

Report to Council

Subject: Consultation on the Publication Draft Gedling Local Development Plan

Date: 10th June 2026

Author: Planning Policy Manager

Purpose

For Council to approve the Publication Draft Gedling Local Development Plan for a six week period of consultation. Subject to no substantial issues arising from this consultation, for Council to approve the Publication Draft and Sustainability Appraisal to be submitted to the Secretary of State with associated evidence documents for independent examination.

Recommendation(s)

THAT:

- 1) That Council approves the submission of the Publication Draft Gedling Local Development Plan (Appendix 1) and Sustainability Appraisal (Appendix 2) to the Secretary of State with associated evidence documents for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 subject to there not being the need for any substantial changes following consultation on the Publication Draft.**
- 2) That Council delegates authority to the Director of Place in consultation with the Chairman of Planning Committee to make any minor editing changes such as typographical, formatting or changes to imagery necessary to the Publication Draft Gedling Local Development Plan.**

1 Background

- 1.1 This report follows on from the Cabinet Report dated 13th February 2025 at which Cabinet agreed to withdraw from the preparation of the Greater Nottingham

Strategic Plan and to commence preparation of the Gedling Local Development Plan. Subsequently the decision was approved by Council on 5th March 2025. Prior to withdrawal, Gedling Borough Council had been preparing the Greater Nottingham Strategic Plan (GNSP) in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils to provide a consistent strategic planning framework for the authorities concerned. Although, Gedling Borough has withdrawn from the Greater Nottingham Strategic Plan it retains its ability to align strategic planning policy with the other Greater Nottingham Councils through the aegis of the Greater Nottingham Planning Partnership and joint working.

- 1.2 Strategic policies for Gedling Borough are set out in the Greater Nottingham Aligned Core Strategies for Broxtowe, Gedling and Nottingham adopted in 2014 which forms Part 1 of the Local Plan and non-strategic policies are set out in the adopted Local Planning Document (2018), Part 2 of the Local Plan. The new Gedling Local Development Plan is being prepared in the context of the NPPF published in December 2024 and will contain both strategic and non-strategic planning policies and will replace the Part 1 and Part 2 Local Plan.
- 1.3 On 10th July 2025, Cabinet approved the Issues and Options stage of the Gedling Local Development Plan and separate Sustainability Appraisal Scoping Report to be published for a six week period of consultation, which ended on 1st September 2025.
- 1.4 The Issues and Options document is a discussion document and the consultation sought views on the most appropriate policy approaches to address the Borough's development needs over the plan period. In drafting the Gedling Local Development Plan, the joint evidence base and policy approach taken by the Greater Nottingham Strategic Plan (GNSP) formed the starting point and consideration was given as to whether greater detail was needed in order to address non-strategic issues and whether the context had changed (such as through the publication of the revised National Planning Policy Framework) which would support a different approach. The intention is that the Gedling Local Development Plan aligns with the GNSP as it relates to strategic matters.
- 1.5 The Council has been updating the evidence to support the preparation of the full Gedling Local Development Plan and the consultation on the Publication Draft Plan (Appendix 1) comprises the first formal consultation stage. All documentation associated with the consultation is available at <https://www.gedling.gov.uk/reg-19-documents>, and includes the Report of Responses (May 2026) which summarises the comments received during the Issues and Options stage together with the Council's response.

2 Proposal

- 2.1 Prior to its adoption, the Gedling Local Development Plan is required to go through

a number of formal and informal consultation stages. The Publication Draft Gedling Local Development Plan represents the first formal stage of preparation. All of the consultation responses received as a result of the earlier Issues and Options consultation have been used to inform and shape the Gedling Local Development Plan as it has evolved. Approximately 2,775 responses were received from approximately 1,500 individual respondents covering a wide range of matters.

