

**Appendix 4: Draft Greater Nottingham Strategic Plan Policies  
Map Changes**

# **GREATER NOTTINGHAM STRATEGIC PLAN**

## **Policies Map Changes**

**September 2024**

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## **Introduction**

Local planning authorities must maintain an adopted policies map which shows geographically the application of policies and designations in the adopted development plan. The current adopted policies map for the Greater Nottingham Councils are:

- Broxtowe Borough Council Part 2 Local Plan adopted on 16th October 2019.
- Gedling Borough Council Local Planning Document Policies Map adopted on 18<sup>th</sup> July 2018.
- Nottingham City Land and Planning Policies Document adopted on 13th January 2020.
- Rushcliffe Borough Council Local Planning Document Policies Map adopted on 8th October 2019.

The regulations require that the policies map is revised each time that a development plan document is adopted and as such consideration is being given to changes that will need to be made to the policies map when the Greater Nottingham Strategic Plan is adopted.

## **Policies Map Changes for Broxtowe Borough Council**

Broxtowe Borough Council has a two-part local plan. The Aligned Core Strategy, adopted 17<sup>th</sup> September 2014, allocated sites for strategic development. Alongside preparation of the Aligned Core Strategy, Broxtowe Borough Council published a document<sup>1</sup> to identify how the adopted policies map in place at the time (comprising part of the Local Plan) would be altered by the strategic allocations contained within its policies and designations.

### **Broxtowe Borough Council Part 2 Local Plan**

The Part 2 Local Plan includes the current policies map, which shows the locations of policies and designations contained in the Plan

### **Greater Nottingham Strategic Plan**

The emerging Greater Nottingham Strategic Plan contains policies for the strategic site allocations at Bennerley and Toton/Chetwynd in Broxtowe Borough. Bennerley has been removed from the Green Belt and the Green Belt boundary covering the strategic site of Toton/Chetwynd has been amended. As part of this, the site boundaries have been defined and these are shown in the plan set out in the Greater Nottingham Strategic Plan.

This document therefore indicates geographically the Green Belt changes and the site boundaries of the proposed strategic allocations at Bennerley and Toton/Chetwynd identified in the Greater Nottingham Strategic Plan.

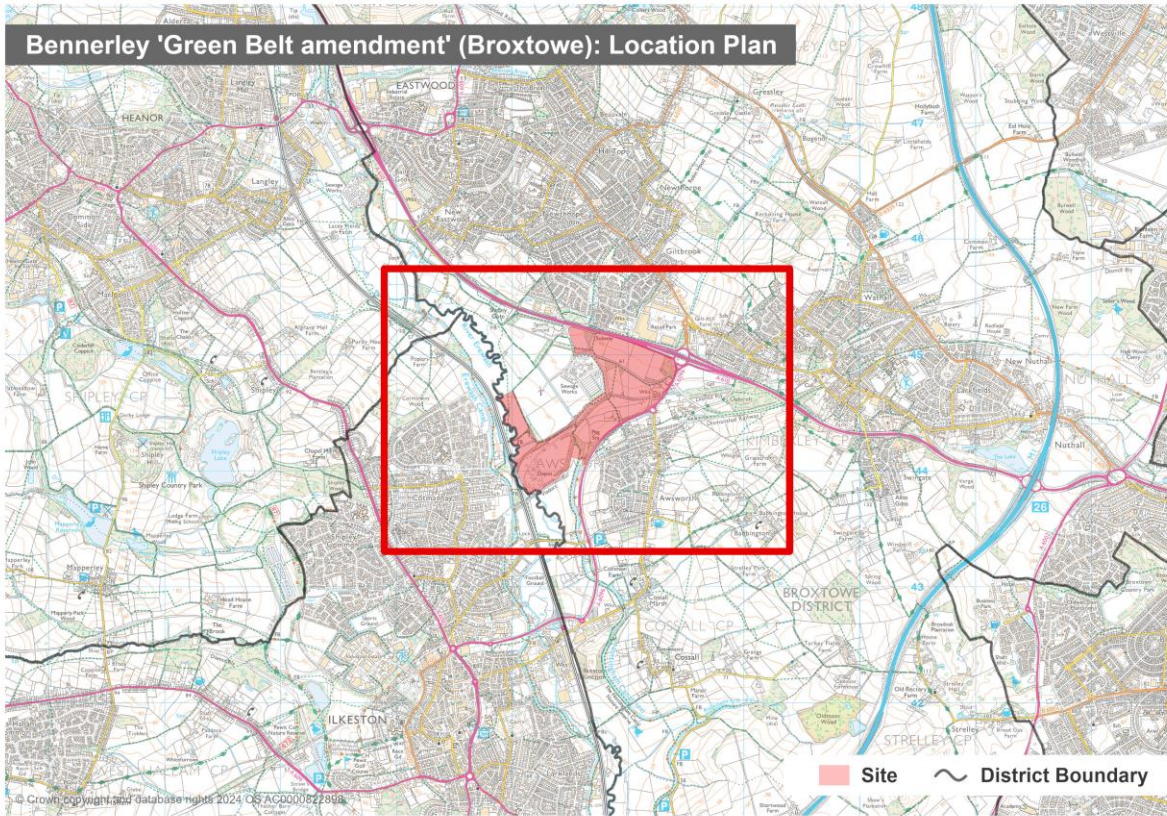
### **Bennerley Green Belt deletion**

The location of the Bennerley Green Belt deletion is shown below.

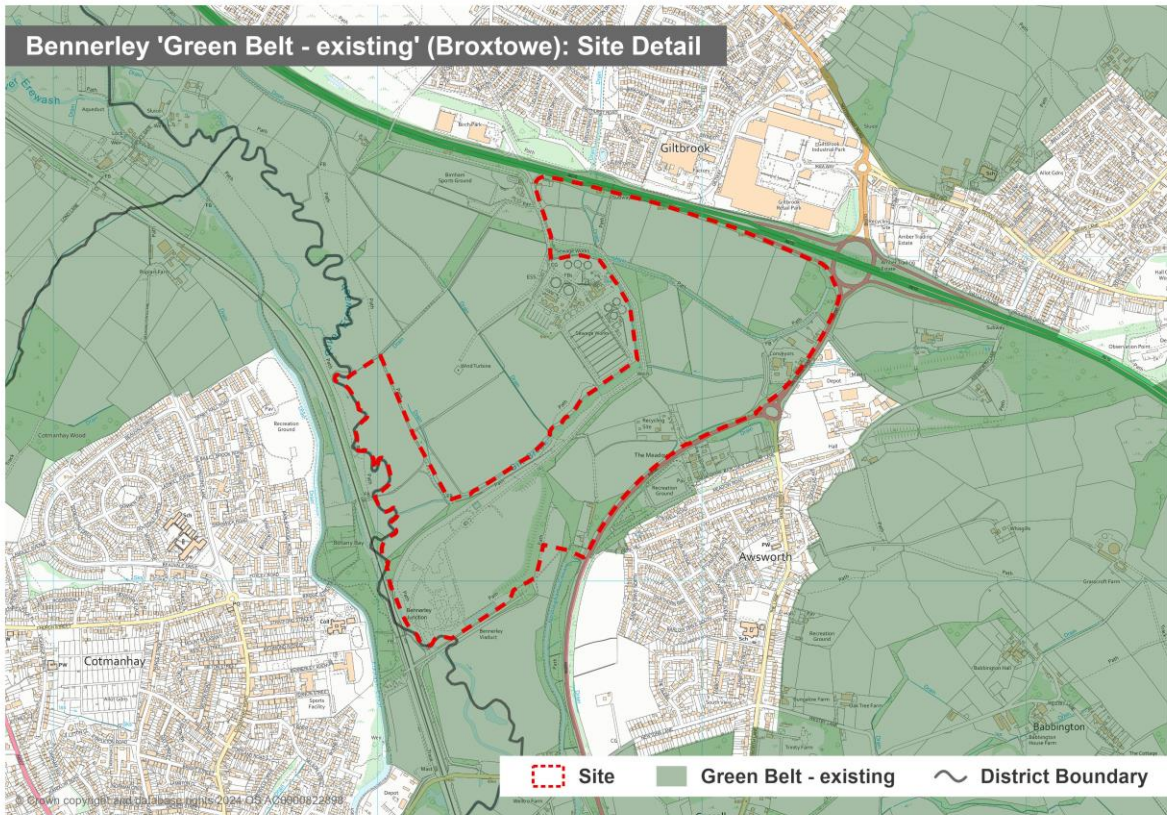
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<sup>1</sup> Regulation 22 (1) (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012

