

AECOM Growth Options Study

Briefing note – June 2020

Introduction

The Greater Nottingham Planning Partnership (comprising Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe councils) has commissioned consultants AECOM to review options for growth in Greater Nottingham to inform the preparation of the Greater Nottingham Strategic Plan. The Growth Options Study assesses the growth potential of broad locations; transport corridors, sustainable urban extensions, key settlements and stand-alone sites/clusters of sites largely outside the main built-up area of Nottingham setting out how any constraints may be mitigated.

This information will help decide where and what form development should take in order to meet the collective growth targets of the Councils in a way that best meets a range of environmental, economic, social, transport and other objectives.

The Growth Options Study does not identify land for a specific number of homes, but identifies all locations that would be appropriate for strategic scale growth to help the Councils make decisions about specific areas once housing need is known. The final report of the Growth Options Study will be published alongside the consultation on the Growth Options document, being the first formal consultation stage for the Greater Nottingham Strategic Plan.

Methodology

The Study broadly follows a two-stage approach.

- Stage 1 considers the entire study area and establishes broad areas of search to be examined in more detail in stage 2;
- Stage 2 assesses these broad areas of search to define locations that are potentially suitable for strategic growth and highlights what mitigating measures would be likely to be required to enable development.

As a separate exercise, the suitability of existing settlements has been assessed in terms of their position in the settlement hierarchy and the extent to which they provide sustainable access to services.

Stages 1 and 2 take account of the following:-

- Environmental constraints;
- Transport and accessibility;
- Geo-environmental considerations;
- Infrastructure capacity and potential;
- Landscape and topography;
- Heritage considerations;

- Housing demand;
- Regeneration potential;
- Economic development potential; and
- Spatial constraints and opportunities

The Study only considers areas for strategic growth of approximately 1,000 homes. Sites proposed through the “Call for Sites” undertaken by the partner Councils in summer 2019 and larger sites submitted through the Councils’ SHLAA processes have been considered as part of the wider assessment of growth locations undertaken in this study.

Location in the Green Belt has not resulted in a location being considered unsuitable for strategic development per se. However, the Green Belt purposes (such as to prevent neighbouring towns merging into one another and to assist in safeguarding the countryside from encroachment) are built into the wider assessment criteria.

How the study will be used

The Study is a technical document that will inform the preparation of the Greater Nottingham Strategic Plan. The inclusion of locations as being potentially suitable in this study does not imply that they will or should be allocated for housing development. Conversely, the exclusion of a location does not mean that sites could not come forward within it, providing that the constraints identified could be satisfactorily overcome.

It is the next stage of the Greater Nottingham Strategic Plan, the preferred options stage, that will allocate strategic sites for development. The site selection process will consider a wide range of additional evidence, including transport modelling and more detailed site assessment work, as well as sustainability appraisal.

The Study only considers land outside existing built up areas and/or settlement boundaries. Urban sites, whether infill or redevelopment opportunities, and smaller sites still have an important role to play and the fact that this exercise focusses only on land outside existing urban areas should not be considered to supersede the important role of brownfield regeneration in sustainable development.

Study conclusions

The Study has led to the identification of broad areas of search for more detailed consideration in stage 2 of the Study. The areas of search are free of ‘showstopping’ or absolute constraints and are, or have the potential to be, connected to existing places and services by sustainable means.

Stage 2 has identified approximate areas within the broad areas of search that appear to have potential for future growth and can be investigated in greater detail through the plan making process. Each area has been classified as a:

- High potential area for strategic growth;
- Potential area for strategic growth; or is
- Below the study's threshold for strategic growth (1,000 dwellings).

