

Report of the Portfolio Holder for Economic Development and Asset Management

Greater Nottingham Strategic Plan Regulation 19 and Local Development Scheme

1. Purpose of Report

To seek approval to undertake a further Regulation 19 consultation on the draft Greater Nottingham Strategic Plan due to changes which have taken place since the previous consultation and to make updates to the Local Development Scheme to reflect the new timetable for producing the Strategic Plan. The Strategic Plan is in accordance with all of the Council's corporate priorities, particularly providing a good quality home for everyone. Detail is contained within the report as to the reasons for this item being exempt from the call-in process.

2. Recommendation

Cabinet is asked to RESOLVE that:

- 1. The previous Regulation 19 Publication Draft of the Greater Nottingham Strategic Plan (published for consultation on 4 November 2024) be withdrawn;**
- 2. The Publication Draft Greater Nottingham Strategic Plan (March 2025), Sustainability Appraisal and supporting documents be approved in so far as it relates to Broxtowe Borough, to allow a period of public representations;**
- 3. Authority be delegated to the Assistant Director of Planning and Economic Development, in conjunction with the Leader and Deputy Leader of the Council, to make any minor editing changes such as typographical, formatting or changes to imagery necessary to the Publication Draft Greater Nottingham Strategic Plan and any supporting evidence documents prior to consultation; and**
- 4. The updated Local Development Scheme (March 2025) be adopted.**

3. Detail

Broxtowe Borough Council has been preparing the Greater Nottingham Strategic Plan in partnership with Gedling Borough, Nottingham City and Rushcliffe Borough Councils. A consultation was undertaken on the draft Greater Nottingham Strategic Plan from 4 November to 16 December 2024. The intention was to submit the Strategic Plan for examination following this period of consultation.

On 12 December 2024, the Government published the updated National Planning Policy Framework. This has implications for the Strategic Plan as it

made changes to the transitional arrangements which set out how local plans should implement the changes made to national planning policy, particularly in respect of meeting higher housing targets.

For reasons set out below, further consultation on the Strategic Plan must begin on 12 March 2025 in order to comply with the National Planning Policy Framework transitional arrangements. Failure to undertake the consultation on this date would result in having to start plan production again and significantly increase the housing targets, resulting in considerable delay and expense to the three authorities (Broxtowe, Nottingham City and Rushcliffe). A call-in period would therefore prevent the consultation being undertaken within the required timeframe. The Chair of the Overview and Scrutiny Committee, in accordance with the Constitution, has given permission for the item to be excluded from call-in based on the reasons stated. A notice was published on 15 January 2025.

Changes to Housing Targets

In order to proceed with the existing Strategic Plan and to prevent having to restart the plan preparation process, authorities are required to have housing targets within 80% of the updated 'standard method' (the calculation the Government use to calculate housing need) and be at Regulation 19 stage by 12 March 2025.

The previous Publication Draft of the Strategic Plan consultation did not meet the 80% requirement. There is therefore a need for the housing target for Broxtowe to be increased from 8,250 to 8,950 and a further consultation undertaken.

	2024 Reg. 19 Housing Target	New Standard Method	2025 Reg. 19 Housing Target (80% of Standard Method)	Estimated Housing Supply
Broxtowe	8,250	11,175	8,950	9,861
Nottingham City	26,690	22,451	26,690	26,686
Rushcliffe	11,360	14,946	11,960	14,144
Total	46,300	48,572	47,600	50,691

It should be noted that the updated target is still significantly below the housing target the Council would have to use if meeting the full standard method which would be 11,175 homes. Broxtowe and Rushcliffe have followed the same approach to calculate their housing target. Nottingham City has a housing target figure based on their supply to fit their growth ambitions.

The change for Broxtowe is the equivalent of an extra 39 dwellings per year.

	2024 Reg 19 Housing Target	New Standard Method	2025 Reg 19 Housing Target (80% of Standard Method)
Annual Target for Broxtowe	458	621	497

Gedling Withdrawal

Following the publication of the updated National Planning Policy Framework, Gedling Borough Council has announced that they are withdrawing from the Greater Nottingham Strategic Plan and are going to proceed to produce a Gedling Local Development Plan.

Their justification for doing this is that Gedling consider that they need to allocate a range of new sites to meet their housing need in full due to having insufficient supply and that the best way to do this is through their own plan. They are concerned that they would not have a five-year housing land supply and consider that their approach will deliver more housing, more quickly in accordance with their pro-growth agenda.

However, Broxtowe, Nottingham City and Rushcliffe consider that it is vital to get an adopted plan in place promptly to prevent speculative development and to ensure planned development is supported by the necessary infrastructure. It is also noted that a significant amount of time and resource has been committed to get the Strategic Plan to this stage and that there are significant benefits of partnership working.

