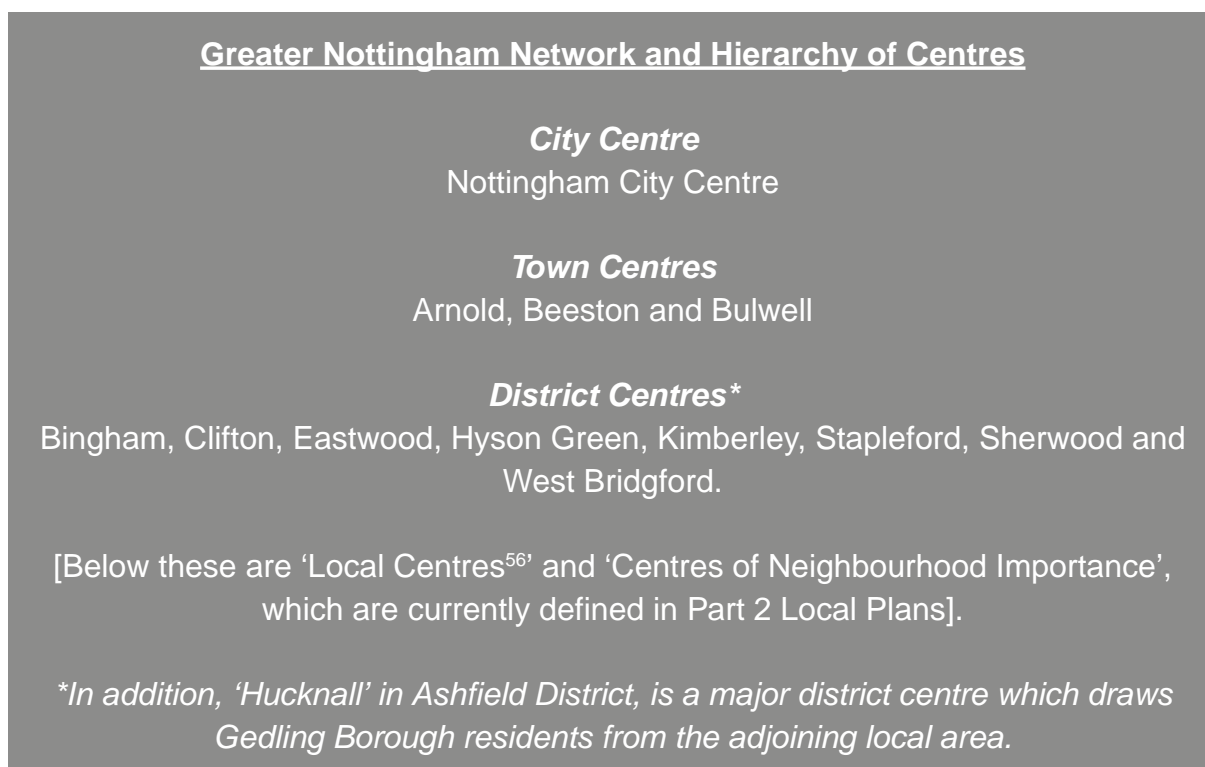
- 7.3** The Plan will aim to maintain and enhance the vitality and viability of the City and Town Centres through an improvement of the facilities on offer, including retail, housing, leisure and social facilities.
- 7.4** Modern consumer behaviour in the UK has become far more complex over recent years. We are increasingly shopping in different ways and buying from a variety of different channels and locations dependent on where we are in the day and what we are doing. Buying patterns are also driven by convenience;

there is now a diverse range of shopping opportunities, whether it is at the local level, town centres, out of town, online, TV shopping, mobile shopping etc., and the choices are increasing all the time. These shopping habits have impacted on our City and Town Centres, which have had to adapt and change to attract and retain visitors. This has led to an increase in their leisure offer, especially in the food and drink sector, but also in terms of their broader leisure economy, and increasingly town centres are becoming desirable places to live for some sections of the community.

The Network and Hierarchy of Centres

7.5 In addition to the City Centre, Greater Nottingham is served by a diverse range of distinctive Town, District and Local Centres, all of which serve important roles in meeting the various needs of its many neighbourhoods. The current network and hierarchy of centres is as set out within Figure 7.1:

Figure 7.1: Greater Nottingham Network and Hierarchy of Centres



7.6 The existence of the network and hierarchy is intended to help guide new development to appropriately-sized centres across Greater Nottingham and ensure that future growth is adequately balanced across the area.

⁵⁶ 'Local Centres' are listed in policies contained within respective Part 1 Local Plans, but defined in respective Part 2 Local Plan Policies Maps (with the exception of Broxtowe's Local Plan).

7.7 In order to create sustainable places, new retail development of an appropriate scale, as identified through masterplans, may be required to support proposed areas of growth. In most instances, these are likely to be Centres of Neighbourhood Importance rather than larger centres.

7.8 As a result of changing conditions and consumer behaviour, there may need to be changes to the network and hierarchy of centres. This may take the form of additions to the hierarchy, promotion of centres, identification of those in need of enhancement, and re-classification of those that provide limited retail, service and leisure facilities and no longer perform a 'centre' function. In all cases, the aim will be to ensure that residents will still have access to amenities in proximity to these centres.

Question CTC1: The Network and Hierarchy of Centres

- *Do you think the network and hierarchy of centres set out within Figure 7.1 remains appropriate?*

Nottingham City Centre and the Town and District Centres

Nottingham City Centre

7.9 Nottingham City Centre has many strengths, assets and history, and our aim as set out in the emerging City Centre Strategy⁵⁷, is for it to be the number one retail destination and economic hub in the East Midlands. It is a successful regional centre which is adapting well to changes in retail trends. The recent 2019 Retail Vitality Index⁵⁸ from Harper Dennis Hobbs lists Nottingham City Centre as the best ranked centre in the East Midlands.



Kings Walk, Nottingham

7.10 The Plan will aim to maintain and enhance Nottingham City Centre's role as a regional destination and a great place for shopping, heritage and increasingly leisure and the night time economy. It is important to continue to enhance the City Centre's 'quality of place' so it can compete against the internet and other shopping options. This means promoting good design and respecting heritage and green spaces.

7.11 The existing retail policy currently identifies 'primary areas' with the most protection for shops. The Government has introduced flexibility for retail and service uses to change between these uses without needing planning permission. The Plan will need to consider how to maintain the character of these areas as shopping streets with this greater flexibility.

⁵⁷ <http://www.mynottinghamnews.co.uk/wp-content/uploads/2019/11/Developing-a-City-Centre-Strategy-for-Nottingham.pdf>.

⁵⁸ <http://hdh.co.uk/wp-content/uploads/2019/03/2019-Vitality-Index-White-Paper.pdf>.

7.12 Future needs for major shops, cafés / bars / restaurants, leisure and cultural facilities will be focussed in the City Centre. Shops and other main town centre uses should be located within the existing shopping area where sites are available in order to support the ongoing vitality and viability of the City Centre. If no sites are available, they should then instead be located within 'edge of existing centre' sites, well linked to the shopping area, to ensure overall needs are met.

7.13 The visitor economy is an important contributor to Nottingham City Centre's vitality and viability, and the significant improvements to Nottingham Castle⁵⁹ to create a world-class visitor attraction and the leisure-focused redevelopment of into Broadmarsh, together with the associated upgraded public realm, are expected to increase visitor numbers. There may be opportunities to further enhance Nottingham as a visitor destination, for instance at Broadmarsh West and at the Island Quarter.

7.14 Nottingham City Centre is increasingly a popular location for people to live, with a particular focus on both the Private Rented Sector and students. As well as being a highly accessible and sustainable location for new homes, this helps support its vitality and viability, and there is a significant pipeline of planned residential development.

Town and District Centres

7.15 Town Centres are often the principal centre or centres in a local area and include primary shopping areas and provide a range of facilities and services. District Centres usually comprise groups of shops, often containing at least one supermarket, and a range of non-retail services. Local Centres usually include a range of small shops of a more local nature serving a small catchment whilst Centres of Neighbourhood Importance typically consist of small parades of shops of purely neighbourhood significance.

7.16 Our Town and District Centres should include provision for local shops, amongst other uses, in order to maintain their key function and role in the retail hierarchy and contribute to shorter, more sustainable journeys. However, retail requires co-location with complementary uses to sustain a thriving centre in respect of changing retail, leisure and economic trends. Therefore, some flexibility will need to be allowed to accommodate changes of use to alternative uses where appropriate.



