

GEDLING LOCAL DEVELOPMENT PLAN

ISSUES AND OPTIONS DOCUMENT

July 2025

Serving people, Improving lives

Preface

When adopted, the Gedling Local Development Plan will replace the Aligned Core Strategy and the Local Planning Document and form the statutory local plan for Gedling Borough against which planning applications will be assessed.

The Aligned Core Strategy, adopted in 2014, was prepared following close co-operation between Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. It is currently the key strategic planning document for Gedling Borough and performs the following functions:

- Defines the spatial vision to 2028;
- Sets out the number of spatial objectives to achieve the vision;
- Sets out the spatial development strategy to meet these objectives;
- Sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicates the numbers of new homes to be built over the plan period.

The Local Planning Document was prepared within the framework set by both national planning policy (set out in the National Planning Policy Framework) and the Aligned Core Strategy. It provides more detailed policies and deals with those issues not considered to be 'strategic'. The Local Planning Document also covers the period up to 2028.

Gedling Borough Council had been preparing the Greater Nottingham Strategic Plan in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Several consultation exercises were undertaken, culminating in the full Publication Draft plan which was consulted on during November and December 2024. The plan period covered by the Publication Draft plan runs to 2041. Whilst the decision has been made for Gedling Borough Council to cease preparation of the Greater Nottingham Strategic Plan and to prepare a single local plan for Gedling, the work undertaken on the Strategic Plan to date will continue to inform plan preparation. To avoid confusion with the further Publication Draft Greater Nottingham Strategic Plan which the remaining plan-making authorities consulted on in March 2025, the initial Publication document will be referred to as the Publication Draft GNSP 2024 throughout this Issues and Options document.

In drafting the Gedling Local Development Plan, the policy approach taken by the Publication Draft GNSP 2024 will form the starting point and consideration will be given as to whether greater detail is needed in order to address non-strategic issues and whether the context has changed (such as through the publication of the revised National Planning Policy Framework) which would support a different approach. However, the intention is that the Gedling Local Development Plan will align with the Publication Draft GNSP 2024 as it relates to strategic matters. For ease of reference, the Publication Draft Gedling Local Development Plan will include a table

to identify where strategic elements of policies differ from the Publication Draft GNSP 2024

This Issues and Options document is the first stage in preparing the Gedling Local Development Plan. It asks a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document. The Gedling Local Development Plan Document will be accompanied by a 'Policies Map' which will show the allocated or protected sites referred to within the document and the areas within which certain policies will apply.

This 'Issues and Options' stage is structured around a series of topics and, for each topic, a number of issues have been identified. Possible options for responding to each issue are given and a series of questions are asked in order to tease out the views of the community, business and other organisations on which they think would be the best approach. Once the consultation period has ended, the comments received will be looked at alongside the technical evidence and further discussions will take place in order to arrive at a final set of policies and proposals identified on the Policies Map. These will then be formally published and made available for another stage of public consultation before being submitted to the Secretary of State for examination. The table below shows when these different stages are expected to be held.

Consultation on Regulation 18	July 2025
Consultation on Regulation 19	March 2026
Publication of Submission Document	December 2026
Independent hearings (if required)	January 2027
Receipt of Inspector's Report	December 2027
Adoption	Spring 2028

One of the key issues that the Local Development Plan will need to consider is housing. Sites will need to be allocated to meet the housing target, in accordance with the spatial strategy.

In order to assess whether policies are being implemented successfully indicators will be needed to monitor them. This may include the identification of targets and ways to manage the situation if a target fails to be met. Comprehensive monitoring arrangements will be prepared alongside the more detailed policies to be included in the Publication Draft of the Gedling Local Development Plan.

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Chapter 1 – Introduction, Vision and Objectives

Introduction

- 1.1 This chapter considers:
- the issues that the Vision and Spatial Objectives of the Gedling Local Development Plan should address;
 - the evidence which should inform the Plan; and
 - the issues which the Plan should consider.
- 1.2 Paragraph 15 of the National Planning Policy Framework (NPPF) stresses that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Background

- 1.3 Strategic policies for Gedling Borough Council are currently set out in the Aligned Core Strategy adopted in September 2014. Non-strategic policies are set out in the Local Planning Document adopted in July 2018. Gedling Borough Council has been preparing the Greater Nottingham Strategic Plan (GNSP) in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Several consultation exercises have been undertaken to date, on the Growth Options document (in July 2020 and February 2021), the Preferred Approach (January/February 2023 and Autumn 2023) and the full Publication Draft plan (November/December 2024). The plan period covered by the Publication Draft GNSP 2024 runs to 2041.
- 1.4 Preparation of the Publication Draft GNSP 2024 took place in the context of the NPPF 2023. A draft revised NPPF was consulted on in 2024 and the revised NPPF was published on 12th December 2024. The policy changes reflect the government's commitment to radically boosting the supply of housing, while delivering homes and places that are high quality and genuinely affordable. The plan-led approach continues to be the cornerstone of the planning system.
- 1.5 Following changes to the transitional arrangements and the certainty provided by the publication of the revised NPPF 2024, the decision was made to withdraw from the preparation of the Greater Nottingham Strategic Plan and to prepare a single local plan for Gedling. This consequently provided the opportunity to review the Council's approach to plan preparation. To ensure a 15 year plan period on adoption of the local plan, it is proposed that the plan

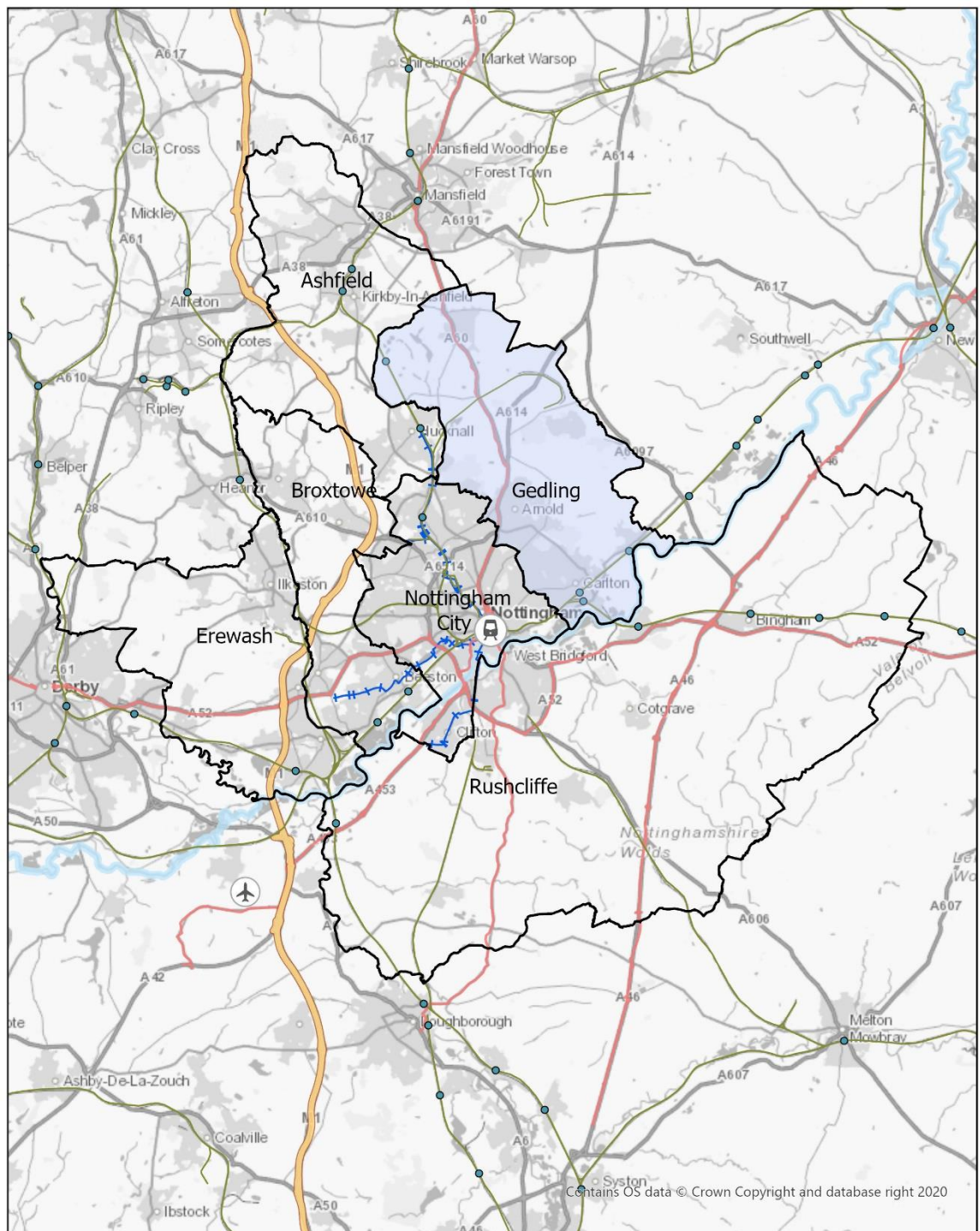
period run to March 2043 in order to anticipate and respond to long term requirements and opportunities, such as those arising from major improvements in infrastructure.

- 1.6 It is noted that a further Regulation 19 consultation on the Greater Nottingham Strategic Plan was undertaken during March/April 2025, which differs from the earlier Regulation 19 consultation only in that references to Gedling Borough Council were removed and the housing figures revised to reflect the latest housing target and transitional arrangements. Progress of the Greater Nottingham Strategic Plan will continue to be carefully monitored as the intention is that the Gedling Local Development Plan will align with the Strategic Plan as it relates to strategic matters.

Question INT 1 – Do you agree that the plan period should run to March 2032 to ensure a 15 year plan period from adoption of the Gedling Local Development Plan?

Towards a Vision for Gedling

- 1.7 Once the consultation on this Issues and Options document has concluded, the draft Local Plan will include a 'Vision' for Gedling which will describe what the plan area, see Figure 1.1, will look like at the end of the plan period. This will inform Spatial Objectives, which the policies of the local plan will seek to implement. Some aspects of this are already clear, for instance Gedling Borough Council has declared a climate emergency and adopted targets to be carbon neutral before the end of the plan period. This means this local plan is the one that will guide development towards carbon neutrality. Equally, the Government has a range of policies, such as 'Biodiversity Net Gain' that this local plan will have to reflect.



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Context Map of the plan area



0 4 8 16 Kilometres

- Gedling Borough Boundary (plan area)
- Local Authority Boundaries
- Major A Roads
- M1 Motorway
- Railway
- Railway Station
- Nottingham Train Station
- Nottingham Express Transit
- East Midlands Airport
- River Trent

1.8 It is proposed that the Vision and Objectives should reflect those included in the Publication Draft GNSP 2024 (see paragraph 1.9 below) as they relate to

Gedling Borough, aside from the references to the minimum number of new homes that will be delivered which will reflect the new standard method. This approach reflects that taken with the Local Planning Document which rolled forward the vision and spatial objectives from the Aligned Core Strategy and set out how the objectives have been specifically applied to Gedling Borough through the Local Planning Document.

1.9 It is proposed that the Vision and Spatial Objectives should address the following issues:

- Addressing the causes of **climate change** and the mitigation of its effects;
- Ensuring new development contributes to **carbon neutrality**;
- Providing for a **quantum of new homes** that meets the needs of the existing population, and balances economic aspirations with environmental constraints;
- Providing the **right type of homes** to meet the needs of our diverse communities;
- Providing for **economic development** that generates sufficient new jobs, moves the economy to one with higher value with low carbon credentials;
- Providing for **vibrant and viable town and local centres**;
- Ensuring new development provides **net environmental gain**, including increasing biodiversity;
- Ensuring 'good growth' by providing **well-designed new homes and premises** that are supported by the necessary infrastructure, especially Blue and Green infrastructure;
- **Guiding good place-making**, reflecting local distinctiveness and character, to create sustainable places that people want to live and work in, and that are well connected with the rest of the area to reduce the need to travel; and,
- Creating the conditions to **enable strong, cohesive and safe communities and a healthier population**.

Question INT 2 – Do you agree that the Vision and Objectives should reflect the Publication Draft GNSP 2024 as they relate to Gedling (aside from references to the number of homes delivered)? Are there any other issues the Vision and Spatial Objectives should address?

1.10 Plan preparation should be underpinned by a comprehensive and robust evidence base, much of which has already been prepared in support of the Greater Nottingham Strategic Plan and is available at <https://www.gnplan.org.uk/evidence-base/>. The following table sets out key evidence documents and identifies whether there is an intention to revisit documents, in order to address non-strategic matters. In addition, it is noted

that some evidence documents consider a shorter plan period and, in such instances, a pro-rata approach will be taken to extend the period covered to March 2043.

Evidence document	Review needed?	Reason for review
Habitats Regulations Assessment (Lepus Consulting, 2024)	Y	To include proposed strategic and non-strategic site allocations
Gypsy and Traveller Accommodation Assessment (RRR Consultancy Ltd, 2021)	N	
Strategic Transport Modelling (Systra)	Y	To include proposed strategic and non-strategic allocations.
Infrastructure Delivery Plan	Y	To include proposed strategic and non-strategic allocations.
Viability Study (Porter Planning, 2024)	Y	To ensure the evidence is up to date and to include proposed strategic and non-strategic allocations.
Centres Study (Nexus Planning, 2024 – including Appendices)	N	
Key Settlements Review (2024)	N	
Employment Land Needs Study (Lichfields, 2021)	N	
Logistics Study (Iceni, 2022)	N	
Heritage Assets Assessment (2024)	Y	To include all reasonable alternatives.
Carbon Reduction Study (Bioregional, 2024)	N	
Housing Needs Assessment (Iceni, 2020 and 2024)	N	
Strategic Flood Risk Assessment	TBC	Further discussion with Environment Agency required.
Water Cycle Study	N	
Green Belt Review (2024, Main Report and Appendix)	Y	To reflect national guidance published February 2025.
Blue and Green Infrastructure Strategy (2022)	N	
Landscape and Visual Impact Assessments	Y	To include all reasonable alternatives.

Question INT 3 – Do you agree with the proposed approach to updating the existing evidence base?

- 1.11 The NPPF is clear that strategic planning across functional areas is key to delivering sound Local Plans. Paragraph 20 of the NPPF includes a list of the minimum requirements for a strategic plan, which are:
- An overall strategy for the pattern, scale and design quality of development;
 - Making sufficient provision for homes (including affordable housing), employment, retail, leisure and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals¹ and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Question INT 4 - Are there any other strategic issues we should consider?

Duty to Co-operate

- 1.12 Local planning authorities, county councils and other prescribed bodies are under a duty to cooperate with each other on strategic matters that cross administrative boundaries. (Section 33A of the Planning and Compulsory Purchase Act 2004). Specific Consultees and Duty to Cooperate Bodies are identified in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. This approach is also a requirement of the NPPF in paragraphs 24 to 27 inclusive.
- 1.13 Paragraph 26 of the NPPF seeks to ensure that the Local Plan is ‘Effective’ i.e., deliverable over the plan period, and is based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. It is noted that Gedling Borough Council is a constituent member of the Joint Planning Advisory Board which oversees the development of strategic planning policy across Greater Nottingham.

¹ It should be noted that sufficient mineral and waste facilities are planned for through specific minerals and waste plans, prepared by County and Unitary Councils: <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/new-minerals-local-plan> and <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/new-waste-local-plan>.

Other Legal Requirements

- 1.14 The Planning and Compulsory Purchase Act 2024 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of a new or revised local plan. The Sustainability Appraisal is an ongoing process undertaken throughout the preparation of a plan or strategy. The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of plans or strategies so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy. Government guidance identifies five stages when undertaking a Sustainability Appraisal, commencing with a scoping report, which sets the context and objectives, establishing the baseline and deciding on the scope of the appraisal. This exercise has already been undertaken in support of the Issues and Options stage of the Greater Nottingham Strategic Plan². This document has been revised so that it applies solely to Gedling Borough Council and plans and programmes in Appendices B and C to the scoping report have been updated.

Question INT 5 - Do you agree that the Sustainability Appraisal Scoping Report prepared for the Greater Nottingham Strategic Plan (with updates to Appendices B and C) provides an appropriate basis to inform future stages of Sustainability Appraisal of the Gedling Local Development Plan.

- 1.15 In addition to the Sustainability Appraisal process, the council is also required to carry out the following assessments:-
- The EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation, including Special Protection Areas (SPAs). During the Aligned Core Strategy and Greater Nottingham Strategic Plan process, the screening process for the Appropriate Assessment took a precautionary approach and assumed that the possible potential Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection area status.

² This link takes you to the 'Evidence Base' page. Please select 'ARCHIVED Greater Nottingham Strategic Plan Publication Version November 2024 Evidence Base' and then 'Growth Options Consultation Documents' then scroll down to view the Sustainability Appraisal Scoping Report – Main Report July 2020 and supporting appendices.

- As with the Publication Draft GNSP 2024, the draft policies of the emerging Gedling Local Development Plan will be assessed against the Health and Wellbeing checklist prepared by Nottinghamshire County Council.
- Similarly, an Equality Impact Assessment of the draft policies will be undertaken using a consistent methodology to that used for the Equality Impact Assessment carried out on the Publication Draft GNSP 2024.

Chapter 2 - Climate Change, Sustainable Design and Construction

Introduction

- 2.1. Climate change is a key issue which will need to be addressed irrespective of the spatial strategy option selected. In this context, it is anticipated that extreme weather events including hotter drier summers and major flooding events are likely to increase over the Plan period. The Government has set a national target for the country to become 'carbon neutral' by 2050.

Background

- 2.2. The NPPF requires that new development should be planned for in ways that:
- Avoid increasing vulnerability to the range of impacts of climate change, for example, flood risk. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures including through green infrastructure and sustainable drainage systems.
 - Help to reduce greenhouse gas emissions through the location, orientation and design of new development. Any local requirements for the sustainability of buildings in plans should reflect the government's policy for national technical standards.
- 2.3. The Publication Draft GNSP 2024 sets out policy relating to climate change in Policy 1: Climate Change, Sustainable Design, Construction Energy and Managing Flood Risk. It includes a section which considers how to achieve net zero carbon in new development. Other sections consider renewable and low carbon energy generation (including district heating schemes) and managing flood risk.

Net Zero Carbon Buildings

- 2.4. Energy usage in buildings is one of the major contributors to carbon emissions. The Government's Future Homes Standard resulted in Part L of the Building Regulations (Conservation of Fuel and Power) being updated in 2022, resulting in a 31% reduction in the carbon emissions rate compared to the Part L 2013; and from 2025 it will be updated again to a 75% reduction in comparison with Part L 2013. Part L (Conservation of Fuel and Power) sets out a Target Emissions Rate (a pre-set building specification for setting a carbon emissions level for the new building which should not be exceeded) and likely to be met through increased insulation, draught proofing and use of renewable energy technology such as a heat source pump.

- 2.5. Publication Draft GNSP 2024 sets out a series of measures for proposals to achieve net zero regulated emissions as follows:
- Expectation for new buildings and developments to achieve net zero regulated emissions (regulated emissions being those that are controlled by Building Regulations, and through design for example heating, cooling and lighting) through:
 - a) Setting a Target Emissions Rate (energy performance of a building measured by annual CO2 emissions) that exceeds the Building Regulations by an amount equivalent to the Government's Future Homes Standard in anticipation of these changes being implemented or delayed;
 - b) Provision of alternatives to the use of fossil fuels and/or connection to the gas grid, for example a heat source pump; and
 - c) Provision of onsite annual renewable energy generation to achieve net zero regulated emissions taking into account a) and b) above.
 - For existing buildings:
 - a) Consider sustainable construction and design for example solar orientation, use of glazing, thermal mass, insulation, grey water harvesting etc.;
 - b) Consider alternatives to conventional fossil fuel boilers; and
 - c) Retrofit energy efficiency measures and renewables in existing buildings.
 - Sustainable design should be incorporated in development including:
 - a) Efficient use of mineral resources, waste minimisation for example, recycled aggregates and reusing material from excavation;
 - b) Landform, layout and orientation of buildings;
 - c) Water efficiency to meet national standard of 110 litres per day; and
 - d) Promoting active travel through design and ensure accessibility to services and facilities on foot or by bicycle or public transport.
- 2.6. Gedling Borough Council has resolved to become 'carbon neutral' before the national target by 2030. The Gedling Local Development Plan will need to include policies that make a step change towards achieving carbon neutrality over the Plan period. The Publication Draft GNSP 2024 policies are supportive of this ambition and therefore will be carried forward, where applicable.

Question CC1 - Do you agree that the policies relating to climate change in the Publication Draft GNSP 2024 (as summarised in the above three bullets) will assist Gedling Borough to becoming 'carbon neutral' within the Plan period?

Renewable and Low Carbon Energy Generation including District Heating Schemes

2.7. The NPPF at paragraph 165 states that to help increase the use and supply of renewable and low carbon energy and heat, plans should:

- Provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future repowering whilst ensuring adverse impacts are addressed appropriately;
- Consider identifying suitable sites for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development; and
- Identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

2.8. Renewable and low carbon energy generation includes wind power, solar power and hydroelectric power. A number of planning permissions have been granted for different types of renewable energy schemes since 2011 and details are set out in the Authority Monitoring Report 2024. This includes some projects of a significant scale including a wind turbine of 2.5 MW on Severn Trent land in Stoke Bardolph and a single wind turbine with a generating capacity of 1.5 MW at Newstead and Annesley Country Park. A solar farm with a generating capacity of 5.5 MWp (p-peak production) is in operation at the Gedling Country Park and a 4MW Solar farm has been granted permission at Calverton. The River Trent provides opportunities for hydro electric power.

2.9. Identifying potential areas would provide more certainty for developers for example for wind and solar farms. However, the rural area in Gedling Borough is located within the Green Belt and this may mean that areas within the Green Belt are identified. It does not mean, however, that the Council could automatically be able to refuse planning permission for proposals outside the areas identified.

Question CC2 – Should we identify areas of the Borough as suitable for renewable and low carbon energy generation?

Renewable and Low Energy Schemes and their Impacts

2.10. Existing policies against which to assess proposals for renewable and low carbon energy generation include Policy LPD 1 (Wind Turbines) and Policy

LPD 2 (Other Renewable Energy Schemes). These two policies include criteria that cover the following matters:

- Green Belt
- Biodiversity and ecology
- Landscape and visual including cumulative effects
- Open space and recreational uses
- Noise and vibration
- Shadow flicker and reflected light
- Traffic and transport
- Heritage
- Character of the area
- Amenity of those nearby
- Emissions to ground, water courses and/or air
- Electromagnetic transmission
- Grid connection
- Defence and radar
- Odour
- Decommissioning

Question CC3 – Do these criteria remain relevant? Are there other additional criteria that should be considered?

Heat Networks and District Heating Schemes

2.11. Heat networks distribute heat or cooling from a central source or sources and deliver it to a variety of different customers such as public buildings, shops, offices, hospitals, universities and homes. Examples can include using the waste heat from factories, or municipal waste incinerators such as Eastcroft in Nottingham or heat from geothermal sources. They can be either a communal type where a particular development is served by a central large appliance or via a network supplying a number of homes and businesses.

Question CC4 – Are there any opportunities for heat networks or district heating schemes within Gedling Borough?

Managing Flood Risk

2.12. Whilst most of Gedling Borough is located within areas considered to be at a low risk of river flooding there are significant areas along the River Trent and River Leen valleys that are at a high risk of flooding. The areas around Colwick and Netherfield are now protected by the River Trent Left Bank Flood Alleviation Scheme completed in 2011 that provides a level of protection up to the occurrence of a 1% annual probability of a severe flood or a 1 in 100 year

flood event. The main flood risk remaining being the possibility of flood water overtopping these defences or a breach in the flood defences.

- 2.13. The NPPF and the Publication Draft GNSP 2024 address flood risk. Ignoring the presence of flood defences, they require that development is steered towards locations that are at less risk of flooding through application of the sequential test. This requires developers to consider the availability of potential development sites in lower flood risk areas on a sequential basis using a suitable area of search for suitable sites before consideration of sites in higher risk flood areas. If this is not possible, then the 'exceptions test' should be applied, which allows for development in an area at risk of flooding in certain circumstances such as where the use is considered less vulnerable to harm from flooding and where the development would be considered safe from flood risk over its lifetime.
- 2.14. In this context, it is anticipated that windfall housing sites are likely to be proposed in areas at a higher flood risk which could potentially assist in the regeneration of the area and be more sustainable in terms of being close to existing services and facilities than sites in lower flood risk areas. There is a case for such wider sustainability benefits to be taken into account requiring a balance to be struck between achieving development and managing flood risk in higher risk flood areas. The Council could set out policy exemptions for sustainable development in higher flood risk areas such as the redevelopment of brownfield land subject to applying the exceptions test set out in National Planning Policy and being satisfied the development would be safe over its lifetime and not increase the risk of flooding elsewhere.

Question CC5 - What should the area of search for the application of the sequential test be - the whole of Gedling Borough or more tightly defined (such as the same tier of the hierarchy for the spatial strategy)?

Question CC6 – Is there a case for allowing for some exemptions for development to be permitted in higher flood risk areas where development would be sustainable and assist in regeneration, including reuse of brownfield land, subject to the application of the exceptions test and being considered safe from flood risk over the lifetime of the development?

Surface Water Flood Risk and Sustainable Drainage Systems

- 2.15. Both National Policy and the Publication Draft GNSP 2024 require sustainable drainage systems for all developments where practical to deal with surface water runoff. Surface water flood risk can be a particular issue given the local topography of parts of the Borough and is a matter for consideration as part of the site selection process. A particular issue has been surface water flooding during the construction phase and Gedling Borough Council has addressed

this by applying a standard planning condition on sites where this is a potential issue, requiring suitable drainage systems to be implemented during the construction phase in addition to sustainable drainage systems being in place for the operational phase of the development. There is an opportunity to include this standard condition within Local Plan policy.

Question CC7 – Should suitable policy wording be included to require drainage systems to be implemented during the construction phase or is the application of a standard condition sufficient?

Question CC8 – Are there any other issues or options that should be considered for this chapter?

Chapter 3 – Spatial Strategy

Introduction

- 3.1 This chapter considers the most appropriate spatial strategy to guide new development in Gedling Borough up to March 2043.

Background

- 3.2 The Publication Draft GNSP 2024 seeks to achieve sustainable development through the following Spatial Strategy:

1. *Sustainable development in the Plan area will be achieved through:*
 - a) *ensuring that development maximises opportunities to enhance the Blue and Green Infrastructure network and incorporates Blue and Green Infrastructure into new development;*
 - b) *promoting urban living through prioritising sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;*
 - c) *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;*
 - d) *creating sustainable communities that have local community services and facilities, are attractive places to live and visit and which enhance the quality of life for residents;*
 - e) *ensuring that walking, cycling and public transport infrastructure connects new development to local community services, retail, and employment; and*
 - f) *maximising the economic development potential of key sites including the former Ratcliffe on Soar power station, former Bennerley Coal Disposal Point, Toton Strategic Location for Growth and the wider Broad Marsh area.*
2. *The settlement hierarchy to accommodate this growth is sequential and consists of:*
 - a) *in the main built up area of Nottingham;*
 - b) *adjoining the main built up area of Nottingham;*
 - c) *adjoining to the Sub Regional Centre of Hucknall; and*
 - d) *in or adjoining Key Settlements.*

- 3.3 The Spatial Strategy follows on from the Vision and Objectives and has been positively prepared to meet the development and infrastructure needs. It provides a framework and context for the other policies of the draft plan. Whilst part 1(f) is not wholly applicable to Gedling Borough, it is considered that the remainder of the policy should be carried forward to the draft Gedling Local Development Plan, which should include a definition of smaller scale (see Question SS 3 below).

Question SS1 – Is there any justification to adopt a different spatial strategy for the Gedling Local Development Plan in order to achieve sustainable development?

