

Report To:	LOCAL PLAN DEVELOPMENT PANEL
Date:	15TH NOVEMBER 2022
Heading:	DRAFT GREATER NOTTINGHAM STRATEGIC PLAN PREFERRED APPROACH CONSULTATION
Executive Lead Member:	NOT APPLICABLE
Ward/s:	ALL WARDS
Key Decision:	NO
Subject to Call-In:	NO

Purpose of Report

To advise that Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils are proposing to undertake a consultation later this year on the Preferred Approach Greater Nottingham Strategic Plan, 2022.

Recommendation(s)

To note the report and recommend the Council responds to the consultation when it opens.

Reasons for Recommendation(s)

The draft Preferred Approach Greater Nottingham Strategic Plan identifies development that has a number of implications for Ashfield and particularly the Hucknall area.

Alternative Options Considered

Not to respond to Preferred Approach Greater Nottingham Strategic Plan once it is open for consultation responses. However, this would mean that the Council does not have an input into the emerging Greater Nottingham Strategic Plan in seeking to influence its direction and would leave the Council in a weaker position at any future Examination Hearings on the proposed Strategic Plan.

Detailed Information

Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils (“the Councils”) are preparing the Preferred Approach Greater Nottingham Strategic Plan, which will cover the plan period 2022 to 2038. It is anticipated that a consultation on the Preferred Approach will be undertaken later this year. The draft Preferred Approach Plan went into the public domain when it was presented to the Greater Nottingham Joint Planning Advisory Board on 27th September 2022.

A development plan has to be brought forward under the provisions of the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations, as amended. In simple terms, the Act/Regulations require that, before a plan can be considered for adoption, the local planning authority has to:

- Consult under Regulation 18, which can take a variety of forms with the local planning authority taking account of the responses received.
- Undertake a Regulation 19 consultation on the plan it wishes to take forward for adoption. This is a more formal consultation under the Regulations with the responses being forwarded to the Inspector for consideration.
- Submit the development plan for an examination before a Planning Inspector.
- Subject to the Inspector’s findings, adoption of the plan incorporating any main modifications recommended by the Inspector.

The Preferred Approach Nottingham Strategic Plan is at the Regulation 18 stage and it is anticipated that the consultation will be for a period of at least 6 weeks. If it is held over the Christmas period, it is likely that a longer consultation period will be adopted.

From an Ashfield perspective, while needing to understand the Plan proposals, the key aspect relates to the cross boundary implications, which relate principally to Gedling Borough Council, Broxtowe Borough Council and Nottingham City Council.

Current Position

There is no requirement that all plan policies should be contained in one document. In the past, the Councils undertaking the proposed consultation have adopted a two-tier approach comprising:

- a) Core Strategy (Local Plan Part 1) – The Core Strategy sets out the strategic policy direction for future development. It includes allocating strategic housing sites which are defined as being over 500 dwellings, strategic employment sites and mixed use sites, (housing and employment).
- b) Local Plan Part 2 – The Part 2 Plan includes more specific development management policies and sets out housing and employment site allocations.

The Aligned Core Strategy 2014 and Local Plan Part 2 for Broxtowe, Gedling, and Nottingham allocated the following in close proximity to the boundaries of Ashfield.

Gedling

- Strategic mixed use development at Top Wighay Farm comprising 1,000 homes and an employment site of 8.5 ha.
- North of Papplewick Lane for up to 300 homes.
- The Part 2 Plan identified a further 120 homes at Hayden Lane

N.B. sites were also identified at Bestwood.

Broxtowe

- No sites were identified around Hucknall.
- A small site is located at Brinsley for up to 150 houses but this is not located on the District boundary.

Nottingham

- No sites were identified around Hucknall in the Core Strategy.
- The Local Plan Part 2 allocates a housing site of 1.675 ha at Bestwood Road - Former Bestwood Day Centre.

Ashfield made extensive representations at the Aligned Core Strategy 2014 Examination Hearings regarding the proposed allocations around Hucknall and the impacts of the proposed developments on Ashfield's infrastructure and services. However, the Inspector took the view that the legal requirements of the duty to co-operate have been met and recommended adoption of the Aligned Core Strategy.

Draft Preferred Approach Greater Nottingham Strategic Plan, 2022.

The development plan taken forward by the Greater Nottingham Councils is still a two tier approach of a Core Strategy (Local Plan Part 1) to be followed by a Local Plan Part 2.

The draft Preferred Approach consultation on the Core Strategy sets out that it seeks views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites.

The following aspects are considered to have direct implications for Ashfield and particularly Hucknall.

Vision of Greater Nottingham in 2038

The Vision sets out that development will be focused on the built up area of Nottingham, whilst new development elsewhere will be focused on adjoining the built up area of Hucknall and at key settlements. It also identifies that *'It will be implemented in a sustainable manner and embodying the principles of 20 minute neighbourhoods.'* (Para 3.1.2).

