

PORTFOLIO HOLDER BRIEFING
GREATER NOTTINGHAM STRATEGIC PLAN
10 DECEMBER 2024

Greater Nottingham Planning Partnership comprises Broxtowe BC, Gedling BC, Nottingham CC and Rushcliffe BC plus Derbyshire CC and Nottinghamshire CC.

In view of the relationship to NWL, the implications of development in Rushcliffe Borough are likely to be of most significance for NWL.

The Greater Nottingham Strategic Plan (GNSP) sets out the strategic policies for the plan area up to 2041.

The plan can be viewed from the link below.

[Greater Nottingham Strategic Plan Publication Draft 2024](#)

Policy 2 sets out the plans Spatial Strategy. This identifies the main built up area of Nottingham and the areas adjoining as being the main focus for new growth. Elsewhere, development is to be directed towards key settlements, including East Leake. Reference is also made to the former Ratcliffe on Soar Power station as one of three key sites in the plan area in respect of economic development potential.

Policy 3 sets out the housing targets for the plan area and the individual authorities. For the plan area the target is 54,670 and that for Rushcliffe is 11,360. Policy also identifies a number of strategic sites across the plan area, including three sites in Rushcliffe (South of Clifton, Edwalton and Gamston/Tollerton). Those sites at South Clifton and Edwalton have planning permission and development is underway.

A separate background paper is published alongside the plan which explains how the housing requirements and supply have been calculated. This looks at the implications of the current and proposed standard method, which in accordance with the national policies represents the starting point for calculating housing requirements.

Under the 2023 standard method there is a slight shortfall across the plan area (303 dwellings in total), but overprovision in Rushcliffe (+3,182 dwellings). Using the 2024 standard method the shortfall is more significant across the plan area (-5,800 dwellings) and there is also a slight shortfall in Rushcliffe (-814 dwellings).

The plan is being prepared under the transitional arrangements set out in the 2024 NPPF. This allows plans published within one month of the new NPPF (expected December 2024) to use the 2023 standard method and current NPPF, provided the annual housing requirement is 200 dwellings or fewer below the new standard method requirement. In this case evidence is provided to demonstrate that this is the case. Moreover, footnote 83 of the draft 2024 NPPF explains that where joint local plans are in preparation, the total plan shortfall is to be apportioned to each local authority equally to determine whether a shortfall exceeds 200 dwellings per annum. Following this approach results in a shortfall of 142 homes per authority (568 divided by 4).

Policy 5 addresses the issue of employment land provision. Future requirements for general needs have been estimated having regard to a range of forecasts. The higher forecast is preferred which takes account of the DS2N2 LEP economic plans for the creation of 59,000 jobs. This translates into the following requirements:

- Plan area 113ha for industry/warehousing and 279,000sqm offices
- Rushcliffe 17ha for industry/warehousing and 47,500 sqm offices

Various sites are proposed across Rushcliffe, most to the south and east of Nottingham. The development south of Clifton also includes 20ha of employment development.

In addition, there is a need for 97ha of land for strategic distribution across the plan area, of which 36 ha is in Rushcliffe. This is to be on the former Ratcliffe Power Station site which is the subject of a separate Local Development Order (LDO) which essentially grants outline planning permission. This is also identified as Strategic Allocation (Policy 32) for employment purposes. The policy refers to the need to improve road infrastructure including J24 of the M1. The supporting text refers to the LDO which restricts development of later stages until there is a holistic transport solution in place for J24 of the M1.

Comments

Overall, it is considered that the plan is justified in terms of both future housing and employment requirements. The sites proposed for housing and general employment are not considered to be likely to have any impact upon settlements in North West Leicestershire.

In terms of the proposals for Ratcliffe Power Station this Council has previously commented upon the LDO but also a consultation in respect of the needs for strategic distribution. In response to the latter, we raised the issue of there needing to be a joined-up approach to addressing issues at J24 of the M1. The proposed policy recognises this.

Recommendation

That the Greater Nottingham authorities be advised that this Council:

- **Welcomes the reference in policy 32 (Strategic Allocation former Ratcliffe on Soar Power Station) and paragraph 3.32.9 of the Regulation 19 plan to the need for improvements to J24 of the M1 and A453 and**
- **Has no further comments to make in respect of the Regulation 19 plan**