- 3.4 The Aligned Core Strategy set the context for the Local Planning Document and adopted a strategy of urban concentration with regeneration. This meant that when looking to identify sites for development, preference would be given to sites in and around urban areas and areas that could benefit from extra development to bring disused sites into use or help support or provide new services.
- 3.5 The Issues and Options document for the Greater Nottingham Strategic Plan considered a number of growth strategy options, including:-
- Urban intensification growth strategy focusing development within and adjoining the Nottingham main built up area;
 - A more dispersed growth strategy option enabling other objectives to be met such as more affordable housing or brownfield development in towns and villages outside the Nottingham urban area which may include a new settlement or settlements;
 - Blue and Green infrastructure-led growth strategy; and
 - Transport-led growth strategy.
- 3.6 Following consideration of the various growth strategy options, the spatial strategy for the Publication Draft GNSP 2024 included a settlement hierarchy based on urban concentration, as outlined in para 3.2 above.

Question SS2 – Is there any justification to adopt a different settlement hierarchy for the Gedling Local Development Plan?

- 3.7 Key settlements are defined in the Aligned Core Strategy as Bestwood Village, Calverton and Ravenshead and further justified by the Key Settlements Review (September 2024) prepared in support of the Greater Nottingham Strategic Plan. The settlement hierarchy set by the Publication Draft GNSP 2024 states that development at other settlements will be smaller

scale, as defined through future plan preparation. The Aligned Core Strategy lists 'other villages' as Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Question SS3 – What should the definition of 'smaller scale' be in relation to development at 'other villages'?

Previously Developed Land/Grey Belt

- 3.8 Paragraph 148 of the revised NPPF 2024 refers to the release of land from the Green Belt, stating that plans should give priority to previously developed land then consider grey belt which is not previously developed and then other Green Belt locations. However, the need to promote sustainable patterns of development should determine whether a site's location is appropriate. Authorities should consider the consequences for sustainable development of channelling development towards urban area inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. The latter point is not applicable to Gedling Borough as all land outside of the urban area is designated as Green Belt.
- 3.9 In applying this hierarchy to Gedling Borough, consideration will need to be given to the approach taken to the location of new development proposed through the Aligned Core Strategy and the emerging Greater Nottingham Strategic Plan which focussed development as follows:-
- a) In the main built up area of Nottingham;
 - b) Adjoining the main built up area of Nottingham;
 - c) Adjoining the sub regional centre of Hucknall; and
 - d) In or adjoining Key Settlements.
- 3.10 Paragraph 001 of the Planning Practice Guidance on Green Belts notes that where grey belt is identified, it does not automatically follow that it should be allocated for development or released from the Green Belt.

Question SS 4 – Should the prioritisation of previously developed land set out in paragraph 148 of the NPPF be applied to each stage of the settlement hierarchy set by the Spatial Strategy in the Greater Nottingham Strategic Plan? i.e.

- **Within the urban area**
- **Adjoining the main built up area of Nottingham (firstly previously developed land, then grey belt then Green Belt)**

- Adjoining the sub regional centre of Hucknall (firstly previously developed land, then grey belt, then Green Belt)
- In or adjoining Key Settlements (firstly previously developed land, then grey belt, then Green Belt)
- In or adjoining 'Other Villages' (firstly previously developed land, then grey belt, then Green Belt)
- Grey belt in other locations

Question SS 5 – Are there any other issues or options that should be considered for this chapter?

Chapter 4 - Housing

Introduction

- 4.1 This chapter considers the most appropriate housing target for Gedling Borough Council to plan for over the plan period up to March 2043 and also considers land that has been promoted for development in each part of the Borough.

Background

- 4.2 Paragraph 62 of the NPPF requires that, in order 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.
- 4.3 Paragraph 69 of the NPPF requires strategic policy making authorities to establish a housing requirement for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan period. This is the housing target, i.e. the amount of housing that the Council proposes to deliver by March 2043.
- 4.4 The Publication Draft GNSP 2024 included a housing target for Gedling based on the transitional arrangements set out in the (then) draft NPPF, i.e. 200 dwellings below the standard method need figure.

Past Housing Delivery

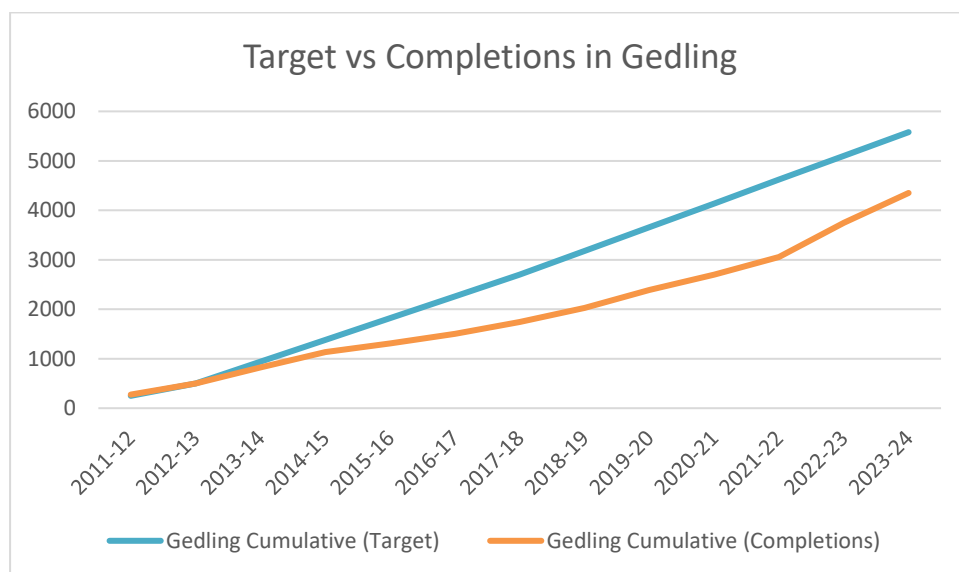
- 4.5 The Aligned Core Strategy included a 'stepped' trajectory in recognition of valid planning reasons why the delivery of housing was expected to be lower in the early part of the plan period, namely the (then) economic downturn, the lead in time required to bring forward development on strategic sites and in some cases the requirement for infrastructure to be in place prior to development.

	2011 - 13	2013 – 18	2018 – 24	2024 – 28	Total 2011-28
Aligned Core Strategy housing target	500	2,200	2,880	2,150	7,250

Question HOU 1 – Are there valid planning reasons which support a stepped trajectory for the draft Gedling Local Development Plan?

- 4.6 Figure 1 below shows housing completions in Gedling Borough against the target set by the Aligned Core Strategy (2014) and the Local Planning Document (2018).

Figure 1: Housing Completions vs Target in Gedling (2011 -2023)



- 4.7 Despite under delivery for the majority of the plan period, the last two years show a clear increase in completions and the gap between completions delivered and the target is narrowing.

Gedling Local Development Plan Housing Target

- 4.8 The housing target for the Gedling Local Development Plan will need to be informed by the standard method published in December 2024 which resulted in a need figure of 609 dwellings per annum. However, this figure was subsequently increased to a requirement of 631 dwellings per year with the updated affordability data published in March 2025. This equates to a figure of 11,358 over the plan period. The NPPF makes it clear that the standard method should be used to establish a minimum housing requirement and that the target can be higher if, for example, it includes provision for neighbouring areas or reflects growth ambitions linked to economic development or infrastructure investment.

Question HOU 2 – Is there any justification to exceed the housing need figure based on the standard method, given that Gedling Borough is a Green Belt authority?

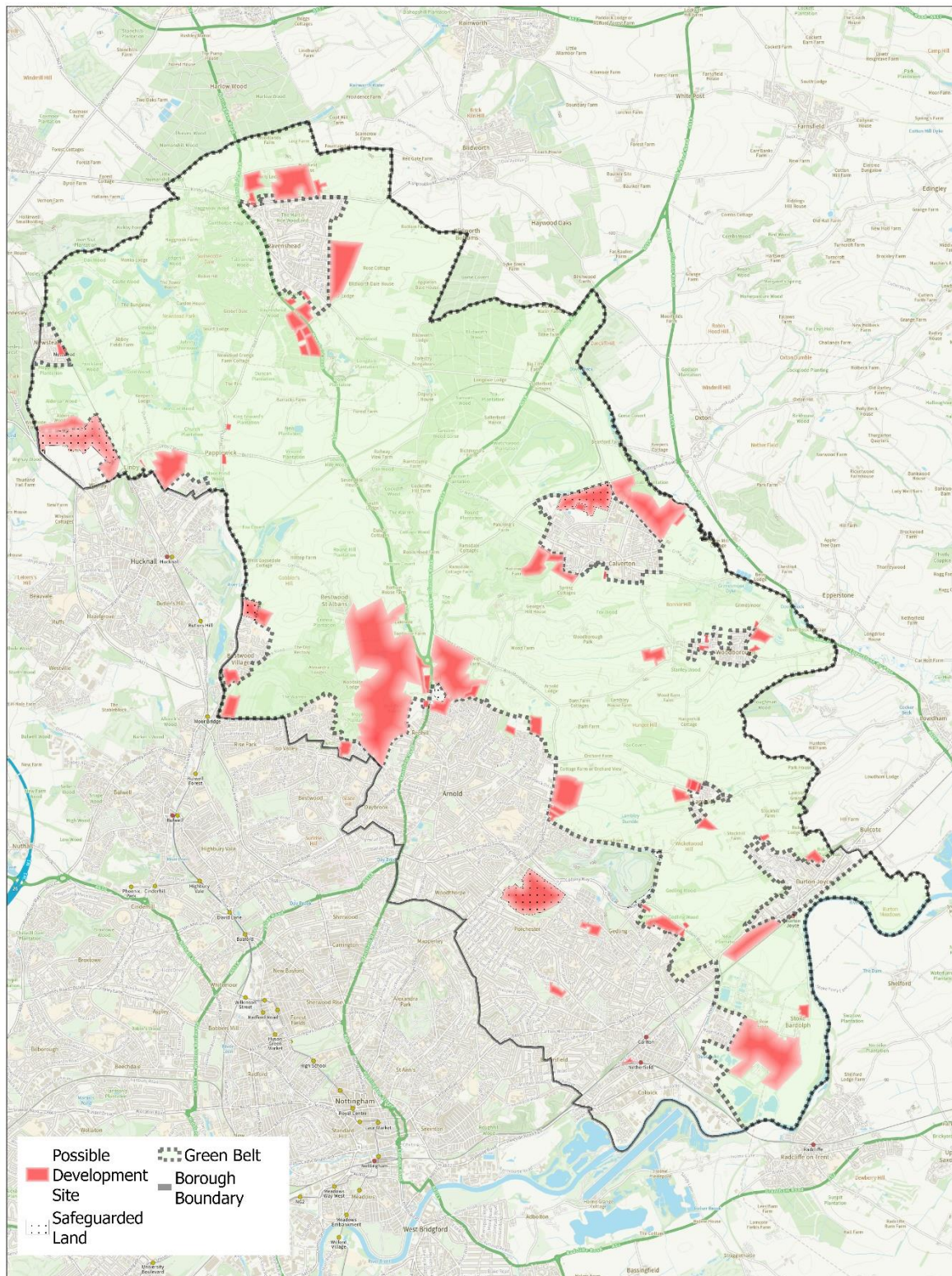
Housing Sites

- 4.9 The Gedling Local Development Plan will seek to identify and allocate a range and choice of housing sites to meet the Council's housing target. Sites with planning permission already form part of the Council's housing supply but additional sites will need to be allocated to meet the target.
- 4.10 It should be noted that, at the time of writing, sites being promoted for development that comprise previously developed land and that do not currently have planning permission have an estimated capacity of only 491 homes. Of these, sites with a capacity of 411 dwellings lie outside of the Green Belt with the remaining capacity of 80 dwellings within the Green Belt. Consideration would need to be given as to whether these sites are suitable for development, but it is clear that additional land will be required to meet housing need within the plan period.
- 4.11 There are currently 1,653 unoccupied homes in Gedling Borough, but some are temporarily empty (i.e. between owners/awaiting probate) and some unfit for occupation (waiting for repairs). Of these, 269 homes have been unoccupied for more than 12 months. The Council takes a proactive approach to bringing empty homes back into use with around 220 homes having been brought back into use since 2013.
- 4.12 Limited supply can be gained through conversions which is already allowed by permitted development rights, however these do not always create good living conditions or sustainable places to live. In 2024-25 there were 17 gains through change of use from non residential to residential and four conversions.
- 4.13 In accordance with the Aligned Core Strategy, Local Planning Document and the Publication Draft GNSP 2024, it is proposed that the Gedling Local Development Plan will carry forward the strategy of urban concentration. This means that when looking to identify sites for development, preference will be given to sites in and around urban areas.
- 4.14 Appendices A1 – A13 include a series of plans for each part of the Borough, identifying areas where land has been put forward for development by developers and landowners through the annual Strategic Housing Land

Availability Assessment (SHLAA) and a 'call for sites' undertaken in February/March 2025. It should be noted that:-

- Sites that have been granted planning permission are not shown, as a decision has already been made that they are suitable for development.
- Sites that are in locations isolated from settlements are not shown as they will not promote a sustainable pattern of development.
- For all sites shown on the plans, further assessment is needed to understand if they are suitable to be allocated for development. **At this stage no decisions have been made.**

4.15 The plan below shows the distribution of possible development sites across the Borough.



Gedling

Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Possible Development Sites

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0 1 2 4 Kilometres



Infrastructure

- 4.16 Delivering infrastructure on time is important in ensuring that local services and facilities and the transport network can cope with the added demand that arises from housing growth and other new development. The Gedling Local Development Plan will identify the important infrastructure necessary to support the future development of the area and indicate how it will be funded and delivered. It will also need to promote and safeguard existing community facilities.
- 4.17 The definition of 'infrastructure' for the purposes of this Plan is quite wide and currently includes amongst others:
- transport infrastructure (including footpaths, bridleways, cycleways and roads);
 - drainage and flood protection;
 - public transport (including services and facilities);
 - travel behavioural change measures (including travel plans, marketing and promotion);
 - affordable housing;
 - supported housing;
 - education (including early years' provision and community education);
 - open space (including play areas, sport and recreation);
 - community facilities (including libraries, youth activities and meeting venues);
 - cultural facilities;
 - health and social care facilities;
 - emergency services (police / crime reduction measures, fire and ambulance services);
 - environmental improvements;
 - waste recycling facilities;
 - shopping facilities;
 - Blue and Green Infrastructure (including new wildlife habitats);
 - Information and Communication Technology; and
 - Training and employment measures for local people.
- 4.18 Developer contributions are sought where a development proposal creates a need for new or improved infrastructure and, in Gedling Borough, can be made through two mechanisms; S106 Obligations or the Community Infrastructure Levy (CIL). The Community Infrastructure Levy (CIL), which the Council introduced in October 2015, is a levy charged on new development that can be used to fund a wide range of infrastructure needed as a result of development.
- 4.19 Government recommends that when preparing a plan, local authorities should prepare an Infrastructure Delivery Plan. The Greater Nottingham Infrastructure Delivery Plan, prepared in support of the Greater Nottingham

Strategic Plan, identifies the main elements of infrastructure required to deliver the broad growth strategy. In relation to transport, it has taken account of transport modelling which has identified the impact of the strategic development proposals. It is intended to augment the joint working and prepare a more comprehensive Infrastructure Delivery Plan to support the Gedling Local Development Plan which will also need to include further transport modelling.

Potential Areas for Growth

- 4.20 The remainder of this chapter considers each part of Gedling Borough in accordance with the settlement hierarchy and asks how that area should grow over the plan period.

Arnold

Question HOU 3 - With reference to the map of Arnold attached at Appendix A (Plan A1), do you support development to the east and/or west of the A60?

- 4.21 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements will require consideration, along with the type and design of housing, how the site will be accessed by car and public transport and how surface water will be dealt with, amongst a number of other issues.

Question HOU 4 – Do you have any comments about the impact and opportunities arising from the development in this location?

Carlton

Question HOU 5 - With reference to the map of Carlton attached at Appendix A (Plan A2), do you support development around Mapperley (to the north east of the Plan), Carlton (centre) or Netherfield (to the south east)?

- 4.22 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 6 – Do you have any comments about the impact and opportunities arising from the development in this location?

Hucknall

- 4.23 The Aligned Core Strategy and Publication Draft Greater Nottingham Strategic Plan (2024) identify Hucknall as a sub regional centre.

Question HOU 7 - With reference to the map of Hucknall attached at Appendix A ([Plan A3](#)), do you support development to the north and/or east?

- 4.24 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Key Settlements for Growth

- 4.25 The Aligned Core Strategy and Publication Draft Greater Nottingham Strategic Plan (2024) identify three settlements in Gedling Borough as 'key settlements' – Bestwood Village, Calverton and Ravenshead.

Bestwood Village

Question HOU 8 - With reference to the map of Bestwood attached at Appendix A ([Plan A4](#)), do you support development to the north and/or south of the settlement?

- 4.26 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 9 – Do you have any comments about the impact and opportunities arising from the development in this location?

Calverton

Question HOU 10 - With reference to the map of Calverton attached at Appendix A ([Plan A5](#)), do you support development to the north west, north east and/or south of the settlement?

- 4.27 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 11 – Do you have any comments about the impact and opportunities arising from the development in this location?

Ravenshead

Question HOU 12 - With reference to the map of Ravenshead attached at Appendix A ([Plan A6](#)), do you support development to the north, south and/or east of the settlement?

- 4.28 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 13 – Do you have any comments about the impact and opportunities arising from the development in this location?

Other Villages

- 4.29 Land has also been put forward for consideration for development in the other villages, i.e. Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough. Development in these locations would need to be smaller scale and Question SS 3 asks for views on how this should be defined.

Burton Joyce

Question HOU 14 - With reference to the map of Burton Joyce attached at Appendix A ([Plan A7](#)), do you support development to the north and/or south of the settlement?

- 4.30 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 15 – Do you have any comments about the impact and opportunities arising from the development in this location?

Lambley

Question HOU 16 - With reference to the map of Lambley attached at Appendix A ([Plan A8](#)), do you support development to the north, west and/or south of the settlement?

- 4.31 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of

housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 17 – Do you have any comments about the impact and opportunities arising from the development in this location?

Linby

Question HOU 18 - With reference to the map of Linby attached at Appendix A ([Plan A9](#)), do you support development to the south east and/or south of the settlement?

- 4.32 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 19 – Do you have any comments about the impact and opportunities arising from the development in this location?

Newstead

Question HOU 20 - With reference to the map of Newstead attached at Appendix A ([Plan A10](#)), do you support development to the east of the settlement?

- 4.33 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 21 – Do you have any comments about the impact and opportunities arising from the development in this location?

Papplewick

Question HOU 22 - With reference to the map of Papplewick attached at Appendix A ([Plan A11](#)), do you support development to the north and/or south of the settlement?

- 4.34 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of

housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 23 – Do you have any comments about the impact and opportunities arising from the development in this location?

Stoke Bardolph

Question HOU 24 - With reference to the map of Stoke Bardolph attached at Appendix A ([Plan A12](#)), do you support development to the north of the settlement?

- 4.35 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 25 – Do you have any comments about the impact and opportunities arising from the development in this location?

Woodborough

Question HOU 26 - With reference to the map of Woodborough attached at Appendix A ([Plan A13](#)), do you support development to the east, west or in the centre of the settlement?

- 4.36 The development sites in this location would result in impacts which require mitigation and also opportunities to improve the local area. Infrastructure requirements would require consideration, along with the type and design of housing, how the site would be accessed by car and public transport and how surface water would be dealt with, amongst a number of other issues.

Question HOU 27 – Do you have any comments about the impact and opportunities arising from the development in this location?

Other

Question HOU 28 – Are there any other areas suitable for development that accord with the spatial strategy?

Question HOU 29 – Are there any other issues or options that should be considered for this chapter?

Chapter 5 – Green Belt

Introduction

- 5.1 The Nottingham-Derby Green Belt is a long established policy tool that assists in steering new development to sustainable locations. This chapter seeks to address: the considerations that should direct development towards Green Belt areas rather than non-Green Belt areas (including safeguarded land); and the improvements to the environmental quality and accessibility of remaining Green Belt areas that could be considered and how these improvements could be achieved.
- 5.2 Paragraph 142 of the NPPF notes that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.3 Paragraph 143 of the NPPF outlines the five purposes of the Green Belt as:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.4 Paragraph 144 of the NPPF stresses that Green Belt boundaries should only be altered in 'exceptional circumstances' where they are fully evidenced and justified, through the preparation or updating of plans.
- 5.5 The revised NPPF, published in December 2024, introduced the concept of grey belt and updated Planning Practice Guidance published in February 2025 set out criteria for identifying grey belt. Grey belt is defined as land in the Green Belt that does not strongly contribute to checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging into one another or preserving the setting and special character of historic towns.

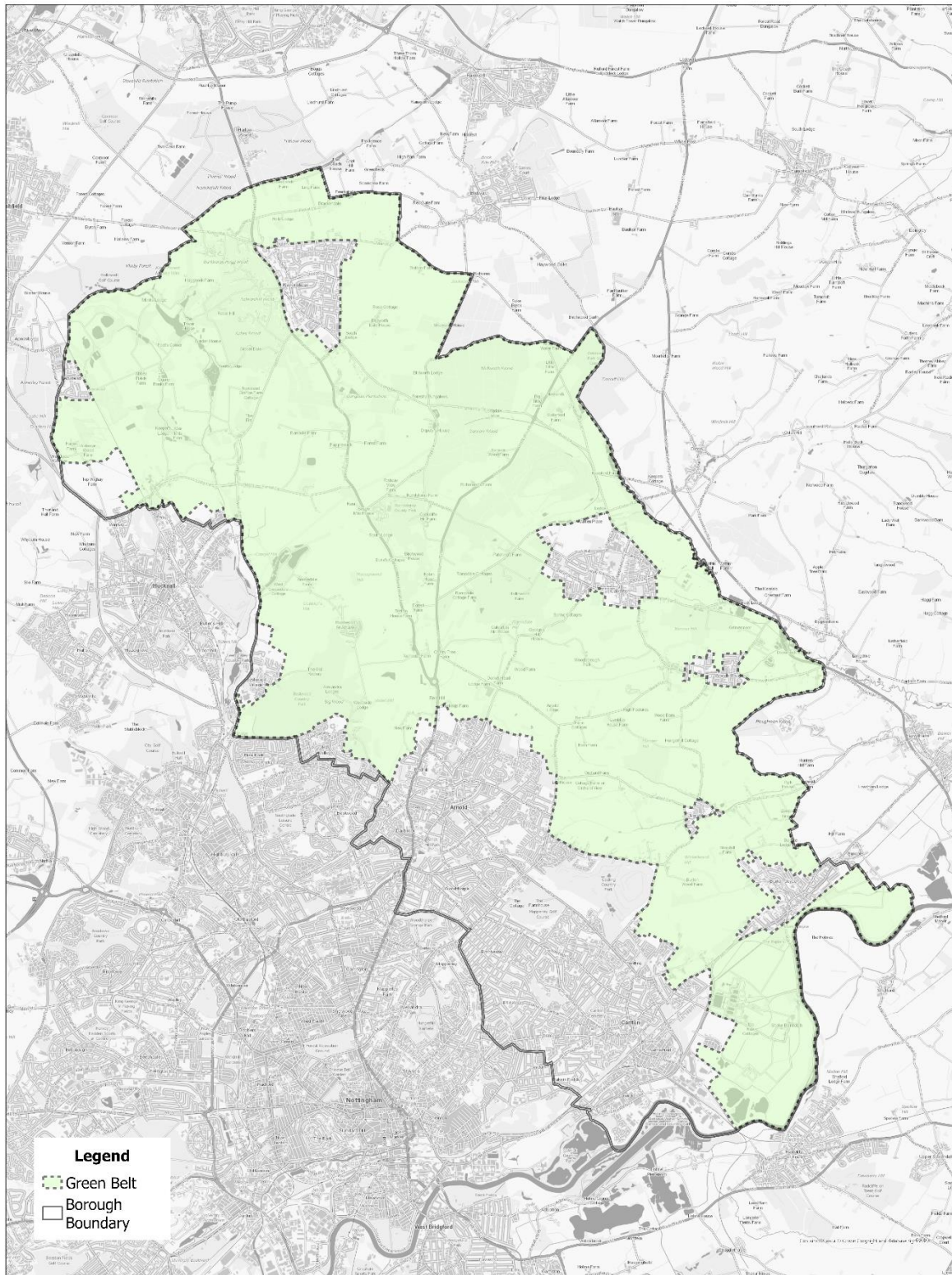
Background

- 5.6 The Nottingham-Derby Green Belt encircles Nottingham and surrounds the towns lying between Nottingham and Derby but constrains only the eastern side of Derby. The main function of the Green Belt is to prevent the

coalescence of the main built up areas of Nottingham and Derby and the settlements between them.

- 5.7 The principle of the Nottingham-Derby Green Belt is well established. The Nottingham-Derby Green Belt Review (2006)³ considered that the area immediately between Nottingham and Derby (in Broxtowe and Erewash Boroughs) and the areas immediately north generally perform most strongly against the purposes of the Green Belt (as set out at paragraph 5.3 above). The Green Belt to the south and east of Nottingham (including in Gedling and Rushcliffe Borough) serves fewer of the purposes because, while supporting the containment of the urban area, it is not separating major areas of development. The Green Belt has also helped to maintain separation between other settlements within the Greater Nottingham area.
- 5.8 The Greater Nottingham Strategic Plan retains the Nottingham Derby Green Belt but accepts that the boundary of the Green Belt should be recast to accommodate larger scale development such as new settlements or major urban extensions. This recognises the tightly drawn Green Belt boundaries and the scale of growth that is needed. 73% of Gedling Borough is designated as Green Belt, which equates to 8,794 hectares.

³ <http://documents.nottinghamcity.gov.uk/download/4198>.



Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Gedling Borough Green Belt Boundary

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0 1.25 2.5 5 Kilometres



Evidence

- 5.9 A strategic assessment of the Nottingham-Derby Green Belt was undertaken in 2013 by Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council as part of the production of the Aligned Core Strategies. Assessments of broad areas and more specific assessments, informed by a common Framework were subsequently undertaken by the individual councils. For Gedling, this work was published in 2015. In recognition that circumstances on the ground had altered since the time of this review, an update of the 'broad area' assessments was undertaken to inform preparation of the Publication Draft GNSP 2024. The Green Belt Review was published in 2023.
- 5.10 An updated Green Belt assessment will need to be prepared to support the publication draft Gedling Local Development Plan.

Golden Rules

- 5.11 Paragraph 156 of the NPPF states that where major housing development is proposed on land released from the Green Belt through plan preparation, the following contributions ('Golden Rules') should be made:
- a) Affordable housing which reflects development plan policies;
 - b) Necessary improvements to local or national infrastructure; and
 - c) The provision of new, or improvements to existing, green spaces that are accessible to the public.

Question GB 1 – Should the local plan set an affordable housing requirement for major development involving the provision of housing in the green belt at a higher level than that required by the NPPF (i.e. 15 percentage points above the highest existing policy requirement subject to a cap of 50%)?

Question GB 2 – Should the local plan set a requirement for improvements to green spaces over and above national standards (including Natural England standards on accessible green space and urban greening and Green Flag criteria)?

Safeguarded land

- 5.12 Paragraph 149 of the NPPF states that plans should identify areas of safeguarded land in order to meet longer-term development needs. Safeguarded land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. The land currently designated as safeguarded is shown on the Local

Planning Document Policies Map and Policy LPD 16 sets out how development on these sites is considered.