Preferred Approach: Planning Strategy and Settlement Hierarchy

The Strategy and settlement hierarchy includes the following:

‘Ensuring that new development adjoining the built up area of Hucknall, or in or adjoining Key Settlements, is of a scale and character that supports these as sustainable locations for growth.’ (Para 4.2.1)

‘The settlement hierarchy to accommodate this growth consists of:

- a) the main built up area of Nottingham;*
- b) adjacent to the Sub Regional Centre of Hucknall; and*
- c) Key Settlements.’ (Para 4.2.2)*

This reflects the same approach as is set out in the Aligned Core Strategy 2014 in Policy 2, Spatial Strategy. The supporting text to the Policy identifies that:

‘The Sub Regional Centre of Hucknall (in Ashfield District) abuts the plan area. Hucknall is relatively large and has its own distinct identity and economic role.’ (Para 4.5).

Preferred Approach: Housing/Employment Provision

Under the changes the Government made to the standard method of arriving at the housing need, Nottingham City is required to apply an uplift of 35%. The draft Preferred Approach identifies that Nottingham City does not have the capacity to meet the entirety of its need once the 35% uplift has been added. However, it is understood that through the application of a buffer on the housing supply side by Broxtowe Borough, Gedling Borough, and Rushcliffe Borough (a minimum of 10%) the overall housing need for the four Councils is anticipated to be met.

No direct implications have been identified in relation to the housing or employment proposals for Broxtowe Borough or Nottingham City Councils.

For Gedling Borough, the total housing need for 2022 to 2038 is identified as 7,950 new homes with a minimum flexible buffer of 10%. The Policy breaks this down as follows:

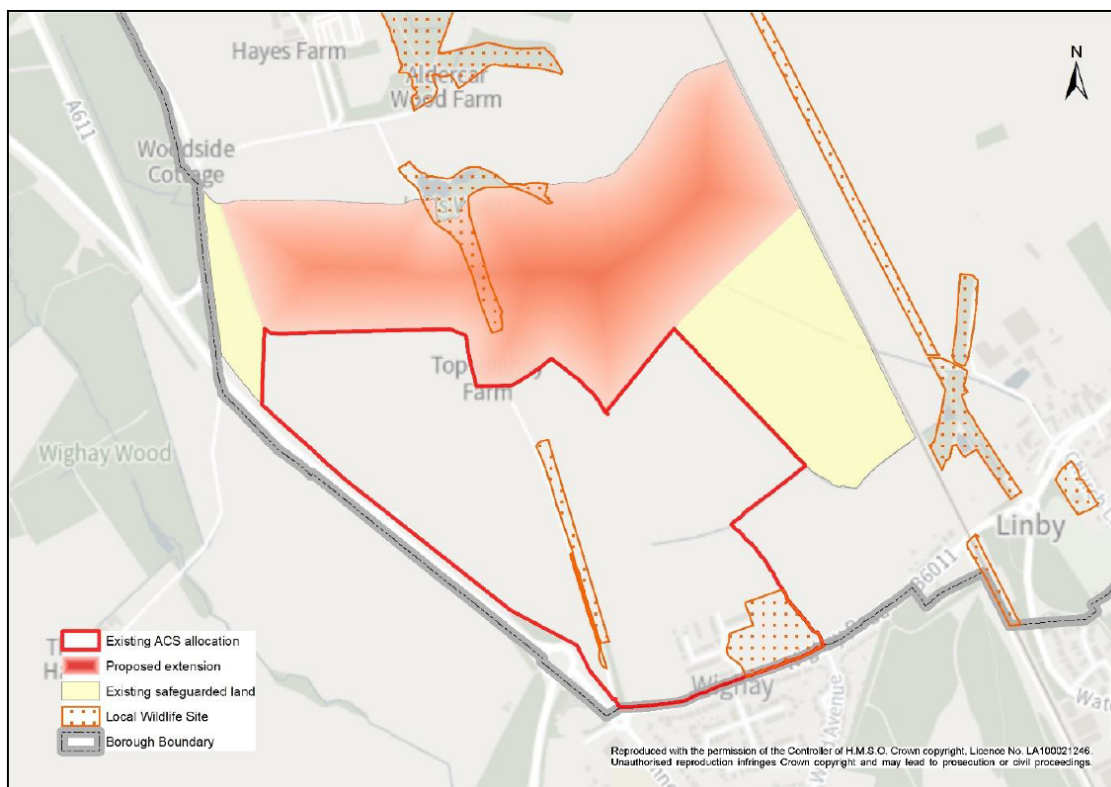
- In or adjoining the existing main built up area of Nottingham, 4,240 homes.
- Adjoining Hucknall Sub Regional Centre 1,530 homes comprising Sustainable Urban Extensions at (numbers are indicative):
 - North of Papplewick Lane (83 homes remaining); and
 - Top Wighay Farm (805 homes remaining by 2028 with a further 640 homes in the plan period).
- In or adjoining the Key Settlements which for Gedling are through existing commitments and possible new allocations at Bestwood Village; Calverton; and Ravenshead.