Bingham Market, Rushcliffe

59 <https://www.nottinghamcastle.org.uk/>.

7.17 Policies will need to make clear which uses will be appropriate, in principle, in each type of centre and within the Primary Retail Frontage and other parts of the City Centre, whilst taking into consideration the current flexibility of the Government's Use Class categories and that some modern business models are more fluid than this. Such policies will recognise that appropriate residential development can contribute to the vitality of centres.

7.18 Town Centres have the potential to play a significant role within the local economy. Offices can play a role in creating diverse centres, and a strong network of linked centres around the area will support economic growth. Opportunities of an appropriate scale, to add to existing, or provide new sources of local employment should be encouraged.

7.19 It is also considered important that all centres continue to act as a focus for community life, where residents can live and socialise, in order to help strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of facilities already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging ever changing economic circumstances.



Beeston, Broxtowe

Question CTC2: Nottingham City Centre and the Town and District Centres

- *How can we help our City, Town and District Centres to adapt to changing shopping habits and other behavioural changes?*

Acceptable Uses on the Edge or Outside of Centres

7.20 The NPPF advocates a 'town centre first' approach, giving preference to sites within or well connected to the town centre, then 'edge of centre' locations provided that sites are well connected to the centre, before consideration of out of centre proposals.

7.21 An important consideration is also the individuality of town centres in terms of competition, consumer choice and diversity. Where town centres are in decline, future economic activity should be encouraged. Residential developments and bringing vacant floorspace above shops back into use can make a significant contribution to the enhancement of town centre locations and offer opportunities for supporting regeneration and increasing footfall at different times of the day.

7.22 In the comparison goods sector, retailers are seeking fewer, larger stores, with space for click and collect facilities and their associated parking demands. However, to ensure the continued viability of Town Centres, one option is to continue to include a policy in the Plan which sets criteria concerning the information and assessment requirements for edge of centre and out of centre retail and leisure proposals.

7.23 A 'Quality of Centres' study is to be commissioned for Greater Nottingham and this will include a health-check of centres and consider the scope for managing the enhancement of centres.

7.24 Some Part 2 Local Plans include local impact assessments⁶⁰. The use of such local impact assessment thresholds for retail and leisure development would set a requirement for applicants to supply additional information for relevant proposals which would be triggered by lower thresholds than the default 2,500sq m gross threshold set by Government. This will increase the quality, level of detail and availability of relevant technical retail and leisure information for assessment for relevant proposals via the planning application process.



Arnold Town Centre, Gedling

Question CTC3: Acceptable Uses on the Edge or Outside of Centres

- *Should local impact thresholds be set to protect retail centres? If so, what should these thresholds be and why?*

⁶⁰ Further information can be found within government Planning Practice Guidance: <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#assessing-proposals-for-out-of-centre-development>.



Jubilee Campus, University of Nottingham

Chapter Eight

Designing Good Places

Introduction

- 8.1** This chapter considers how to achieve well designed places across the Greater Nottingham area, within which people will choose to live and work. The issues include: whether we should promote the use of consistent design principles or standards across the Plan area; and if so, what design tools should be used. This chapter also seeks to establish how the Plan could provide a positive strategy for the conservation and enjoyment of the historic environment.
- 8.2** One of the key aims of the NPPF is to foster a well-designed and safe built environment (paragraph 8, (b), ‘a Social Objective’). Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The paragraph also stresses that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested is essential for achieving this.
- 8.3** Paragraph 125 of the NPPF states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. In addition, Planning Practice Guidance⁶¹ advocates design policies being set at the appropriate level, through strategic and non-strategic policies, and through neighbourhood plans where these are prepared.

61 Planning Practice Guidance: <https://www.gov.uk/guidance/design>.

- 8.4** Paragraph 185 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including both designated and non-designated heritage assets. Non-designated heritage assets could include areas of archaeological protection and locally-valued buildings, where these have been formally identified.

Background

- 8.5** Nottingham and the surrounding towns and villages of the Greater Nottingham area have developed over a considerable time period, with the characteristics of places and architectural quality of the built environment varying widely across the area as a whole. Apart from some of the more modern housing developments, there is no uniform style of design within the main built up area of Nottingham, and the numerous towns and villages that surround it.
- 8.6** The Greater Nottingham area benefits from a significant number of examples of good contemporary design. More recent examples include: Green Street in the Meadows; Lenton Gardens in Lenton, Nottingham; Trent Basin on Nottingham's Waterside; the GlaxoSmithKline Carbon Neutral Laboratories for Sustainable Chemistry at the University of Nottingham; the Advanced Manufacturing Building at the Jubilee Campus of the University of Nottingham; The Pavilion 'Heart of the Campus' development at the Clifton Campus of Nottingham Trent University; and, The Barn, Sutton Bonington.
- 8.7** The historic environment contributes significantly towards a sense of place, and can provide for local distinctiveness. Designated historic assets, such as listed buildings (for example, Wollaton Hall and numerous churches as well as industrial buildings and structures, such as the Bennerley Viaduct in Awsworth), conservation areas (including the Lace Market, for its industrial heritage), historic parks and gardens (such as Newstead Abbey Park) and scheduled monuments (for example, Margidunum Roman Station) are offered statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990.



Bestwood Winding House, Gedling

Achieving Well Designed Places

- 8.8** In 2019, the Government produced its National Design Guide⁶². The aim of the National Design Guide is to illustrate how well designed places that are beautiful, enduring and successful can be achieved in practice. The National Design Guide outlines ten key characteristics to consider when seeking good design. These are:

62 National Design Guide: 'Planning practice guidance for beautiful, enduring and successful places', MHCLG (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf.

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

8.9 A number of ‘tools’ can be used to ensure good design and place-making, such as design codes, Building for Life assessments and design review panels.

8.10 In addition, and subject to evidence and viability, a number of standards could be applied to new development, such as space standards, technical standards (for example, Breeam certification) and accessibility standards.

8.11 There is an opportunity for the Plan to promote the use of some of the design tools on offer. This could apply across the whole plan area on a consistent basis, or it could be left to individual authorities to decide their approach.

Question D1: Achieving Well Designed Places

- *Should we promote the use of consistent design principles or standards across the Plan area? If so, what design tools should be used?*

Conserving and Enhancing the Historic Environment

8.12 We need to ensure that the plan seeks to conserve and enhance our historic environment. National planning policy states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.



Ye Olde Trip to Jerusalem, Nottingham

8.13 This strategy could take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and,
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Question D2: Conserving and Enhancing the Historic Environment

- *How can the Plan provide a positive strategy for the conservation and enjoyment of the historic environment?*



Canal Side Nottingham



Tram on Wilford Bridge

Chapter Nine

Infrastructure to Support Growth

Introduction

- 9.1** This Chapter addresses: whether there are any barriers to future housing or economic development in terms of necessary infrastructure provision, and if so what these are; the infrastructure that will be required to support housing and economic development; whether the Plan should set out the priorities for development-funded infrastructure; and how the timely provision of this can be achieved.
- 9.2** Paragraph 20 of the NPPF requires that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
- '(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)', and,
 - '(c) community facilities (such as health, education and cultural infrastructure)'.
- 9.3** Part (c) of paragraph 81 of the NPPF states that planning policies should seek to address potential barriers to investment, such as inadequate infrastructure.
- 9.4** The importance of planning for transport-related infrastructure is emphasised within Chapter 9 of the NPPF ('Promoting Sustainable Transport'). Part (b) of paragraph 102, in particular, states that transport issues should be considered from the earliest stages of plan-making so that 'opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised, for example in relation to the scale, location or density of development that can be accommodated'.

- 9.5** Paragraph 112 of the NPPF stresses that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

Background

- 9.6** The planning system has an important role in identifying and co-ordinating the provision of physical and community infrastructure necessary to support future development.