- 5.13 The Local Planning Document safeguarded land distinguishes between sites that may be suitable for future development and those (marked as ‘protected’) where the safeguarded land designation is being used as a planning tool. There is now an opportunity to ensure the ‘protected’ status is still applicable. The following sites are currently identified as safeguarded land:-

Top Wighay Farm, Hucknall	46.8 ha	The publication draft GNSP proposed this area of safeguarded land for residential development.
Oxton Road/Flatts Lane, Calverton	30.7 ha	
Moor Road, Bestwood Village	7.2 ha	
Mapperley Golf Course	46.8 ha	Marked as ‘protected’. LPD states that the site does not connect with the Green Belt, is currently used as a golf course and is not available for development.
Lodge Farm Lane, Arnold	3.9 ha	Marked as ‘protected’. LPD states that this is for landscape reasons.
Glebe Farm, Gedling Colliery	3.2 ha	Marked as ‘protected’. LPD states that site is in an unsustainable location.
Spring Lane, Lambley	1.8 ha	Marked as ‘protected’. LPD states that site is in an unsustainable location.

Question GB 3 – Should the local plan continue to distinguish between protected and non-protected safeguarded land? If so, given individual sites were confirmed as either protected or non-protected safeguarded land in 2018, are these designations still applicable?

Grey Belt

- 5.14 Paragraphs 008 and 009 of the Planning Practice Guidance on the Green Belt provide guidance on the circumstances in which proposals on grey belt land should be approved. Where a site is judged to be grey belt and does not fundamentally undermine the purposes of the remaining Green Belt across the plan area if developed, wider considerations will still be relevant to the

consideration of development proposals. These would include determining whether the development would not be 'inappropriate development' as set out in paragraph 155 of the NPPF. That question would include consideration of whether a development is sustainably located, whether it would meet the 'Golden Rules' contribution (where applicable), and whether there is a demonstrable unmet need for the type of development proposed.

Question GB 4 – Should the spatial strategy be used to define whether a development is sustainably located or could sites in other locations within the Borough be defined as sustainably located if they can be made sustainable through the provision of walking, cycling and public transport measures?

- 5.15 When making judgements as to whether land is grey belt, planning guidance requires local authorities to consider the contribution that areas make to checking the unrestricted sprawl of large built up areas, to preventing neighbouring towns merging into one another and preserving the setting and character of historic towns. The local plan will need to include a definition of 'town' as it applies to Gedling Borough, for the purposes of identifying land as grey belt.

Question GB 5 – How should 'towns' be defined in Gedling Borough, for the purposes of identifying land as grey belt?

Question GB 6 - Are policies needed to further clarify the approach to grey belt?

Question GB 7 - Should areas of grey belt be identified on the Policies Map? If so, should the size threshold be the same as for allocations (50 dwellings or 10 dwellings in rural areas)?

Approach to Development in the Green Belt

- 5.16 The NPPF states that extensions to buildings in the Green Belt resulting in "disproportionate additions" should not be permitted. It is left to local authorities to set out what is considered 'disproportionate'. Policy LPD13 of the Local Planning Document relates to extensions and defines 'disproportionate' as more than 50% of the original floorspace of the dwelling. Policy LPD 14 similarly restricts the floorspace of replacement dwellings to no more than 50%. Informal guidance published by the Council in February 2022 clarifies the approach to be taken to outbuildings in floorspace calculations. Further informal guidance published in February 2025 clarifies the definition of 'original dwelling'.
- 5.17 Where grey belt sites are not identified in existing plans or Green Belt assessments, authorities should consider evidence on whether the site

strongly contributes to the Green Belt purposes relating to urban sprawl, the merging of neighbouring towns and the preservation of historic towns. In addition, consideration should be given to whether the site has a specific designation (as a Site of Special Scientific Interest, Local Green Space, National Landscape, National Park, Heritage Coast, irreplaceable habitat, designated heritage asset or area at risk of flooding or coastal change) and whether development would fundamentally undermine the purposes of the remaining Green Belt across the plan area.

Question GB 8 – Are policies needed to further clarify the approach to the redevelopment of previously developed land in the Green Belt?

Question GB 9 - Do you agree that the existing approach to extensions and replacement buildings in the Green Belt as set out in Policies LPD 13 and 14 should be carried forward and incorporate the informal guidance published in February 2022 and February 2025?

- 5.18 The NPPF states that the re-use or conversion of existing buildings in the Green Belt is not inappropriate provided they are of a permanent and substantial construction. Policy LPD12 of the Local Planning Document relates to the reuse of buildings.

Question GB 10 - Do you agree that the existing approach to the reuse and conversion of buildings in the Green Belt as set out in Policy LPD 12 should be carried forward?

- 5.19 Paragraph 3.8 above refers to the release of land from the Green Belt, prioritising previously developed land. In relation to decision making and previously developed land, Paragraph 154 of the NPPF clarifies that development in the Green Belt is inappropriate unless it comprises limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential) which would not cause substantial harm to the openness of the Green Belt.

Question GB 11 – Are there any other issues or options that should be considered for this chapter?

Chapter 6 - Employment and Economic Development

Introduction

- 6.1 The main issues that this chapter seeks to address include: the amounts and types of new workspaces that will be required over the Gedling Local Development Plan period and the general locations in which these workspaces should be situated; the diversification of the local economy; and the main regeneration priorities for the area. The chapter also seeks to consider how best to encourage and nurture new business start-ups. Challenges facing rural areas, such as rural diversification is also considered. This chapter also considers the issues relating to the need for more storage and distribution facilities to handle freight given the significant growth in this sector partly arising from more home shopping but also due to increasing automation and efficiency in the logistics sector.
- 6.2 The NPPF (paragraph 85) states that planning policies should help create the conditions in which businesses can invest, expand and adapt. Paragraph 87 goes on to state that planning policies should recognise and address the specific locational requirements of different sectors and emphasis is placed on supporting clusters of knowledge-based high technology industries, storage and distribution operations and the expansion and modernisation of other industries of local, regional or national importance.

Background

- 6.3 Gedling Borough Council's local economy cannot be viewed in isolation as it forms part of the wider and national economy. In this context, the jobs density in Gedling Borough Council's administrative area is relatively low and many residents rely on jobs in Nottingham City particularly in the City Centre. Given the proximity to Nottingham which is a regional centre this is unsurprising and sustainable as the City Centre is highly accessible to local residents by public transport, cycling and walking. Nottingham City also has the largest stock of industrial and warehousing space, but the City Council's boundaries and limited space means that not all of this authority's need for additional industrial and warehousing land can be met within it and Gedling Borough along with the other Districts adjoining Nottingham City have a role in helping to meet such needs. Planning for business space and workplaces therefore needs to be coordinated across the Greater Nottingham Conurbation and this provides an important context for this chapter.

Key Issues, Opportunities and Challenges

- 6.4 Key issues challenges and opportunities facing Gedling Borough are similar to those for Greater Nottingham's economy as a whole and include amongst others:

- Vast majority of new jobs predicted to be in the service sector with manufacturing jobs expected to decline further;
- Strong representation of knowledge-intensive service jobs but relatively few high-technology manufacturing jobs;
- Too many people in low paid work and insufficient numbers in higher paid occupations meaning there is a need to create more high value-added jobs and diversify further;
- Upskilling of the workforce and lifelong learning is essential;
- Potential to develop research and innovation capacity further;
- Automation could lead to a significant reduction in jobs in certain sectors but also opportunities in others;
- Areas with relatively high levels of unemployment and certain areas in need of regeneration;
- Ageing population with population forecasts showing relatively few additions to the supply of labour;
- Climate change is a major threat;
- Nottingham City Centre is a major regional centre and focus for office-based employment;
- The Greater Nottingham area has good access to the national transport network, and is therefore attractive to many industries, such as the logistics sector;
- The rural economy is important with agriculture still dominant, but also offers a significant leisure and recreation destination;
- More flexible patterns of working.

Planning for Future Employment Space Needs

- 6.5 Unlike for housing need, there is no standard method for calculating the objectively assessed employment floorspace needs for Gedling Borough Council. However, councils across the Nottingham Core and Outer Housing Market Areas commissioned planning consultants to produce an Employment Land Study (ELS), published in 2021, to provide up-to-date employment forecasts and an assessment of employment space needs. This study is available here: [Nottingham Core HMA and Nottingham Outer HMA](#)

Evidence Base

- 6.6 This study used a variety of methods to calculate future employment space needs based on scenarios. These included the so called “regeneration” scenario where it is assumed that targeted support on the priority sectors identified by the Derbyshire and Nottinghamshire Local Enterprise Partnership (D2N2) is implemented to drive additional growth in employment. The “regeneration” scenario was considered the most appropriate basis for future planning by the Greater Nottingham Councils with some adjustments to

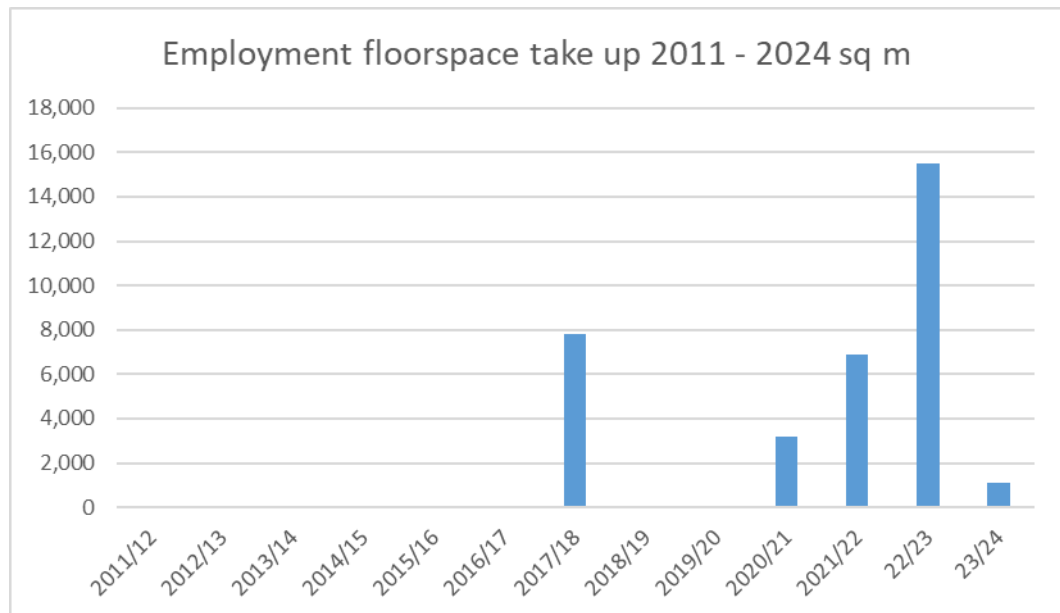
methodology as explained in the Greater Nottingham Strategic Plan Employment Background Paper September 2023.

- 6.7 The D2N2 LEP is being subsumed into the new East Midlands Councils Combined Authority who will be preparing a new economic strategy. However, the “regeneration” scenario which takes into account policy interventions of D2N2 remains relevant.
- 6.8 Based on the ELS regeneration scenario, the Regulation 19 Greater Nottingham Plan 2024 provided for 173 ha of general employment and warehousing land distributed across the constituent authorities with Gedling Borough’s share being 18 hectares. In terms of office space, the aforementioned Plan made provision of 291,000 sq m with a significant majority distributed to Nottingham City Centre with Gedling Borough allotted 8,000 sq. m.

Future needs for general purpose manufacturing and warehousing sites for local need to March 2043

- 6.9 It is important to note that the ELS provides an estimate of industrial and warehousing land for general or local needs and does not make recommendations for the amount of strategic scale warehousing which was subject to a separate study. Strategic scale warehousing is defined as sites capable of accommodating large units (9,000 sq. m and above) with more specific locational and operational requirements. The specific issue of providing or not for strategic scale warehousing in the context of Gedling Borough is considered in the next section of this chapter. This section is concerned with more general purpose industrial and warehousing sites of varying size capable of catering for a mix of business uses and range of unit sizes with suitable access arrangements.
- 6.10 The job forecasts undertaken as part of the above-mentioned Employment Land Study indicated that manufacturing employment is expected to decline further, partly because of increased global competition and due to automation. However, the study noted the importance of the need to replace older more obsolete industrial/warehousing floorspace meaning more employment land is required. The ELS employment land forecasts which underpinned the Regulation 19 Greater Nottingham Strategic Plan 2024 indicated that between 2018 and 2038 Gedling Borough Council’s need would be in the order of 23 hectares of general industrial and warehousing land. This equates to just over one hectare per annum and if projected forward would indicate a need of about 21 ha over the plan period to March 2043.
- 6.11 Recent trends in terms of gross take up i.e. ignoring any losses between 2011 and 2024 indicates that 34,500 sq m of industrial and warehousing land has been taken up equating to around 10 hectares of industrial and warehousing land. On an average annual basis this amounts to just over 0.75 ha per

annum. The vast majority of these completions taking place within the last four years as good quality sites became available at Teal Close and within the Colwick Industrial Estate (see Table below). Although it does not necessarily follow that the future will replicate the past, it does provide a further indication of potential demand going forward.



- 6.12 Gedling Borough has approximately 18 hectares of land for general purpose industrial and warehousing uses and purely in quantitative terms this falls slightly short of estimated need identified in the ELS. In more qualitative terms the majority of land available is at two sites Top Wighay Farm in the north of the Borough and at Gedling Colliery to the south both of which are assessed by ELS as being of good quality. A key question is whether additional employment land should be identified at particular locations and/or for specific types of employment. A further question is whether locations for general industrial and warehousing sites should be guided by the settlement hierarchy / development strategy (as discussed in Chapter 2) for e.g. edge of urban location or whether other locational factors are more important such as access to the national road network.

Question EMP 1 - Is the ELS evidence base sufficiently robust to provide sufficient guidance on the minimum amount of employment land for general purpose industrial/warehousing land and separately for office floorspace likely to be needed?

Question EMP 2 - Do you agree that the minimum amount of general purpose industrial and warehousing land should be approximately one hectare per annum or approximately 20 hectares over 20 years?

- a) Is there a case for additional industrial and warehousing land to support particular business sectors or in specific locations?**

b) Should we allocate large general purpose industrial and warehousing sites (generally considered to be sites of 5 hectares or more) and/or smaller non-strategic general purpose industrial and warehousing sites?

If so, should the location reflect the settlement hierarchy namely within the urban area, adjoining the main built up area of Nottingham, adjoining the sub regional centre of Hucknall, in or adjoining key settlements or are there other locational factors to be taken into account?

Office Space

- 6.13 Most new jobs are expected to be in the 'Service Sector', although not all of these jobs would require new floor space as many of these would be accommodated within existing sites and premises. In the context of Gedling Borough, Nottingham City Centre is a key employment location for office based jobs and has by far the largest stock of office space in Greater Nottingham. Indeed, past trends show that office development within Gedling Borough has been modest with a gross gain in space of just under 10,000 sq m over the period 2011 – 2024 equivalent to 769 sq. m per annum. The ELS indicated a need for around 14,500 sq m between 2018 and 2038 or about 750 sq. m per annum and if projected forward would suggest a need of 13,500 sq m by March 2043. As stated above the Regulation 19 Greater Nottingham Strategic Plan 2024 distributed 8,000 sq m of office space to Gedling Borough largely on the basis of land available for good quality office development at the Top Wighay Farm strategic site. In terms of quality, evidence gathered as part of the preparation of Gedling Borough's Economic Strategy (adoption anticipated later in 2025) indicates that Gedling currently lacks sufficient high grade office space to attract professional services companies, high value industries or larger employers which inhibits growth in these sectors. In this context, planning permission has been granted for mixed business uses at Top Wighay Farm and a large scale high quality office building of approximately 3,000 sq m has recently been completed on this site. Whilst there is potential for more office space to be accommodated at this location, the remaining land available for good quality office development is limited.
- 6.14 There is a question as to whether there are specific needs for offices to support specific sectors or be in particular locations within Gedling Borough. A further question is whether such locations should be guided by the settlement hierarchy / development strategy (see chapter 2) for example providing a mixed use residential and employment site including offices/research & development, etc. uses on the edge of the urban area.

Question EMP 3 - The need for office floorspace to be planned for is estimated to be around 13,500 sq m. Should this total be provided for in Gedling

Borough and if so in which locations? If not, where should any remaining need for office space be met e.g. Nottingham City Centre and/or other centres?

Should such locations reflect the settlement hierarchy namely within the urban area, adjoining the main built up area of Nottingham, adjoining the sub regional centre of Hucknall, in or adjoining key settlement or are there other locational factors to be taken into account?

Strategic Warehousing and Distribution

- 6.15 Following recommendations set out in the Employment Land Study, a study identifying potential need for large scale storage and distribution facilities was commissioned by Nottinghamshire Councils (with the exception of Bassetlaw District Council who had already undertaken their own study). Strategic or large scale warehouses are considered to be warehouses of 9,000 sq m or above which is the industry standard minimum size for large scale warehouse operations.
- 6.16 The consultants reported in August 2022 and recommended that the requirement across the study area for planning policy purposes should be 1,486,000 sq. m or 425 hectares of logistics space. Once account is taken of existing sites and potential “pipeline” sites the remaining demand would be in the range of 139 – 155 hectares across the study area and could be met by one or more realistically two large strategic warehousing sites.
- 6.17 The consultants recommended that the following areas of opportunity be considered:
- Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alferton, Kirkby in Ashfield and towards Hucknall);
 - Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley);
 - Area adjacent to M1 Junction 25;
 - Area adjacent to A453; and
 - Area surrounding Newark (along A1 and A46).
- 6.18 The consultants also considered sites should be large preferably 50 hectares or more with 25 hectares being considered the minimum size. It is worth noting that only a small part of Gedling Borough is located within the above areas of opportunity namely the area adjacent M1 Junction 28 and 27 and more precisely the area within Gedling Borough along the A611 corridor between M1 J27 and Hucknall. This reflects the Borough’s geographic location on the eastern side of Nottingham and generally being less accessible to the M1 corridor.

Question EMP 4 - Is it appropriate for Gedling Borough Council to allocate a strategic storage and distribution site in view of the Borough's geographical location?

Regeneration Priorities

- 6.19 Data on the employment profile of Gedling Borough is available from the Office for National Statistics and summarised in the Gedling Borough Authority Monitoring Report 2024 (page 54). Although Gedling Borough compares quite favourably in terms of economic activity rates, claimant rates for out of work benefits, wage rates and educational attainment when compared to the East Midlands and Great Britain averages, parts of Gedling Borough are located within some of the most deprived neighbourhoods. For example, one neighbourhood area within Coppice Ward is located within the 10% most deprived neighbourhoods in England. Parts of Colwick and Netherfield are amongst the 30% and 40% most deprived neighbourhood respectively and parts of Calverton ward is also within the most deprived 30% of neighbourhoods in England (source English indices of deprivation 2019, Ministry of Housing, Communities and Local Government).

Question EMP 5 - What should the key regeneration priorities be, and where?

Rural Area

- 6.20 Many rural businesses have sought to diversify in order to remain competitive. There is a need for planning policies to encourage appropriate diversification schemes. The visitor economy is also a significant employer within rural areas. There is a variety of visitor attractions, including country parks, heritage assets, sports facilities, hotels and conference centres. There is also likely to be an increased demand for leisure and recreational facilities and services.
- 6.21 More 'footloose' businesses may seek premises within the rural area including within villages or vacant rural buildings in the countryside. There are benefits in terms of providing local job opportunities in the rural area, especially where there are pockets of disadvantage and / or lack of accessibility to employment centres. However, a large proportion of the rural area is Green Belt, which acts as a major policy constraint on economic development. Green Belt policy permits the reuse of rural buildings subject to certain criteria and conditions. There is a case for planning policies to be more proactive in terms of identifying and safeguarding suitable small-scale employment opportunities.

Question EMP 6 - Should we continue the approach to support rural employment/business development proposals where they accord with Green Belt Policy and a part of a rural diversification project supporting a farm or land based rural business?

Safeguarding Good Quality Employment Sites

- 6.22 The existing policy approach seeks to safeguard existing employment sites and allocations unless certain criteria are met. In this context, Gedling Borough have permitted the change of use of employment space to other uses, for example, residential and mixed uses. The policy seeks to avoid the 'blanket' safeguarding of employment sites in order to make the best use of land generally, boost housing supply and create alternative types of employment where possible. Employment sites considered to be good quality or of strategic significance have been safeguarded for employment use.

Question EMP 7 - Should we continue to safeguard good quality employment sites and release sites of lesser quality, unless they contribute to regeneration?

Supporting Existing Business

- 6.23 The NPPF emphasises the need to support existing businesses. The current approach (set out in LPD Policy LPD 46) is to support the expansion of an existing business in situ provided it is operationally possible and would not harm local amenity or character.

Question EMP 8 - Should we continue with the approach of supporting the expansion of an existing business in situ provided operationally possible and not causing harm to local amenity or character?

Supporting Business Growth

- 6.24 One of Greater Nottingham's strengths is the presence of world-class companies including Boots, Capital One, Experian and Rolls Royce. Important sectors include bioscience and creative media with such innovation being greatly assisted by the presence of two major universities. The larger companies and the universities in particular are often a catalyst in terms of new firm foundation or start-ups. It is therefore important that spatial planning policy links to the various skills, research and training programmes of the universities / further education sector. Experience to date shows that growing knowledge-based companies in this manner requires close collaboration with the universities and leading companies.
- 6.25 In Gedling Borough most new jobs are created in small and medium-sized enterprises (SMEs - defined as businesses with fewer than 250 employees) both within knowledge-based and other sectors. It is important therefore that the planning system caters for the needs of SMEs both at the formation stage and as these firms grow. Gedling Borough Council has developed a number of small business premises for example, at Newstead and has secured planning permission for four new small units at Hillcrest Park, Calverton. There is also

a need to provide move on space to avoid losing these businesses once they grow. Policies within the Plan should complement other policy support for SME growth and relocation strategies. Options should consider the provision of managed workspace, small units, and need for space for businesses to expand into.

Question EMP 9 - How can we drive innovation and encourage start-up companies, including through collaboration with the universities / further education establishments and major employers in the area for example, should we help create innovation hubs and business support networks?

Flexibility Supporting Business Needs not anticipated in the Plan

- 6.26 The NPPF advises that planning policies should be flexible enough to accommodate business needs not anticipated in the plan. There is also a trend towards more footloose businesses which can be accommodated easily as part of mixed-use areas. Although current policy relies heavily on supporting business through allocating and retaining employment land it recognises that there may be opportunities for employment development in locations other than on existing or allocated employment sites. Please note development proposals within Green Belt would be dealt with under Green Belt policy.

Question EMP 10 - Should we include a criteria based policy allowing employment development on non-allocated sites under certain circumstances?

Local Labour Agreements

- 6.27 Local Labour Agreements are designed to address the employment impacts of development in the local area. Currently, developers are required to provide a skills and training plan setting out how local people can benefit from the job and training opportunities during the construction phase of new development such as recruitment and training for new entrants, improved qualifications for the existing workforce or work experience. The current policy provides an alternative for financial contributions to be sought and “pooled” to support training in construction which has the advantage of being simpler and less complicated for developers.

Question EMP 11 - Do you agree that financial contributions from developers should be sought towards the “pooled” provision of training and development programmes to support the construction sector as an alternative to developers producing individual skills and training plans for their particular development?

Question EMP 12 – Are there any other issues or options that should be considered for this chapter?

Chapter 7 – Shopping Centres

Introduction

- 7.1 This chapter seeks to address how we should protect and enhance our shopping centres. The issues include:
- whether the current network and hierarchy of centres remains appropriate;
 - how best to help our shopping centres adapt to changing shopping habits and other behavioural changes;
 - whether local impact thresholds should be set to protect retail centres; and if so,
 - to define what these thresholds should be and what the reasons would be for applying such thresholds.
- 7.2 Paragraph 90 of the NPPF requires that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. In particular, planning policies should define a network and hierarchy of town centres and promote their long-term vitality and viability. Policies should define the extent of town centres, support existing and new markets, allocate suitable sites to meet future needs and recognise the role that residential development plays in ensuring the vitality of centres.

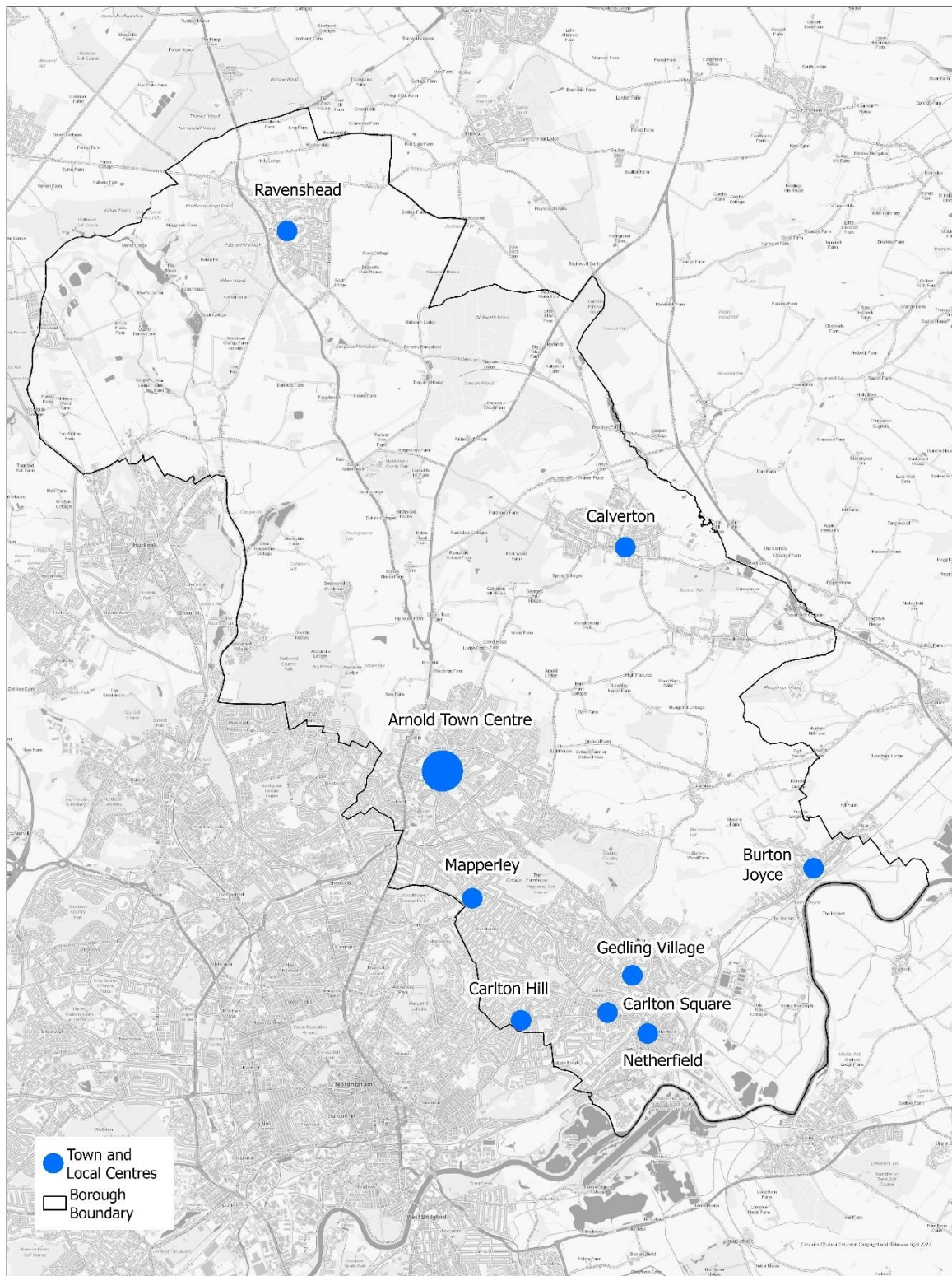
Background

- 7.3 The local plan will aim to maintain and enhance the viability and viability of shopping centres, through an improvement of the facilities on offer, including retail, housing, leisure and social facilities.
- 7.4 Modern consumer behaviour in the UK has become far more complex over recent years. We are increasingly shopping in different ways and buying from a variety of different channels and locations dependent on where we are in the day and what we are doing. Buying patterns are also driven by convenience; there is now a diverse range of shopping opportunities, whether it is at the local level, town centres, out of town, online, TV shopping, mobile shopping etc., and the choices are increasing all the time. These shopping habits have impacted on our shopping centres, which have had to adapt and change to attract and retain visitors. This has led to an increase in their leisure offer, especially in the food and drink sector, but also in terms of their broader leisure economy, and increasingly shopping centres are becoming desirable places to live for some sections of the community.

