

GREATER NOTTINGHAM STRATEGIC PLAN

Initial Question to the Councils (ID1)

11.2.2026

1. Calculating local housing need

- 1.1 The Councils considered it appropriate to use the 2024 Standard Method to determine local housing need for the publication version of the Greater Nottingham Strategic Plan (GNSP). This was primarily based on it being the most up-to-date version of the Standard Method available. Further justification for this was set out in Section 4 of the Housing Background Paper ([HO/3](#)) and supplemented by the Councils' response to the Inspectors' Question which is included in Appendix A, below.
- 1.2 It is noted that throughout the preparation of the Plan there have been significant changes to national planning policy. The Councils have reacted proactively to these changes which included updating housing targets to reflect the publication of the 2024 Standard Method.
- 1.3 The Councils are proceeding under the 2024 National Planning Policy Framework (NPPF) transitional arrangements as it is considered vital to have an up-to-date development plan in place to provide certainty and stability. Further justification for proceeding under transitional arrangements is set out in Section 2 of the Housing Background Paper Addendum ([HO/2](#)).
- 1.4 The Councils acknowledge the Inspectors' interpretation that the appropriate standard method to use is the one outlined in the 2023 NPPF. The Councils' wish above all is for the Examination to proceed in a timely manner; they are mindful of the resources spent to date on preparing the Plan, the Government's consistent instruction and expectation for plan-making authorities to put in place up-to-date development plans as soon as possible and the sanctions that may ensue if this does not happen. They are therefore willing to proceed on the basis of the Inspectors' interpretation.

2. 2023 Standard Method

- 2.1 As the early stages of plan preparation were undertaken in the context of previous iterations of the NPPF, the implications of using the 2023 standard method have been considered, notably at Appendix A of the Housing Background Paper 2025 ([HO/3](#)).
- 2.2 Advice on using the 2023 standard method in plan preparation was set out in national planning guidance extant at the time:

When should strategic policy-making authorities assess their housing need figure for policy-making purposes?

Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.

However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.

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- 2.3 The standard method calculation for the GNSP should therefore use the inputs relevant at the time of submission (December 2025). For the annual average growth in households a range from 2025 to 2035 is used together with the affordability ratio published in March 2025. The calculation is as follows (note the housing need figures shown are rounded, the calculations use unrounded figures):

Table 1: Step 1 of the Standard Method

	Broxtowe	Nottingham	Rushcliffe
Households 2025	51,580	140,162	52,217
Households 2035	54,639	152,054	56,502
Household Growth 2025-2035	3,059	11,892	4,285
Annual Average Housing Growth 2024-2034	306	1,189	429

Table 2: Step 2 of the standard method

	Broxtowe	Nottingham	Rushcliffe
Median workplace-based affordability ratio 2024	7.96	5.74	10.08
Minus 4	3.96	1.74	6.08
Divided by 4	0.99	0.44	1.52
Multiplied by 0.25	0.25	0.11	0.38
Plus 1 (adjustment factor)	1.25	1.11	1.38
Household Growth with adjustment factor	382	1,319	591

Step 3: Capping the level of any increase

N/A

Table 3: Step 4 of the standard method

	Broxtowe	Nottingham	Rushcliffe
Cities and Urban Centres Uplift	N/A	35%	N/A
Annual local housing need	382	1,780	591

Table 4: Plan period

	Broxtowe	Nottingham	Rushcliffe
GNSP Plan period 2023-2041 (18 years)	6,869	32,040	10,644

Table 5: Greater Nottingham housing need

	2023-2041
Broxtowe plus Nottingham plus Rushcliffe	49,553

APPENDIX A

Copy of previous reply to Inspectors' question (29.1.26).

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Response to Inspectors' Question

It is not clear to us from the evidence submitted what the Councils consider to be the local housing need for the purposes of examining the Plan. Before we ask some initial questions, it would be helpful to clarify this point. Assuming that the transitional arrangements are met (as set out in paragraph 234 of the 2024 National Planning Policy Framework) and that the Plan is to be examined under the 2023 version of the Framework, have the Councils calculated local housing need using the standard method in place at that time of that version being published (four step process including the 35% urban uplift)? If not, could they explain how local housing need has been calculated and why?

The Councils have used the 2024 standard method to calculate housing need for the GNSP.

The reasons for this are firstly; that the 2023 National Planning Policy Framework (NPPF) paragraph 61 states that "To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance....". The Councils consider the most appropriate standard method to use is the most up to date, published in December 2024.

This approach is supported by national planning guidance, both in the current version and within the previous version. Both state that local housing need should be kept under review and revised where appropriate as inputs vary over time. It states:

"When should strategic policy-making authorities assess their housing need figure for policy-making purposes?"

Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.

However, local housing need calculated using the standard method may be relied upon for plan making for a period of 2 years from the time that the plan is submitted to the Planning Inspectorate for examination

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Secondly; the Councils have followed their understanding of the transitional arrangements set out in the 2024 NPPF paragraph 234, which provides for local plans to proceed, so long as they provide for at least 80% of standard method need and in particular footnote 83 which states that the housing need should be "calculated using the standard method in national planning policy guidance, published on 12 December 2024." (Our emphasis).

The footnote refers to "using" the 2024 standard method. The Councils consider that if the NPPF intended that the 2023 standard method methodology was the relevant one to use, the NPPF would use an alternative wording, such as "when compared to the standard method..."

The Housing Targets are calculated as follows:

	2024 Standard Method Housing Need Annual (source lhn-outcome-of-the-new-method.ods)	2024 Standard Method Housing Need (Note: total accounts for rounding) 2023-2041	GNSP Housing target 2023-2041	Housing target as percentage of standard method
Broxtowe Borough	621	11,175	8,950	80.1
Nottingham City	1,247	22,451	26,690	118.9
Rushcliffe Borough	830	14,946	11,960	80.0
Greater Nottingham	2,698	48,572	47,600	98.0