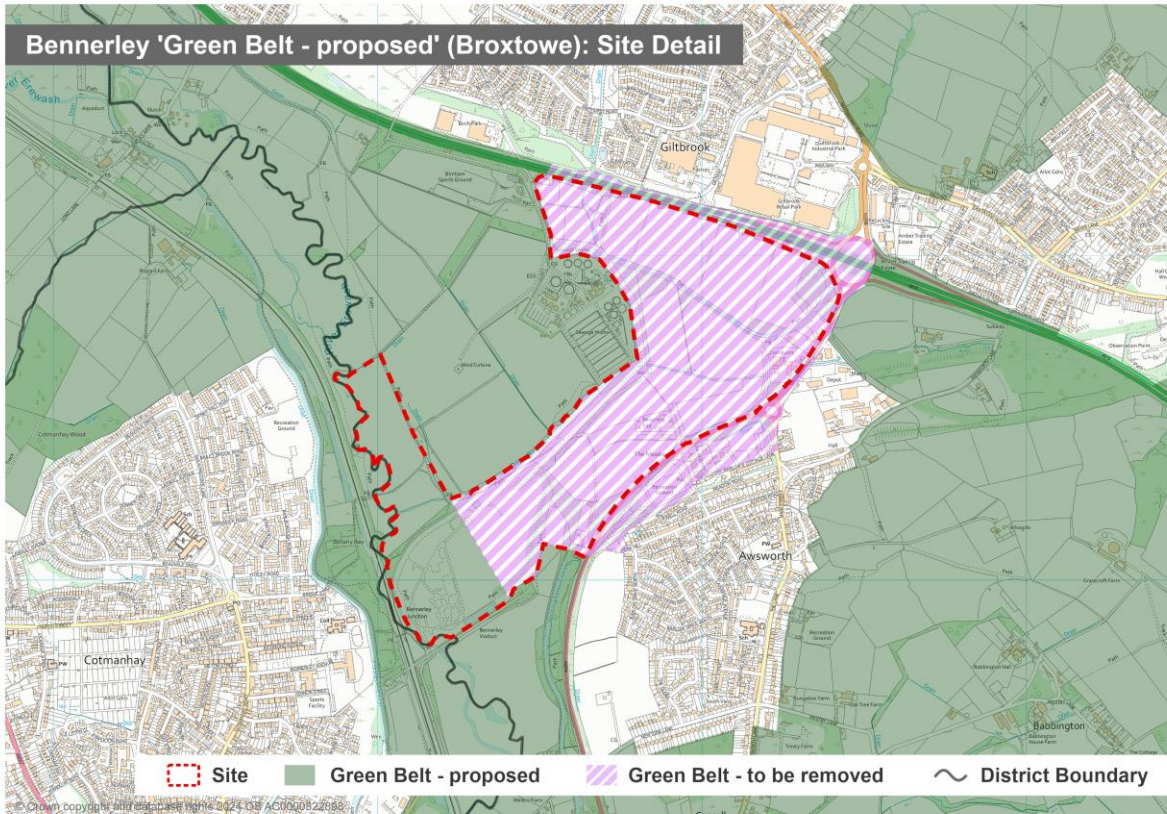
### Bennerley 'Green Belt amendment' (Broxtowe): Location Plan



### Bennerley 'Green Belt - existing' (Broxtowe): Site Detail

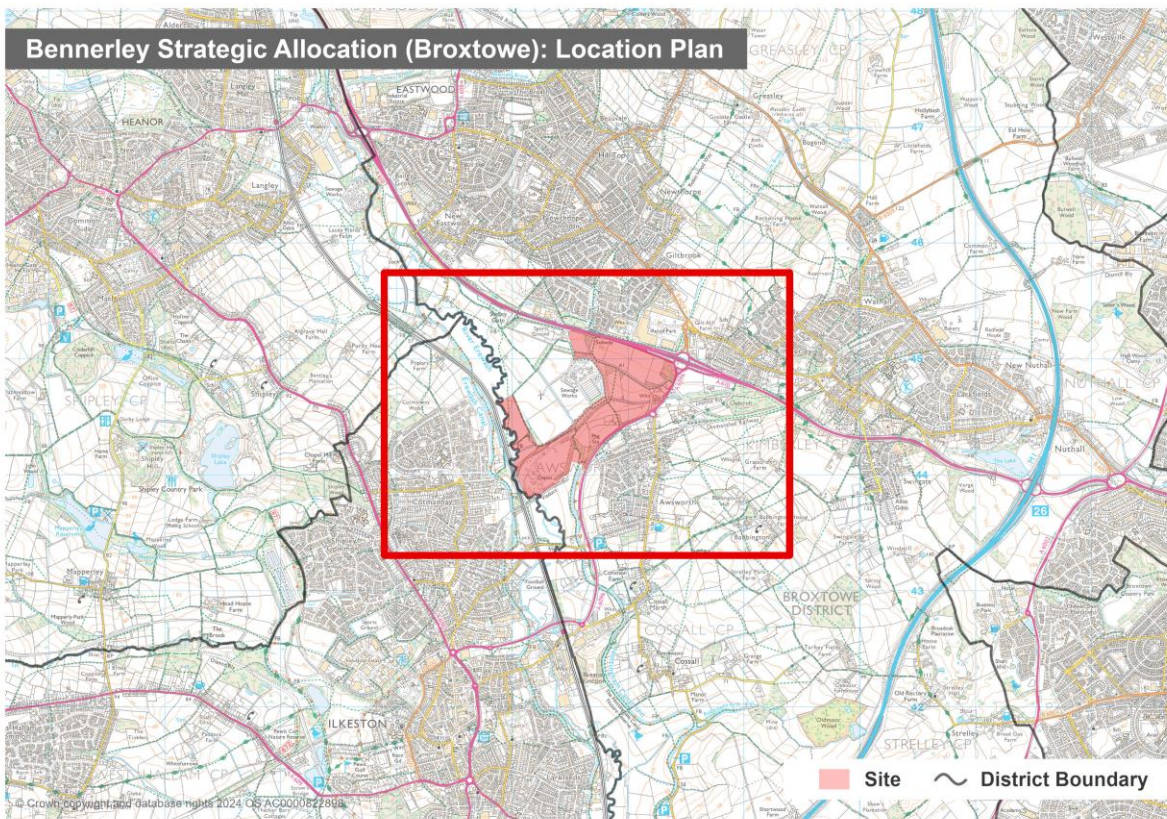






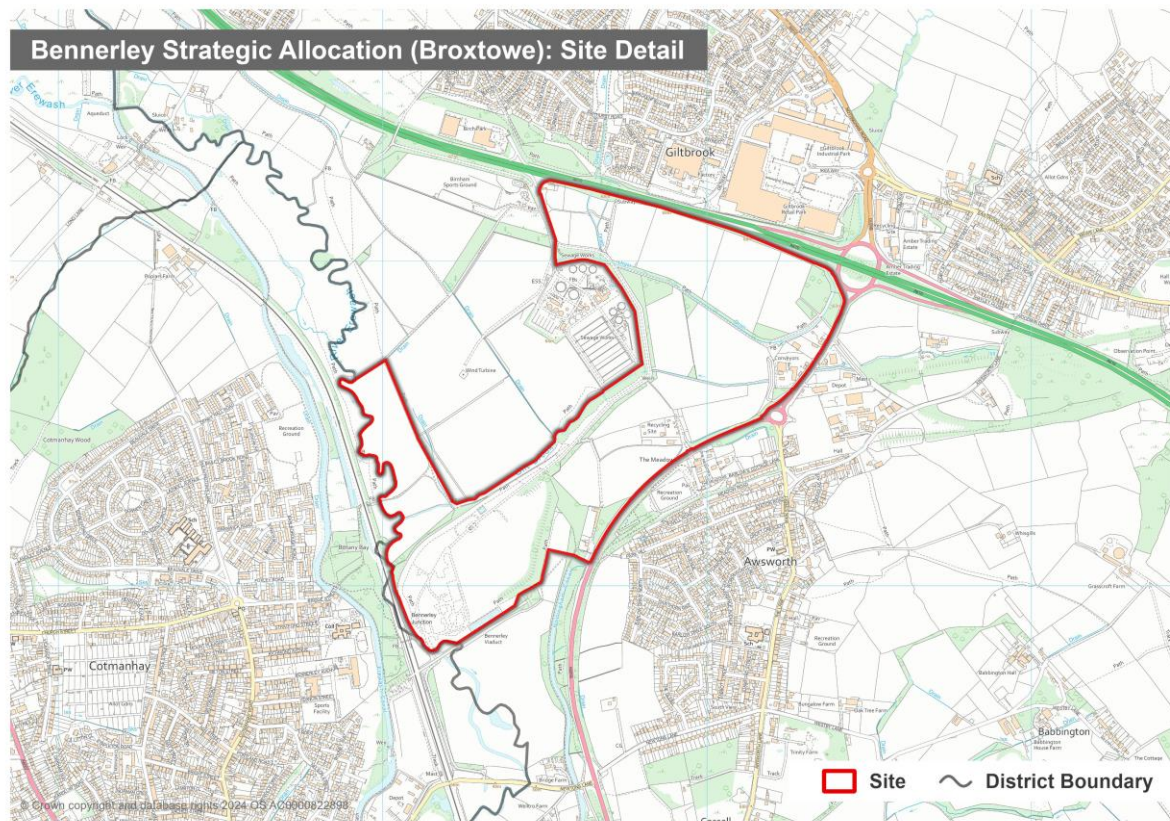
**Bennerley new site**

The location of the Bennerley site is shown below.