The Network and Hierarchy of Centres

- 7.5 Nottingham City Centre remains the principal centre within Greater Nottingham, providing a wide range of retail, leisure and other main town centre uses serving a wide catchment area. The diverse range of shopping centres within Gedling Borough operate within this wider context, but it is recognised that they serve important roles in meeting the various needs of its many neighbourhoods. The current network and hierarchy of centres is set out in Policy LPD 49 of the Local Planning Document, as follows:-

Town centre	Arnold
District centres	It is noted that Hucknall in Ashfield District is a major district centre which draws Gedling Borough residents from the adjoining local area.
Local centres	Burton Joyce Calverton Carlton Hill Carlton Square Gedling Colliery site Gedling Village Mapperley Plains Netherfield Ravenshead



Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Town and Local Centres

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0 1 2 4 Kilometres



- 7.6 The existence of the network and hierarchy is intended to help guide new development to appropriately sized centres and ensure that future growth is adequately balanced across the area. In order to create sustainable places, new retail development of an appropriate scale, as identified through masterplans, may be required to support proposed areas of growth. In most instances, these are likely to be local centres.
- 7.7 The Greater Nottingham Centres Study undertaken by Nexus and published in June 2024 reviews the above hierarchy, includes policy recommendations to support the long term vitality and viability of centres and recommends changes to the boundaries of individual centres. The summary of changes is provided in table 8.4 of the Nexus study⁴ and shown on the maps provided in Appendix B. The hierarchy includes the proposed local centre at the Gedling Colliery (Chase Farm) site but omits local centres at other development sites, namely the existing centre at Teal Close and the proposed centre at Top Wighay Farm site. The extent of the local centres is based on the planning permissions granted.
- 7.8 There is no longer a general requirement to define primary shopping frontages, reflecting the general need to be flexible in planning for the future of town centres due to the rapid changes taking place in the retail sector. The Greater Nottingham Centres Study concludes that would serve no useful purpose to do so.

Question TC 1 – Should the hierarchy of centres, as recommended by the Greater Nottingham Centres Study and set out in the above table, be amended to include local centres at the Teal Close and Top Wighay Farm sites?

Question TC 2 – Do you agree with the boundaries of centres as shown on the maps provided in Appendix B.

- 7.9 The Greater Nottingham Centres Study includes a health check of centres. The Study concludes that Arnold is performing well in meeting the day-to-day needs of local residents and contains a good variety of services, serving both its daytime and evening economies. Its vacancy level is below the national average and there is a good sign of investment overall.
- 7.10 In recognition of opportunities to the north of the centre, the Council has launched the ‘Ambition Arnold’ project to develop a vision and plans for the centre in order to attract future investment and support the centre.

⁴ This link takes you to the ‘Evidence Base’ page. Please scroll down to view the Greater Nottingham Centres Study undertaken by Nexus. The Main Report is supported by eight appendices.

- 7.11 In order to preserve the vitality and viability of existing centres, paragraph 94 of the NPPF indicates that it is appropriate to identify thresholds for the scale of edge of centre and out of centre retail and leisure development, which should be the subject of an impact assessment. Policy 7 of the Publication Draft GNSP 2024 includes local impact threshold of 500 square metres for both retail and other main town centre uses in Arnold centre. The Greater Nottingham Centres Study recommends a lower threshold of 200 square metres for local centres, due to the greater potential for units within the same catchment to be impacted.

Question TC 3 – Do you support thresholds for impact assessments of 500 square metres (for Arnold) and 200 square metres (for local centres), being below the national threshold?

- 7.12 Changes to the Use Classes Order introduced in 2020 combined shops, financial and professional services and cafes/restaurants into a new 'E class'. Planning permission is not required for changes of use within this new Use Class, thereby limiting scope to control uses within shopping centres. Paragraph 90 NPPF states that planning policies should allow centres to diversify in a way that can respond to rapid changes in the retail and leisure industries.
- 7.13 The 2024 NPPF includes a new paragraph 97 which states that local planning authorities should refuse applications for hot food takeaways and fast food outlets: (a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or (b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.

Question TC 4 – Is it necessary to include a policy to resist applications for hot food takeaways and fast-food outlets in specified locations or is this now covered by paragraph 97 of the NPPF? Are there locations where evidence supports that a concentration of such uses is having an adverse impact?

Question TC 5 – Are there any other issues or options that should be considered for this chapter?

Chapter 8 – Housing Mix

Introduction

- 8.1 This chapter considers the most appropriate policy approach for housing mix for homes over the plan period including the approach to affordable housing provision.

Background

- 8.2 Paragraph 63 of the NPPF states that within the context of establishing housing need “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”. The NPPF provides a non-exhaustive list of groups that should be provided for in planning policies as “those who require affordable housing (including Social Rent); families with children; looked after children, older people (including those who require retirement housing, housing with care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes”.

Housing Mix, Size and Choice

- 8.3 Policy 8 in the Publication Draft GNSP 2024 covers housing size, mix and choice. The approach supports a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. It requires adequate internal living space in accordance with Nationally Described Space Standards, including consideration of the needs and demands of the elderly and people with disabilities as part of overall housing mix. In addition, compliance with M4(2) of the Building Regulations regarding accessible and adaptable dwellings is required.

Question MIX 1 – do you agree that the approach to providing a mix of housing tenures with adequate internal living space should be carried forward?

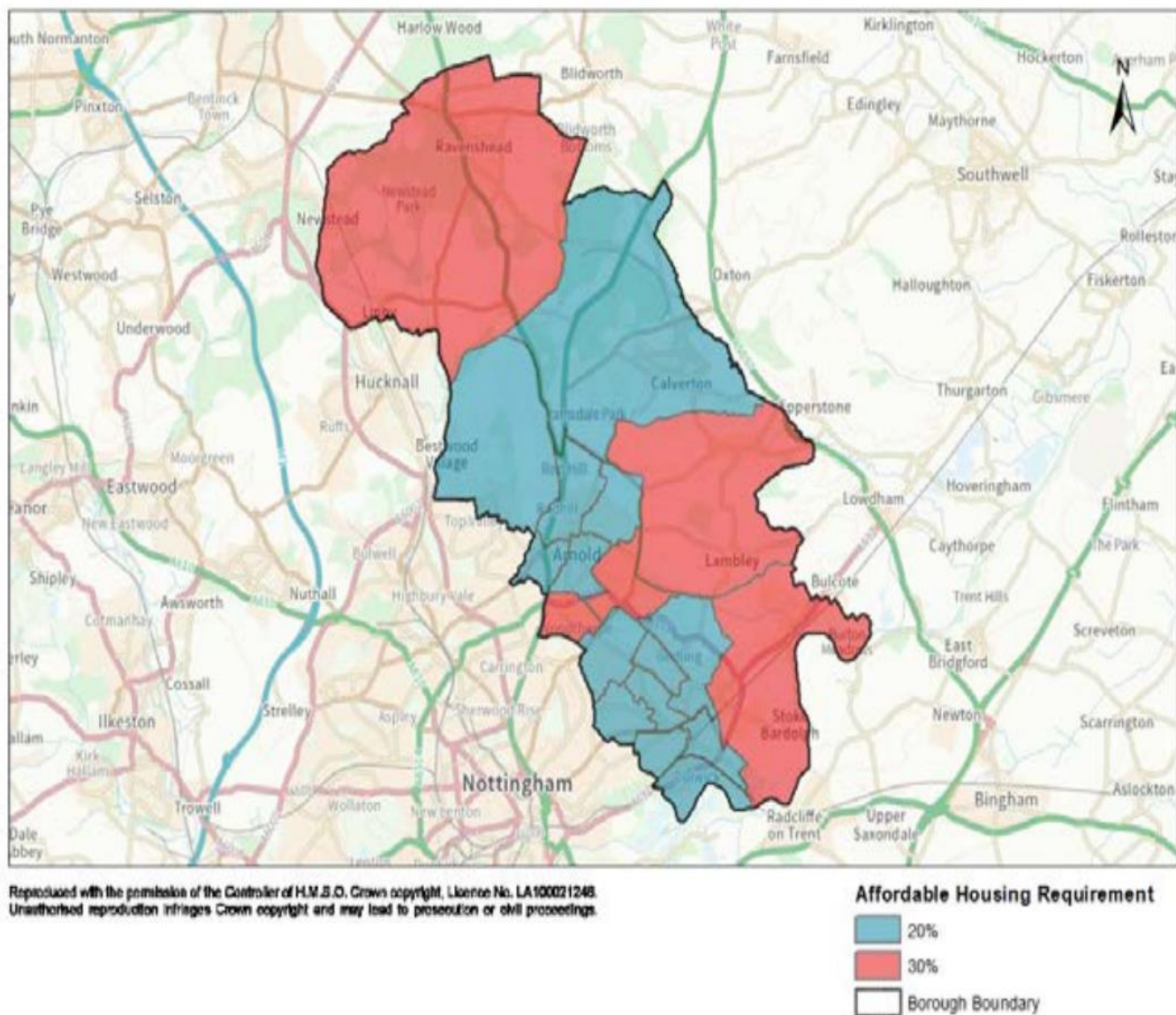
Affordable Housing

- 8.4 Paragraph 71 of the NPPF states “Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific

groups such as older people's housing and student accommodation, and plots sold for custom or self-build".

- 8.5 The current approach to affordable housing is set out in the Local Planning Document which requires 10%, 20% or 30% affordable housing on sites of 15 dwellings or more depending on which sub-market the site is located in. The approach to affordable housing in the Publication Draft GNPS 2024 requires provision on sites of 10 dwellings or more or 0.5 hectares or hectares or more. The proportions of affordable housing sought is 20% or 30% depending on location as shown below and evidenced by the [Housing Needs Assessment](#) undertaken by Icen.

Affordable Housing Zones within Gedling Borough



Question MIX 2 – Do you agree that the affordable housing should be required on sites of 10 dwellings or more or 0.5 hectares or more and that the proportion of affordable housing required should be 20/30% depending on location, as shown above?

Gypsy, Travellers and Travelling Showpeople

- 8.6 The Government's Planning Policy for Traveller Sites requires accommodation needs to be established using a robust evidence base to inform plan preparation. The Government revised its definition of gypsies and travellers in December 2023 to define travellers as all those of travelling background not just those who are currently travelling. Government policy to gypsy and traveller provision in the Green Belt has also been amended through the 2024 NPPF. Paragraph 61 of the NPPF states that it is important that a sufficient amount of land can come forward where it is needed and that the needs of groups with specific housing requirements, including travellers, are addressed. Paragraph 155 now states that provision in the Green Belt would not be regarded as inappropriate if certain criteria are met.
- 8.7 The Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021 (GTAA) sets out permanent pitch requirements for each local authority within Greater Nottingham between 2020 and 2038, concluding that for Gedling one gypsy and traveller pitch and eight travelling showpeople plots were required.

Question MIX 3 – Do you agree that the pitch and plot requirements for gypsy, traveller and travelling showpeople as set out in the 2021 Gypsy and Traveller Accommodation Assessment (and covers the period to 2038) should be scaled up, to reflect the proposed plan period to March 2043?

- 8.8 Policy LPD 38 of the Local Planning Document stated that a suitable site would be identified within the existing built-up area to accommodate the identified need for Gypsy and Traveller provision. Policy 9 of the Publication Draft GNSP 2024 requires sufficient sites for Gypsies, Travellers and Travelling Showpeople to be identified in line with evidence. Any provision should be made within existing settlements or as part of future allocations and provision elsewhere should satisfy a number of criteria including amenity, infrastructure and access. It is proposed that the Gedling Local Development Plan will carry forward this policy approach.

Question MIX 4 – Do you agree that provision for gypsies, travellers and travelling showpeople should be made within existing settlements or as part of future allocations, and that a criteria based approach should be taken to provision elsewhere?

Build to Rent

- 8.9 Planning Policy Guidance states that local authorities should specify the circumstances and locations where Build to Rent schemes would be encouraged. Policy 8 of the Publication Draft GNSP 2024 supports Build to Rent schemes in appropriate locations close to the main urban area, town centres or public transport corridors and interchanges. Town centre regeneration areas or strategic allocations may also be considered appropriate locations.

Question MIX 5 – Do you agree that Build to Rent schemes should be directed to those locations set out in the Publication Draft GNSP 2024? What other policy detail should be included in the Gedling Local Development Plan?

Specialist Development

- 8.10 Paragraph 61 of the NPPF emphasises the need to meet an area's identified housing need, with an appropriate mix of housing types for the local community. Paragraph 63 refers to the need of different groups in the community, including those with specific housing requirements, such as looked after children, older people, students and people with disabilities.
- 8.11 LPD Policy 39 covers specialist accommodation and sets out when planning permission for development that falls within Use Class C2 will be granted. Use Class C2 includes residential institutions where care and accommodation are provided. The policy requires the site to be located in a sustainable and accessible area and seeks to avoid an overconcentration of similar uses and part c relates to amenity.
- 8.12 Policy 8 of the Publication Draft GNSP 2024 supports the provision of a mix of housing, to consider the needs and demands of the elderly and people with disabilities.

Question MIX 6 – Do you agree that specialist accommodation should be supported where it is located in a sustainable location, where it would not result in an over concentration of similar uses and where a satisfactory residential environment can be achieved.

Housing Development on Unallocated Sites

- 8.13 NPPF Paragraph 73 promotes the development of a good mix of sites, including small and medium sites. Local Planning Document Policy LPD 40 sets out the existing approach to new housing development on non-Green

Belt sites that have not been specifically allocated for housing development. New homes will be supported subject to criteria relating to design, amenity and parking provision. Conversions and changes of use to residential will be supported provided all homes are self-contained (with independent access arrangements) and subject to criteria relating to amenity and parking.

Question MIX 7 – Do you agree that new housing development on unallocated sites should continue to be supported subject to criteria relating to design, amenity and parking and that all new homes are self-contained?

Extensions to Dwellings Not in the Green Belt

8.14 Policy LPD 43 sets out existing policy on extensions to dwellings not in the Green Belt, listing out the specific locations within the Borough to which it applies:–

- within the main built up area of Nottingham;
- within the key settlements of Bestwood Village, Calverton and Ravenshead; and
- within the parts of other villages of Burton Joyce, Lambley, Newstead and Woodborough that are outside of the Green Belt

8.15 Planning permission will be granted subject to criteria relating to design, the conservation of any historical significance and the impact on amenity of nearby occupiers.

Question MIX 8 – Do you agree that extensions to dwellings not in the Green Belt should continue to be supported, subject to criteria relating to design, the conservation of historic significance and amenity?

Live Work Units

8.16 Policy LPD 41 supports live work units subject to criteria relating to location, design, amenity and highway safety. It is noted that many more people now work from home as a result of the Coronavirus pandemic and this policy relates to small scale employment uses as well as office space.

Question MIX 9 – Do you agree that live work units should continue to be supported subject to criteria relating to location, design, amenity and highway safety?

Self and Custom Build Homes

8.17 Policy LPD 42 sets out existing policy for the provision of self-build and custom homes. The policy supports new self-build and custom build homes subject to criteria around location, design, amenity and parking. The policy also seeks an ‘appropriate percentage’ of plots to be delivered on large sites

for self-build and custom build, rather than stipulating an exact percentage over a certain threshold.

Question MIX 10 – Should policy specify the specific proportion of dwellings for self-build and custom build plots to be delivered on large sites?

Question MIX 11 – Are there any other issues or options that should be considered for this chapter?

Chapter 9 - Design and Enhancing Local Identity

Introduction

- 9.1 This chapter considers how to achieve well designed places at appropriate densities across Gedling Borough. New housing development must be built to high design standards to enhance or create a distinctive sense of place and significantly contribute to providing sustainable development.
- 9.2 New development must be designed to accommodate the diverse and changing needs of the population by ensuring a sufficient mix of housing with accessible services and open spaces that serve both current and future generations.

Background

- 9.3 Paragraph 131 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The paragraph also stresses that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.
- 9.4 Paragraph 132 of the NPPF states that plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.
- 9.5 Well-designed developments are crucial for achieving the sustainable neighbourhood concept. Gedling Borough Council supports the concept of compact and connected neighbourhoods where the general principle is that community facilities (such as school, healthcare and services, general day to day services such as shopping and banks, places of work, parks and green spaces) should be within a short walk or cycle ride in order to reduce private car dependence in favour of active travel modes.
- 9.6 Policy 10 of the Publication Draft GNSP (2024) emphasises the importance of good quality design and provides details on how development can create characterful, attractive, safe, inclusive, accessible and healthy environments operating within the parameters of design codes. New developments should aspire to the highest standards of design and materials and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable

access. The policy also supports active travel, promotes a suitable mix of uses and facilitates the incorporation of multi-functional Blue-Green Infrastructure.

Question DES 1 - Do you agree that the approach taken by Policy 10 of the Publication Draft GNSP (2024) and outlined above is appropriate or is more detail needed?

- 9.7 Maximising the density of new development and ensuring the efficient use of land can boost housing supply. However, this needs to be balanced against the requirement for new development to be of good design and that the density reflects the character of the surrounding area, as required by the Gedling Borough Design Code Framework adopted November 2024.
- 9.8 The existing approach to density is set out in Policy LPD 33 which recognises that a mix of densities is appropriate for Gedling Borough, ranging from high density development in the urban areas and former coal mining villages to low density villages where openness is a key characteristic. The policy, however, allows for higher densities provided this reflects local characteristics and does not harm local character.
- 9.9 It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas. The villages and key settlements in Gedling Borough vary in character and two different minimum densities have been included in Policy LPD 33 to reflect this. A density of 25 dwellings per hectare is considered appropriate for the character of Bestwood Village, Calverton and Newstead. A density of 20 dwellings per hectare is considered appropriate for the character of Ravenshead, Burton Joyce, Lambley and Woodborough. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

Question DES 2 – Do you agree that a minimum density of 30 dph should continue to be required across the Borough, apart from Bestwood Village, Calverton and Newstead (where a minimum of 25 dph should apply) and Burton Joyce, Lambley, Ravenshead and Woodborough (where a minimum of 20 dph should apply)?

- 9.10 Paragraph 138 of the NPPF emphasises that local planning authorities should make appropriate use of tools and processes for assessing and improving the design of development, including local design codes (informed by the National Model Design Code).

- 9.11 In this context, the Council adopted the Gedling Borough Council Design Code Framework as a Supplementary Planning Document in 2024, which sets out clear requirements and guidance for the design of new residential development to ensure that it reflects the local context.
- 9.12 Gedling's urban areas are characterised by locally significant and distinctive features, such as historic street layouts, the use of local materials, villages exhibiting vernacular architecture and areas of historical significance. New design will be expected to relate positively to these local features of significance. Where the local environment exhibits limited noteworthy characteristics, development should aim to establish a new positive character and enhance the area's identity.
- 9.13 The Design Code Framework also recognises the varied topography within the Borough, which creates character and distinctive context. Development which responds positively to the topography of the site results in improved design and can minimise the need for engineering works and minimise impacts on accessibility.

Question DES 3 - The Gedling Borough Council Design Code Framework was adopted in November 2024 to guide and assess planning applications on design matters. The proposal is to incorporate the design code principles into local plan policy and retain the remainder of the Design Code Framework as informal guidance. Do you agree this is the right approach?

- 9.14 The Borough Council's Shopfront Supplementary Planning Document (2025) sets out guidance in relation to the design of shopfronts, including guidance on canopies, security shutters and advertisements.
- 9.15 The Council published Murals Guidance in May 2025 to support and guide the provision of murals.

Question DES 4 – The Shopfront Supplementary Planning Document was adopted in May 2025 to set out the Council's policy in relation to the design of shopfronts within the Borough. The proposal is to incorporate the design principles into local plan policy and retain the remainder of the Supplementary Planning Document as informal guidance. Do you agree this is the right approach?

- 9.16 Gedling Borough has distinctive and locally valued landscapes, as referenced in the Greater Nottingham Landscape Character Assessment, such as the 'Dumble Farmlands'. New development should protect, conserve or, where appropriate, enhance landscape character in line with the Landscape Character Assessment. The important ridge lines surrounding parts of the

main built-up area are particularly significant in helping to define the edge of Greater Nottingham. Development proposals need to be designed sensitively to ensure a positive response to the surrounding landscape.

Question DES 5 – Do you agree that the Greater Nottingham Landscape Character Assessment is the only realistic approach to identifying locally valued landscapes in the Borough? If you have any suggestions, please provide details below.

Question DES 6 – Are there any other issues or options that should be considered for this chapter?

Chapter 10 - Historic Environment

Introduction

- 10.1 This chapter considers how the historic environment can be enhanced and seeks to address the conservation of heritage assets and their settings in line with their interest and significance. Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'.

Background

- 10.2 Paragraph 203 of the NPPF notes that the contribution heritage assets make towards their environment should be identified, and states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 10.3 Paragraphs 212-215 of the NPPF set out how to assess impact on designated heritage assets and how to balance the harm and benefits of proposals. Paragraph 216 of the NPPF requires that the significance of 'non-designated heritage assets' be taken into account when making planning decisions. The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production and maintenance of non-designated heritage assets will be considered as will the production of detailed master plans for specific areas.
- 10.4 Policy 11 of the Publication Draft GNSP (2024) supports proposals which conserve and/or enhance the historic environment and notes specific elements of the historic environment including archaeological remains; the industrial, commercial and agricultural heritage; the literary heritage; Registered Parks and Gardens and important historic landscape features such as Sherwood Forest and ancient or mature woodland; and caves beyond the City Centre including around Arnold.
- 10.5 The Publication Draft GNSP (2024) policy supports a variety of approaches to protect the historic environment including the preparation of Conservation Area appraisals and management plans; consideration of the use of Article 4 directions; identifying ways to positively manage historic assets; enhancing the public realm and the setting of heritage assets; mitigating and recording archaeological impacts; recording heritage assets where there is a loss; and developing local evidence.
- 10.6 Designated heritage assets within Gedling Borough include Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments.

10.7 There are seven Conservation Areas in the Borough, including a new Conservation Area in Gedling Village designated in June 2025. Conservation Area Appraisals and associated management plans offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets.

- Bestwood Conservation Area
- Calverton Conservation Area
- Gedling Conservation Area
- Lambley Conservation Area
- Linby Conservation Area
- Papplewick Conservation Area
- Woodborough Conservation Area

10.8 Non-designated heritage assets are heritage assets which do not meet the criteria to be formally protected but are important in a local context. The Council adopted 'Non-Designated Heritage Assets: Selection Criteria' in January 2019 in order to identify locally important heritage assets. The local heritage list is regularly reviewed by the Council and the significance of these assets will be considered in detail and taken into account when a planning application is submitted.

10.9 By carefully managing any changes to heritage assets, modifications can be made to the asset while preserving its unique character and historic value which can also deliver viable uses consistent with conservation objectives. This could include bringing a historic building back into use, assisting regeneration and preserving or enhancing the character of the area in which the building sits. There should be a sufficiently realistic and imaginative approach to the maintenance of historic assets and their change of use.

Question HIS 1 - Do you agree that the approach taken by Policy 11 of the Publication Draft GNSP (2024) and outlined above is appropriate or is more detail needed?

Question HIS 2 – Are there any other issues or options that should be considered for this chapter?

Chapter 11 - Local Services and Healthy Lifestyles

Introduction

- 11.1 This chapter seeks to address local services and considers how to achieve accessible and high-quality local services that support healthy and sustainable lifestyles for residents.
- 11.2 Community facilities are to serve the entire community and they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling.

Background

- 11.3 Paragraph 98 of the NPPF emphasises that planning policies and decisions should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments.
- 11.4 Strategic policies outlined in Policy 12 of the Aligned Core Strategies (2014) sets out the Council's approach to developing, maintaining and protecting community facilities. The existing policy establishes that community facilities will be supported, especially in Sustainable Urban Extensions or renewal areas. Contributions are sought to support either the provision of new community facilities or the enhancement of existing facilities. Community facilities should be located in centres or accessible locations with sustainable transport options, ideally co-locating with other community facilities.
- 11.5 For the purposes of this policy, community facilities include:- schools; nurseries; post offices; local shops in rural areas; public houses; places of worship or religious instruction; church halls; health centres; GP practices; pharmacies; dentists; community centres or halls; libraries; leisure centres and emergency services. The list of defined facilities is however not exhaustive as other community facilities may provide a community benefit.
- 11.6 The Local Planning Document (2018) provides further details in relation to the protection of community facilities. Policy LPD 56 resists the loss of community facilities unless a suitable alternative is available or provided on site or in an appropriate location. If the existing community use is no longer viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses.
- 11.7 Policy 12 of the Publication Draft GNSP 2024 recognises the vital role that community facilities play in creating thriving neighbourhoods and promoting

well-being and sets out how community facilities can be supported and protected.

- 11.8 Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of, and need for, facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a demand for these services.

Question SERV 1 – Are there any issues or options that should be considered for this chapter?

Chapter 12 - Culture, Tourism and Sport

Introduction

- 12.1 This chapter seeks to address culture, tourism and sport facilities which play a crucial role in achieving a vibrant and thriving community. Access to cultural experiences, diverse tourism opportunities and high-quality sporting facilities are essential for the wellbeing of people and the economic prosperity of the Borough.
- 12.2 Paragraph 96 of the NPPF emphasises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which support healthy lives through the provision of sports facilities and layouts that encourage walking and cycling.
- 12.3 Strategic policies outlined in Policy 13 of the Aligned Core Strategies (2014) sets out the Councils' approach to supporting and enhancing culture, tourism, and sport within Greater Nottingham. The existing policy directs major cultural and tourism facilities to Nottingham City Centre, and those of more local importance to town or district centres. The policy also supports major sporting facilities which complement the existing facilities, especially those to the south-east of the main built-up area.
- 12.4 The Local Planning Document (2018) recognises the contributions culture, tourism, and sport make to the quality of life and our sense of place, and sets out criteria for the provision of tourist accommodation and equestrian development which must accord with Green Belt policy, not adversely affect the character and appearance of the surrounding area or have an impact on Local Wildlife Sites, highway safety and the amenity of nearby properties.
- 12.5 It is proposed to continue the existing approach, as it relates to culture, tourism and sport of local importance and require all new provision to be accessible by non-car modes of transport to promote sustainable development.
- 12.6 Some culture, tourism and sporting facilities are not appropriate in town centre locations due to their nature, such as noisy sports or proposals that require extensive areas of land. These should be located in areas that are or can be made accessible by a variety of transport modes, particularly active modes such as cycling and walking.
- 12.7 The policy aims to protect existing cultural, tourism, and sporting facilities unless the benefits of redevelopment clearly outweigh the need to retain them.

12.8 Sport England's Active Design Guidance and the 'ten principles' can be used to ensure the design and layout of development encourages and promotes participation in sport and physical activity.

Question CULT 1 - Are there any issues or options that should be considered for this chapter?

Chapter 13 - Transport

- 13.1 A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion, which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, areawide Travel Demand Management. This approach is consistent with national and local transport policies promoted through the Local Transport Plans, and the East Midlands Combined County Authority's (EMCCA) area wide draft Local Transport Plan (which will replace the existing Local Transport Plans).