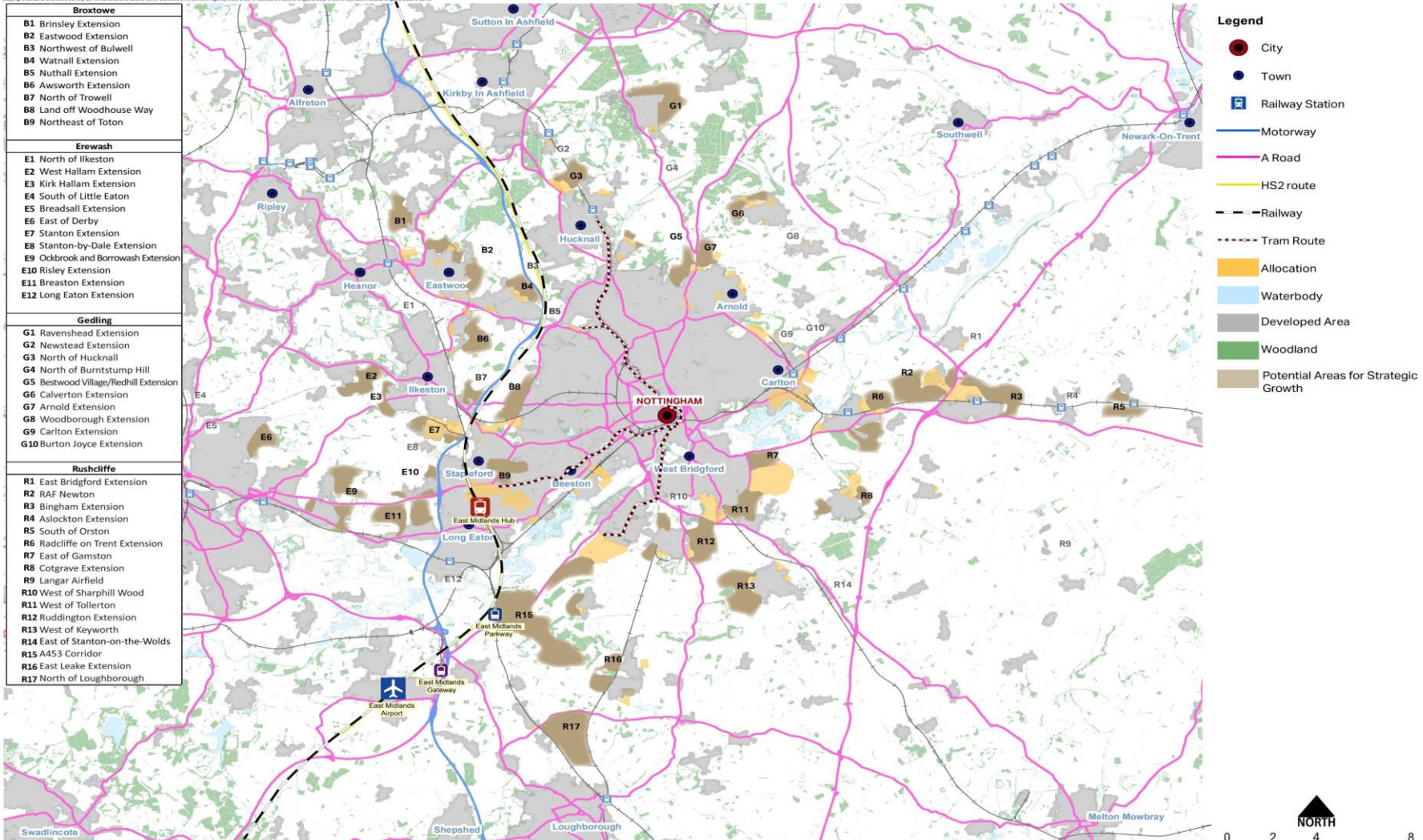
A summary of the conclusions of the stage 2 assessment is set out in the plan attached at **Appendix 1** showing the broad areas of search with potential for future strategic growth. The plan attached at **Appendix 2** shows those sites which have been submitted by developers and which have been considered as part of the Growth Options study. No decisions have been made regarding either these broad areas of search or the sites promoted by developers at this stage.

The table attached at **Appendix 3** lists out each of the broad area of search identified on the plan at Appendix 1, indicating whether the form of potential growth could be either autonomous (a new settlement), co-dependent (a distinct settlement but one that directly connects with existing settlements) or urban extension/village expansion (ie on the edge of an exiting settlement). It also identifies where submitted sites fall within the broad areas of search.

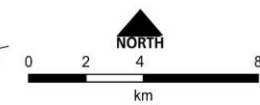
The Growth Options study has been undertaken without reference to the housing need for Greater Nottingham or individual authority areas. The housing need is not yet known and the Government is currently reviewing the standard method for calculating need. Work will need to be undertaken to understand the amount of need that can be accommodated within the urban area. However, it is important to note that the area of land identified in the table is likely to be several times more than is needed to accommodate future housing need in Gedling Borough. Therefore, choices over where the growth should go can be informed by this report and other technical evidence base documents as part of the plan preparation process.