The Strategic Plan has therefore been updated to reflect the updated housing target and to remove a number of Gedling specific references and policies from the plan. It is proposed that a new consultation on the Regulation 19 Publication Draft will be undertaken from 12 March 2025 for a period of six weeks.

Next Steps

Approval is sought to withdraw the previous Regulation 19 Publication Draft published for consultation in November 2024. However, respondents will have the opportunity to select an option for their previous comments to be 'carried forward' rather than have to submit a full response again.

The Councils have produced a detailed evidence base to support the preparation of the Strategic Plan. The main documents forming the evidence base are set out below in **Appendix 1**. All documentation associated with the consultation will be available at www.gnplan.org.uk/evidence-base . **Appendix 2** contains the

Publication Version of the Greater Nottingham Strategic Plan (March 2025) and is circulated separately with the agenda.

To reflect the changes made to the housing targets and the withdrawal of Gedling from the Strategic Plan, a select number of documents have been updated. This includes the Housing Background Paper, the Employment Background Paper and the Sustainability Appraisal (SA). The SA includes an additional options appraisal to consider different approaches to the housing targets. The majority of evidence base documents do not need to be updated.

Following the consultation, the Councils will consider the responses and will then proceed to submitting the Strategic Plan for examination (subject to obtaining necessary approvals).

The Strategic Plan remains unchanged other than the changes referred to above. The large majority of Broxtowe's housing target is to be provided within or adjoining the main built up area. Three housing allocations are included within the Strategic Plan:

- Boots (existing allocation being carried forward);
- Field Farm (existing allocation being carried forward); and
- Toton and Chetwynd Barracks (2,700 homes in the Plan period).

Boots and Field Farm are existing allocations and are being 'carried forward' in the Strategic Plan to ensure there are policies in place should any revised planning applications be submitted. Toton and Chetwynd Barracks are existing allocations in the Part 2 Local Plan. The allocations have been combined to form a single allocation to reflect the need to ensure a coordinated approach to infrastructure delivery and to reflect the single Supplementary Planning Document which covers the site. An additional parcel of land to the north of the tram line is proposed to be removed from the Green Belt and added to the allocation to facilitate the delivery of key transport infrastructure. The Strategic Plan sets out "exceptional circumstances" required to justify this further Green belt release.

The Publication Draft Plan proposes to allocate sites at the former Bennerley Coal Disposal Point on 61 hectares of land and on part of the former Ratcliffe on Soar Power Station Site on 36.4 hectares (Rushcliffe Borough). These sites benefit from rail connections and are partly brownfield. The Bennerley allocation includes the requirement to deliver a country park as part of the development and sets out exceptional circumstances required to justify Green Belt release. The two strategic allocations for large scale distribution and logistics will lead to a significant uplift in terms of the Plan Area's contribution to meeting regional needs for this specialist distribution and logistics sector.

There are a range of policies covering topics such as climate change, town centres, blue and green infrastructure and heritage.

The Sustainability Appraisal is a legal requirement of plan preparation. The Greater Nottingham Strategic Plan Sustainability Appraisal Report, September 2024 has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004. The Sustainability Appraisal Report forms part of the Publication Draft consultation and can be viewed at www.gnplan.org.uk/evidence-base.

The Council also has a requirement to set out how it will effectively engage with communities during plan preparation in the Statement of Community Involvement. When assessing the plan's legal compliance, the examining inspector will consider whether it has been consulted on in line with the Statement of Community Involvement's objectives. The consultation statements are also viewable on the evidence base.

To reflect the updated timescales, the Local Development Scheme has been updated. The Government also requires all local authorities to submit an updated Local Development Scheme. Therefore, approval is sought to adopt the updated Local Development Scheme which is included in Appendix 3.

Stage	Date
Pre-submission Regulation 19 Draft	March 2025
Submission of plan (Regulation 22)	September 2025
Examination in Public/ Hearings	October 2025
Receipt of Inspector's Report	August 2026
Estimated Adoption	September 2026

Alternative Options

An alternative option would be to prepare a Broxtowe specific Local Plan. However, this would increase the period of having an out of date plan and policies which would make the Council vulnerable to speculative planning applications as applications would be determined in accordance with the National Planning Policy Framework and its default presumption in favour of sustainable development. It would also mean that Broxtowe would have to meet a significantly higher housing target and undertake significant work on evidence documents, without the benefit of joint working and sharing costs.

A further alternative is to pause progress on the Greater Nottingham Strategic Plan and for a Spatial Development Strategy (SDS) to be prepared by the Combined Authority. However, neither what would be included within this nor the timescales for producing it is currently clear. Furthermore, an SDS could not allocate sites.