General Transport Policy

- 13.2 The NPPF places emphasis on a vision led approach to deliver transport solutions that support well-designed sustainable and popular places. In effect it signals a shift away from a "predict and provide" approach where, for example, additional road capacity is provided to mitigate transport impacts, towards sustainable transport choices and modal shift. The Publication Draft GNSP 2024 is consistent with the new NPPF as the approach set out in Policy 14 (Managing Travel Demand) is firstly, travel reduction by locating development in accessible locations in line with the development strategy and vision; followed by modal shift to more sustainable modes of travel; and finally to manage and mitigate impacts with priority given to sustainable transport solutions for example, walking, cycling and public transport before increasing road capacity.
- 13.3 The proposals for development through the Gedling Local Development Plan will give rise to transport impacts and transport modelling will be undertaken to understand these impacts. In order to mitigate highway congestion impacts, a range of mitigation measures, such as bus lanes, will be modelled to determine the degree of mitigation achievable. These measures will follow the hierarchy set out in Publication Draft GNSP 2024 Policy 14 (as outlined in paragraph 13.2 above) in order to ensure measures are as sustainable as possible, and where relevant, are included in part 3 and 4 of Policy 15 (Transport Infrastructure Priorities) for the GNSP Plan Area. Transport modelling undertaken to support the Greater Nottingham Strategic Plan supports the following schemes for Gedling Borough which may be implemented in the Plan period:
- NET extension Gedling;
 - NET extension Hucknall to Top Wighay Farm;

- Bus priority A60 Leapool to Sherwood expressway (including new Park and Ride at Leapool); and
- Bus priority NCT service 50 to Teal Close.

13.4 Policies 14 and 15 of the Publication Draft GNSP 2024 set out the general transport policy and it is considered that this approach should be carried forward to the Gedling Local Development Plan with no additional policy needed at the local level.

Question TRA 1 – Do you agree that carrying forward the Publication Draft GNSP 2024 approach of setting out a hierarchical approach to the mitigation of transport impacts provides sufficient policy guidance for transport matters?

Cycling

13.5 Cycling is one of the key components of a sustainable transport system and increased cycling has benefits for traffic congestion, health and tackling climate change. The NPPF requires that priority is given to cycle movements and developments are designed to minimise conflict between cyclists, pedestrians and vehicle traffic. Policy 14 of the Publication Draft GNSP 2024 supports this approach and requires incentives to use cycling for appropriate journeys, improvements to cycling facilities and to prioritise cycling as one of the more sustainable travel modes in the existing highway network. The Local Planning Document protects the following cycling / recreational routes:-

- The Gedling Colliery rail line;
- Calverton Colliery rail line; and
- National Cycle Route 6.

13.6 The Gedling Colliery and Calverton rail lines are also protected for potential transport corridors which is considered further below. The Calverton rail line is used as a recreational route and feasibility work is ongoing to consider a recreational route along the former Gedling Colliery rail line. The policy also seeks to protect the continuity of existing cycle and recreational routes and existing public rights of way from development which would otherwise prevent their continued use. Policy 14 also seeks contributions from developers for new cycle routes and facilities either on or off site.

Question TRA 2 – Are there other potential cycle / recreational routes that should be identified and protected?

Transport Routes

- 13.7 A number of routes are safeguarded in the Local Planning Document for use as part of possible future transport schemes. These include former rail lines which are no longer in use but which could be brought back into active use.
- 13.8 Safeguarded routes set out in the Nottinghamshire Local Transport Plan within Gedling Borough include:
- The former Gedling Colliery rail line to the Nottingham Grantham rail line (“South Notts Rail Network”)
 - The Minerals Railway “Robin Hood Line” (near Bestwood Village) to Calverton (Calverton Colliery rail line)
- 13.9 Further investigations are being undertaken about the feasibility of heavy rail or light rail utilising the former Gedling Colliery mineral route. The East Midlands Combined County Authority is preparing a new Local Transport Plan, supported by a comprehensive transport investment programme, to deliver transport priorities and active travel including within the plan area and this new strategy will need to be taken into account when available.

Question TRA 3 – Are there any other routes that we should identify and protect for possible future transport routes?

Car Parking

- 13.10 Gedling Borough Council adopted revised Parking Provision for Residential and Non-Residential Developments as a Supplementary Planning Document in February 2022, which sets out parking provision for new residential development based on the number and size of houses delivered. This Supplementary Planning Document is considered consistent with the revised NPPF and up to date. Requirements for residential parking provision are provided for houses, with separate requirements for urban and rural areas. Parking requirements are also provided for flats, apartments or maisonettes. For non-residential parking provision, reference is made to the Nottinghamshire County Council Highway Design Guide 2021.

Question TRA 4 – Should we continue to use the Supplementary Planning Document or incorporate the policy into the Local Plan? If so, do you agree with the proposal to include only the requirements for residential parking standards in the Local Plan with the remaining content of the SPD to be used as informal guidance?

Highway Safety

13.11 The NPPF advises that in assessing sites for allocation local planning authorities should ensure that safe and suitable access can be achieved for all users. Planning decisions should also create places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles. The Local Planning Document includes Policy LPD 61 – Highway Safety which seeks to prevent development from having a detrimental effect on highway safety, patterns of movement and the access needs of all people. Gedling Borough Council intends to continue with this approach.

Question TRA 5 – Are there any other issues or options that should be considered for this chapter?

Chapter 14 – Blue-Green Infrastructure, Parks and Open Space

Introduction

- 14.1 This chapter seeks to address Blue-Green Infrastructure. Blue infrastructure includes lakes, ponds, rivers, streams, canals and marshland. Green Infrastructure includes parks, open spaces, playing fields, woodlands, trees (including street trees), hedges, allotments, and private gardens.

Background

- 14.2 The NPPF, Gedling Borough Council's Green Space Strategy (2021-26), Aligned Core Strategy (notably Policy ACS 16) and Local Planning Document (notably Policy LPD 18 and LPD 22) identify a number of tests against which proposals affecting green infrastructure will be assessed.
- 14.3 The NPPF includes new 'Golden Rules' for land released from Green Belt through plan making or individual planning decisions, which include the provision of good quality new, or improvements to existing, green spaces that are accessible to the public and within walking distance.
- 14.4 Blue-Green Infrastructure contributes to a strong and competitive economy by helping to create high quality environments which are attractive to business and investors; achieving well designed places; promoting healthy and safe communities; mitigating climate change through carbon storage, cooling and shading, and natural flood risk mitigation; and conserving and enhancing the natural, built and historic environment.

Blue and Green Infrastructure Network

- 14.5 The approach taken to Blue-Green Infrastructure should take into account both strategic and local strategies. The Publication Draft GNSP (2024) policy refers to a strategic approach taken at a landscape scale through the establishment of a connected network of Blue-Green Infrastructure and assets. This will be further identified by the incorporation of local green spaces within local strategies. The strategic approach requires identifying deficiencies in provision, prioritising protection, enhancement and connectivity of Blue-Green Infrastructure within urban areas and the countryside and improving the wider network through better linkages.
- 14.6 Policy 16 of the Publication Draft GNSP (2024) emphasises a landscape-scale approach strengthening the conservation and enhancement requirements. The policy has explicit references to active travel, Biodiversity Net Gain, flood resilience and urban cooling, and introduces a stronger protection and stricter mitigation hierarchy, requiring avoidance first (i.e. alternative sites or designs), on-site mitigation (where practical) and compensation measures (as a last resort). The policy places a greater emphasis on connectivity (i.e. focus on linking urban areas, the countryside, and existing networks) and aims to integrate climate and biodiversity goals.

Question BGI 1 - Do you agree with a landscape scale approach incorporating a connected network, a stricter mitigation hierarchy and strengthened conservation and enhancement requirements, or do you think further local criteria are needed?

- 14.7 Natural England defines green infrastructure as a strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed and managed as a multi-functional resource capable of delivering biodiversity net gain and a wide range of ecosystem services and quality of life benefits for local communities. There is a clear relationship between Blue-Green Infrastructure and the conservation and enhancement of biodiversity and the ecological network. It is important to understand which Blue-Green Infrastructure areas and associated assets such as corridors, nature conservation areas and open spaces should be identified as being of strategic importance, and how proposed development can enhance and protect them and the wider ecological network.
- 14.8 The strategic approach is based on a framework of Green Infrastructure networks shown on the Blue-Green Infrastructure diagram below. These have been identified within the Greater Nottingham Blue-Green Infrastructure Strategy (January 2022) and comprise a network of strategic waterways, open spaces and accessible natural greenspaces.
- 14.9 Strategic Blue-Green Infrastructure comprises primary strategic network (regional or sub-regional assets and networks) and secondary strategic network (assets and networks that are of Greater Nottingham importance). Critically strategic networks act as the foundations of the wider web of local Blue-Green Infrastructure (local / neighbourhood network), providing the framework for and linkages to local green infrastructure assets and networks identified by the local authority or communities.

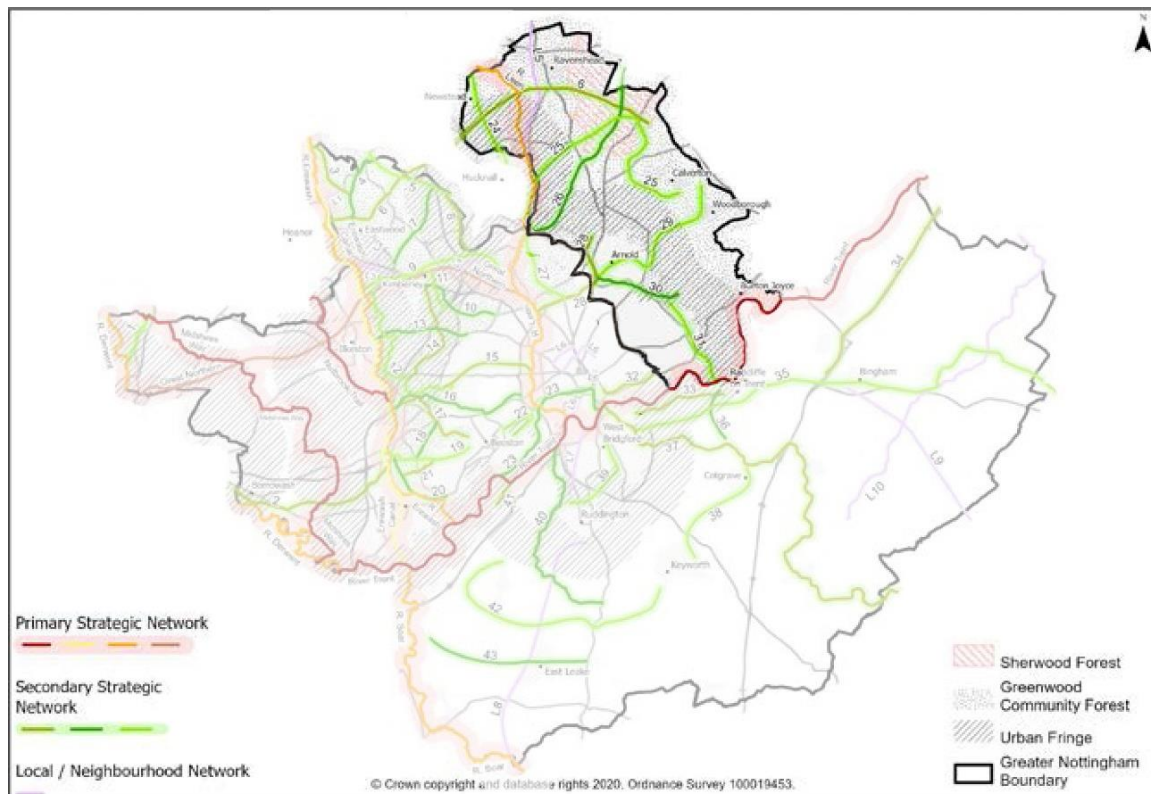


Figure 1 Blue and Green Infrastructure Diagram

Question BGI 2 - How can new development enhance and protect Blue-Green Infrastructure areas and associated assets and the wider ecological network?

Open Space

14.10 The NPPF highlights that access to high quality open spaces can make an important contribution to the health and well-being of communities. Existing open space should not be built on unless the space is no longer needed, an equivalent facility is provided elsewhere, or it will be redeveloped into another form of open space. It is proposed to identify and protect the following types of open space:-

- Parks and gardens, including country parks;
- Natural and semi-natural green space;
- Amenity green space;
- Outdoor sport facilities, including school playing fields and playgrounds;
- Allotments and community gardens;
- Cemeteries and churchyards;
- Green corridors, landscaped areas; and
- Public squares.

Question BGI 3 - Please identify if there are any other types of open space that should be protected.

- 14.11 Local Planning Document Policy LPD 21 relates to proposals for residential development above the threshold of 0.4 ha and requires provision of a minimum of 10% open space. Open space should generally be provided on-site as this leads to larger, higher-quality open spaces. For small sites, off-site provision is preferable to avoid numerous small areas of open space which are less effective at meeting the needs of residents. It is intended that a more detailed approach be set out in the Gedling Local Development Plan to provide clarity regarding off-site provision and the approach to financial contributions including for ongoing maintenance.
- 14.12 The Blue-Green Infrastructure network and assets make a significant contribution to landscape character, most notably the River Trent Valley and Sherwood Forest. Landscape character assessments will inform the preparation of the Gedling Local Development Plan by providing details on how the different landscape types across the Borough can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in supporting development plan documents. Criteria may include water courses, woodlands, ancient woodlands and hedgerows, the pattern and style of development, historic character and features, landform and views, land uses and habitats. Areas of locally valued landscapes which require additional protection will be identified in the emerging plan.
- 14.13 To achieve the strategic objectives of this policy, development proposals should demonstrate how, in addition to the Greater Nottingham Blue-Green Infrastructure Strategy, they have had regard to other relevant local Blue-Green Infrastructure strategies and any relevant national evidence such as Natural England's Green Infrastructure Framework. The Nottinghamshire's Local Nature Recovery Strategy will also provide a co-ordinated plan for nature including Blue-Green Infrastructure.

Local Green Space

- 14.14 The NPPF allows for the identification of 'Local Green Space' by local communities. Local Green Spaces are areas which are of particular importance to a local community and must:-
- Be consistent with the local planning of sustainable development, compliment investment in sufficient homes, jobs and other essential services;
 - Only be designated when a plan is being prepared or reviewed;
 - Be capable of enduring beyond the plan period;
 - Be reasonably close to the community;
 - Be demonstrably special to a local community and hold a particular local significance; and
 - Be local in character and not an extensive tract of land.
- 14.15 Paragraph 108 of the NPPF notes that policies and decisions for managing development within a Local Green Space should be consistent with national

policy for Green Belts set out in chapter 13 of the Framework, excluding provisions relating to grey belt and Previously Developed Land.

14.16 Within Gedling Borough, the Local Green Spaces listed below and shown in Appendix C are currently designated in the Local Planning Document and/or Neighbourhood Plans. The Gedling Local Development Plan provides an opportunity to list existing Local Green Spaces in one place and to show them on the updated policies map.

- Riverside land, Burton Joyce;
- Millennium Memorial site, Burton Joyce;
- The Grove, Burton Joyce;
- William Lee Memorial Park and Adjacent Land, Calverton;
- Ramsdale Avenue Park, Calverton;
- Land South of Collyer Road, Calverton;
- Mansfield Lane Cemetery, Calverton;
- The Pingle, Lambley;
- Village Green (area in front of Stone Cottages), Linby;
- Green space surrounding the Bottom Cross, Linby;
- Green space surrounding the Top Cross, Linby;
- Linby Docks, Linby;
- School Plantation, Linby;
- Linby Meadow, Linby;
- Grassed Area on the south side of Linby Lane, Linby;
- Playing Field behind the Horse and Groom, Linby;
- Football Field – Linby Football Club, Linby;
- Paddock, Linby;
- Blackpad, Linby;
- Area next to Waterloo Road and the football field. Houses the old Colliery Wheel, Linby;
- Newstead Wildlife Meadow, Newstead;
- Queen Elizabeth Playing Field, Papplewick;
- Moor Pond Woods and Dam Banks, Papplewick;
- Papplewick Dam Wood, Papplewick;
- St James' Churchyard and Driveway, Papplewick;
- Papplewick & Linby Cricket Ground, Papplewick;
- Land to the Rear of the Griffin's Head Public House, Papplewick;
- Taylors Croft, Woodborough;
- Governors Field, Woodborough;

Question BGI 4 - Please use this space to identify any opportunities for the designation of any additional Local Green Spaces in addition to those areas identified above.

Sherwood Forest Regional Park and the Greenwood Community Forest

14.17 Community Forests aim to create large areas of multi-purpose woodland, heath and open land in urban-fringe areas. The Greenwood Community

Forest covers 161 square miles of Nottinghamshire, from Mansfield in the north to Nottingham in the south and from Eastwood in the west to Farnsfield in the east. It joins historic Sherwood Forest in the north-east and curves round to Attenborough in the south-west. Policy 16 of the Aligned Core Strategy (2014) and the Publication Draft GNSP (2024) identify the Greenwood Community Forest as a part of the Primary Strategic Network of Green Infrastructure. Policy LPD 23 of the Local Planning Document (2018) requires that the Borough Council negotiates with developers to support the aims and objectives of the Greenwood Community Forest and the Sherwood Forest Regional Park. The Policy identifies a number of criteria:- to ensure provision is accessible to people of all abilities; a higher proportion of tree and woodland planting; and appropriate management and enhancement of any existing woodlands.

Question BGI 5 - Should we continue with this criteria-based approach or adopt a vision-based approach that sets out broader objectives that allows greater flexibility in how new development can contribute to the Regional Park and Community Forest?

Sites of International, National and Local Importance for Nature Conservation

14.18 National planning policy requires that the natural environment is enhanced by minimising impacts on biodiversity and contributing to halting the decline in biodiversity by establishing ecological networks. Criteria based policies should be established to assess development against and distinctions should be made between sites of international, national and local value.

- International Sites: There is currently no designated site of international importance in Gedling Borough.
- Possible Potential Special Protection Area (ppSPA): An area to the north of the Borough has been identified as the 'Sherwood Forest possible potential Special Protection Area (ppSPA)' which has not been formally designated and is awaiting a decision by the Government. This is to protect the habitats of woodlarks and nightjars. Natural England advise that a precautionary approach be taken, and any development plans need to consider the impact on the Special Protection Area as if it was to come into force.
- National Sites (aka Sites of Special Scientific Interest (SSSI)): There is one SSSI in Gedling Borough at Linby Quarries. This has been identified on the Local Planning Document Policies Map (2018), but as there is separate legislation in place to protect this type of designation there is no need for additional policy.

Ancient Woodland and Veteran Trees

14.19 The NPPF includes a presumption against the loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees, unless wholly exceptional reasons exist. The Local Planning Document Policies Map (2018) identifies a number of ancient woodlands in Gedling Borough. To date, no veteran trees have been identified, however Policy LPD

18 provides protection for all areas of ancient woodland even where these are not identified on the Policies Map.

- 14.20 Local Wildlife Sites and Local Geological Sites are sites of local value identified by the Nottinghamshire Biological and Geological Records Centre in accordance with minimum criteria (see the Local Wildlife Site Handbook [here](#)). A map showing the current designated sites can be found here [Nottinghamshire Insight Mapping](#).
- 14.21 For development proposals affecting locally designated sites, Policy LPD 18 requires application of the mitigation hierarchy: first, avoid harm; if avoidance is not feasible, mitigate harm; and as a last resort, compensate for any harm. Planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value of the site.

Question BGI 6 - Should we continue with the current sequential approach which requires a step-by-step process (avoid, mitigate, compensate) set out by Policy LPD 18 of the Local Planning Document (2018) or adopt a different approach such as a balancing policy that integrates harm avoidance with proactive environmental enhancements, or innovative solutions (i.e. habitat banking)? (please specify)

Question BGI 7 – Are there any other issues or options that should be considered for this chapter?

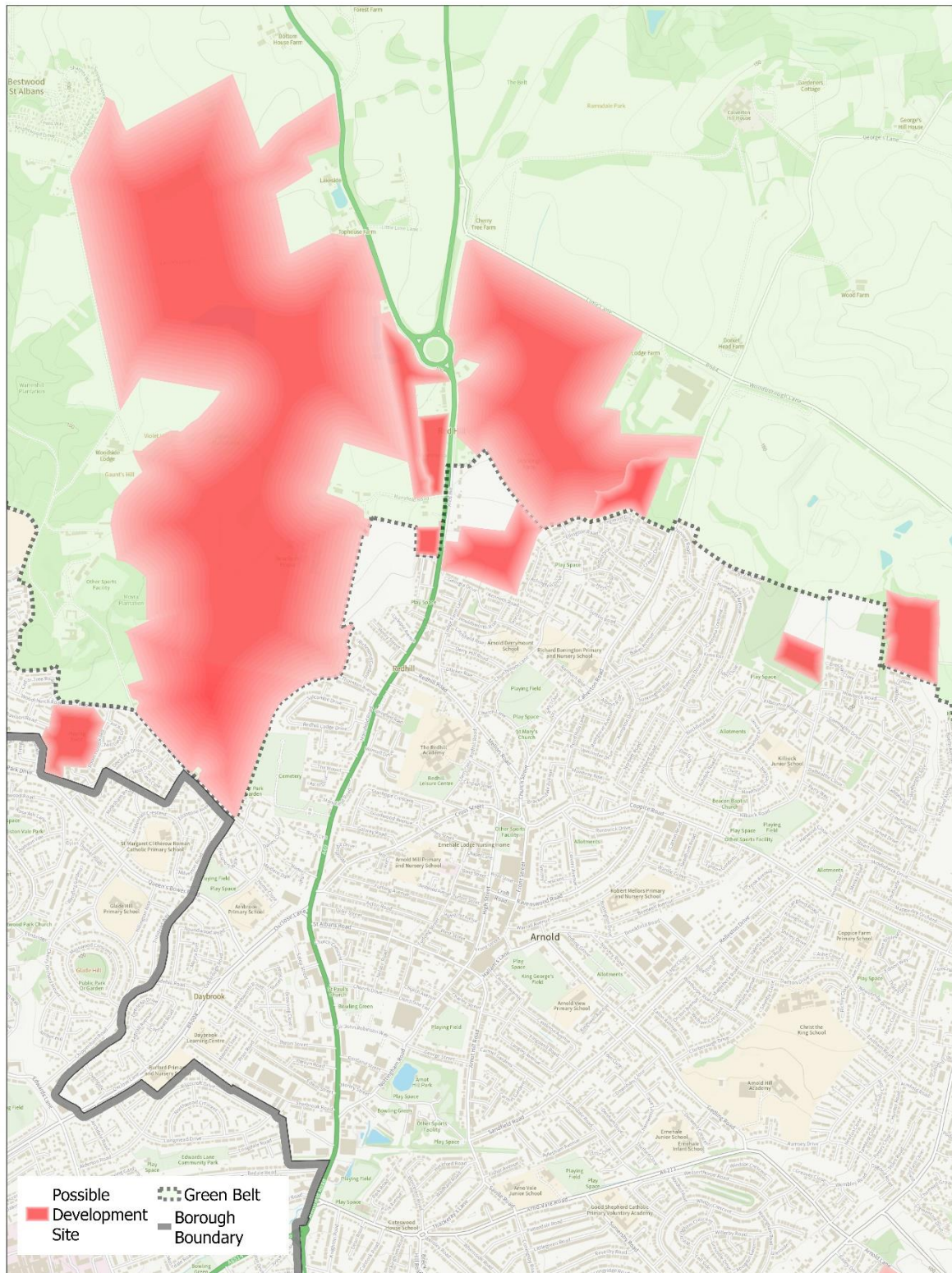
Gedling Local Development Plan

Draft Issues and Options Document

Appendix A

July 2025

Serving people, Improving lives



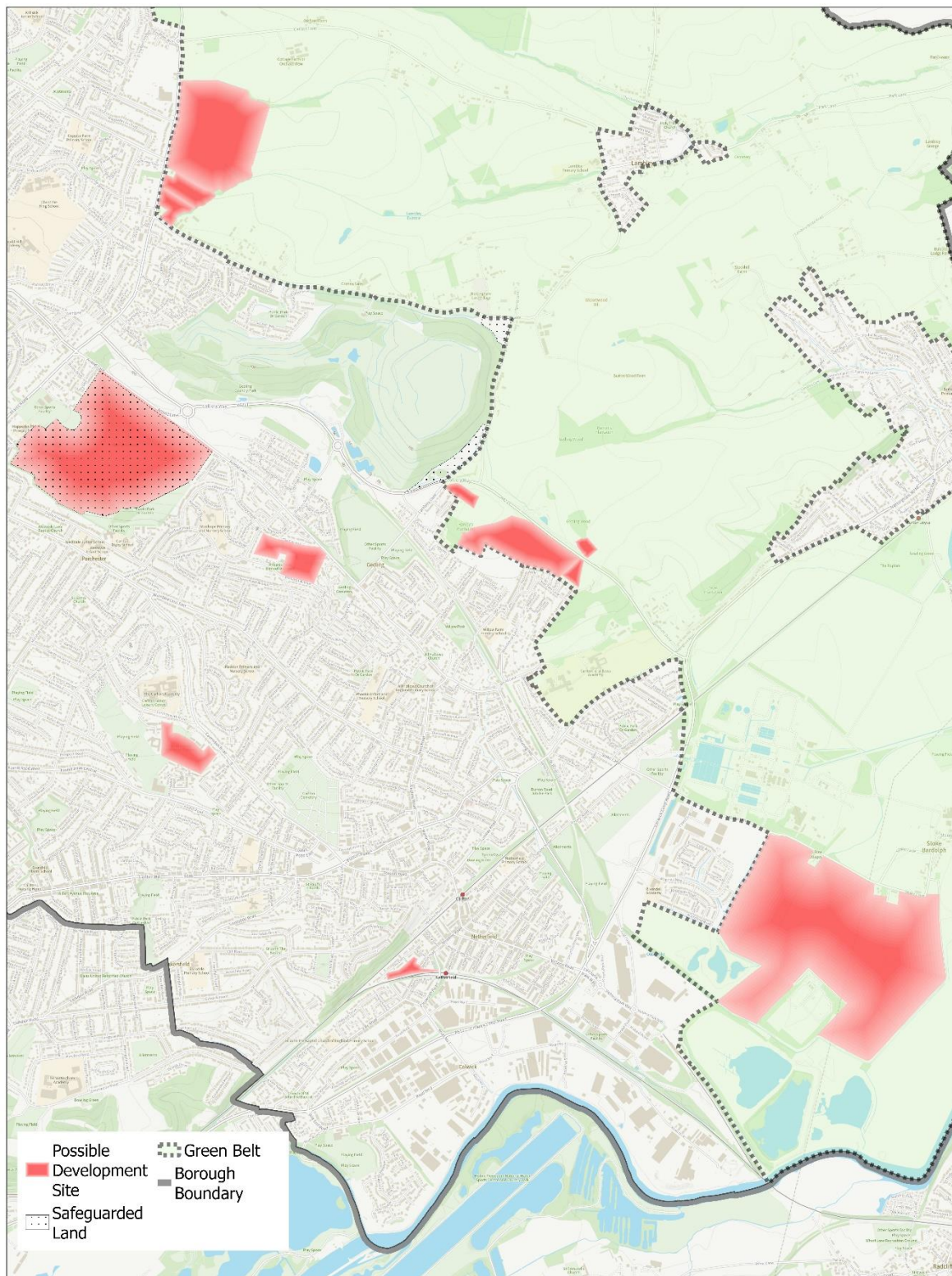
Gedling
 Borough Council
 Civic Centre, Arnot Hill Park, Arnold,
 Nottinghamshire, NG5 9LU