## Inset Plan (Proposed)

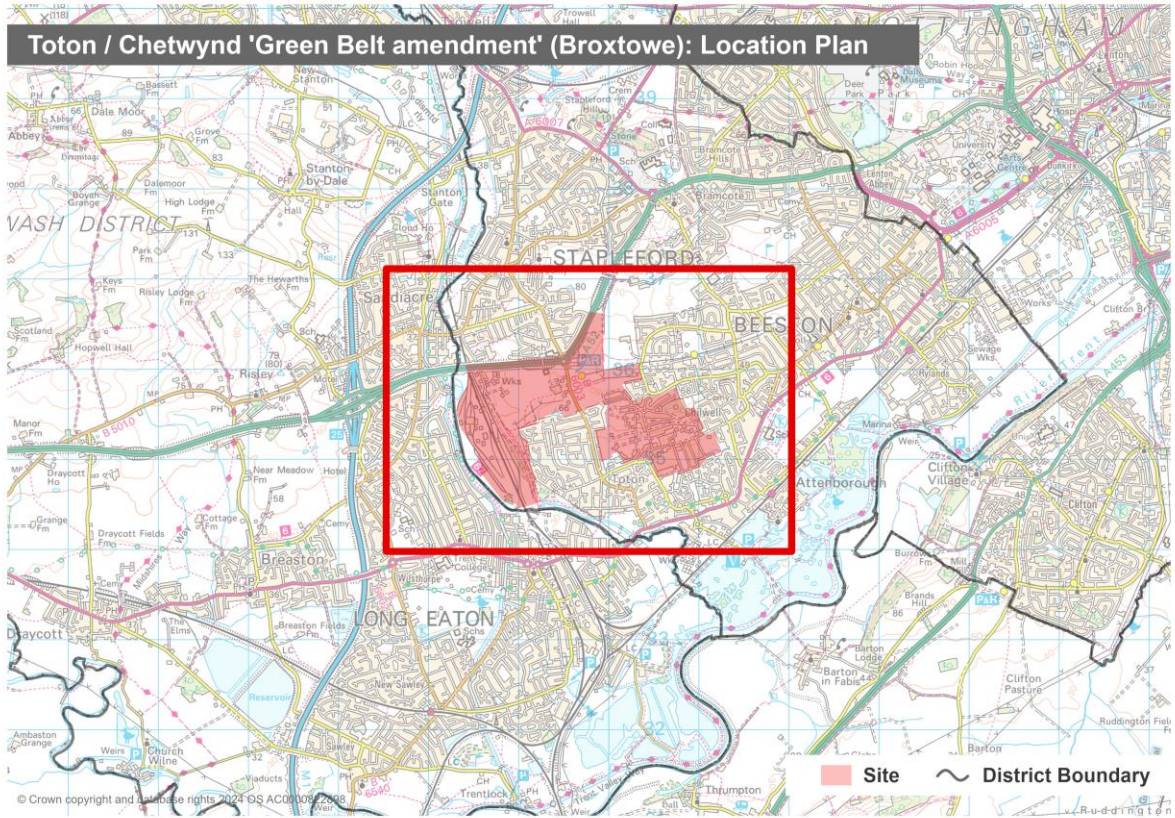


## Toton/Chetwynd Green Belt amendment

The location of the Toton/Chetwynd Green Belt amendment is shown below.



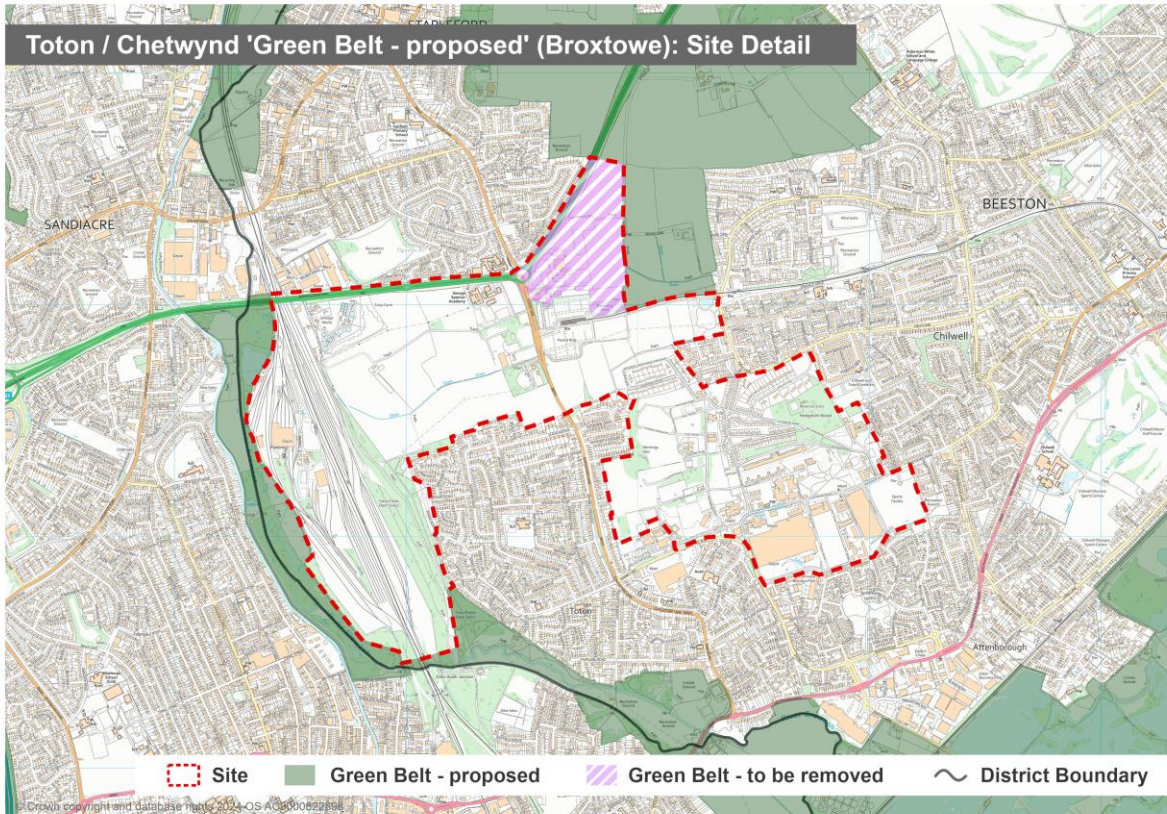
### Toton / Chetwynd 'Green Belt amendment' (Broxtowe): Location Plan