Appendix 1 – Broad areas of search, showing potential area for strategic growth

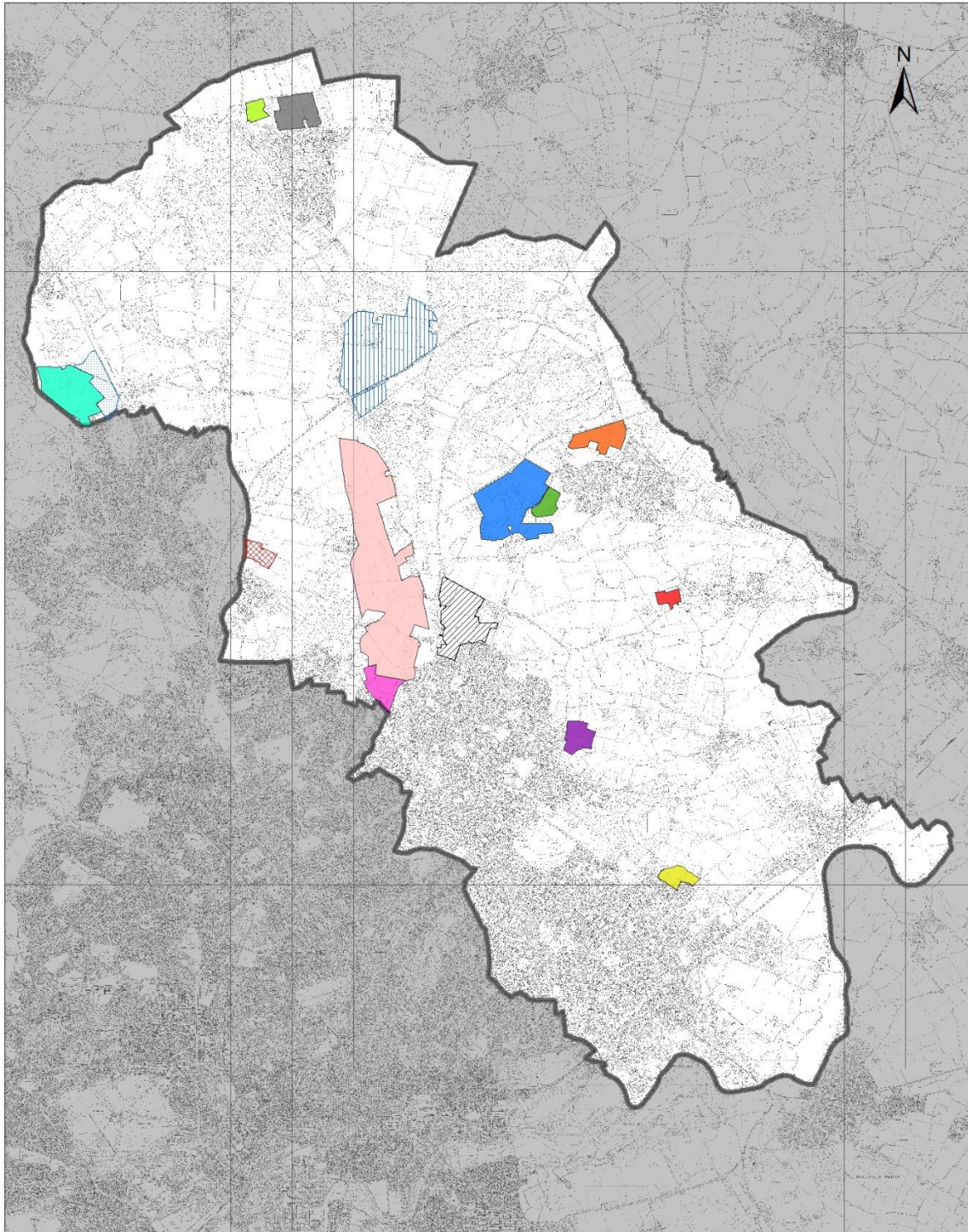
Copyright Ordnance Survey, 2018. National Grid Data © 2018. Contains Environment Agency Data © 2018. Contains Historic England Data © 2018. Contains Natural England Data © 2018.



















Potential Areas for Strategic Growth



Appendix 2 – Submitted sites in Gedling Borough



	G01.1		G05.1		G06.3		Borough Boundary
	G01.2		G05.2		G07.1		
	G03.1		G05.3		G07.2		
	G03.2		G06.1		G08.1		
	G04.1		G06.2		G09.1		

Appendix 3 – Broad areas of search and submitted sites

Broad Area of Search - Ref	Broad Area of Search - name	Typology Option(s)	Submitted Site - Ref	Submitted Site - name
G01	Ravenshead Extension	Urban extension	G01.1	Silverland Farm, Ricket Lane Site A
			G01.2	Silverland Farm, Ricket Lane Site B
G02	Newstead Extension	Non strategic	n/a	
G03	North of Hucknall	Co-dependent/urban extension	G03.1	Top Wighay Farm east
			G03.2	Top Wighay Farm north
G04	North of Burnstump Hill	Non strategic	G04.1	North of Burntstump, Mansfield Road
G05	Bestwood Village/Redhill Extension(s)	Urban extension	G05.1	Land to the west of the A60, Redhill
			G05.2	Land to the north of Bestwood Lodge Drive
			G05.3	Land at Westhouse Farm, Bestwood Village
G06	Calverton Extension	Village Extension	G06.1	Land off Oxtan Road
			G06.2	Ramsdale Park Golf Centre Site A
			G06.3	Ramsdale Park Golf Centre Site B
G07	Arnold Extension	Urban extension	G07.1	Land at Stockings Farm, Redhill
			G07.2	Land at Middlebeck Farm, Mapperley

Broad Area of Search - Ref	Broad Area of Search - name	Typology Option(s)	Submitted Site - Ref	Submitted Site - name
G08	Woodborough Extension	Non strategic	G08.1	Land North of Bank Hill
G09	Carlton Extension	Non strategic	G09.1	Land off Lambley Lane ¹
G10	Burton Joyce Extension	Non strategic	n/a	

¹ Please note the Local Planning Document Housing allocation H3 (Willow Farm) forms part of this wider site