New school at Bestwood Village

- 9.7** The Plan will identify the strategically important infrastructure necessary to support the future development of the area and indicate how it will be funded and delivered. It will also need to promote and safeguard community facilities. We are mindful of the role that planning policies can play in improving the health and wellbeing of the population and that health and social care infrastructure should meet future needs.
- 9.8** This consultation stage therefore allows the Plan to be shaped by infrastructure providers and during the period open for consultation we will be engaging directly with those organisations responsible for local infrastructure.
- 9.9** Our definition of 'strategic infrastructure' for the purposes of the Plan is quite wide and currently includes:
- Transport (highways and public transport);
 - Telecommunications;
 - Emergency services and security;
 - Waste management;
 - Water supply and wastewater;
 - Flood prevention measures;
 - Healthcare (local healthcare and hospitals);
 - Education;
 - Culture;
 - Strategic green space; and
 - Energy production.
- 9.10** It should be noted that we plan for sufficient mineral and waste facilities through specific minerals and waste plans, prepared by the County and City Councils.

Infrastructure to Support Growth

9.11 We wish to work alongside infrastructure providers, service delivery organisations and the D2N2 local economic partnership⁶³, to look at our growth options in light of infrastructure deficits and requirements, and opportunities for addressing them, including the potential for bidding for strategic infrastructure funding from Government. Whilst the development of the Growth Options Study has included some liaison with providers where necessary, at this stage, we are not setting out specific infrastructure requirements for each of the growth options.

9.12 This consultation will allow the Greater Nottingham authorities to engage with infrastructure providers to help us assess the quality and capacity of infrastructure, and its ability to accommodate the growth options. Infrastructure will be one factor which helps us select a preferred growth option. When this is selected and where deficiencies in infrastructure are identified as a result, we will need policies to set out how those deficiencies will be addressed.



Cycle shelter, Nottingham

9.13 We also need to consider the potential for nationally significant infrastructure within our area. The principal infrastructure project which is impacting on our area is the proposed National High Speed 2 (HS2) railway Phase 2b of which includes the provision of a new high speed railway line from Birmingham to Leeds with a hub station to be built at Toton. This project, assuming it proceeds to plan, will not likely be realised until the end of the Plan period. This will have transformational impacts on Toton and the Erewash Valley and we are keen that the project is a catalyst for regeneration and a location for strategic growth⁶⁴. The A52 highway forms a key corridor in the national strategic road network linking the M1 and A1 and will require continued capacity improvements by Highways England, particularly at junctions.

9.14 Our local transport network is critical to ensure people can get to where they need to be across Greater Nottingham. Investing in better facilities for walking and cycling will mean that people are able to travel in more sustainable ways, which will also result in benefits for public health. Supporting greater travel by local bus, tram and rail services will also help manage carbon emissions and lead to better air quality. The Plan, when finalised, should support local transport objectives. The highway authorities for Greater Nottingham⁶⁵ will continue to

⁶³ <http://www.d2n2lep.org/>.

⁶⁴ Further information is set out within the East Midlands HS2 Growth Strategy: https://www.emcouncils.gov.uk/write/East_Midlands_HS2_Growth_Strategy_-_September_2017.pdf.

⁶⁵ The local highways authorities are: Nottingham City Council for Nottingham City and Nottinghamshire County Council for the rest of the County.

explore how best to manage the flows of vehicular traffic around the Greater Nottingham conurbation, particularly at 'pinch points' such as key junctions and the river crossings. This will assist in identifying the transport infrastructure necessary to deliver the growth proposals in the Plan.

- 9.15** At the opposite end of the infrastructure spectrum, we need to consider how we can ensure the provision of community and health care facilities, which will help enhance the health and wellbeing of communities. We also need to ensure that appropriate local levels of accessible green space can be provided to help boost health and wellbeing. Green and Blue infrastructure is discussed further in Chapter 3 of this document. In view of changes to national guidance, it will be necessary for plans in future to include clearer policies on developer contributions for education facilities⁶⁶.

Question IN1: Infrastructure to Support Growth

- *Are there any barriers to future housing or economic development in terms of necessary infrastructure provision, and if so what are they?*

Development-Funded Infrastructure

- 9.16** Government recommends that when preparing a plan, strategic policy-making authorities should use available evidence of infrastructure requirements to prepare an Infrastructure Delivery Plan (IDP). It is our intention to prepare an IDP to support the Plan. This will be used to demonstrate the delivery of infrastructure throughout the plan-period. The IDP will perform the following functions:



Arnold Library, Gedling

- Confirm our understanding of infrastructure requirements to support the development strategy.
- Identify the sources of funding anticipated to support delivery.
- Identify anticipated funding needed from developer contributions, and how contributions will be used.
- Help prioritise developer contributions towards infrastructure investment if there are choices to be made, to help to ensure that development remains viable, and show how authorities intend to deal with any resulting shortfall in funding.

⁶⁶ Further information has been published by the Department for Education: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843957/Developer_Contributions_Guidance_update_Nov2019.pdf.

9.17 We will need to ensure that policies setting out contributions expected from development do not undermine delivery of the development proposed by the Plan. A Plan-wide viability assessment will also be undertaken, which will inform the nature of any Section 106 and/or Community Infrastructure Levy contributions from development.

9.18 Government guidance indicates that where plans are including proposals for longer term growth through major urban extensions or new settlements, there may not be certainty, and / or the funding secured for necessary strategic infrastructure at the time when the Plan is produced. We will be expected to demonstrate that there is a realistic prospect that the proposals can be developed within the timescales envisaged.

Question IN2: Priorities for Development-Funded Infrastructure

- *Are there any priorities for development-funded infrastructure that we should set out?*

Timely Provision of Infrastructure

9.19 In relation to the provision of infrastructure, we need to be realistic about what can be achieved and when. We need to make sure that the growth options are examined carefully in terms of what infrastructure is required and how it can be funded and brought forward, and make sure that the infrastructure necessary to support the option we select has a good prospect of being delivered at the right time.



Solar Farm at Gedling Country Park

9.20 We appreciate that this is a long-term plan and associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements will therefore need to be kept under review, particularly as policies are updated.

Question IN3: Timely Provision of Infrastructure

- *How can we ensure the timely provision of necessary infrastructure?*





Bingham, Rushcliffe

Chapter Ten

Any Other Issues, Commenting on this Document and Next Steps

Any Other Issues

- 10.1** Are there any other issues or topics that you think we have missed or that we should consider in greater detail? Are there any other comments that you would like to make?

Question O11: Any Other Issues

- *Are there other issues you wish to raise, if so what are they, and what topic do they come under?*

Commenting on this Document

- 10.2** This public consultation will last for ten weeks starting on the **06 July 2020** and end on **14 September 2020** and your comments are very welcome.

- 10.3** Comments should be made through our online consultation system which is available at the following link:

www.gnplan.org.uk

- 10.4** Please do not hesitate to contact us if you would like any further information or assistance in relation to preparing or submitting your response to this public consultation.

- 10.5** For further information, please telephone us on **0115 876 4594** or contact us by email at **contact@gnplan.org.uk**. Please do use these options to contact us, as officers are working from home with limited access to postal facilities. If you are unable to use electronic methods to contact us, you can write to us at the following address, but there will be a delay in processing your letter:

**Planning Policy and Research Team
Nottingham City Council
Loxley House
Station Street
Nottingham
NG2 3NG**

Next Steps

- 10.6** Your views on this Growth Options consultation document are important. They will help shape the new Greater Nottingham Strategic Plan as we go forward to prepare the 'Preferred Options'.
- 10.7** Responses will be considered in the preparation of the next version of the Plan, and a report of responses will be prepared.



Old Market Square, Nottingham

Appendices

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Appendix 2 <i>Potential Development Sites Assessed by Growth Options Study</i>	86
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Appendix 1

Nottingham Housing Market Area Local Housing Need

Figure A1.1: Nottingham Housing Market Area Local Housing Need according to the Standard Methodology

A	B	C	D
	Standard Methodology Figure (annual)	Total 2018 to 2038	* Current estimated Supply from 2018
Broxtowe	368	7,360	7,567
Gedling	458	9,160	6,553
Nottingham	1,149	22,980	23,000
Rushcliffe	604	12,080	16,144
Strategic Plan Area	2,579	51,580	53,264
Erewash	392	7,840	8,689
Greater Nottingham	2,971	59,420	61,953

This table is for illustrative purposes only as the final housing need figures and their distribution between council areas will be established as part of this Plan review.

**Current estimated supply post 2018 is based on Local Plans and SHLAAs:*

The Broxtowe figure excludes a possible additional 1,000 homes at Toton Lane, and additional 1,000 homes at Chetwynd Barracks post 2028.