### Toton / Chetwynd 'Green Belt - existing' (Broxtowe): Site Detail



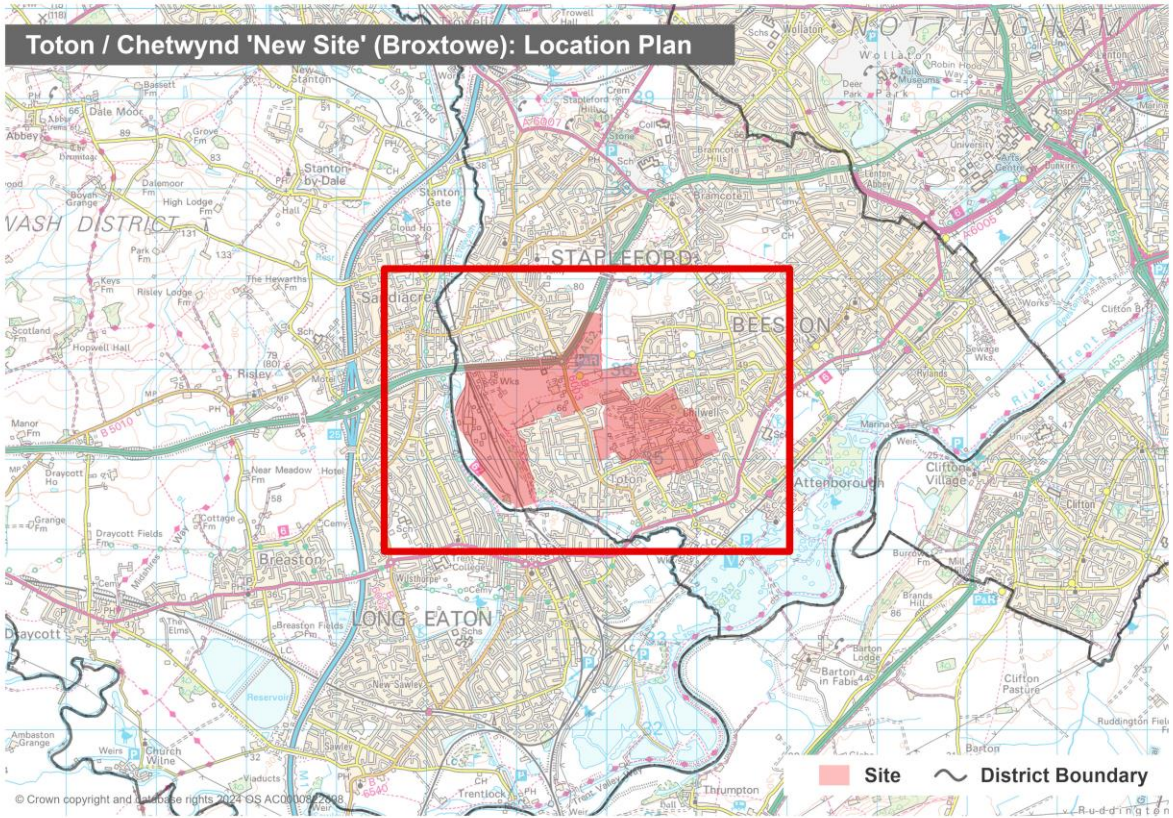




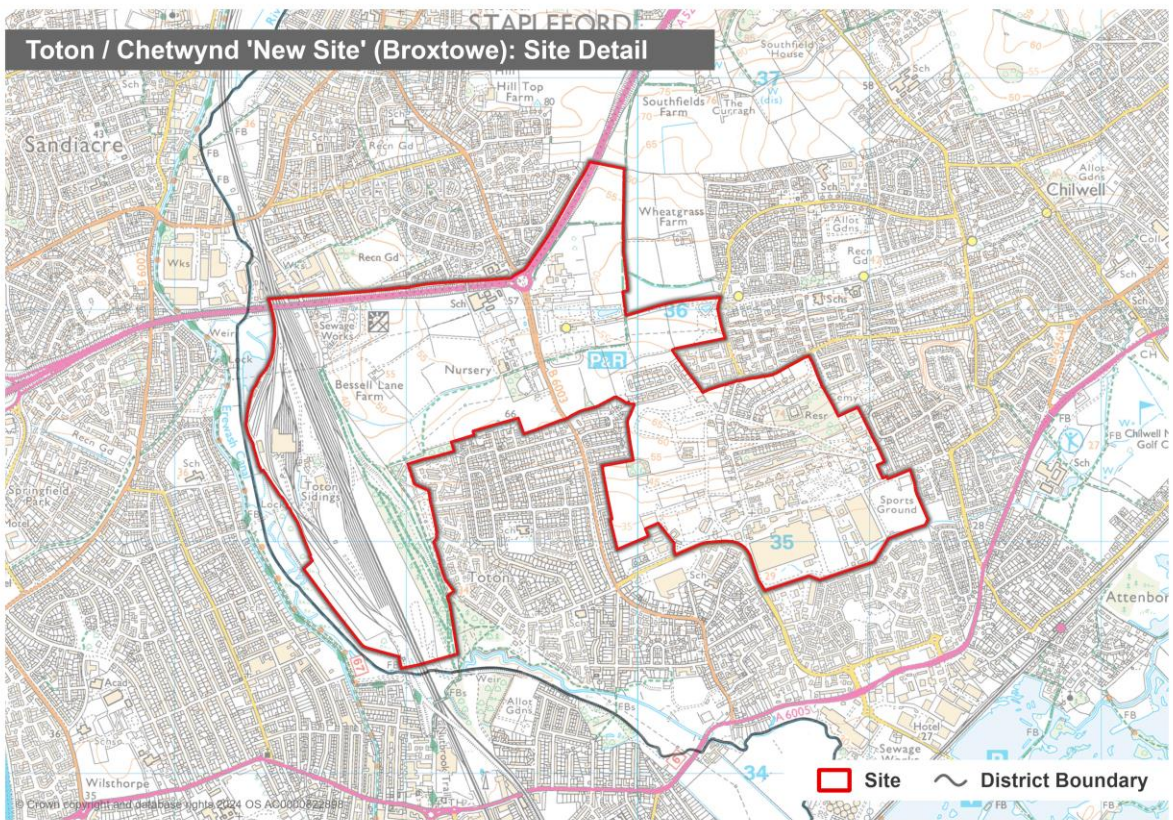
### Toton/Chetwynd New site

The location of the Toton/Chetwynd new site is shown below.





Toton/Chetwynd new site (Proposed)





## **Policies Map Changes for Gedling Borough Council**

Gedling Borough Council has a two-part local plan. The Aligned Core Strategy, adopted 10<sup>th</sup> September 2014, allocated sites for strategic development. Alongside preparation of the Aligned Core Strategy, Gedling Borough Council published a document<sup>2</sup> to identify how the adopted policies map in place at the time (comprising part of the Gedling Borough Replacement Local Plan) would be altered by the strategic allocations contained within its policies and designations

### **Gedling Borough Council Local Planning Document**

The Local Planning Document comprises part 2 of the Council's Local Plan and includes the current policies map, to show the application of policies and designations contained in both the part 1 and part 2 local plan.

### **Greater Nottingham Strategic Plan**

The emerging Greater Nottingham Strategic Plan contains a policy for the strategic site allocation at Top Wighay Farm in Gedling Borough. As part of this, the site boundary has been defined and this is shown in the plan set out in the Greater Nottingham Strategic Plan. The Top Wighay Farm strategic allocation carries forward an existing allocation which has been extended to include designated safeguarded land<sup>3</sup>. Other strategic allocations identified in the Aligned Core Strategy are largely built out and therefore not rolled forward into the Greater Nottingham Strategic Plan.

This document therefore indicates geographically the site boundary of the proposed extended strategic allocation at Top Wighay Farm identified in the Greater Nottingham Strategic Plan.

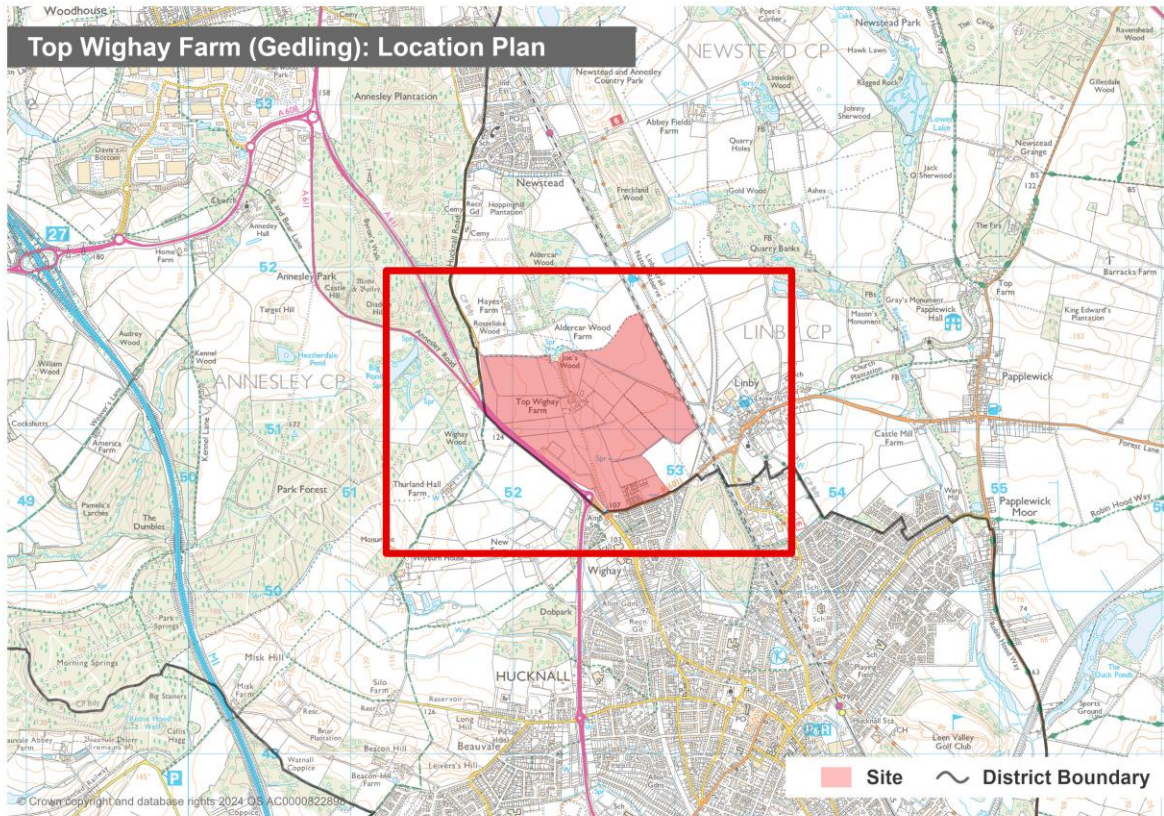
### **Top Wighay Farm**

The location of the Top Wighay Farm site is shown below.

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<sup>2</sup> Regulation 22 (1) (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>3</sup> Safeguarded land (sometimes referred to as white land) is land that is excluded from the Green Belt but safeguarded to meet longer term (i.e. beyond the plan period) needs



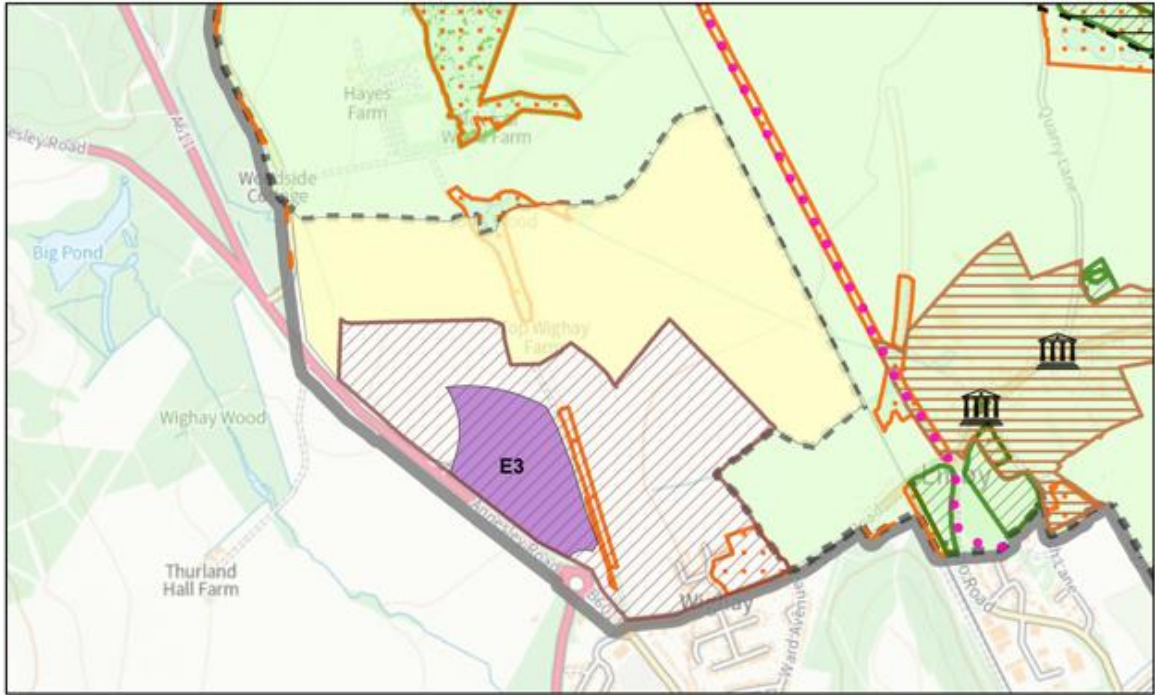
The extended strategic allocation includes:-

- the existing strategic housing allocation identified in the Aligned Core Strategy, and
  - the employment allocation E3 under Local Planning Document Policy LPD 71.
- and extends the allocated area to the north, north-west and north-east to comprise the entirety of the area of land which was designated as safeguarded land.