Possible Development Sites Plan A1 - Arnold

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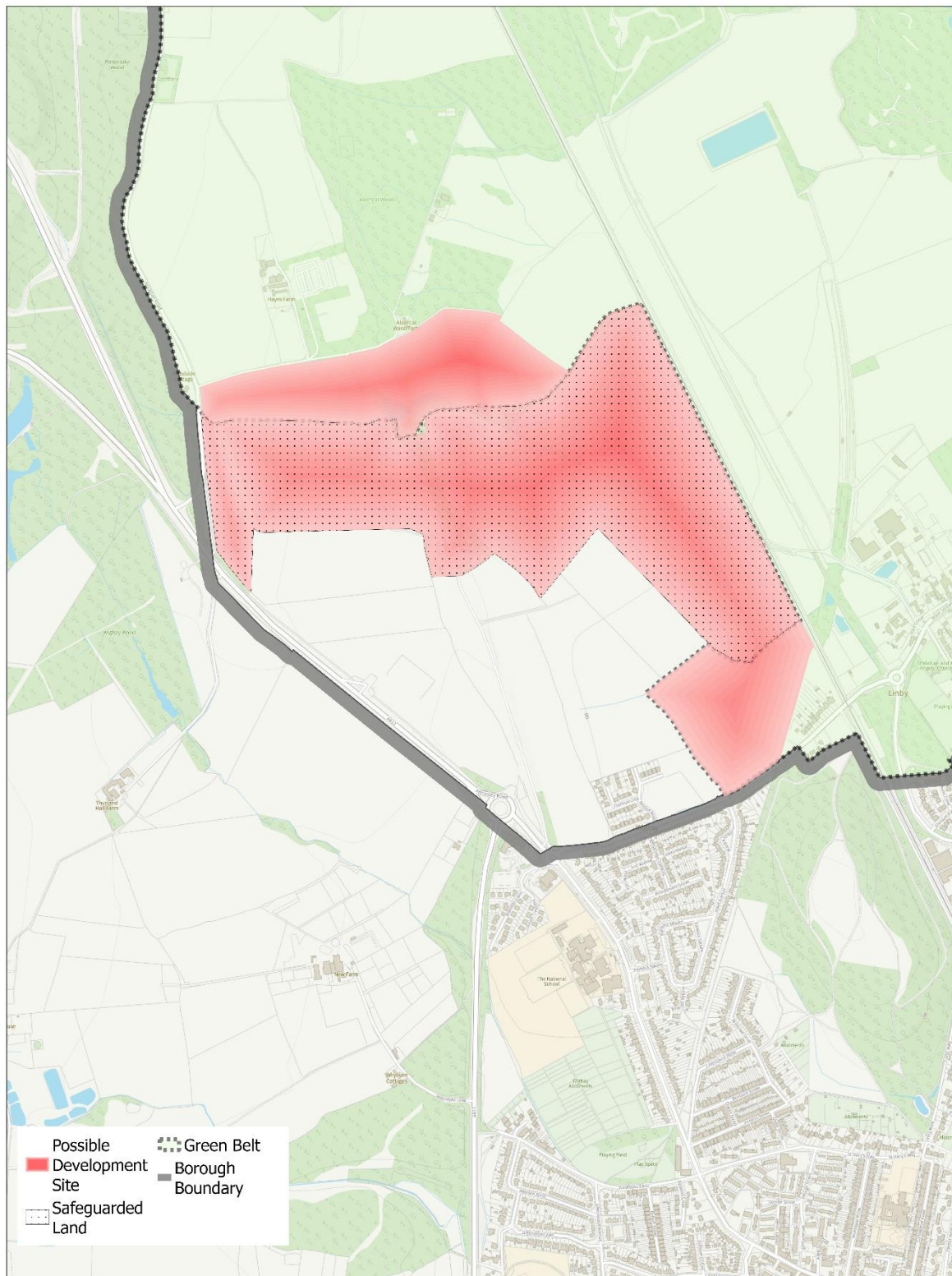
Gedling
 Borough Council
 Civic Centre, Arnot Hill Park, Arnold,
 Nottinghamshire, NG5 6LU

Possible Development Sites Plan A2 - Carlton

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0 0.25 0.75 1.5 Kilometres





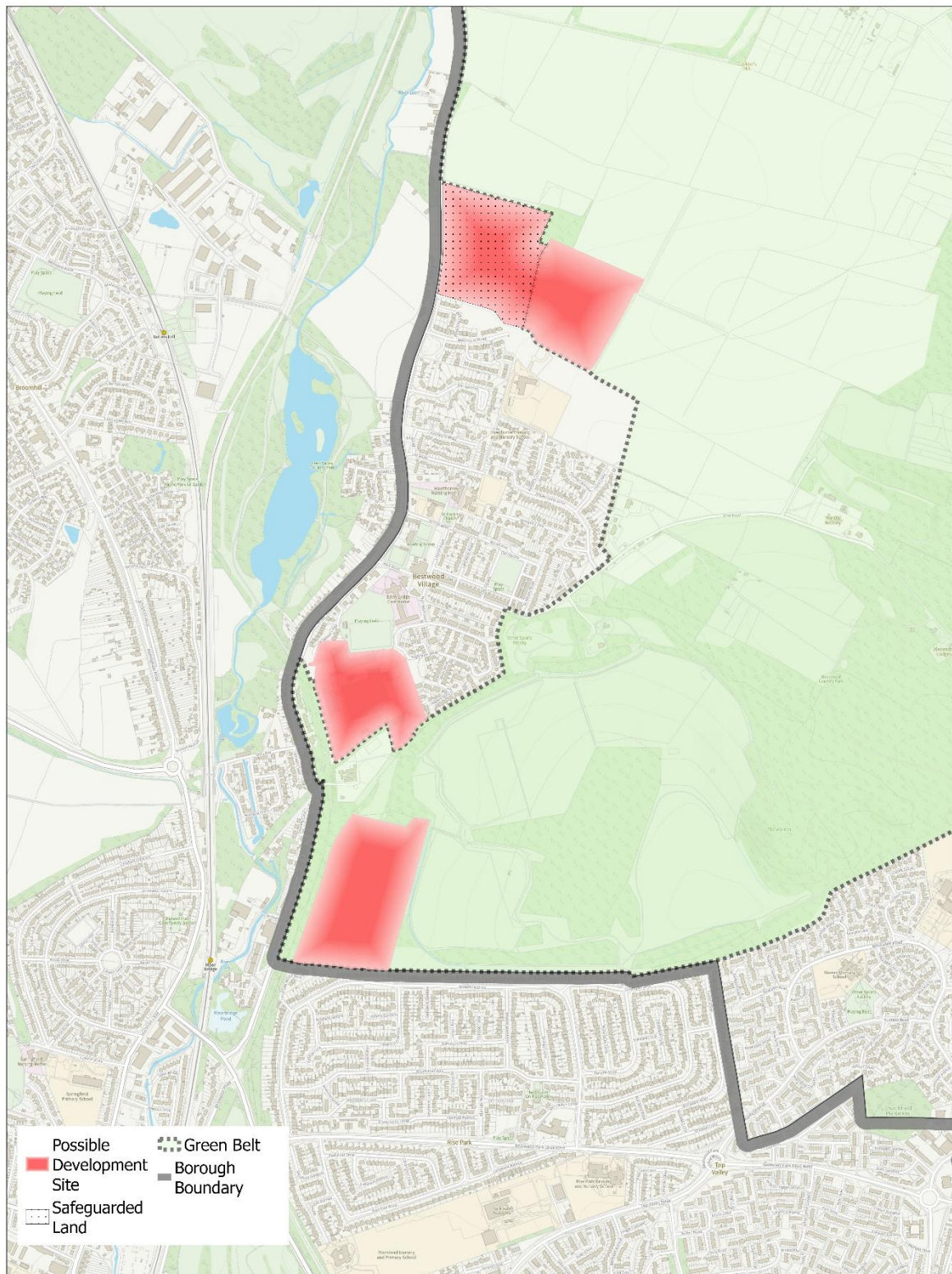
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Possible Development Sites Plan A3 - Hucknall

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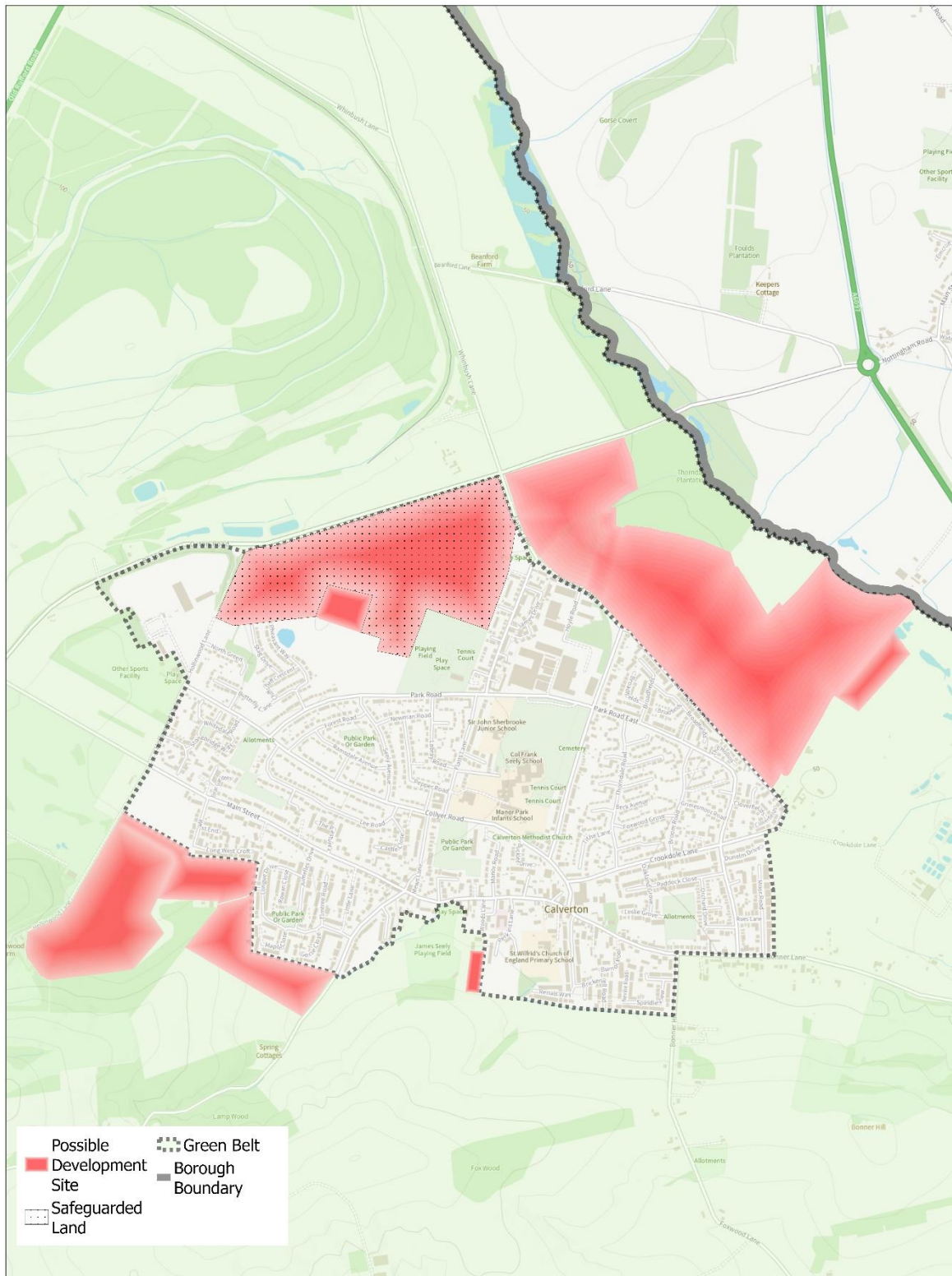


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Possible Development Sites Plan A4 - Bestwood

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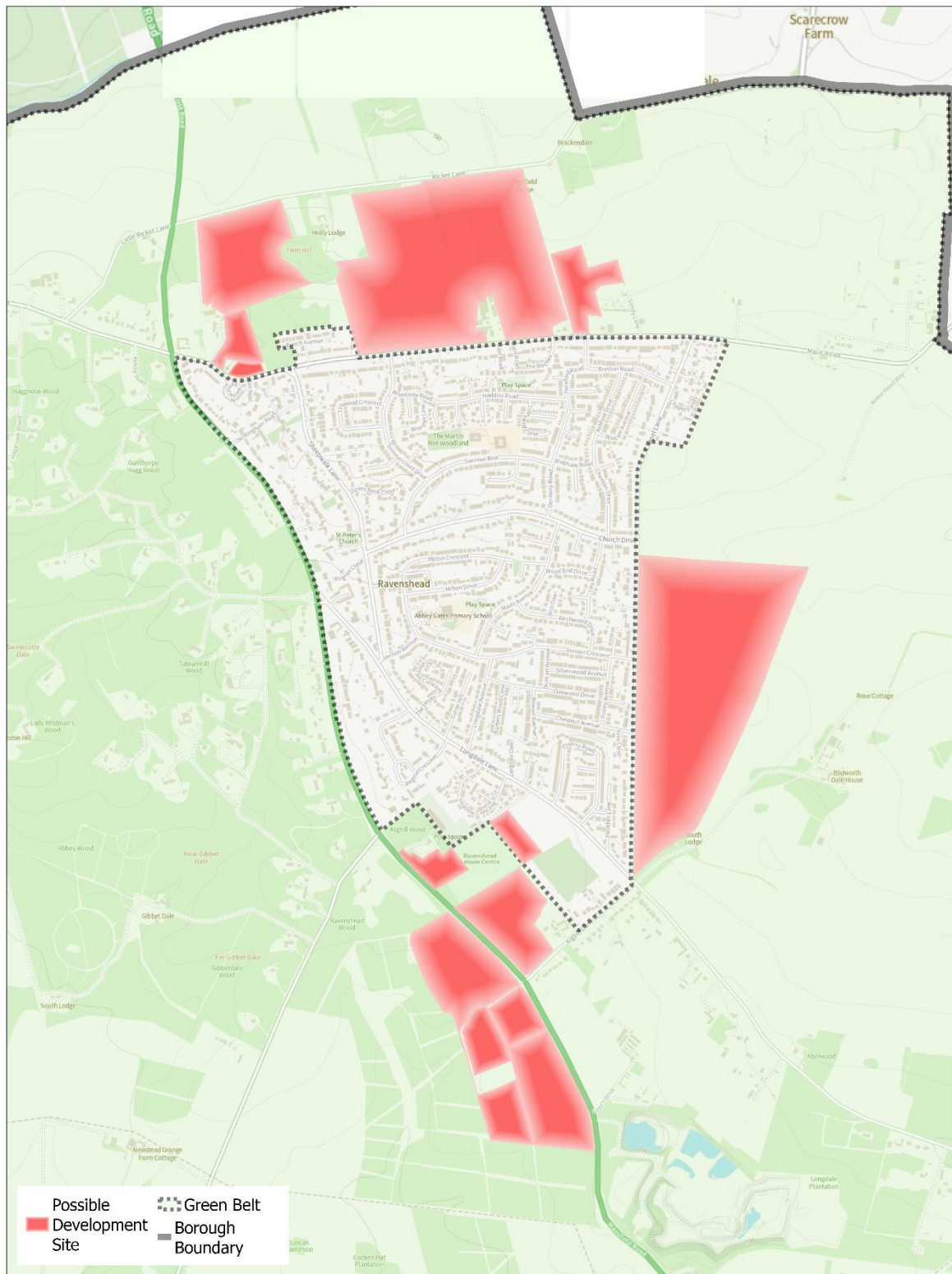


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Possible Development Sites Plan A5 - Calverton

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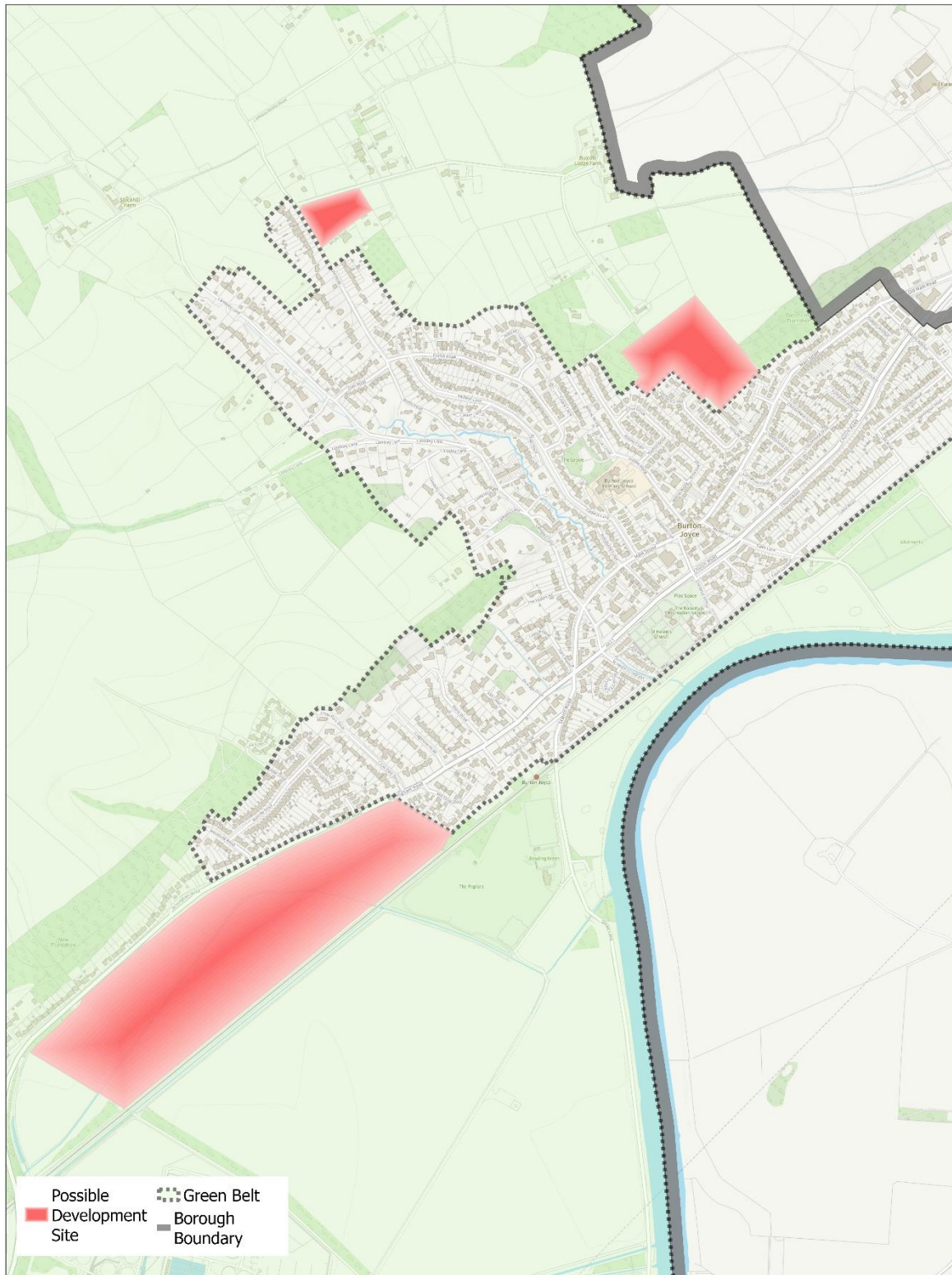
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Possible Development Sites Plan A6 - Ravenshead

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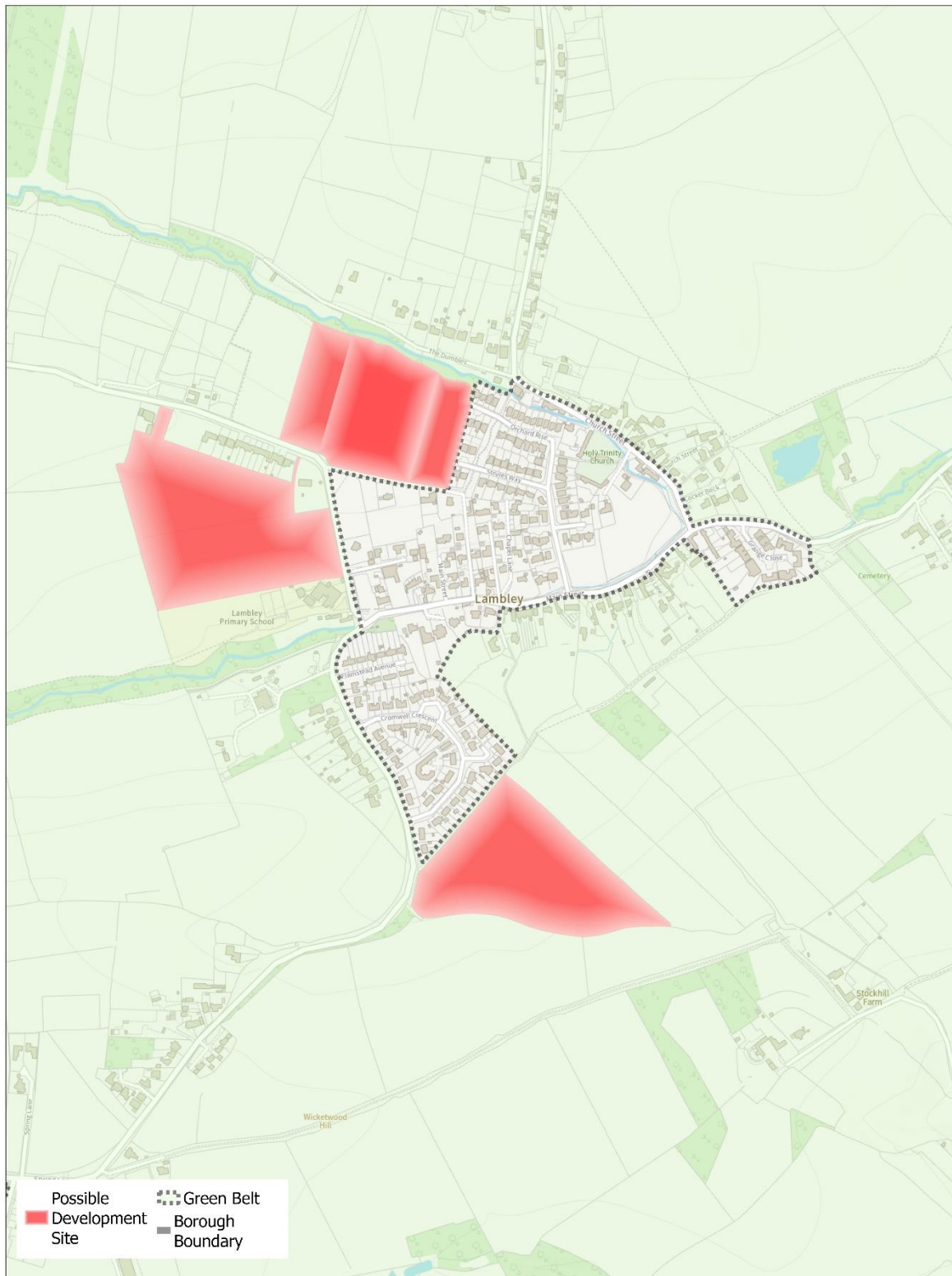
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**Possible Development Sites
 Plan A7 - Burton Joyce**

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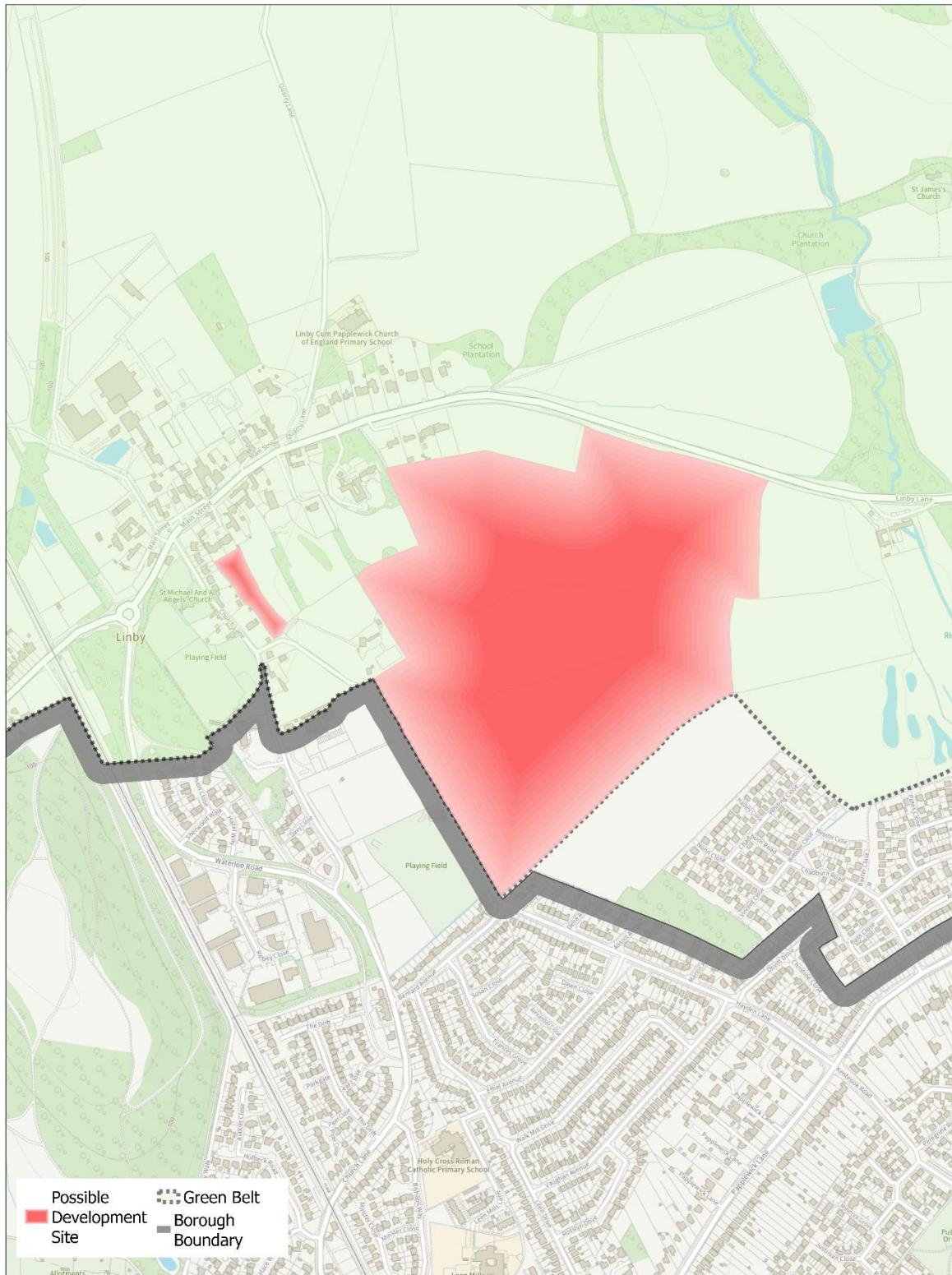
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Possible Development Sites Plan A8 - Lambley

