

GREATER NOTTINGHAM STRATEGIC PLAN - PUBLIC EXAMINATION
GREATER NOTTINGHAM COUNCILS' STATEMENT FOLLOWING MATTER 2
HEARINGS

HOUSING REQUIREMENT AND STRATEGIC DISTRIBUTION

Note on the Councils' Position with Regard to Housing Requirement

As set out in the hearing session, the Councils consider that the housing requirement in the submitted Plan is appropriate.

Nottingham City's requirement has been set at a level that meets as much of the urban uplift as possible, taking into account the constraints identified in the "Assessment of Housing Need and Capacity in Nottingham City" ([PC/21](#)). The Plan has been positively prepared as it has met as much of its need as possible, having regard to the Councils' view that the 35% uplift is a policy tool and not reflective of need based on demographics and affordability. In short, the Councils consider that the urban uplift does not represent an assessment of Nottingham's local housing need but rather a national policy adjustment applied for wider strategic purposes.

It has been recognised elsewhere that the 35% uplift does not have to be met in full, for instance at the ongoing Sheffield City examination, where it has been accepted that the 35% uplift does not form part of the City's requirement. (See [here](#), "Sheffield Plan examination – Stage 2 post hearings letter from the Inspectors" 6 February 2025)

The Councils also continue to believe National Planning Policy Framework paragraph 62 requires the urban uplift be met within the City area unless there is a voluntary agreement in place. As stated in the examination, Broxtowe and Rushcliffe Boroughs have not agreed to enter into a voluntary agreement with Nottingham City.

However, the Councils note the Inspectors' concerns in relation to the Plan meeting identified local housing need. In this respect, should the Inspectors consider it is necessary, the Councils are willing to consider Main Modifications to the housing requirements in so far as the requirements are capable of being met through identified supply in the plan period (2023 – 2041).

Note on the Councils' Position with Regard to Strategic Distribution

During the examination hearings, the Councils verbally proposed a criteria-based policy in relation to proposals for strategic distribution with trigger points associated with the emerging Spatial Development Strategy and progress of the proposed allocated sites. The Councils note the Inspectors' concerns regarding how trigger points are applied. The suggested policy text does not therefore include a trigger mechanism. A Main Modification is proposed which establishes when proposals for additional strategic distribution would be acceptable.

For completeness, the entirety of Policy 5 is included below, with the red text indicating the additional Main Modifications proposed.

Policy 5: Employment Provision and Economic Development

- 1. Between 2023 to 2041, the economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting a high value knowledge-based economy. This will be achieved by:**

- a) providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, including to the labour force, by non-car modes of transport, environmental quality and size, particularly where it will assist regeneration. ~~Wherever feasible, rail accessibility for storage and distribution uses should be utilised;~~

- b) placing a particular emphasis on development falling within Use Class E(g)(i)-(ii) (secured by condition) as part of providing for a science and knowledge-based economy. A minimum of 283,000 square metres for new office (Use Class E(g)(i)) and research & development purposes (Use Class E(g)(ii)) will be provided in the following spatial distribution:

Broxtowe Borough Council	21,000 square metres
Nottingham City Council	194,000 square metres
Rushcliffe Borough Council	68,000 square metres

- c) promoting Nottingham City Centre as the primary location for new offices, in particular the Canal Quarter and the Creative Quarter. In addition, office development of a lesser scale may be allocated through future plan preparation in the town centres of Beeston, Bulwell and West Bridgford;
- d) joint working between the Councils to ensure that a sufficient supply of industrial and warehousing space is maintained through future plan preparation to provide a range and choice of sites up to 2041 for new and relocating industrial and warehouse uses (Use Class E(g)(iii)), B2 and B8 secured by condition. Specific provision is made for strategic distribution purposes in part f of this policy which is in addition to the provisions in part d. Provision is made for a minimum of ~~155.5~~ **148** hectares (2023 to 2041) of industrial and warehousing space to be identified in the following distribution:

Broxtowe Borough Council	6 hectares
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Nottingham City Council ~~21.5~~ 14 hectares

Rushcliffe Borough Council 128 hectares

e) promoting new economic development at the following strategic sites:

- Toton Strategic Location for Growth (Broxtowe Borough)
- The Former Ratcliffe on Soar Power Station Site (Rushcliffe Borough)
- Boots (Broxtowe Borough / Nottingham City)
- Broad Marsh (Nottingham City)
- ~~Former Stanton Tip, Hempsill Vale (Nottingham City)~~
- Melton Road, Edwalton (Rushcliffe Borough)
- North of Bingham (Rushcliffe Borough)
- Former RAF Newton (Rushcliffe Borough)
- Former Cotgrave Colliery (Rushcliffe Borough)
- South of Clifton (Rushcliffe Borough)
- East of Gamston / North of Tollerton (Rushcliffe Borough)

f) The provision of up to 97.4 hectares for strategic distribution floorspace at the following sites:

- Former Bennerley Coal Disposal Point (61 hectares)
- Land at Ratcliffe on Soar Power Station (part site up to 36.4 hectares)

g) Proposals for additional strategic distribution floorspace of 25 hectares or more will be supported where:

- i. there is a clear unmet need for strategic distribution floorspace and the proposal would make a significant contribution towards meeting the identified unmet need;
- ii. the site has, or can achieve, suitable access to the strategic transport network, including the strategic highway network and, where possible, rail freight infrastructure;
- iii. the site is highly accessible to the labour force by a choice of transport modes appropriate to the scale and nature of the development;
- iv. any adverse impacts on the transport network, residential amenity, landscape, heritage assets, biodiversity and the wider environment can be made acceptable; and
- v. the proposal represents a sustainable location and is consistent with the overall spatial strategy of the Plan.

2. Further expansion of the Universities, other higher education establishments and the hospital campuses for their own purposes, will be supported, together with economic development associated with them, and allocating land specifically to meet the needs of high technology users.
3. Economic development of an appropriate scale to diversify and support the rural economy will be encouraged.

- 4. Existing employment sites and allocations will be managed to cater for the full range of employment uses by:**
- a) ensuring the allocations most attractive to the employment market remain available for employment uses;**
 - b) retaining good quality existing employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space;**
 - c) considering the release of sites that do not meet criteria a) and b); and working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.**