The boundary of the extended strategic allocation follows existing recognisable field boundaries. As the extended strategic allocation includes the existing allocated land and the entirety of the designated safeguarded land identified in the Gedling Borough Council Local Planning Document it does not require any alteration to the Green Belt and the boundaries of the Green Belt in this location remain the same as set out in the adopted Local Plan.

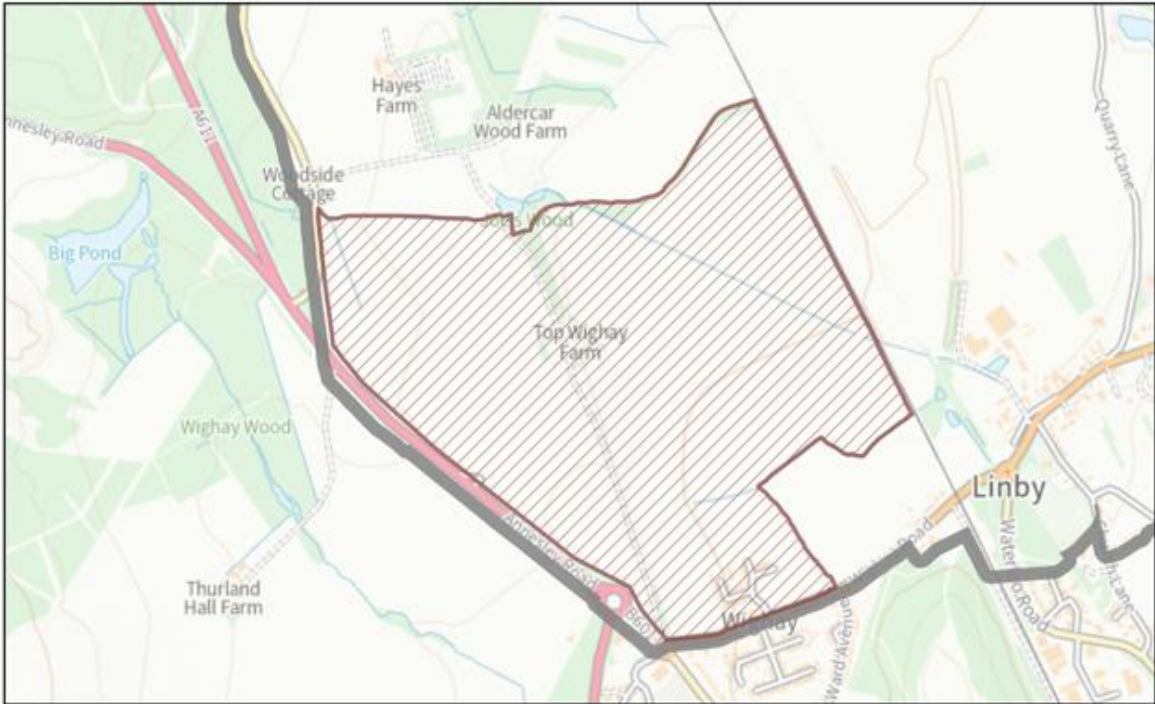
An extract of the existing Policies Map is shown on the plan titled 'Inset Plan (existing)'. The plan titled 'Inset Plan (proposed)' shows only those layers that will change on adoption of the Greater Nottingham Strategic Plan, to reflect the extended strategic site allocation at Top Wighay Farm.

### **Inset Plan (existing)**



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### Inset Plan (proposed)



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## **Policies Map Changes for Nottingham City Council**

Nottingham City Council has a two-part local plan. The Aligned Core Strategy, adopted 8<sup>th</sup> September 2014, allocated sites for strategic development. Alongside preparation of the Aligned Core Strategy, Nottingham City Council published a document<sup>4</sup> to identify how the adopted policies map in place at the time (comprising part of the Local Plan) would be altered by the strategic allocations contained within its policies and designations.

### **Nottingham City Council Local Planning Document**

The Local Planning Document comprises part 2 of the Council's Local Plan and includes the current policies map, to show the application of policies and designations contained in both the part 1 and part 2 local plan.

### **Greater Nottingham Strategic Plan**

The emerging Greater Nottingham Strategic Plan contains a policy for the strategic site allocation at Broad Marsh in Nottingham City. As part of this, the site boundary has been defined and this is shown in the plan set out in the Greater Nottingham Strategic Plan.

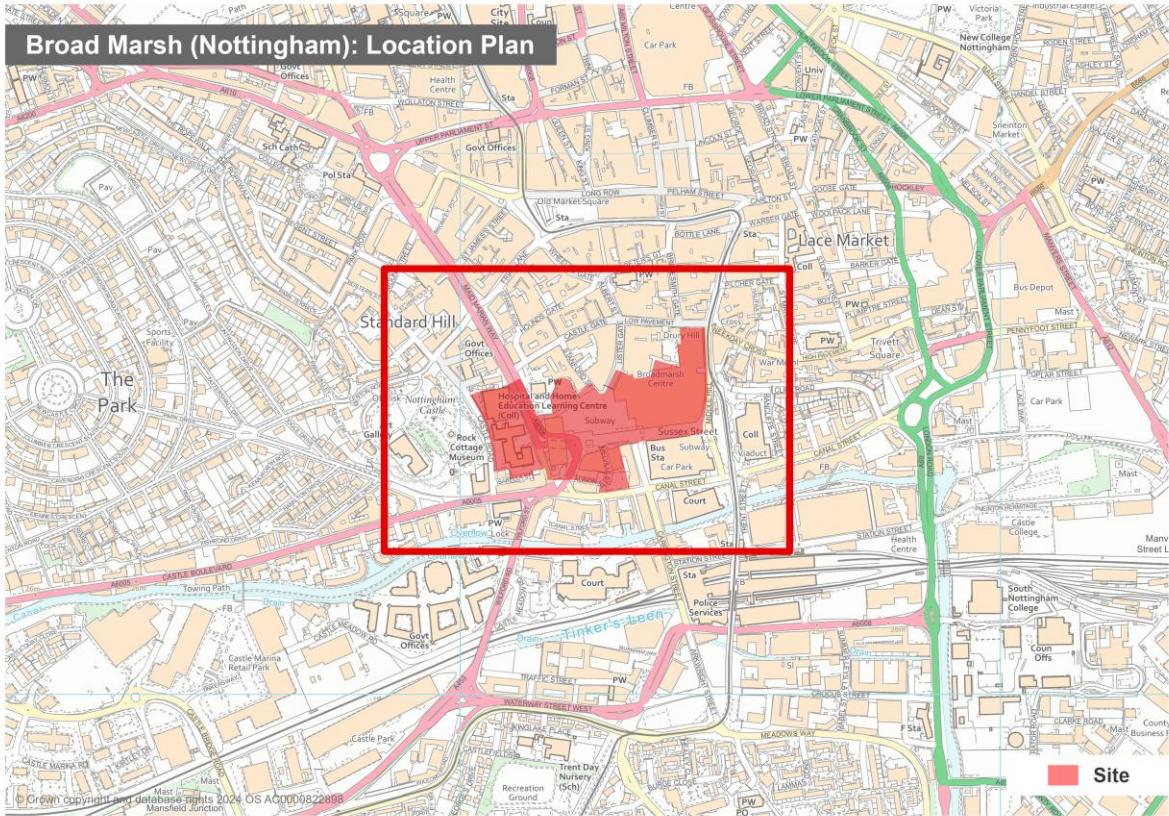
This document therefore indicates geographically the site boundary of the proposed strategic allocations at Broad Marsh identified in the Greater Nottingham Strategic Plan.