4. Key Decision

This report is a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 as it will be significant in terms of its effects on communities living or working in an area comprising two or more Wards or electoral divisions in the Council's area.

5. Updates from Scrutiny

Not applicable. Previous stages of the plan preparation have been subject to scrutiny and consultation.

6. Financial Implications

The comments from the Head of Finance Services were as follows:

The adoption of planning strategies and delivery of the outcomes will always have the potential to impact on the Council's operations and its medium-term financial strategy.

There are no additional financial implications for the Council at this stage of the process with any costs being contained within existing budgets. Any significant budget implications that might be required as the review progresses, over and above virement limits, would require approval by Cabinet.

7. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

It is a statutory requirement, as set out in the Planning and Compulsory Purchase Act 2004 (as amended, including by the Levelling-up and Regeneration Act 2023), for the Council to have a local plan. Under the Town and Country Planning (Local Planning) (England) Regulations 2012 local plans must also be reviewed at least once every five years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

The Greater Nottingham Strategic Plan includes a specific policy relating to climate change (Policy 1) which seeks to set carbon standards for new development and identifies the key role that land use planning has in relation to Councils meeting their local carbon targets. The policy also includes measures to mitigate the impact of climate change, for adaptation to meet the challenges of climate change and to build resilience to cope with the impacts of climate change.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

An Equality Impact Assessment has been undertaken as part of the preparation of the Strategic Plan and forms part of the evidence base

<https://www.gnplan.org.uk/media/cdmcsvm3/equality-impact-assessment-september-2024.pdf> .

13. Background Papers

Nil.

Appendix 1

Viewable at www.gnplan.org.uk/evidence-base**Background Papers**

Document Title	Author	Publication Date
Employment Background Paper	Greater Nottingham Authorities	March 2025
Green Belt Background Paper	Greater Nottingham Authorities	September 2024
Housing Background Paper	Greater Nottingham Authorities	March 2025
Transport Modelling Background Paper	Greater Nottingham Authorities	September 2024
Biodiversity Net Gain Background Paper	Greater Nottingham Authorities	September 2024
Strategic Distribution and Logistics Background Paper	Greater Nottingham Authorities	September 2023

Evidence Documents

Document Title	Author	Publication Date
Carbon Policy Support: Evidence Base	Bioregional	April 2024
Carbon Policy Support: Offsetting	Bioregional	April 2024
Equality Impact Assessment	Greater Nottingham Authorities	September 2024
Greater Nottingham & Ashfield: First Homes Update	Iceni Projects	August 2022
Greater Nottingham & Ashfield: Gypsy and Traveller Accommodation Assessment	RRR Consultancy Ltd	March 2021
Greater Nottingham & Ashfield: Housing Needs Assessment	Iceni Projects	October 2020
Greater Nottingham and Ashfield: Housing Needs Update	Iceni Projects	March 2024

Document Title	Author	Publication Date
Greater Nottingham Blue and Green Infrastructure Strategy	Greater Nottingham Authorities	January 2022
Greater Nottingham Centres Study	Nexus Planning	June 2024
Greater Nottingham Growth Options Study	AECOM	July 2020
Greater Nottingham Growth Options Study: Additional Landscape Assessments	Brindle & Green	November 2022
Green Belt Review and Methodology	Greater Nottingham Authorities	September 2024
Habitats Regulations Assessment	Lepus Consulting	July 2024
Health Impact Assessment	Greater Nottingham Authorities	September 2024
Heritage Assets Assessment	Greater Nottingham Authorities	July 2024
Infrastructure Delivery Plan	Greater Nottingham Authorities	September 2024
Joint Methodology Report for Strategic Housing Land Availability Assessments	Greater Nottingham Authorities	November 2023
Key Settlements Review	Greater Nottingham Authorities	September 2024
Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study	Lichfields	May 2021
Nottingham Core Housing Market Area Boundary Study	Opinion Research Services	August 2018
Nottinghamshire Core & Outer HMA Logistics Study	Iceni Projects	August 2022

Document Title	Author	Publication Date
Policies Map Amendments Document	Greater Nottingham Authorities	September 2024
Review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs)	ARUP	July 2019
Site Selection Report and Appendices	Greater Nottingham Authorities	September 2024
Statement of Consultations	Greater Nottingham Authorities	September 2024
Strategic Flood Risk Assessment Review	Greater Nottingham Authorities	April 2024
Strategic Transport Modelling	Systra / Arup	Commenced, final report anticipated early 2025
Sustainability Appraisal Non-Technical Summary	Greater Nottingham Authorities	September 2024 and March 2025
Sustainability Appraisal and Appendices	Greater Nottingham Authorities	September 2024 and March 2025
Viability Study (Plan-wide)	Porter PE	September 2024
Water Cycle Study	Greater Nottingham Authorities	April 2024