The Preferred Approach identifies that it does not at this time consider the implications arising from the Logistic Study. The Preferred Approach notes that large-scale storage and distribution warehousing has been constructed at Summit Park and Castlewood in Ashfield and at Nottingham 26 near Eastwood. It indicates there may be an opportunity for large strategic logistics parks although the Logistics Study did not take into account policy constraints such as Green Belt policy which will need to be weighed in the balance by the Councils.

Direct Implications for Hucknall from the Preferred Approach Plan

The direct cross border implications for Hucknall from housing and employment development are:

- Development has already been undertaken at North of Papplewick Lane, allocated under the Aligned Core Strategy 2014, (172 dwellings) and a limited amount of development remains to be completed. (83 homes according to the Preferred Approach).
- Housing development is already allocated at Hayden Lane under Gedling Local Plan Part 2 for 120 dwellings.
- Top Wighay Farm has an outline planning permission for the development for 805 homes together with an employment site of 8.55 ha, which is anticipated to come forward between 2023 and 2028. This potentially includes new office premises for Nottinghamshire County Council. 38 dwellings have been developed on the site off Wighay Road.
- An additional 640 homes are anticipated by the Preferred Approach Plan to come forward to the north of the Top Wighay planning permission on safeguarded land before the end of the Plan period of 2038, see the extract from the Preferred Approach Plan below. This is linked to 'in recognition of Hucknall's Sub Regional Centre status.' (Para 5.24).



Top Wighay Farm (Gedling Borough)

Source: Preferred Approach Greater Nottingham Strategic Plan

- Gedling has a shortfall in their housing supply, which is identified as anticipated to be met through non-strategic allocations in the Part 2 Local Plan. However, it also identified that 'a flexibility buffer of around 10% is proposed and will be provided through existing and future designations of safeguarded land.'

Infrastructure

It is anticipated that additional information will be available when the consultation commences, including infrastructure. In summary, in relation to existing developments adjacent to Hucknall:

- The existing planning permissions make some provision through Section 106 agreements toward health and education contributions.
- The outline permission for Top Wighay Farm sets out that a 1.5 form primary school is to be built on Top Wighay which will cater for 315 pupils. Based on Nottinghamshire County Council's Developer Contribution Strategy 2021, for 1,530 homes there will be a requirement for 321 pupils.

(Under the Education Authority's revised Education Planning Areas, Linby cum Papplewick Church of England Primary School and, when built, the Top Wighay Primary School, are located within the Hucknall Education Primary Planning Area. It also understood that Newstead Primary School will come within the Annesley Educational Primary Planning Area).

- Gedling operates a Community Infrastructure Level (CIL). Their Charging Schedule 2015, Regulation 123 List of Projects to be funded by CIL, includes Top Wighay Farm Secondary School Contributions.

Members are requested to note the contents of the report and recommend that the Council formally responds to the consultation when it opens.

Implications

Corporate Plan: The implementation of the Greater Nottingham Strategic Plan has the potential to impact on 5 of the 6 priorities identified in the Corporate Plan, particular in relation to Hucknall through the potential infrastructure implications.

Legal: The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the legislative requirements in bringing a local plan forward . The Act includes a legal duty on local planning authorities, county councils 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. Under Regulation 18 (3) 'In preparing the local plan, the local planning authority must take into account any representation made to them.' [RLD 03/11/2022]

Finance: There are no financial implications arising as a result of this report. [PH 03/11/2022].

Budget Area	Implication
General Fund – Revenue Budget	None.

General Fund – Capital Programme	None.
Housing Revenue Account – Revenue Budget	None.
Housing Revenue Account – Capital Programme	None.

Risk:

Risk	Mitigation
There are no identified risks in relation to the Report.	-

Human Resources: There are no direct Human Resource implications within the report.

Environmental/Sustainability: Sustainability is at the heart of the planning system and a development plan has to be prepared with the aim of delivering sustainable development in accordance with the requirements of paragraphs 7 and 8 of the National Planning Policy Framework, 2021. The development plan is informed by a Sustainability Appraisal considering the economic, social and environmental objectives of sustainability.

Equalities: There are no equality, diversity or inclusion implications in this report.

Other Implications: Not applicable.

Reason(s) for Urgency: Not applicable.

Reason(s) for Exemption: Not applicable.

Background Papers

The Draft Greater Nottingham Greater Nottingham Strategic Plan Preferred Approach Consultation September 2022 is available on the Greater Nottingham Planning Partnership website.
<https://www.gnplan.org.uk/meetings/>

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