### **Broad Marsh**

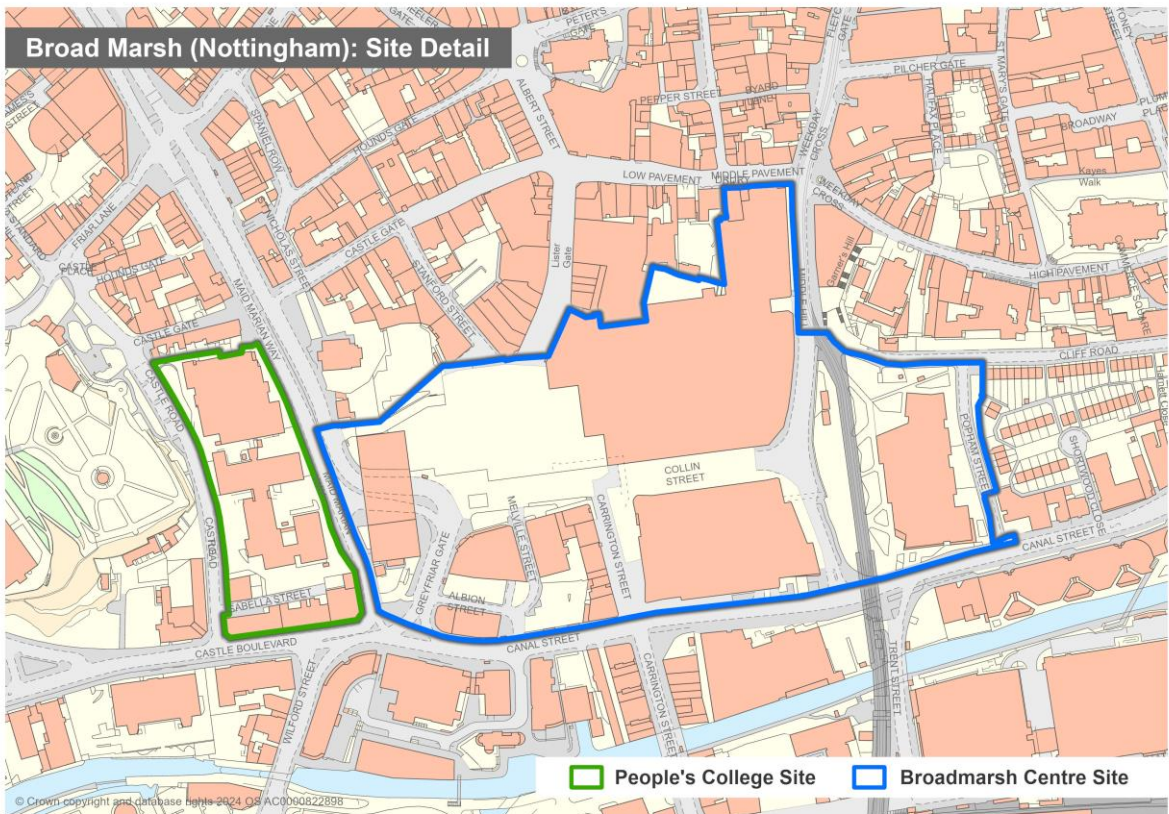
The location of the Broad Marsh is shown below. It amends and combines the boundaries of SR57 Castle Quarter, Maid Marian Way - College Site (former People's College site) and SR58 into Broadmarsh Centre and surrounding area.

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<sup>4</sup> Regulation 22 (1) (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012



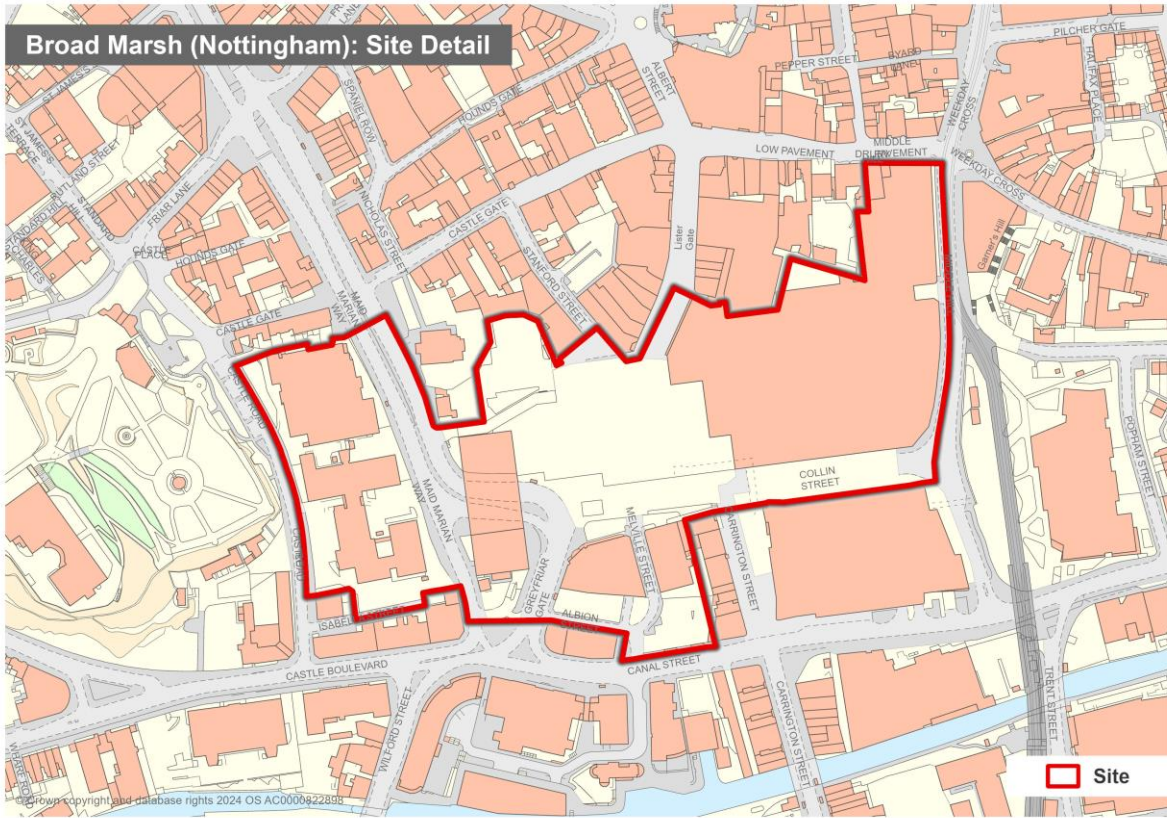
### Inset Plan (existing)



### Inset Plan (proposed)



# Broad Marsh (Nottingham): Site Detail





## **Policies Map Changes for Rushcliffe Borough Council**

Rushcliffe Borough Council has a two-part local plan. The Rushcliffe Core Strategy, adopted 22nd December 2014, allocated sites for strategic development. Alongside preparation of the Core Strategy, Rushcliffe Borough Council published a document<sup>5</sup> to identify how the adopted policies map in place at the time (comprising part of the Local Plan) would be altered by the strategic allocations contained within its policies and designations.

### **Rushcliffe Borough Council Local Plan Part 2: Land and Planning Policies**

Local Plan Part 2: Land and Planning Policies includes the current policies map, to show the application of policies and designations contained in both the part 1 and part 2 local plan.

### **Greater Nottingham Strategic Plan**

The emerging Greater Nottingham Strategic Plan contains policies for a strategic site allocation at the former Ratcliffe on Soar Power Station in Rushcliffe Borough. As part of this, the site boundary has been defined and this is shown in the Greater Nottingham Strategic Plan. The Green Belt covering the Former Ratcliffe on Soar Power Station site has been deleted.

This document therefore indicates geographically the site boundary of the proposed strategic allocation at the Former Ratcliffe on Soar Power Station site identified in the Greater Nottingham Strategic Plan. Additionally, West Bridgford centre designation has changed from a District to a Town Centre

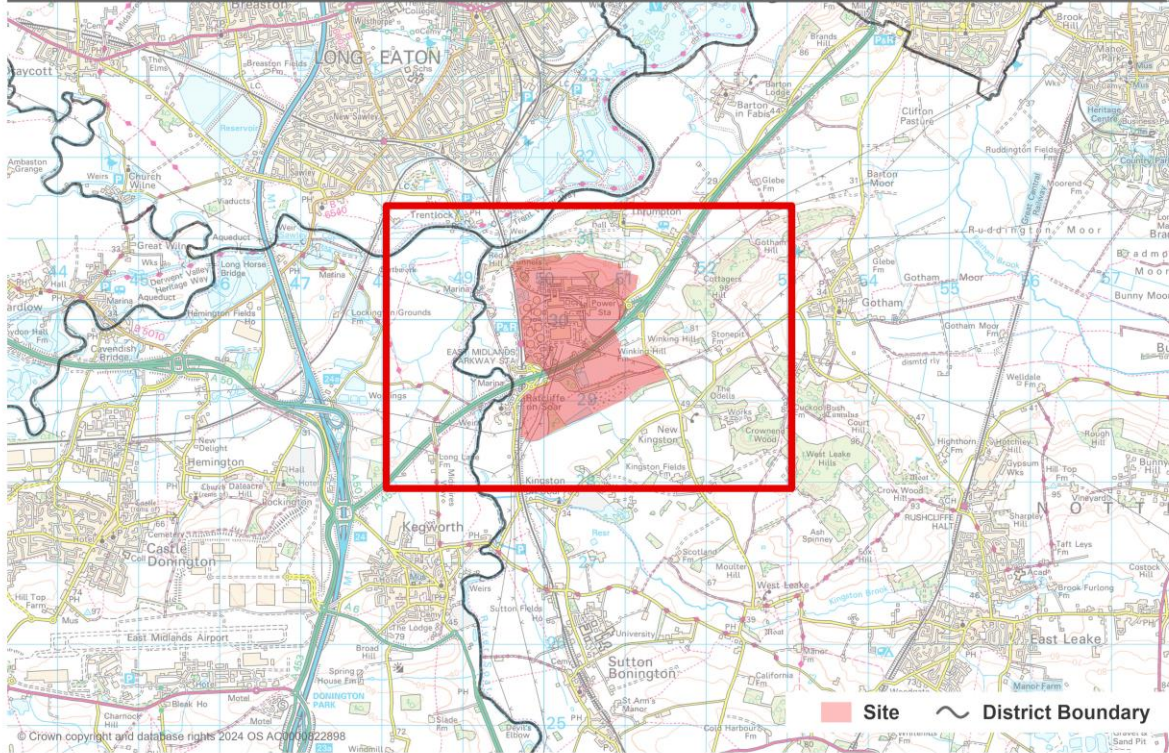
### **Former Ratcliffe on Soar Power Station site Green Belt deletion**

The location of the Former Ratcliffe on Soar Power Station Green Belt deletion is shown below.