The Erewash figure is based on the 2018 SHLAA as no Local Plan Part 2. Latest Erewash document allows for 8,690 homes from 2018.

The Nottingham figure currently includes some SHLAA Sites emerging since the 2018 Local Plan.

The Rushcliffe figure includes around 1000 homes at Gamston/Tollerton which are expected to be delivered post 2038.

Appendix 2

Potential Development Sites Assessed by Growth Options Study

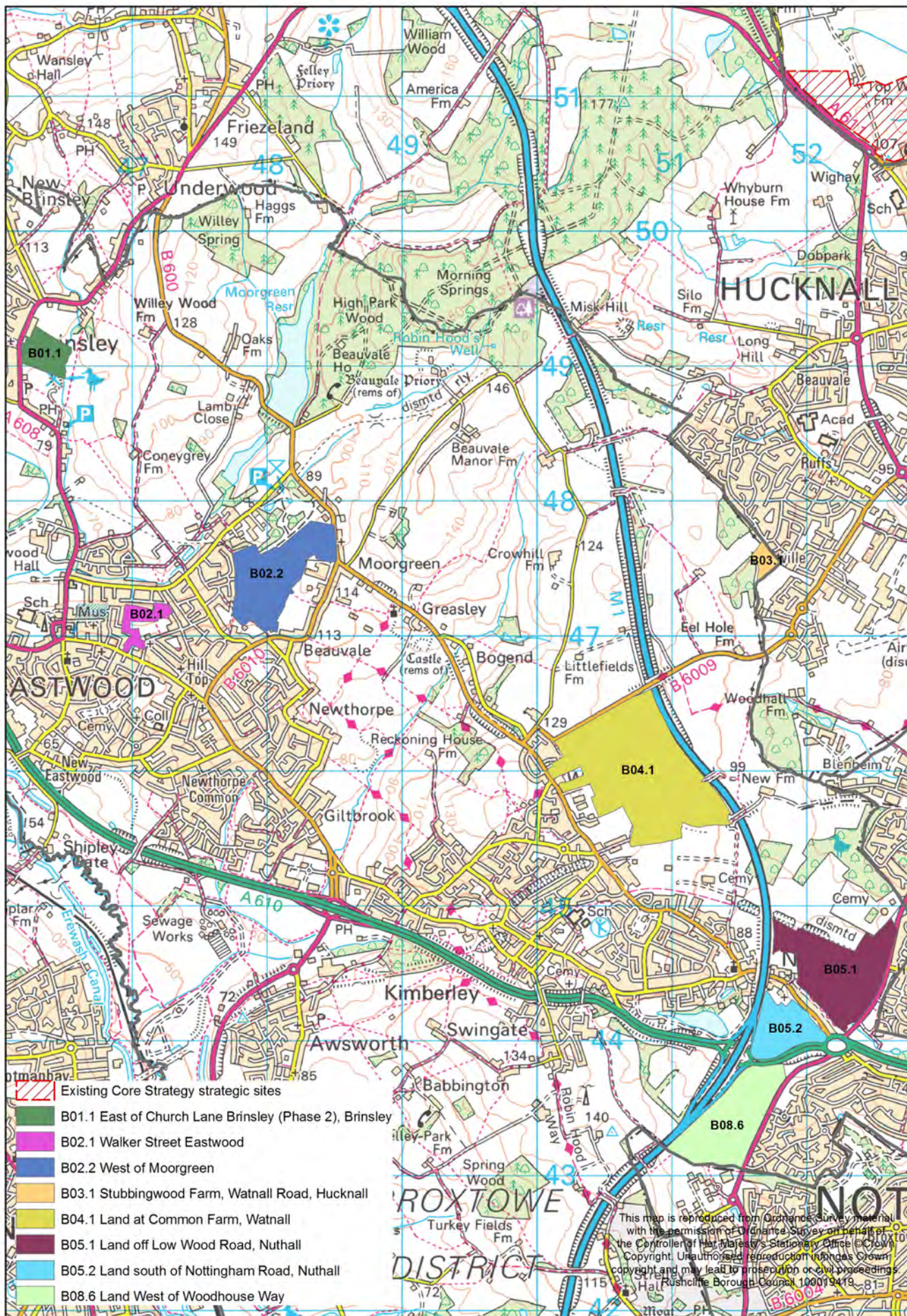
Broxtowe Borough

Please note that the sites referred to at Question OS9 (Site Assessments) are those within the final two columns (shaded light green)

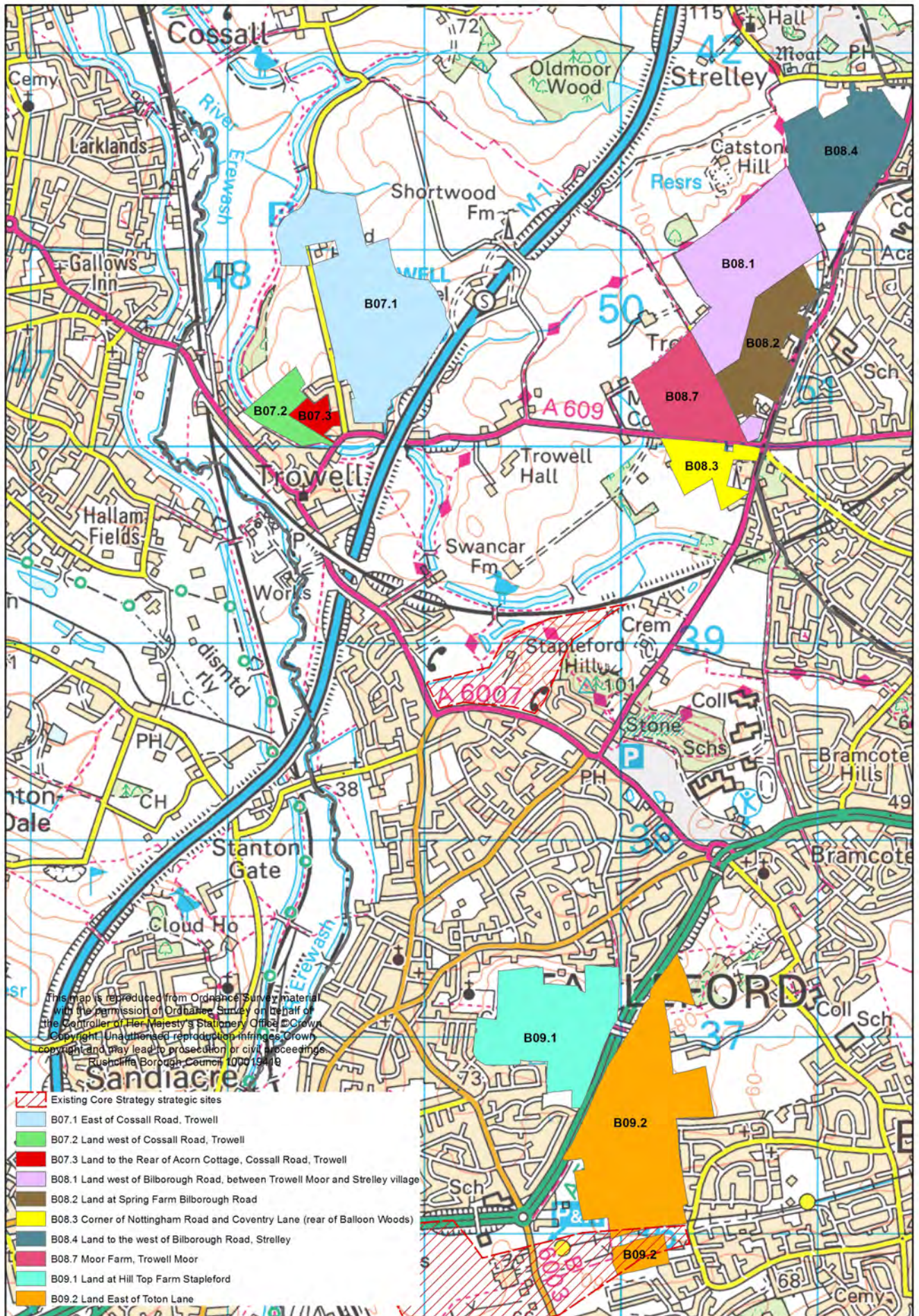
Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
B01	Brinsley Extension	Village expansion	B01.1	East of Church Lane (Phase 2), Brinsley
B02	Eastwood Extension	Urban extension(s)	B02.1	Walker Street, Eastwood
			B02.2	West of Moorgreen
B03	Northwest of Bulwell	Non-strategic	B03.1	Stubbingwood Farm, Watnall Road, Hucknall
B04	Watnall Extension	Urban extension	B04.1	Land at Common Farm, Watnall
B05	Nuthall Extension	Non-strategic	B05.1	Land off Low Wood Road, Nuthall
			B05.2	Land south of Nottingham Road, Nuthall
B06	Awsorth Extension	Village expansion	n/a	

Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
B07	North of Trowell	Village expansion	B07.1	East of Cossall Road, Trowell
			B07.2	Land west of Cossall Road, Trowell
			B07.3	Land to the Rear of Acorn Cottage, Cossall Road, Trowell
B08	Land off Woodhouse Way	Urban extension(s)	B08.1	Land west of Bilborough Road - between Trowell Moor and Strelley village
			B08.2	Land at Spring Farm Bilborough Road
			B08.3	Corner of Nottingham Road and Coventry Lane rear of Balloon Woods
			B08.4	Land to the West of Bilborough Road Strelley
			B08.6	Land West of Woodhouse Way
			B8.07	Moor Farm, Towell Moor
B09	Northeast of Toton	Urban extension(s)	B09.1	Land at Hill Top Farm Stapleford
			B09.2	Land East of Toton Lane

Broxtowe – North



Broxtowe – South



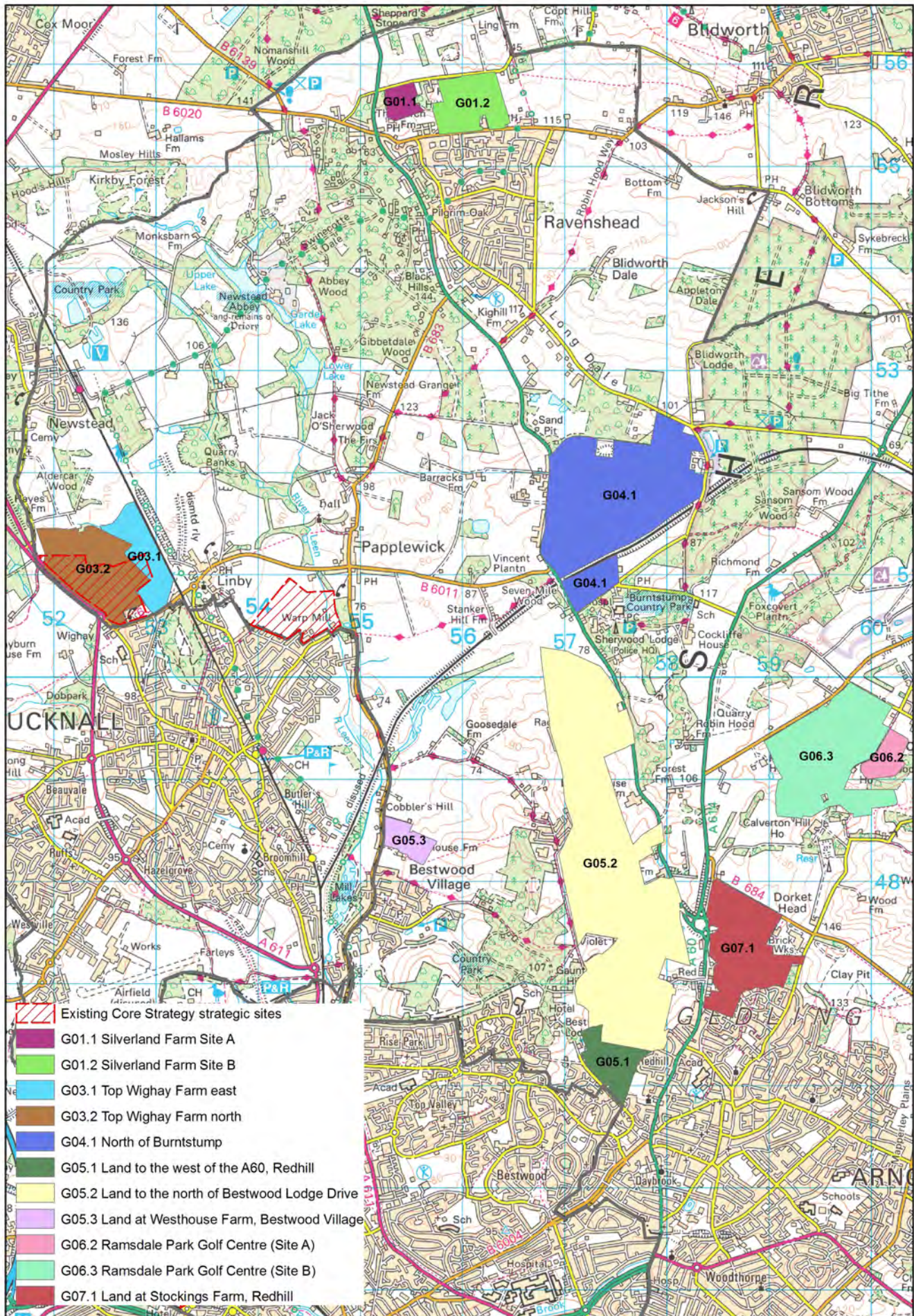
Gedling Borough

Please note that the sites referred to at Question OS9 (Site Assessments) are those within the final two columns (shaded light green)

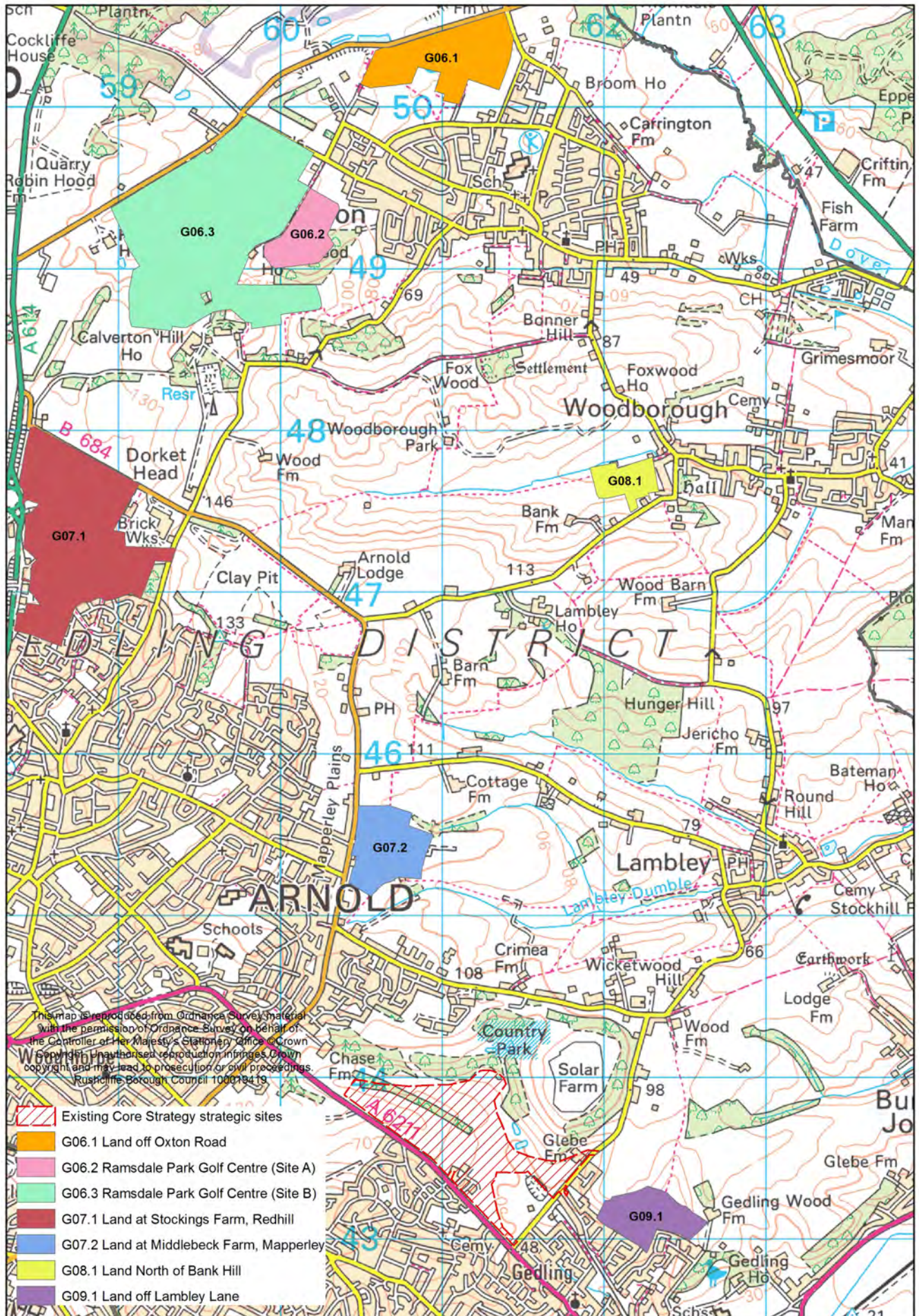
Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
G01	Ravenshead Extension	Village expansion	G01.1	Silverland Farm, Ricket Lane Site A
			G01.2	Silverland Farm, Ricket Lane Site B
G02	Newstead Extension	Non-strategic	n/a	
G03	North of Hucknall	Urban extension	G03.1	Top Wighay Farm east
			G03.2	Top Wighay Farm north
G04	North of Burnstump Hill	Non-strategic	G04.1	North of Burnstump, Mansfield Road
G05	Bestwood Village / Redhill Extension(s)	Urban extension	G05.1	Land to the west of the A60, Redhill
			G05.2	Land to the north of Bestwood Lodge Drive
			G05.3	Land at Westhouse Farm, Bestwood Village
G06	Calverton Extension	Village expansion	G06.1	Land off Oxton Road
			G06.2	Ramsdale Park Golf Centre Site A
			G06.3	Ramsdale Park Golf Centre Site B

Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
G07	Arnold Extension	Urban extension	G07.1	Land at Stockings Farm, Redhill
			G07.2	Land at Middlebeck Farm, Mapperley
G08	Woodborough Extension	Non-strategic	G08.1	Land North of Bank Hill
G09	Carlton Extension	Non-strategic	G09.1	Land off Lambley Lane ⁶⁷
G10	Burton Joyce Extension	Non-strategic	n/a	

Gedling – North



Gedling – South

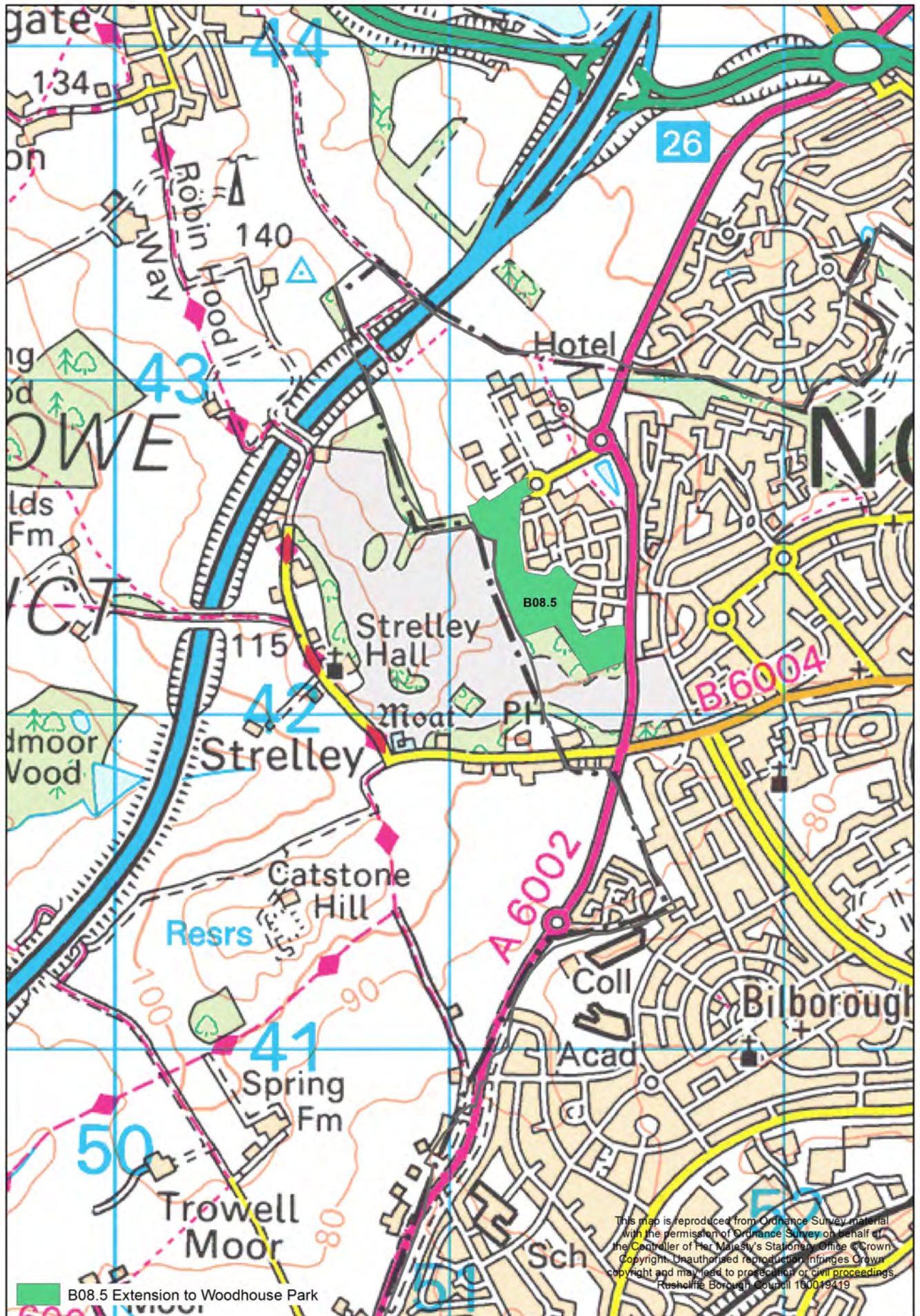


Nottingham City

Please note that the sites referred to at Question OS9 (Site Assessments) are those within the final two columns (shaded light green)

Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
B08	Land off Woodhouse Way	Urban extension(s)	B08.5	Extension to Woodhouse Park