- 2.2 The Publication Draft Gedling Local Development Plan contains a **Vision** setting out the intended character of the plan area, describing what the plan area will look like in 2043. This Vision includes key strategic issues such as climate change, enhancing Blue and Green Infrastructure, improving access to homes and jobs and the distribution of development. It is based on current and future trends of key aspects such as population and economy. **Objectives** flow from the Vision, establishing the way in which the plan area will deal with the identified key issues.
- 2.3 The proposed **Planning Strategy** follows on from the Vision and Objectives and confirms the focus on urban living through prioritising sites within the main built-up area, and to a lesser extent adjoining it, seeking to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. This approach utilises the range of facilities and services which are provided within the conurbation and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area.
- 2.4 The settlement hierarchy set out in the proposed Planning Strategy consists of:-
 - the main built up area of Nottingham;
 - adjoining the main built up area of Nottingham;
 - adjoining to the Sub Regional Centre of Hucknall; and
 - in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead.

The settlement hierarchy reflects the role and size of urban areas and sets the preferred sequence for site development. Nottingham and its built-up area is of national and regional importance in terms of its size and economy. The Sub Regional centre of Hucknall (in Ashfield District) is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations.

- 2.5 In terms of the approach to **housing** need, the 2024 National Planning Policy Framework (NPPF) confirms that the standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach.

- 2.6 For Gedling Borough Council, the standard method results in an annual requirement of 638 dwellings. This equates to a total of 11,484 new homes over the Plan period to 2043. Homes that are under construction, have planning permission and existing housing allocations already contribute to the Councils housing supply. Deducting the existing supply of 5,439 homes from the target of 11,484 homes results in a total of 6,045 homes to find through new housing allocations.
- 2.7 In line with sustainability principles and the settlement hierarchy, as much housing as is feasible will be located within and adjoining the main built up area of Nottingham. The Publication Draft Gedling Local Development Plan proposes allocations in accordance with this stage of the hierarchy as follows:-
- Former Sherwood Academy (125 homes);
 - Lime Lane (925 homes) - over and above the existing allocation which is being carried forward;
 - Mapperley Golf Course (750 homes)
 - Mapperley Plains East (650 homes)
 - New Farm (375 homes)
 - Teal Close Extension (500 homes) – over and above the existing development that is under construction.
 - Willow Farm Extension (140 homes) – over and above the existing development that is under construction and the existing allocation which is being carried forward.
- 2.8 The Publication Draft Gedling Local Development Plan promotes development on the edge of the Sub Regional Centre of Hucknall at the Top Wighay Farm site for a further 880 homes, over and above the existing development that is under construction.
- 2.9 Development is then proposed at the three key settlements as follows:
- Bestwood
 - o Westhouse Farm extension (300 homes) – over and above the existing development that is under construction.
 - Calverton
 - o Park Road extension (500 homes) – over and above the existing development that is under construction.

- o Mansfield Lane (170 homes) – over and above the existing planning permission
 - Ravenshead
 - o Kighill Lane (120 homes) – over and above the existing allocation
 - o Nottingham Road (50 homes)
 - o Silverland Farm (750 homes)
- 2.10 No development is proposed in the other villages, as the housing target can be met through suitable sites in more sustainable locations in accordance with the settlement hierarchy. The infrastructure needed to support the delivery of the housing sites is set out in the Infrastructure Delivery Plan which is a living document that will continue to be updated through the plan preparation process. Each housing allocation is the subject of a site specific policy which sets out the requirements for that site. It should be noted that the site specific policies for the Mapperley Plains East and Silverland Farm sites have both been amended from the version approved by Cabinet in order to correct the affordable housing requirement from 30% to 25%.
- 2.11 In terms of the **Green Belt**, paragraph 147 of the NPPF requires a local authority to examine all other reasonable options for meeting its identified need before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, through making use of suitable brownfield sites, optimising densities and discussing with neighbouring authorities whether they could accommodate some for the identified need for development.
- 2.12 Consideration has also been given to Paragraph 148 of the NPPF which states that where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate. The site selection work which has informed the proposed allocations has taken full account of whether a site is previously developed, safeguarded land, grey belt or Green Belt. There are very few brownfield (or predominantly brownfield) sites in Gedling Borough and those that have been promoted for development have an estimated capacity of only 744 homes. 177 of these are in the Green Belt and not all are in sustainable locations. Additional sites have therefore been needed to meet the housing target. All safeguarded land has been reviewed as part of the preparation of the Publication Draft plan. The Site Selection Document sets out the conclusions in relation to sites that exceed the threshold for allocation. It is not considered appropriate to identify safeguarded land in the Publication Draft plan.
- 2.13 On adoption of the Gedling Local Development Plan, the Green Belt boundary will

be revised to exclude sites proposed for development in the plan. In some areas, the boundary will exclude a slightly larger area of land to ensure that the Green Belt boundary follows clear defensible boundaries. There has also been an opportunity to consider other changes to Green Belt boundaries to reflect the position on the ground and the Green Belt boundary will be revised to exclude the Severn Trent Water sewage treatment works and Sarval sites at Netherfield from the Green Belt. The adoption of the Gedling Local Development Plan will result in a 3.9% reduction in Green Belt, so that 70% of the Borough would remain as Green Belt.