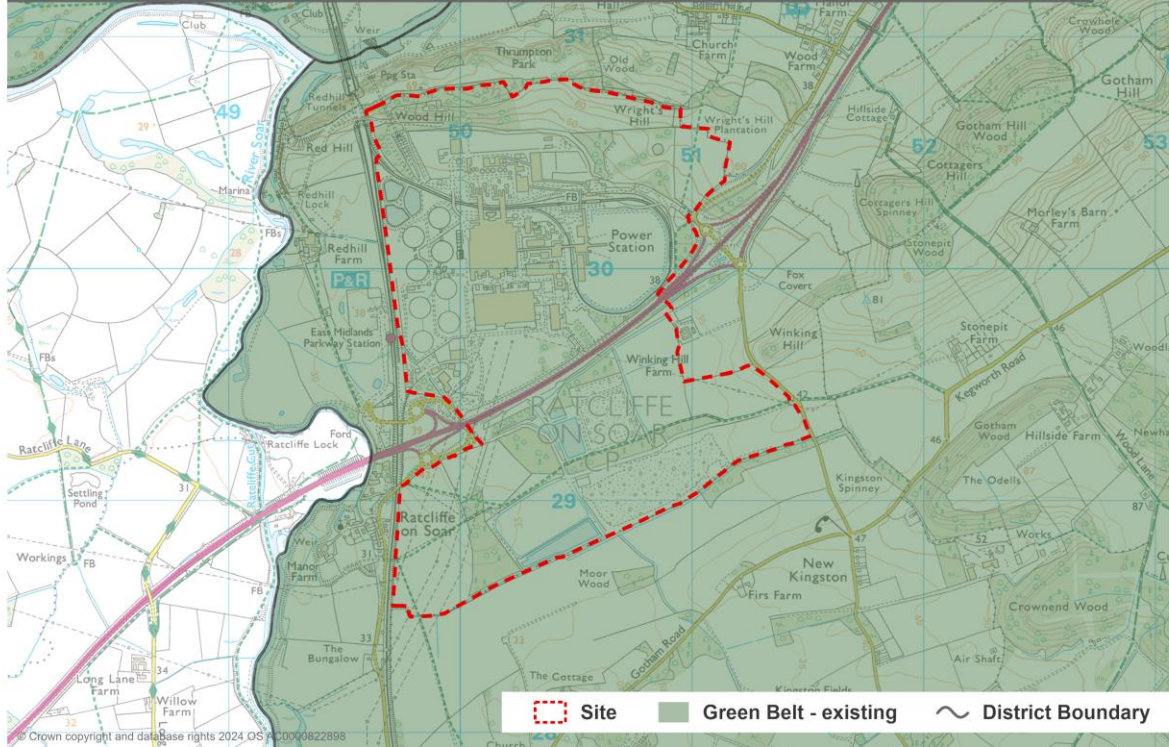
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<sup>5</sup> Regulation 22 (1) (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012

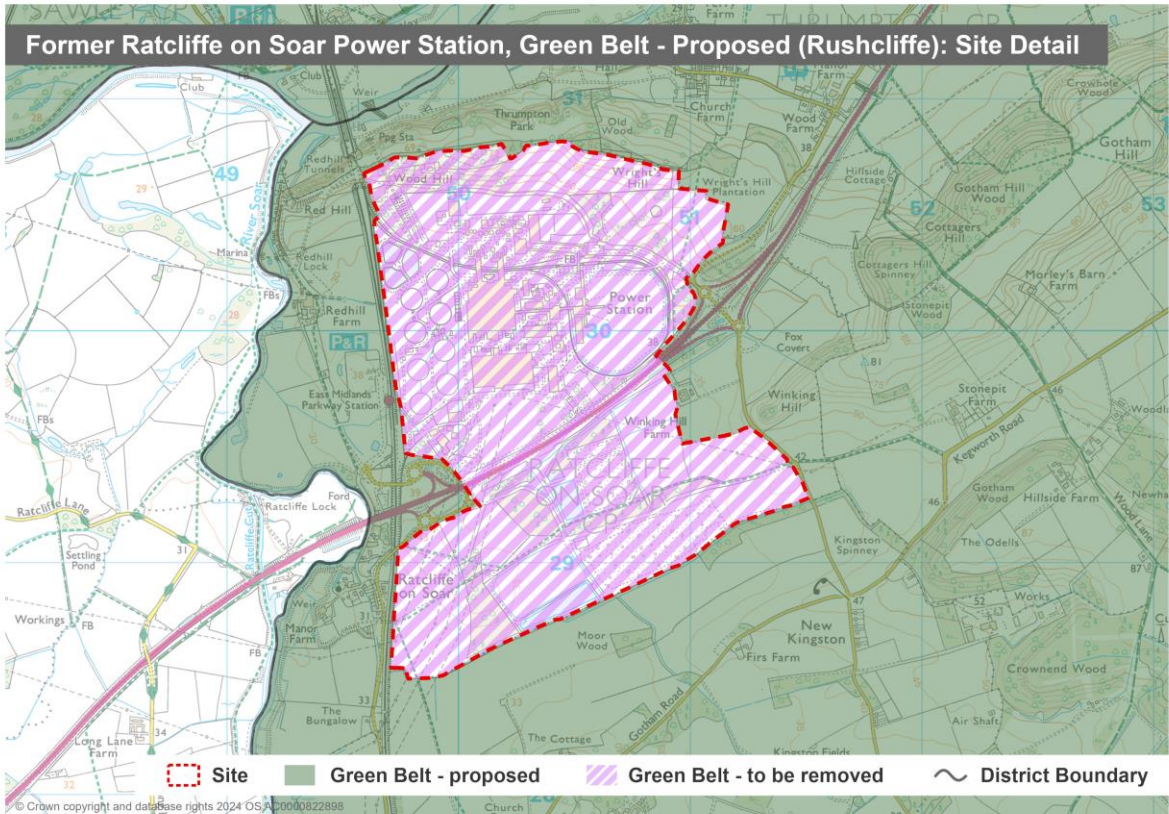
### Former Ratcliffe on Soar Power Station, Green Belt Amendment (Rushcliffe): Location Plan