Nottingham City



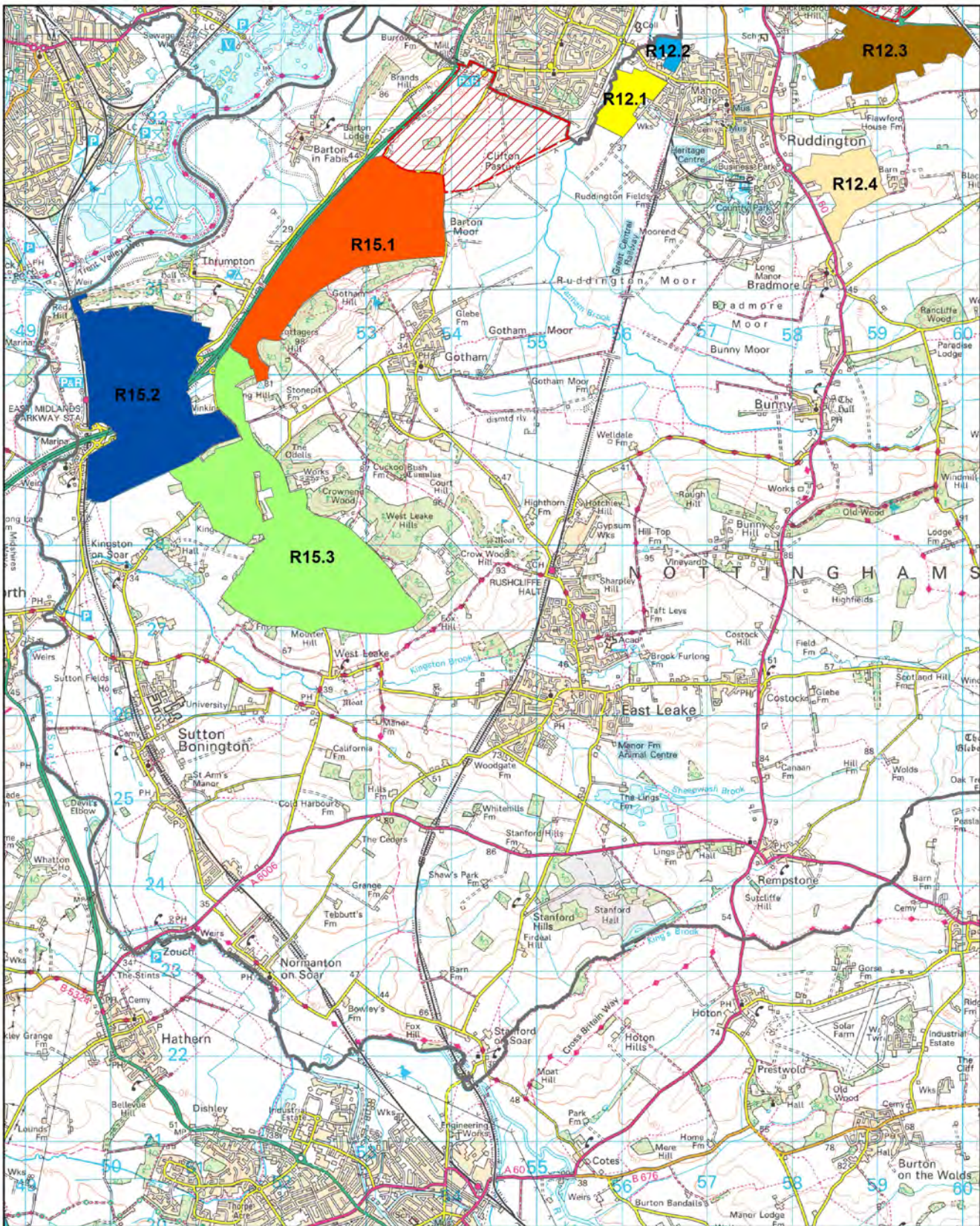
Rushcliffe Borough

Please note that the sites referred to at Question OS9 (Site Assessments) are those within the final two columns (shaded light green)

Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
R01	East Bridgford Extension	Non-strategic	n/a	
R02	RAF Newton	Co-dependent	R02.1	East of RAF Newton
			R02.2	West of RAF Newton
R03	Bingham Extension	Village expansion	R03.1	North of Bingham 1
			R03.2	North of Bingham 2
			R03.3	North of Bingham 3
R04	Aslockton Extension	Non-strategic	n/a	
R05	South of Orston	Garden village	n/a	
R06	Radcliffe on Trent Extension	Village expansion	R06.1	North of Shelford Road, Radcliffe on Trent
			R06.2	Hall Farm Grantham Road, Radcliffe on Trent
R07	East of Gamston	Urban extension	R07.1	Regatta Way
			R07.2	Gamston East
			R07.3	Gamston West
R08	Cotgrave Extension	Village expansion	R08.1	Cotgrave East
			R08.2	Cotgrave West
R09	Langar Airfield	Non-strategic	R09.1	Langar Airfield
R10	West of Sharphill Wood	Non-strategic	R10.1	West of Sharphill Wood

Broad Area of Search Ref	Broad Area of Search	Typology Option(s)	Submitted Sites Ref	Submitted Sites Name
R11	West of Tollerton	Urban extension / village expansion	R11.1	Edwalton Golf Course
			R11.2	North of Tollerton
			R11.3	Burnside Grove, Tollerton
R12	Ruddington Extension	Village expansion	R12.1	West of Pasture Lane Ruddington
			R12.2	North Road Ruddington
			R12.3	East of Loughborough Road Ruddington
			R12.4	Land south of Wheatcroft Island, Flawforth Lane
R13	West Keyworth	Village expansion	R13.1	North of Debdale Lane, Keyworth
			R13.2	North of Bunny Lane, Keyworth
			R13.3	South of Bunny Lane, Keyworth
R14	East of Stanton on the Wolds	Non-strategic	R14.1	East of Stanton on the Wolds
R15	A453 Corridor	Autonomous / Co-dependent	R15.1	East of A453
			R15.2	Ratcliffe on Soar Power Station
			R15.3	East of Kingston on Soar
R16	East Leake Extension	Village expansion	n/a	
R17	North of Loughborough	Autonomous / Co-dependent	n/a	