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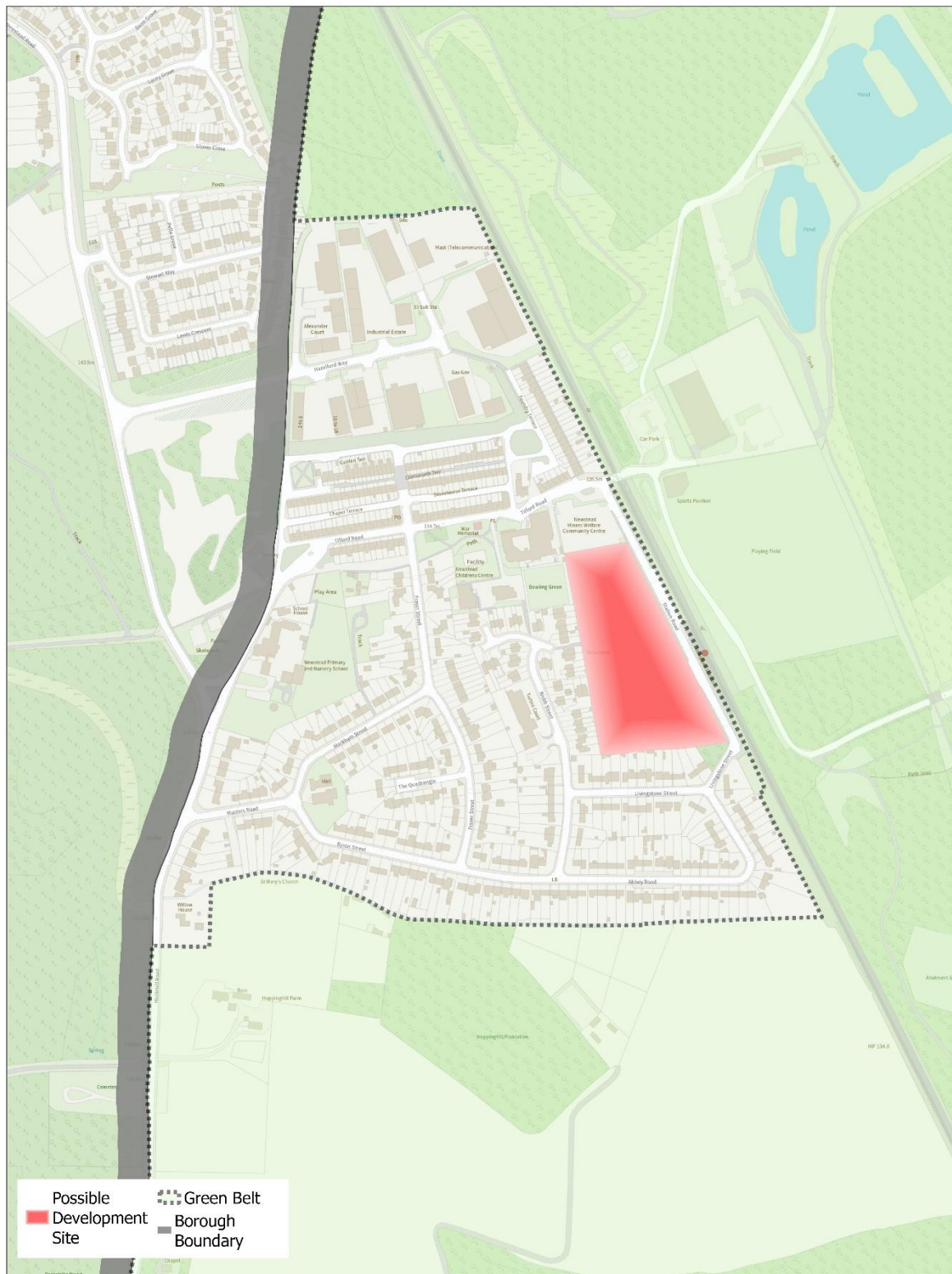
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Possible Development Sites Plan A9 - Linby

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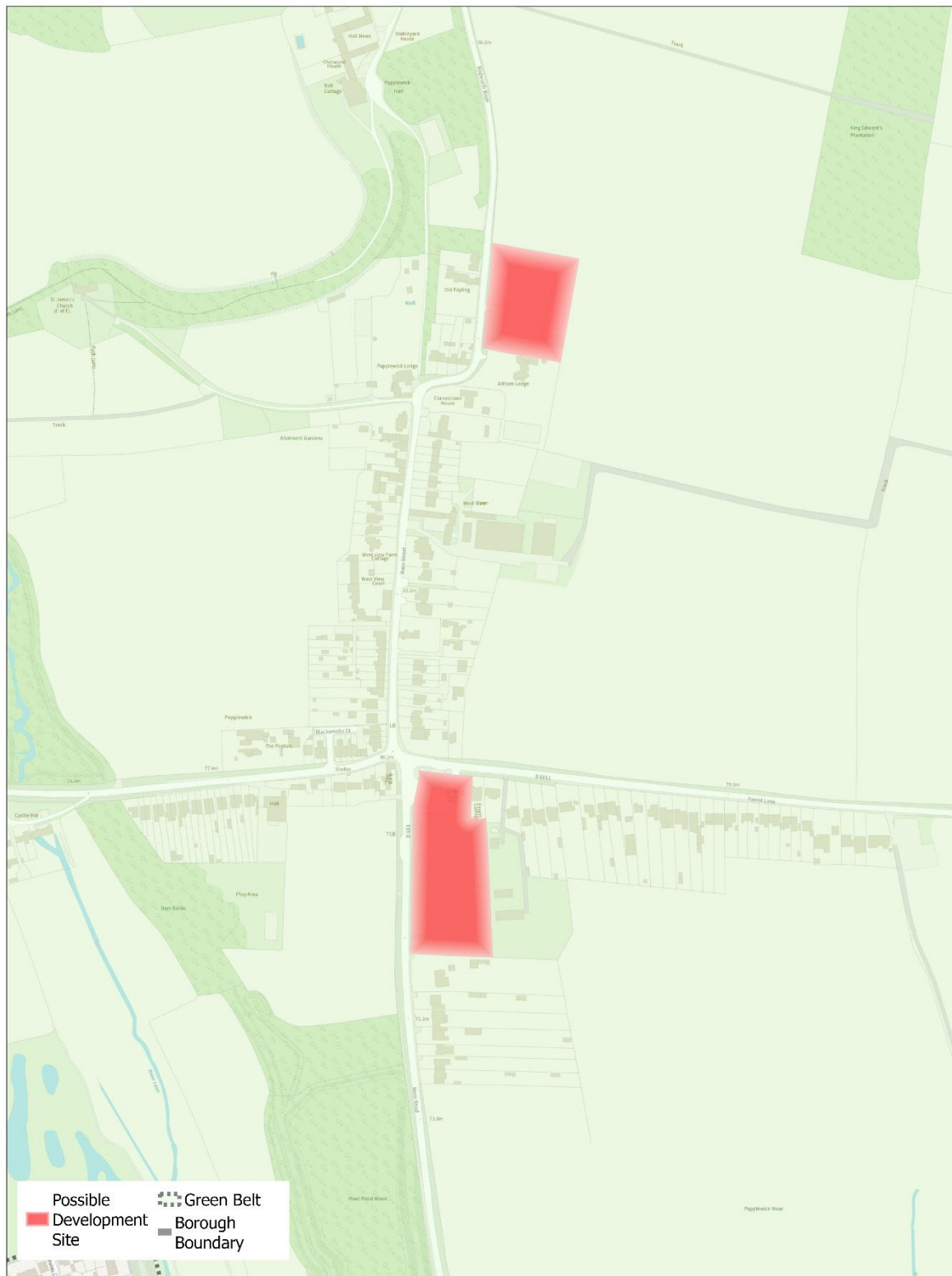
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Possible Development Sites Plan A10 - Newstead

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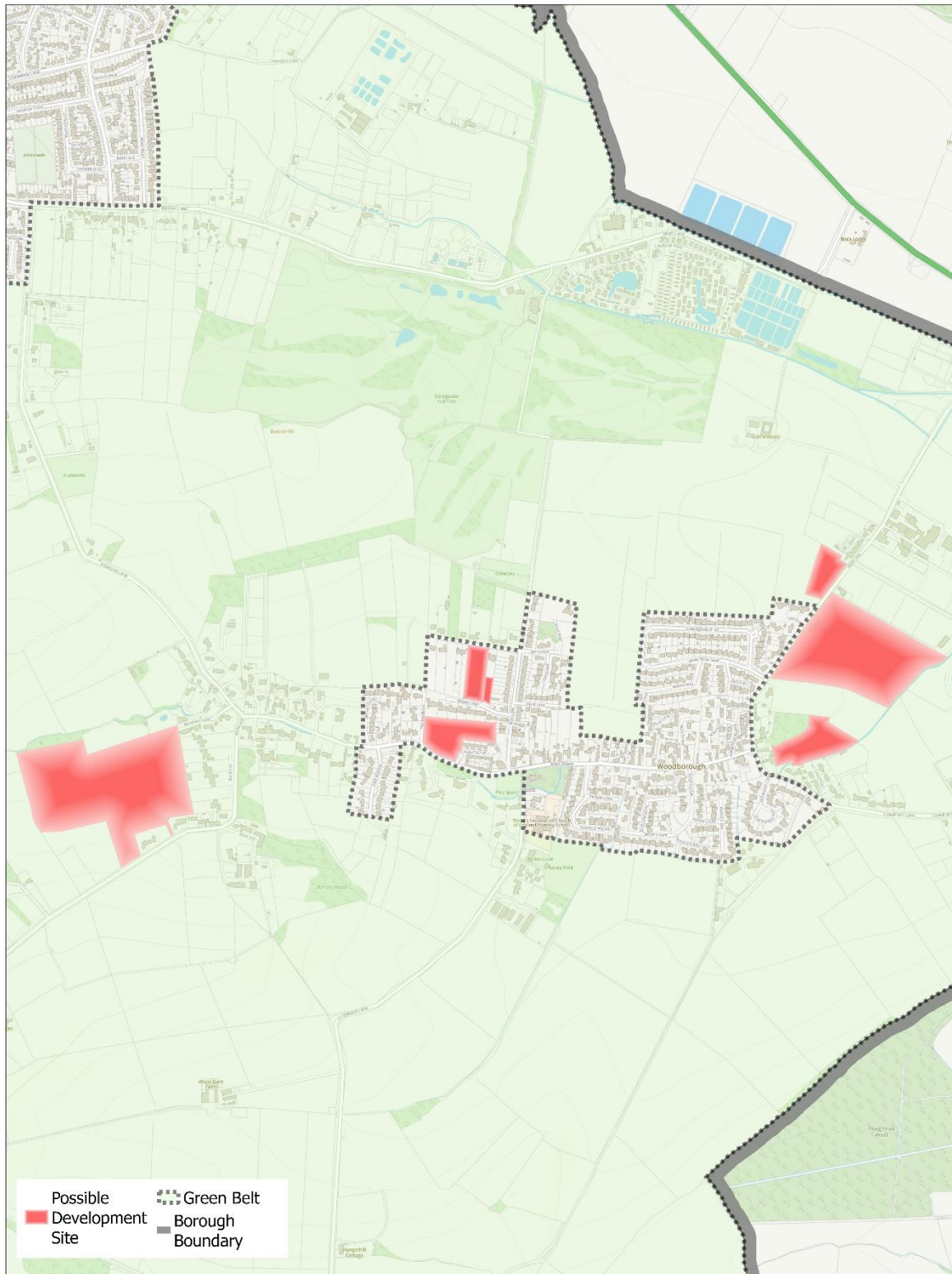
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Possible Development Sites Plan A11 - Papplewick

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**Possible Development Sites
 Plan A13 - Woodborough**

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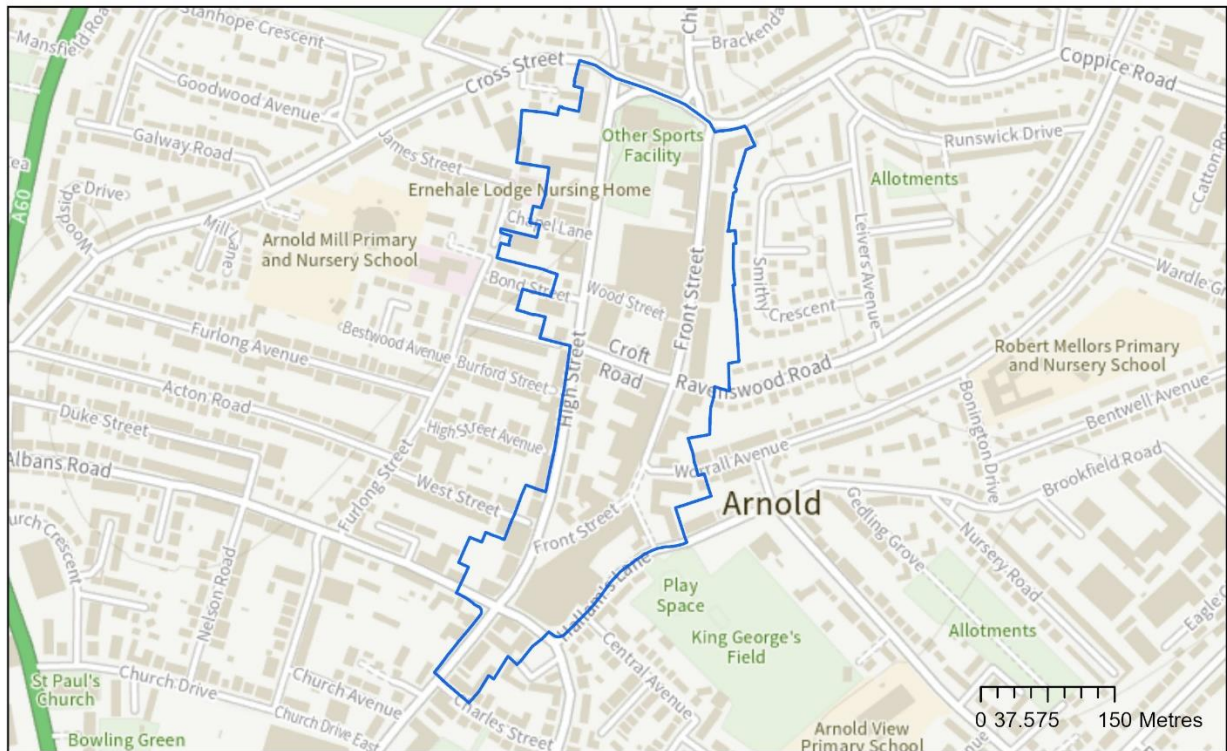
Gedling Local Development Plan

Draft Issues and Options Document

Appendix B


July 2025

Serving people, Improving lives



Civic Centre, Arnot Hill Park, Arnold,
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Arnold Town Centre

 Town centre boundary
(no change)

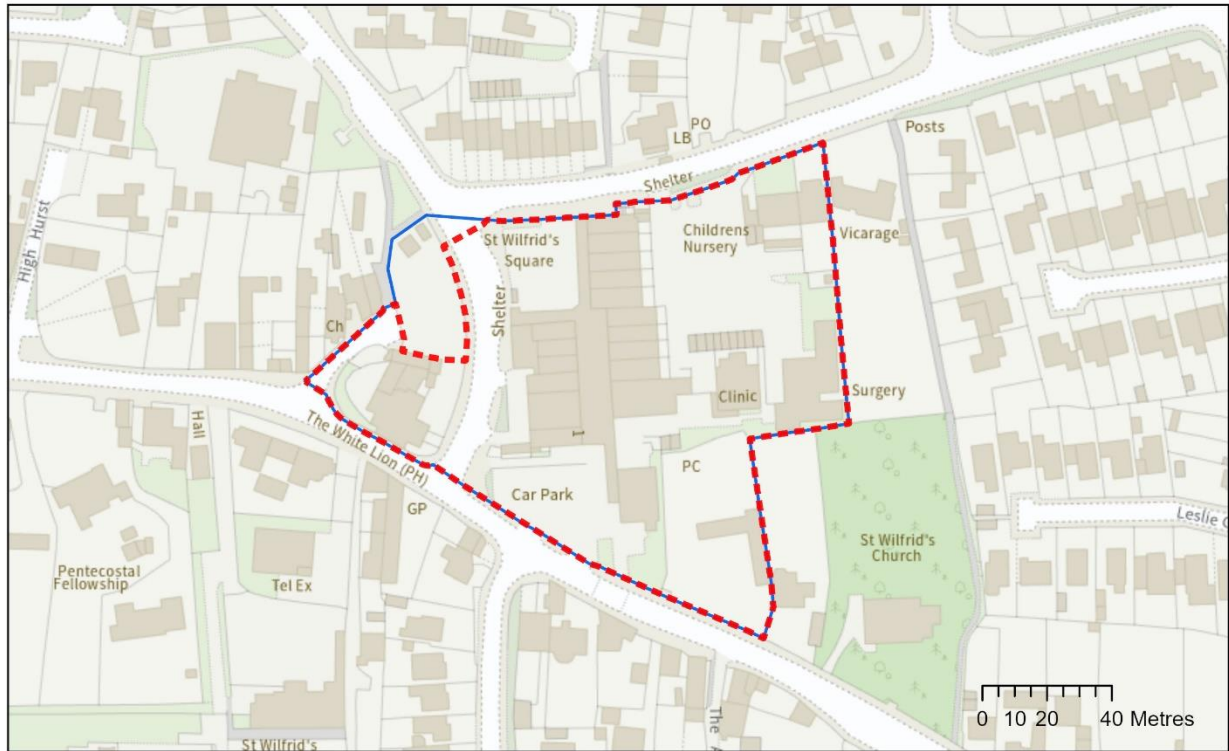


Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Burton Joyce Local Centre

 Existing boundary (no
change)



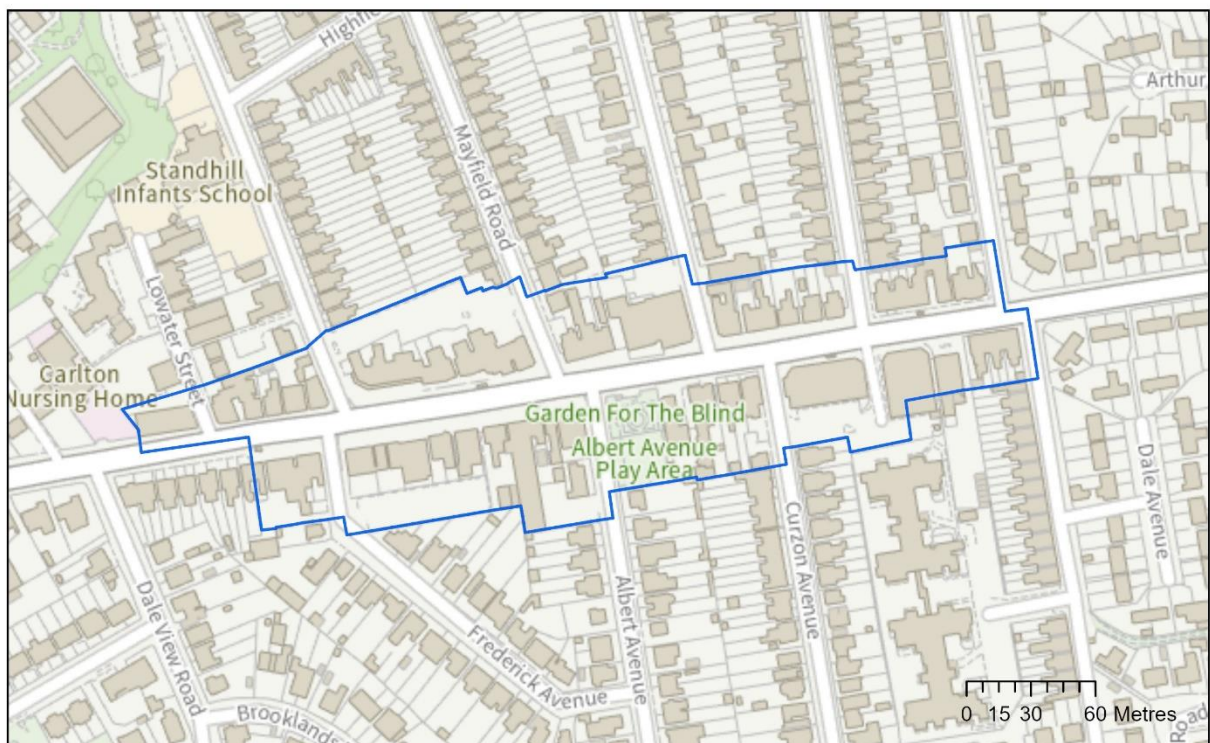


Gedling
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Calverton Local Centre

Existing boundary
Proposed boundary



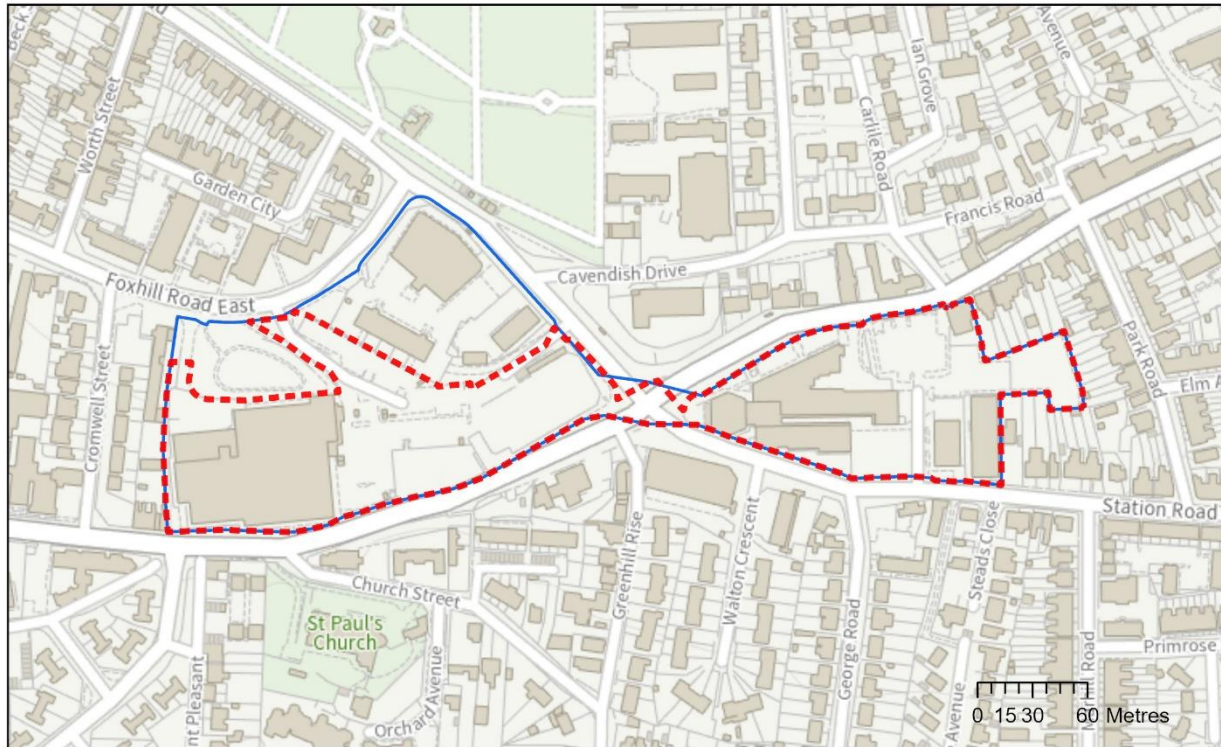
Gedling
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Carlton Hill Local Centre

Existing boundary (no change)



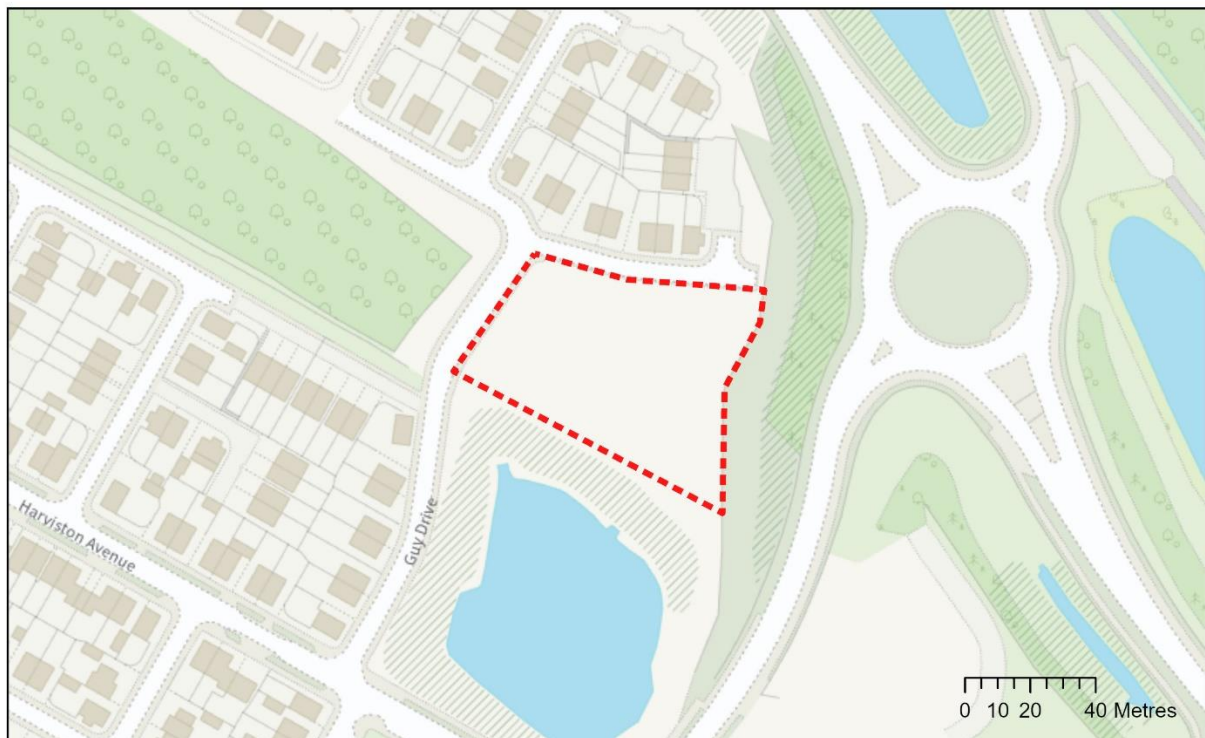


Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Carlton Square Local Centre

Existing boundary

Proposed boundary

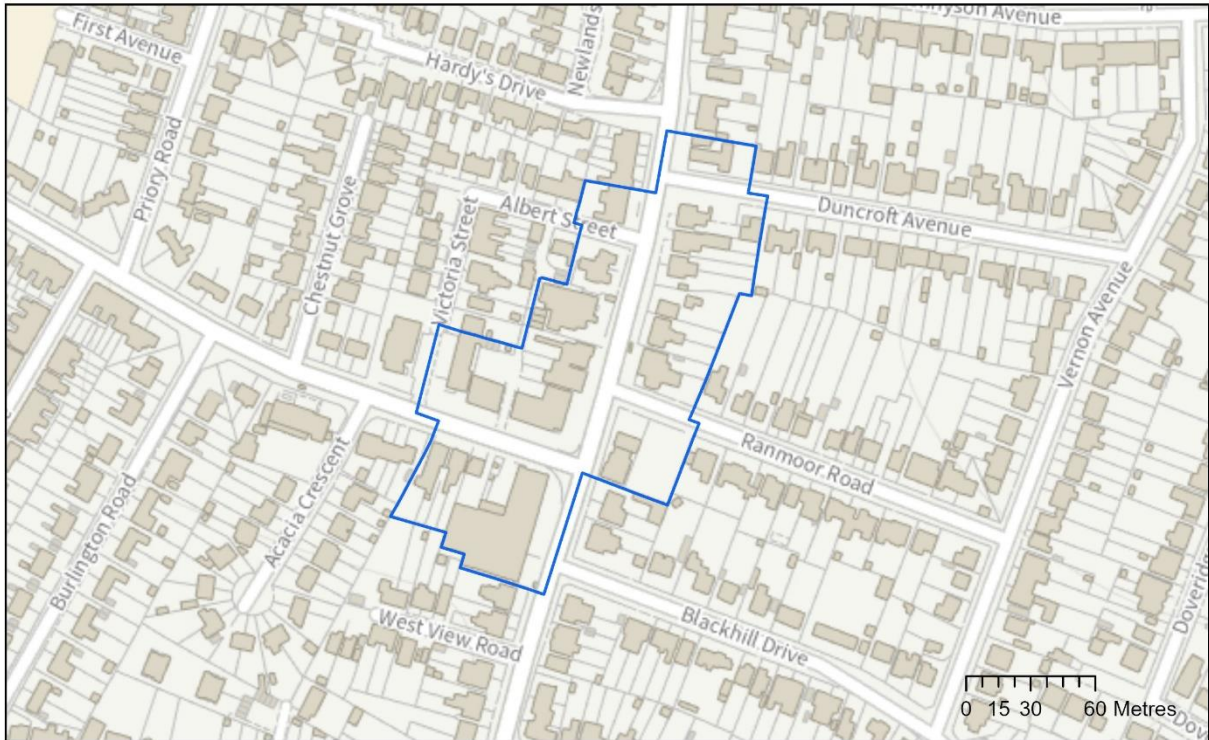


Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Chase Farm Local Centre


Proposed boundary

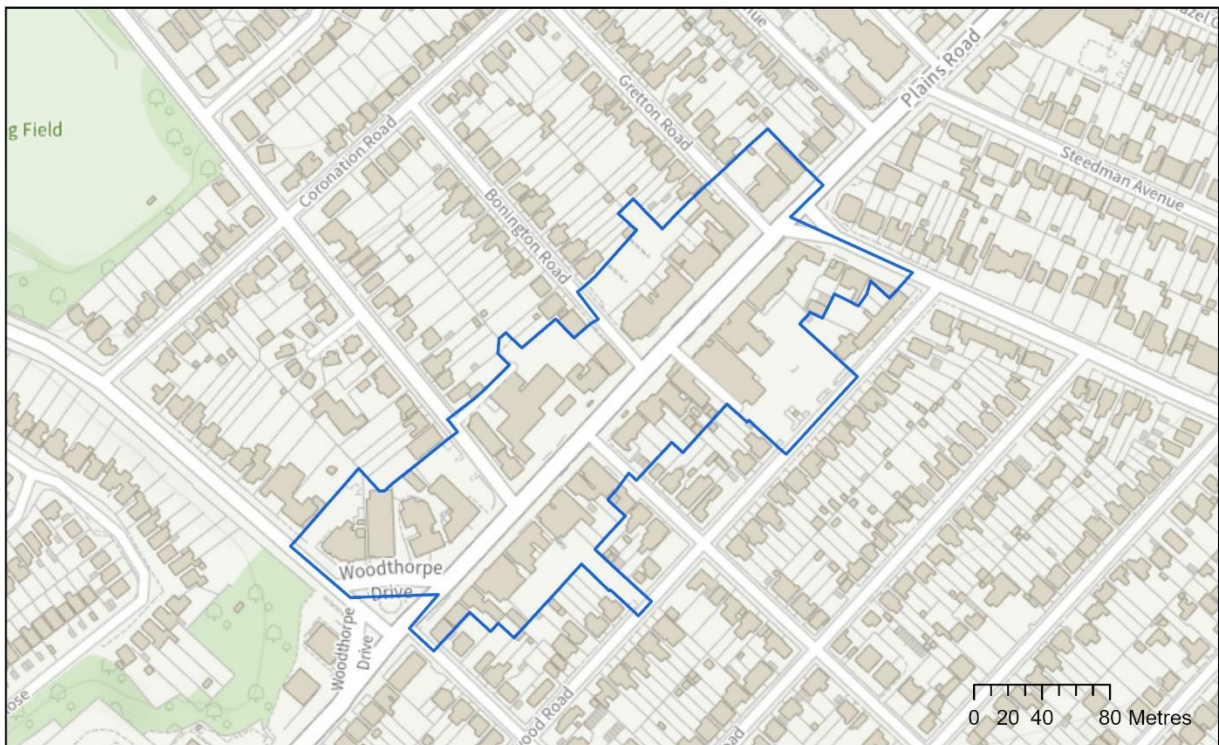




Gedling
Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU


Gedling Local Centre

 Existing boundary (no change)

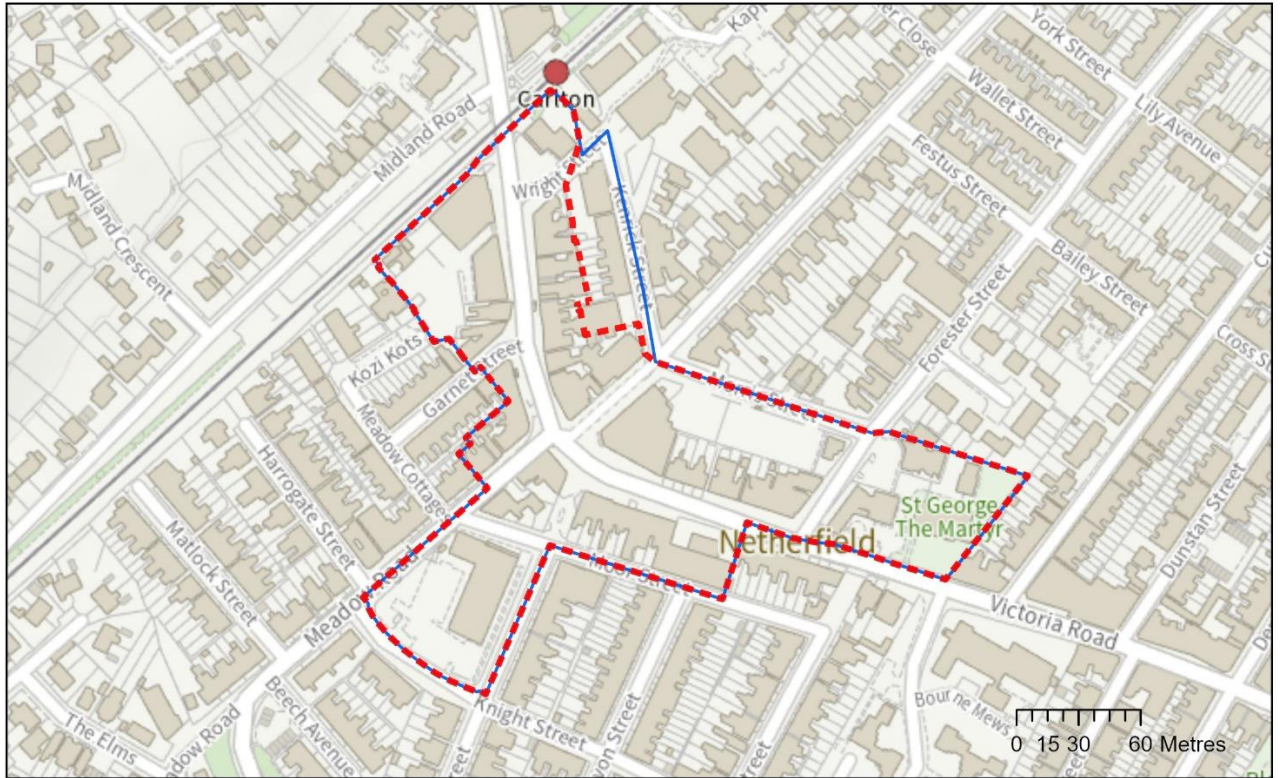


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Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Mapperley Plains Local Centre

 Existing boundary (no change)



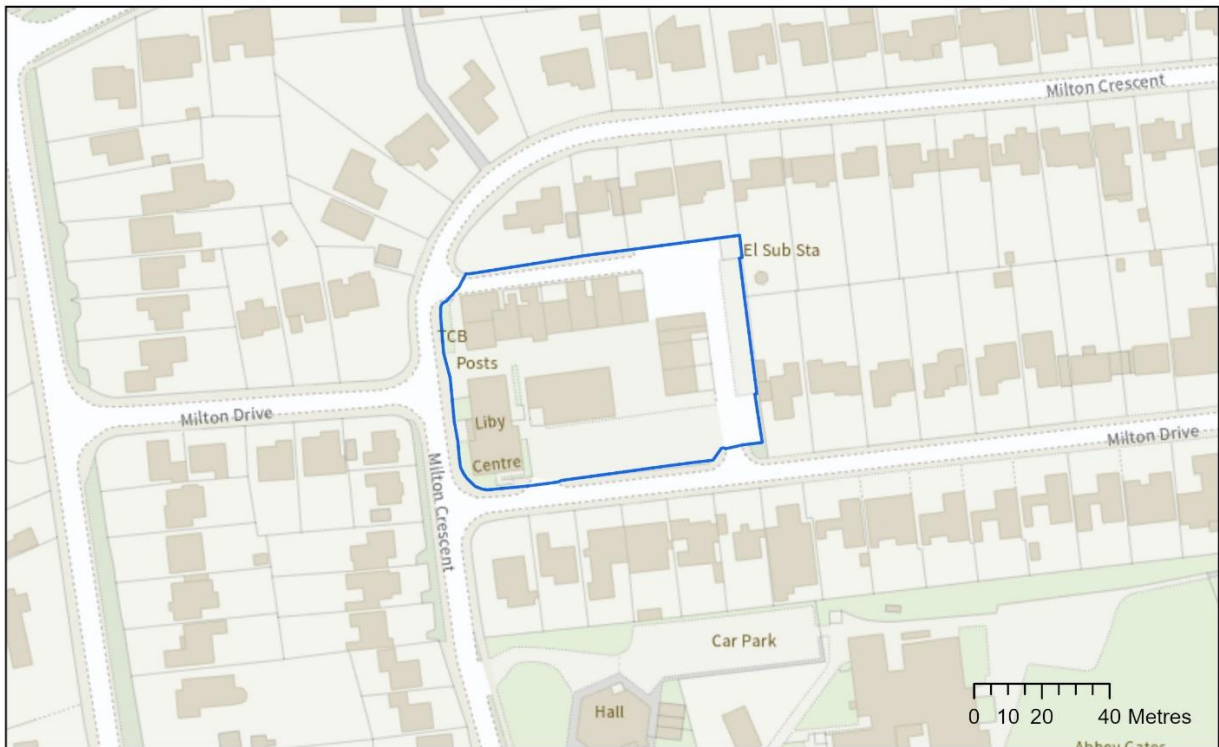


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Civic Centre, Arnot Hill Park, Arnold,
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Netherfield Local Centre

Existing boundary
 Proposed boundary



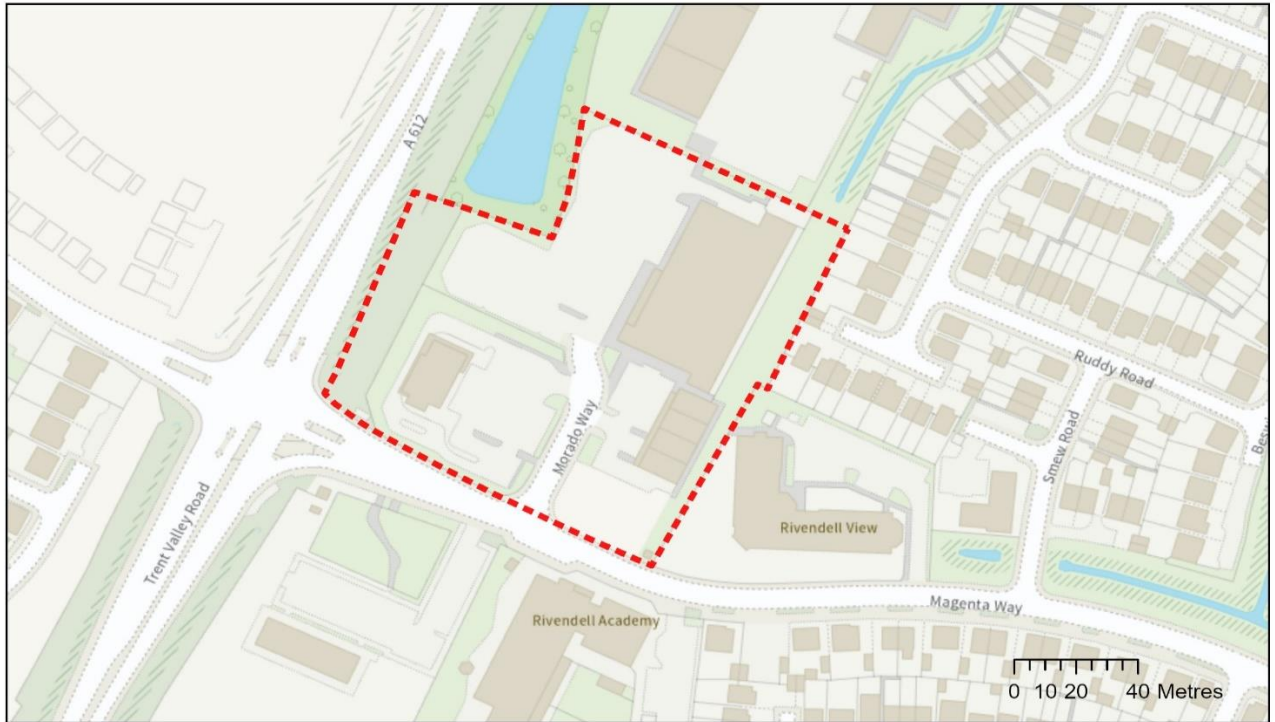
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Ravenshead Local Centre

Existing boundary (no change)





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Teal Close Local Centre

 Proposed boundary



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Top Wighay Farm Local Centre

 Proposed boundary



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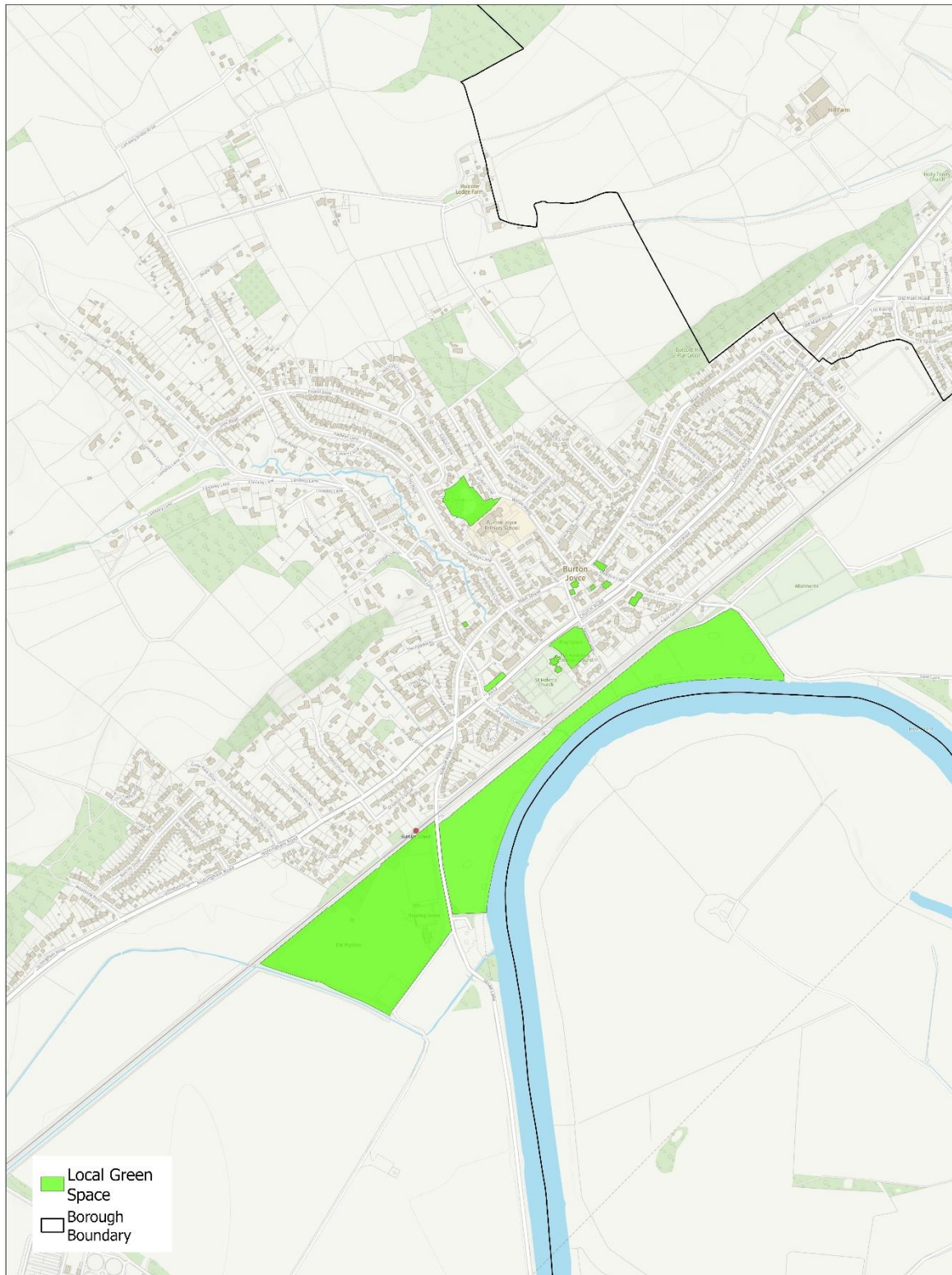
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Draft Issues and Options Document

Appendix C

July 2025

Serving people, Improving lives



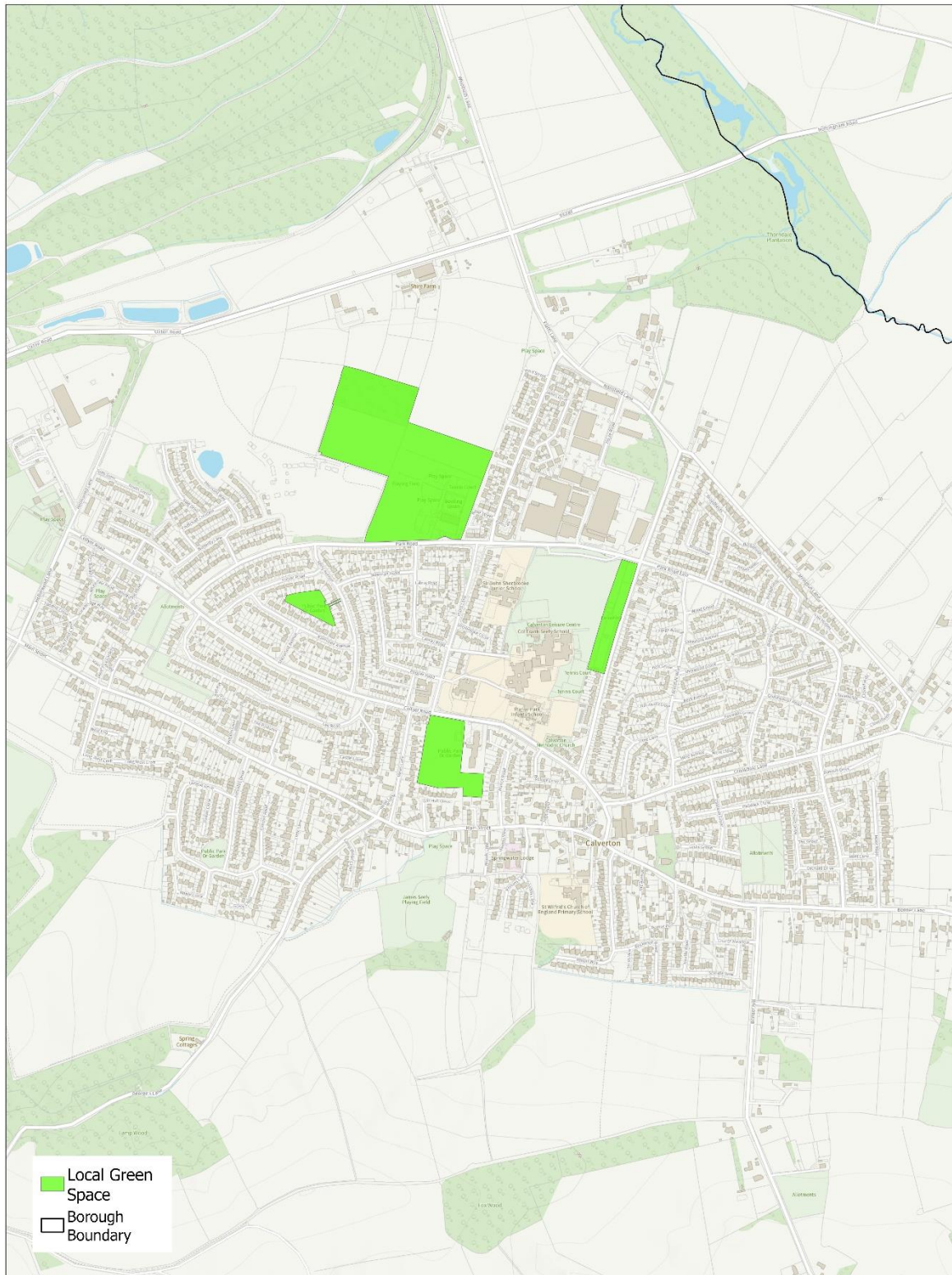
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Local Green Space - Burton Joyce

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0 0.15 0.3 0.6 Kilometres





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Local Green Space - Calverton

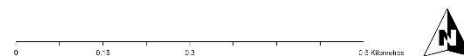
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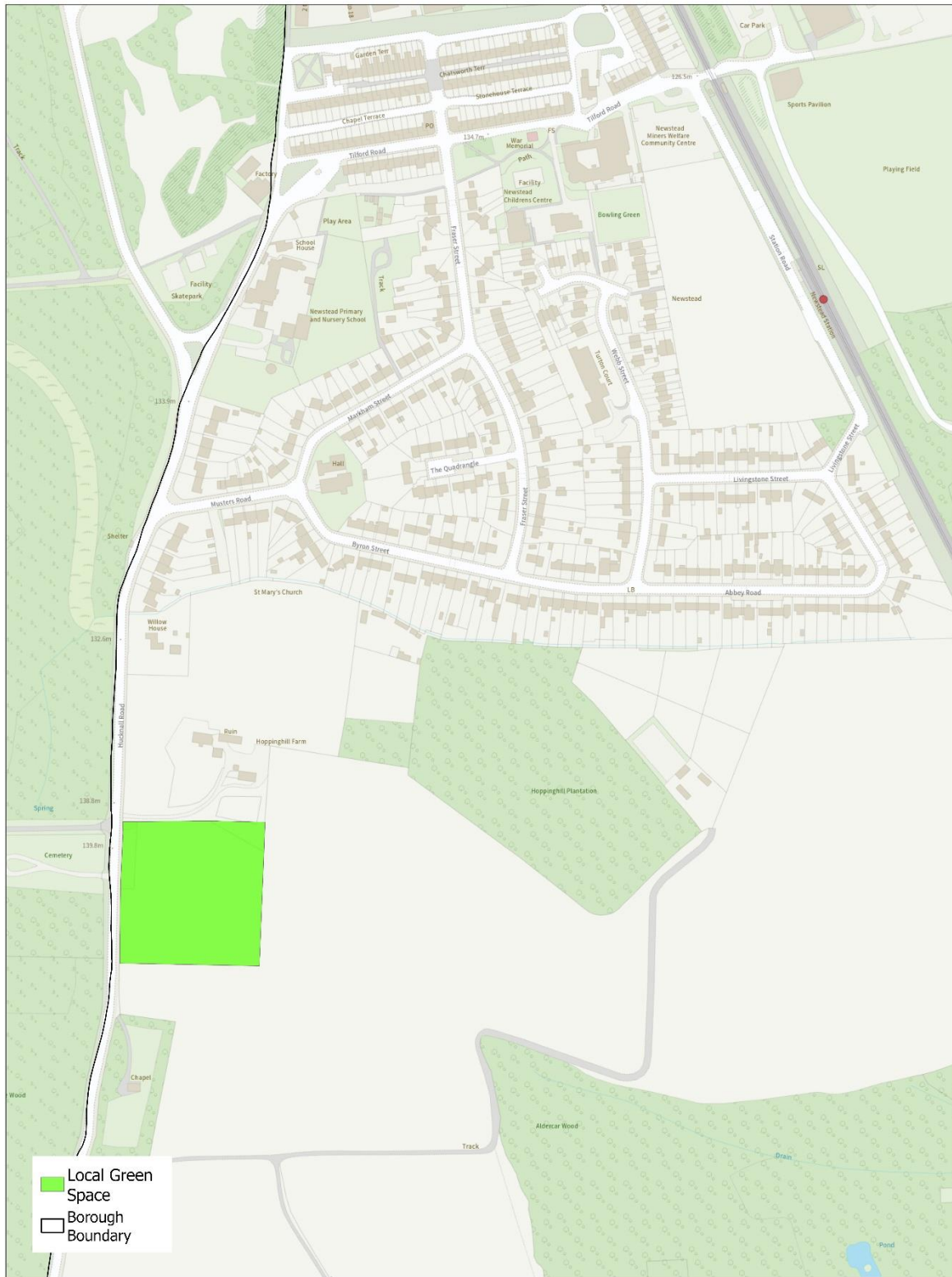
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Local Green Space - Linby and Papplewick

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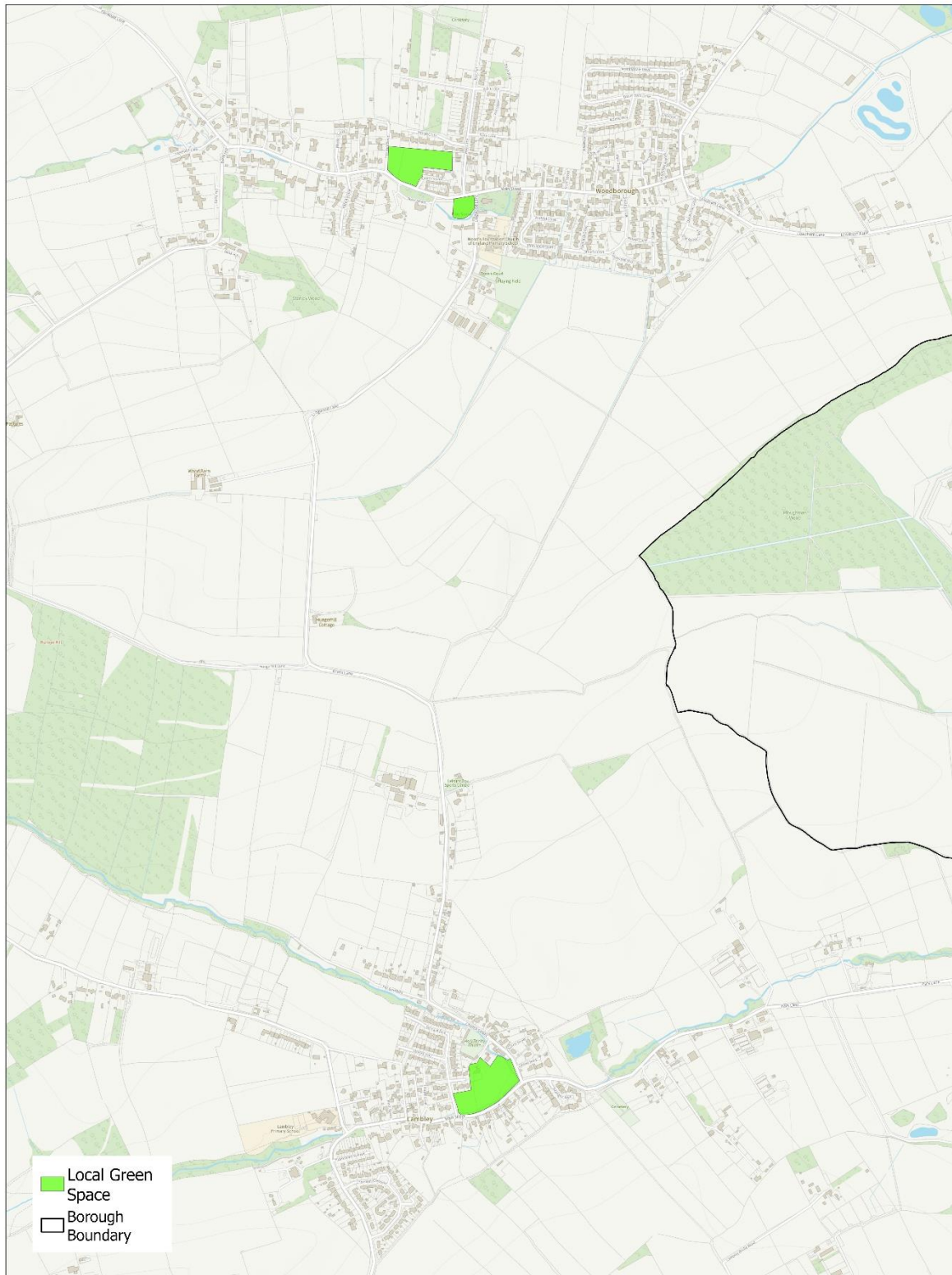
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Local Green Space - Newstead

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0 0.05 0.1 0.2 Kilometres





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Local Green Space - Woodborough and Lambley

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0 0.17 0.35 0.7 Kilometres

