



Greater Nottingham Strategic Plan Examination

Initial Question to the Councils

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Examination Webpage: [Greater Nottingham Strategic Plan Examination](#)

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Calculating local housing need

In our initial reading of the Greater Nottingham Strategic Plan (hereafter referred to as the Plan) we have identified an issue that we feel needs to be addressed before we can proceed further with more detailed questions to the Councils. The issue relates to how local housing need has been calculated.

We understand that the Councils have used the standard method in national planning practice guidance published on 12 December 2024 (2024 standard method) to calculate local housing need for the Plan. However, our interpretation of the correct way to calculate local housing need differs from that used.

For the purposes of determining whether the transitional arrangements in paragraph 234 of the current National Planning Policy Framework (2024 Framework) apply, it is correct to calculate local housing need using the 2024 standard method (footnote 83 of the 2024 Framework refers). However, this calculation is only relevant in determining whether the transitional arrangements apply. It does not thereafter determine how local housing need is calculated.

Once it is established that the transitional arrangements apply, the Plan will be examined under the relevant previous version of the Framework, which in this case is the version published on 20 December 2023 (2023 Framework). In our view, to calculate local housing need for the Plan it is necessary to use the national planning practice guidance in force at the time the 2023 Framework was published. That guidance contains a 4-step standard method, including a 35% urban uplift. Paragraph 62 of the 2023 Framework makes explicit reference to the uplift. By inference, the standard method referred to in paragraph 61 of the 2023 Framework must relate to the 4-step method.

Local housing need may change as inputs to the standard method may vary over time (for example the affordability ratio). However, that does not mean that the standard method itself changes.

The correct interpretation of which standard method is applicable is important to the examination of the Plan and needs to be resolved. We ask that the Councils review this issue and advise us accordingly whether they agree with our interpretation. We would be grateful for a reply by 13 February 2026.

G Davies and U P Han

INSPECTORS