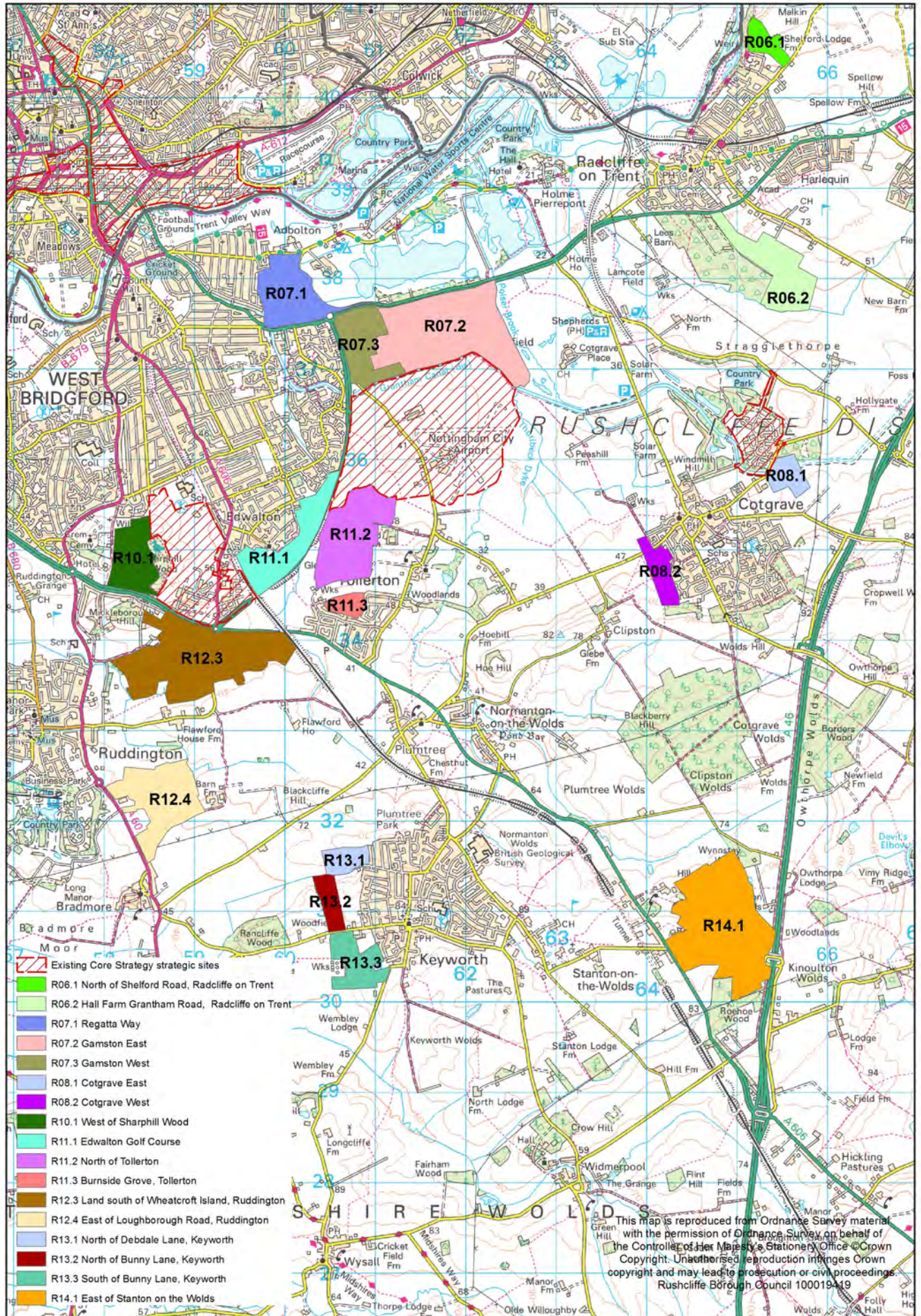
Rushcliffe – West



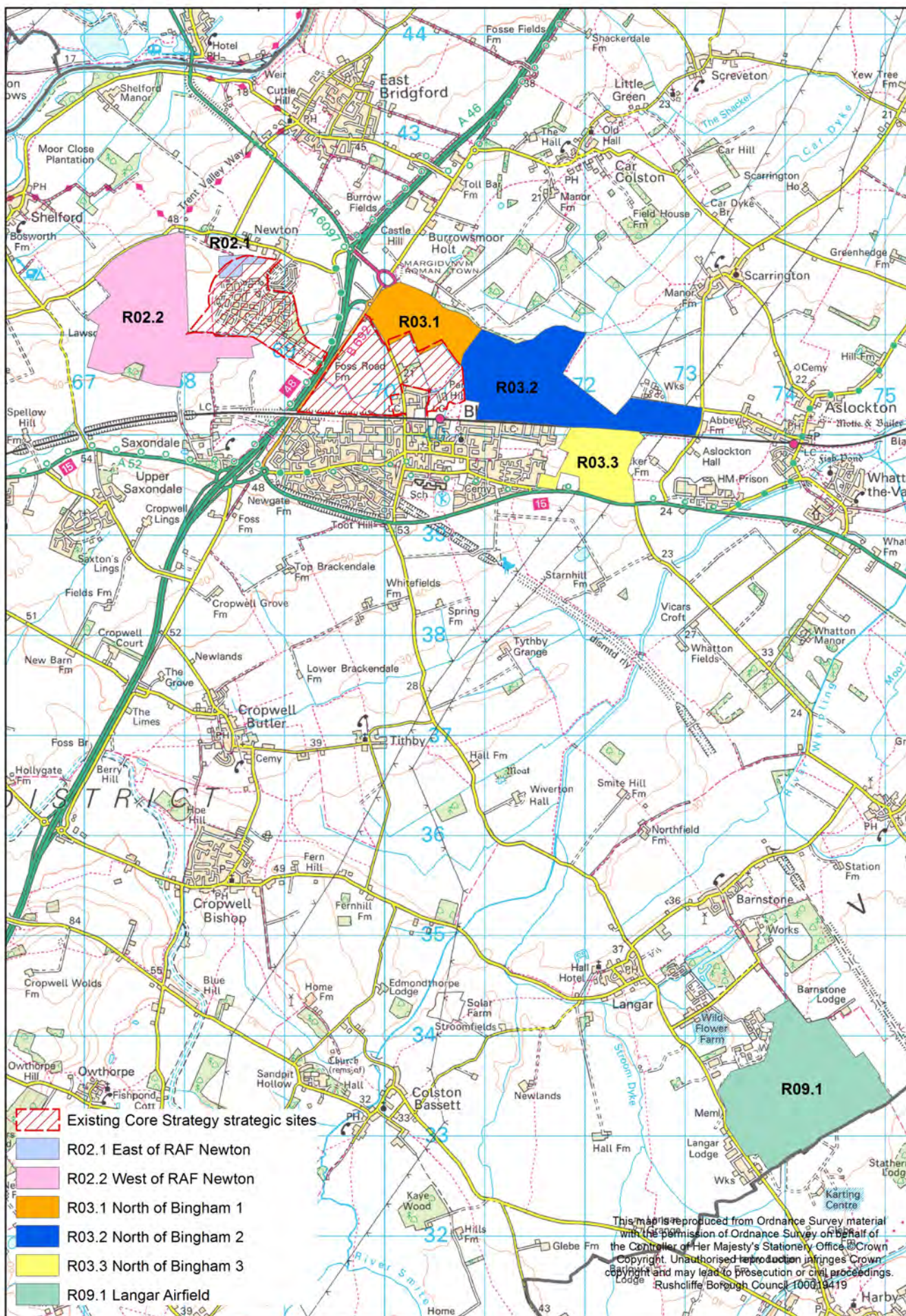
-  Existing Core Strategy strategic sites
-  R12.1 West of Pasture Lane, Ruddington
-  R12.2 North Road, Ruddington
-  R12.3 Land south of Wheatcroft Island, Ruddington
-  R12.4 East of Loughborough Road, Ruddington
-  R15.1 East of A453
-  R15.2 Ratcliffe on Soar Power Station
-  R15.3 East of Kingston on Soar

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Rushcliffe Borough Council 100019419

Rushcliffe – Central



Rushcliffe – East





Glossary

BREEAM: a method of assessing, rating, and certifying the sustainability of buildings.

Building for Life: a tool for assessing the design quality of homes and neighbourhoods in England, comprising 20 criteria, to assess the design quality of new housing developments.

Building Regulations: building regulations in the United Kingdom are statutory instruments or statutory regulations that seek to ensure that the policies set out in the relevant legislation are carried out. Building regulations set out required standards for building work and materials and Building Regulations approval is required for most building work in the UK. Part L sets standards for the energy performance of new and existing buildings.

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 Strategy: the key Development Plan Document, setting out the long term spatial vision for the area, 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.

Designated Neighbourhood Area: an area designated for preparing a Neighbourhood Plan by a Parish Council or a Neighbourhood Forum.

Duty to Cooperate: places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

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.

Functional Economic Market Area (FEMA): reflects the way the economy works, with a strong correlation between where people live and work, the scope of service market areas and catchments.

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.

Geo-environmental considerations: relating to geology and groundwater including land stability and the protection of groundwater sources.

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

- i) To check the unrestricted sprawl of large built up areas;
- ii) To prevent neighbouring towns merging into one another;
- iii) To assist in safeguarding the countryside from encroachment;
- iv) To preserve the setting and special character of historic towns; and
- v) To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green and Blue 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.

Greenhouse gas: a gas that contributes to the greenhouse effect (global warming) by absorbing infrared radiation. Carbon Dioxide is the main example of a greenhouse gas.

Greenwood Community Forest: one of England's Community Forests. Greenwood Community Forest Initiative enables Nottinghamshire's communities to create, improve and enjoy woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy. Greenwood covers 161 square miles (41,700 hectares) of Nottinghamshire including large parts of Greater Nottingham. Over 1.1 million people live within 8km (5 miles) of Greenwood Community Forest.

Gypsy and Travellers Accommodation Assessment: an assessment to calculating the pitch and plot requirements of persons of nomadic life style whatever their race or origin.

Habitats Regulations Assessment: an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impact of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site.

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

Incubator units: business premises designed to help new employment start-ups to succeed. Business support programmes run by the public and private sectors normally complement such provision offering business advice and support to the occupiers.

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.

Knowledge intensive medium/high technology businesses: businesses that involve highly advanced or specialised knowledge, systems or devices for example, legal and accounting activities, scientific research and development, telecommunications.

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.

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.

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).

Minerals Local Plan: prepared jointly by Nottinghamshire County Council and Nottingham City Council setting out planning policies relating to minerals.

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

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

New Settlement: a large planned self-contained development on clear rural or urban land often with its own supporting infrastructure such as a local centre. The scheme would be comprehensively planned from the outset with a high standard of design, environmental quality, fully supported by infrastructure including blue and green infrastructure. Often referred to as garden communities or garden villages.

Nottingham and Derby Green Belt: the Green Belt surrounding Nottingham and the eastern side of Derby designated in 1980. See Green Belt definition above.

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

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.

Renewable energy: includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass and ground heat.

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 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.

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.

Service sector jobs: employment in the tertiary sector for example, business and financial services excluding those engaged in manufacturing, mining and quarrying. The vast majority of the Greater Nottingham work force is in service employment.

Small and medium sized enterprises: businesses with fewer than 250 employees.

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.

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.

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

Statement of Common Ground: Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Strategic policymaking authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.

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.

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".

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

Spatial Strategy: the overall policy for achieving the pattern and distribution of development and place making. The Greater Nottingham Aligned Core Strategies is based on a strategy of urban concentration with regeneration.

Urban fringe: the area of transition between urban edge and the surrounding rural area and can often be sensitive in terms of being the interface between town and country.

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'.

Visitor economy: tourism, recreation including long and short stay visitors.

Waste Local Plan: prepared jointly by Nottinghamshire County Council and Nottingham City Council covering waste planning matters such as waste disposal, treatment, transfer and recycling.



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