- 2.14 In terms of **employment** requirements and to fulfil the requirements of the NPPF and the Planning Practice Guidance, an Employment Land Needs Study was undertaken (Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021). It used a variety of scenarios to assess a range of employment space needs for both industrial/warehousing space and office floorspace. This study has been partially updated in 2025 to ensure that the recommendations are up to date.
- 2.15 Based on this analysis, it was concluded that the regeneration scenario is the most appropriate level of growth to plan future requirements. It matches the aspirations of the D2N2 (now EMCCA) Local Economic Partnership's Strategic Economic Plan, will assist in recovery from Covid and help counter the likely impacts on the economy predicted for the early years of the plan period. Sites for mixed use development are proposed at Lime Lane, Teal Close and Top Wighay Farm.
- 2.16 **Other** policies to note include Policy GLDP 1 on Climate Change and Policy GLDP 20 on Blue and Green Infrastructure. Policy GLDP 1 requires development proposals to mitigate against and adapt to climate change and takes account of the Future Homes Standard and Future Building Standard which will come into force in March 2027.
- 2.17 Policy GLDP 20 takes a strategic approach to the delivery, conservation and enhancement of Blue and Green Infrastructure at a landscape scale, through the establishment of a connected network of Blue and Green Infrastructure and assets.
- 2.18 Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examinations. Firstly, the initial Regulation 18 stage when the strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination. This Publication Draft Gedling Local Development Plan (**Appendix 1**) comprises the formal Regulation 19 consultation stage and the Council is seeking views on the scope and content of this document.
- 2.19 The Sustainability Appraisal is a legal requirement of plan preparation. The Gedling Local Development Plan Sustainability Appraisal Report, May 2026

(**Appendix 2**) has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004. The Sustainability Appraisal Report forms part of the Publication Draft consultation.

- 2.20 The Council also has a requirement to set out how we will effectively engage with communities during plan preparation in the [Statement of Community Involvement](#). When assessing the plan's legal compliance, the examining inspector will consider whether it has been consulted on in line with the Statement of Community Involvement's objectives.
- 2.21 In terms of next steps, it is proposed that a six week consultation period will be undertaken from late June, once the Publication Draft Local Development Plan has been approved for consultation by Council. All consultation responses received will be considered and submitted alongside the Gedling Local Development Plan for independent examination in advance of the deadline set by Government of 31st December 2026.

3 Alternative Options

- 3.1 One alternative option would be not to review the local plan but there is a statutory requirement to prepare a Local Plan and to review it every five years. An out-of-date plan and policies would make the Council vulnerable to speculative planning applications as applications would be determined in accordance with the National Planning Policy Framework and its default presumption in favour of sustainable development.
- 3.2 Another alternative would be to produce an aligned plan. The reasons for ceasing preparation of the Greater Nottingham Strategic Plan were reported to Cabinet on 13th February 2025 and Council on 5th March 2025.
- 3.3 A further alternative would be to not consult on the Publication Draft Plan. However, this comprises the formal stage of consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 19. Consultation will help the Council gain valuable insight and comments from stakeholders which will help to strengthen the Council's position at the submission stage.
- 3.4 A further alternative is to pause progress on the Gedling Local Development Plan and for a Spatial Development Strategy to be prepared by the East Midlands Combined County Authority. However, for Spatial Development Strategies, paragraph 23 of the NPPF states that allocations and land use designations can only be included where the power to make allocations has been conferred which does not apply to the East Midlands Combined County Authority. As such, preparation of a Spatial Development Strategy would not enable Gedling Borough

Council to allocate land to meet its housing target.