### Former Ratcliffe on Soar Power Station, Green Belt - Existing (Rushcliffe): Site Detail

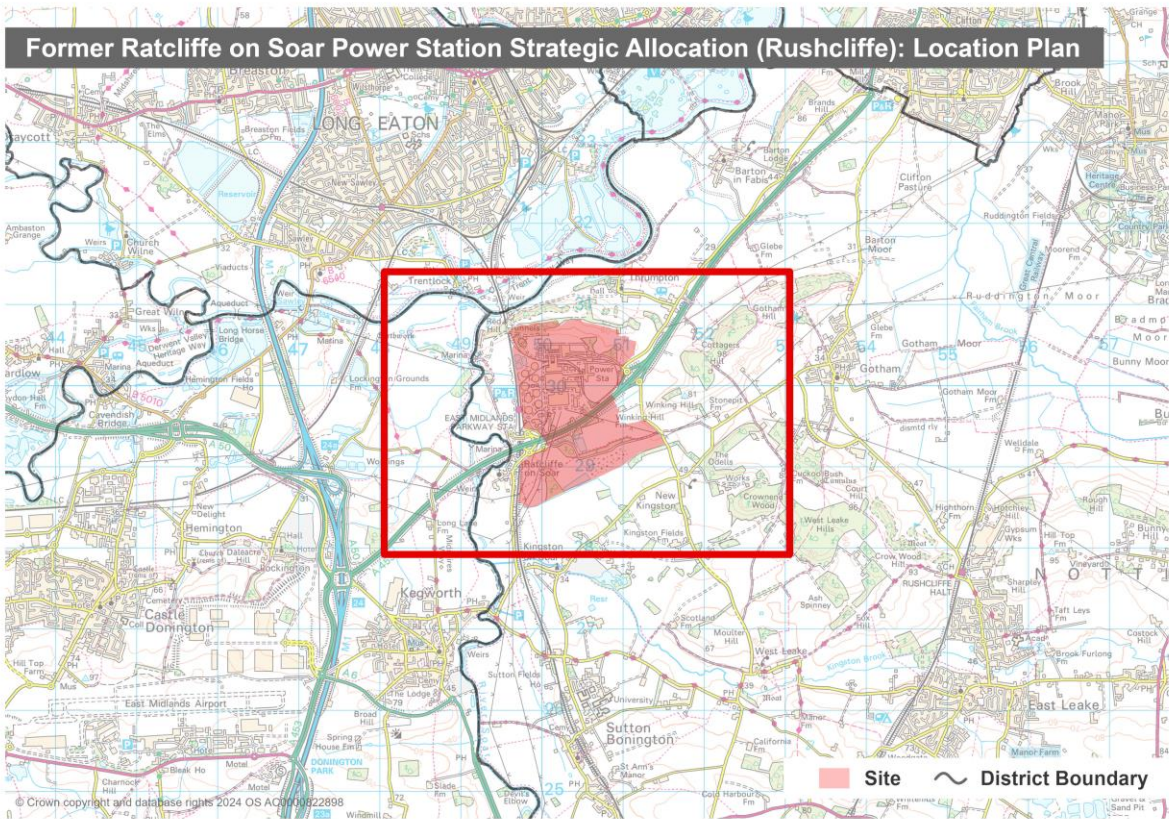






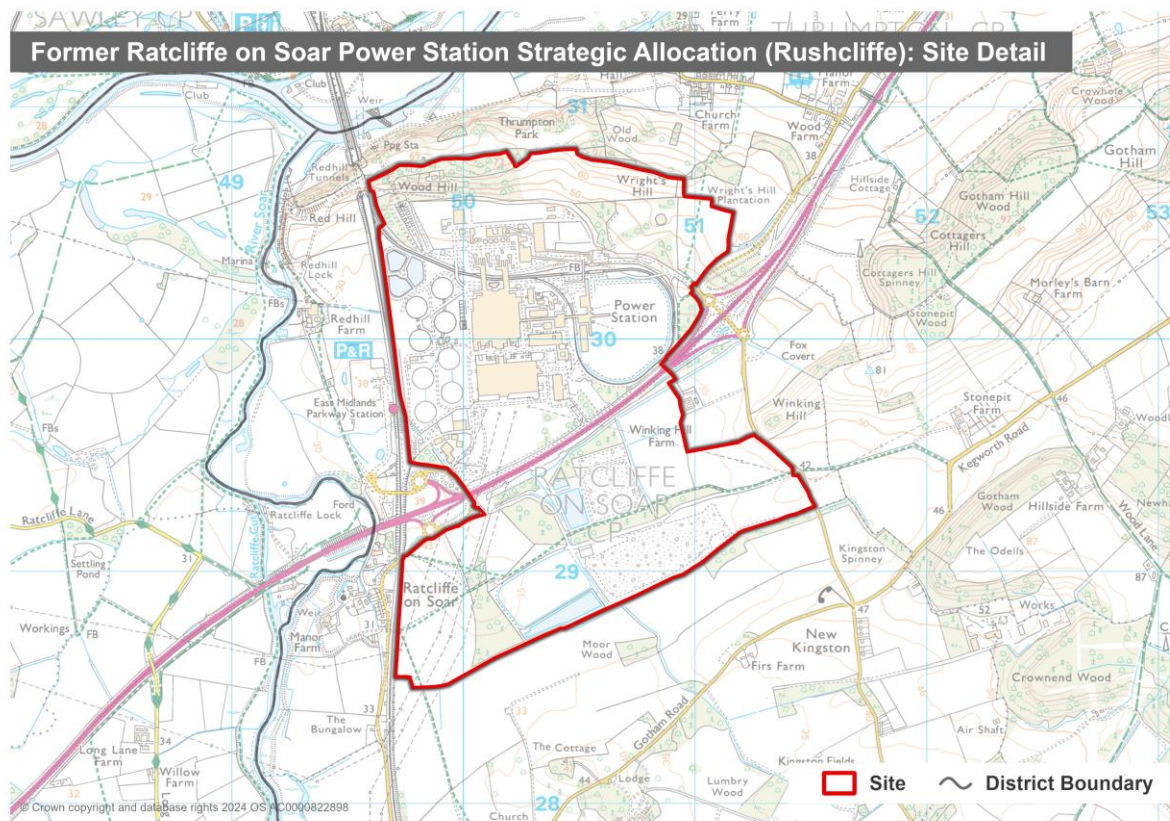
### Former Ratcliffe on Soar Power Station site

The location of the Former Ratcliffe on Soar Power Station site is shown below.





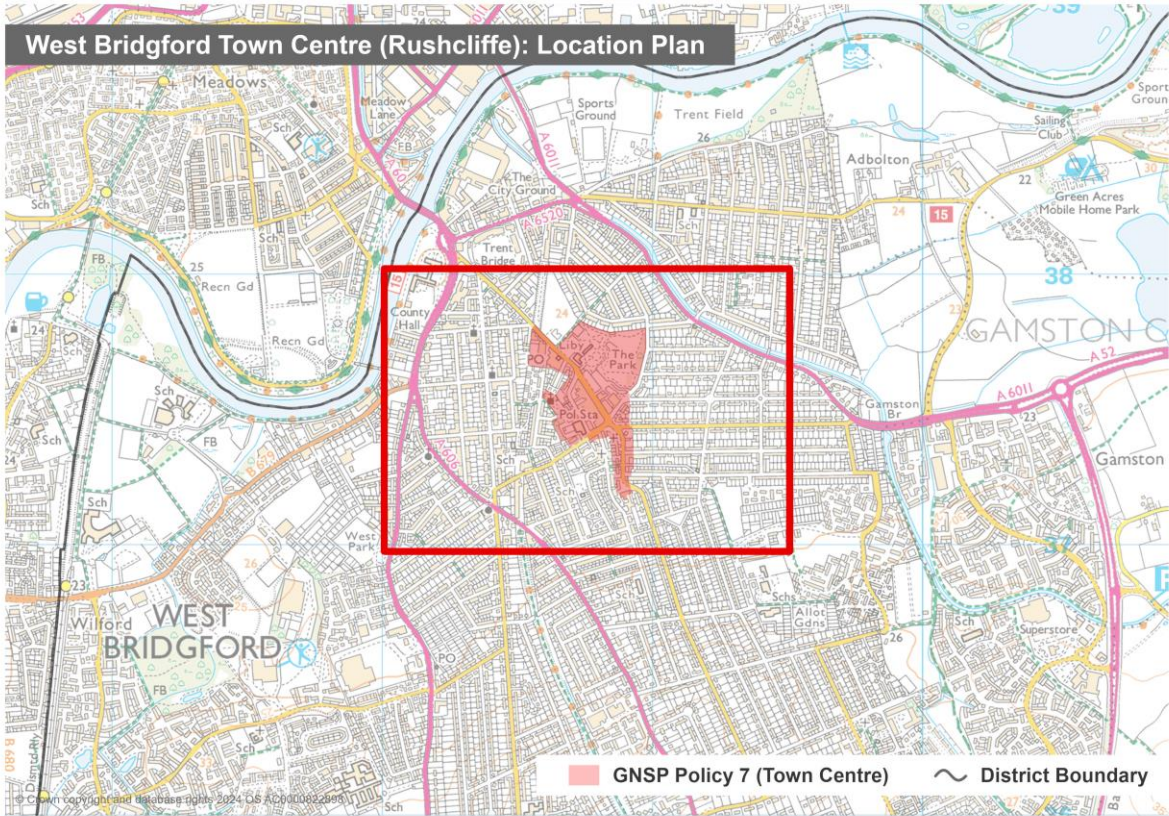
## Inset Plan (Proposed)



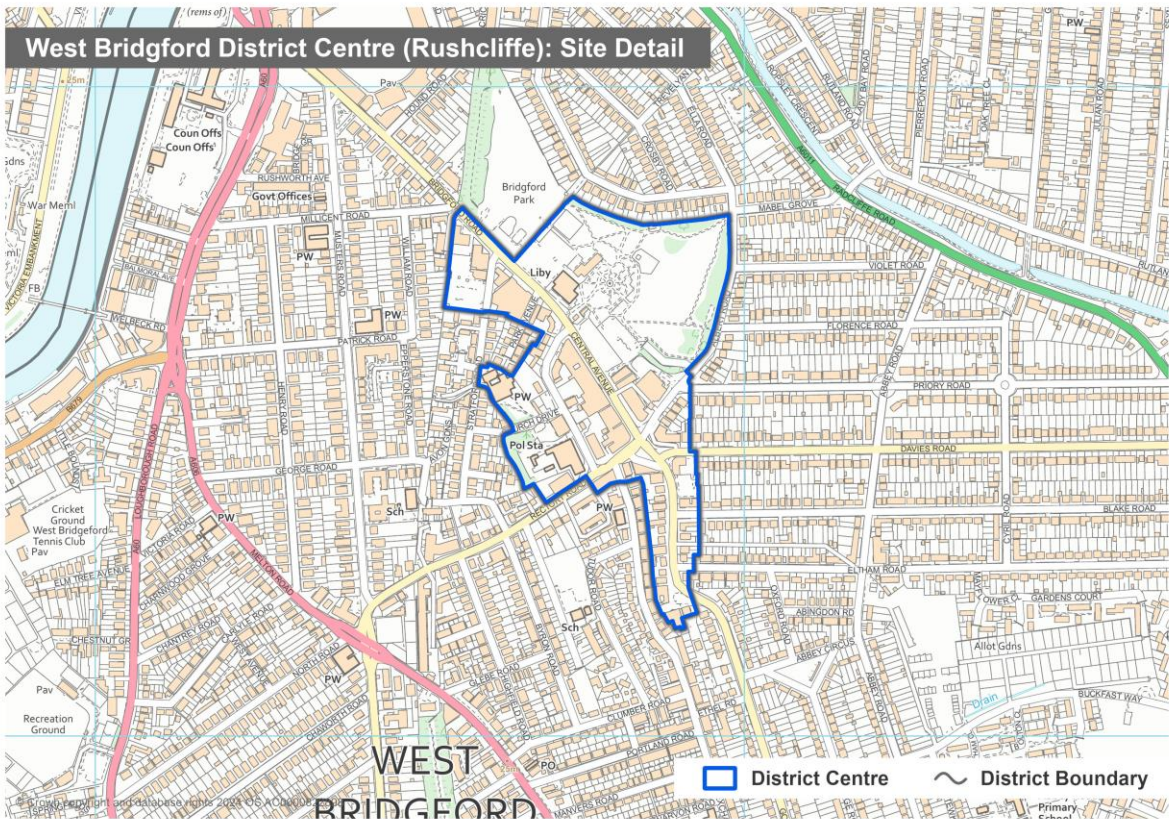
## West Bridgford centre designation change from a District to a Town Centre

The location of the West Bridgford centre is shown below.





### Inset Plan (Existing)



### Inset Plan (Proposed)