4 Financial Implications

- 4.1 The cost of the consultation on the Publication Draft Gedling Local Development Plan will be met from existing resources and from government funding comprising £36,585.36 Legacy System Plan Funding and £70,000 Green Belt funding. Following on from this, there will be costs associated with subsequent stages of preparation of the Local Development Plan including the examination stage. Funding for this has been set aside in the Local Plan Reserve.

5 Legal Implications

- 5.1 It is a legal requirement of local planning authorities that they exercise their plan making functions (under s.39(2) of the Planning and Compulsory Purchase Act 2004). There is also a legal requirement to review local plans every five years (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) and this is reflected in the National Planning Policy Framework (NPPF).
- 5.2 Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examination. Firstly, the initial Regulation 18 stage when the strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination.
- 5.3 The consultation database and the arrangements for the consultation exercise will be managed in accordance with the requirements of the GDPR.

6 Local Government Reorganisation Implications

- 6.1 The government has made it clear that it expects every local authority to have an up to date local plan and the advice from MHCLG is for all authorities to press ahead with plan preparation. As such, it would not be an option to pause progress on the Gedling Local Development Plan to await the outcome of local government re-organisation (LGR).

7 Equalities Implications

- 7.1 The Publication Draft Gedling Local Development Plan is subject to consultation with a wide range of stakeholders and the Council will consult with groups representing people with protected characteristics. The Equalities Impact Assessment has progressed in tandem with the emerging Gedling Local Development Plan as part of an iterative process that has assessed more comprehensive and detailed policies and recommended changes through the Plan's preparation. Further detail can be found in Background Paper 1, Publication Draft Greater Nottingham Strategic Plan: Equality Impact Assessment, May 2024.
- 7.2 Consultation will be undertaken in accordance with the Council's Statement of Community Involvement. Appendix 1 of the Statement of Community Involvement sets out stages of preparation of a development plan document and states that the Council will continue to engage with stakeholders and the community through the pre-submission stage using a variety of methods. A key factor is ensuring that the consultation is accessible to all and that equalities implications are given full consideration.

8 Carbon Reduction/Environmental Sustainability Implications

- 8.1 Sustainability Appraisal is a legal requirement of plan preparation in order to consider economic, social and environmental objectives. The Sustainability Appraisal Report has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 8.2 The Publication Draft Gedling Local Development Plan looks to identify the Vision and Objectives for housing and employment, the planning strategy and settlement hierarchy alongside the location of development and amount of housing and employment. Other policies seek to address the impacts and challenges of climate change and the mitigation of its effects; and ensure new development contributes to carbon neutrality.

9 Appendices

- 9.1 **Appendix 1:** Publication Draft Gedling Local Development Plan, May 2026

Appendix 1A: Publication Draft Gedling Local Development Plan – Part A (general policies)

Appendix 1B: Publication Draft Gedling Local Development Plan – Part B (site specific policies)

Appendix 1C: Publication Draft Gedling Local Development Plan – Part C

(appendices)

Appendix 1D: [Publication Draft Gedling Local Development Plan – Part D \(policies map\)](#)

9.2 **Appendix 2:** Gedling Local Development Plan Sustainability Appraisal Report, May 2026

Appendix 2A: Review of plans, policies and programmes

Appendix 2B: Baseline data

Appendix 2C: Consultation comments

Appendix 2D: Appraisal of objectives and policies

Appendix 2E: Arnold sites

Appendix 2F: Carlton sites

Appendix 2G: Hucknall sites

Appendix 2H: Bestwood village sites

Appendix 2I: Calverton sites

Appendix 2J: Ravenshead sites

Appendix 2K: Burton Joyce sites

Appendix 2L: Lambley sites

Appendix 2m: Linby sites

Appendix 2n: Newstead sites

Appendix 2o: Papplewick sites

Appendix 2p: Woodborough sites

10 Background Papers

10.1 The following documents are available at <https://www.gedling.gov.uk/planning-and-building-control/planning/planning-policy>:-

- Aligned Core Strategy (September 2014)

- Gedling Borough Council Local Planning Document, July 2018
- Gedling Borough Statement of Community Involvement, September 2019

The full suite of evidence documents that supports the preparation of the Gedling Local Development Plan can be accessed [here](#).

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer