

# Greater Nottingham Growth Options Study

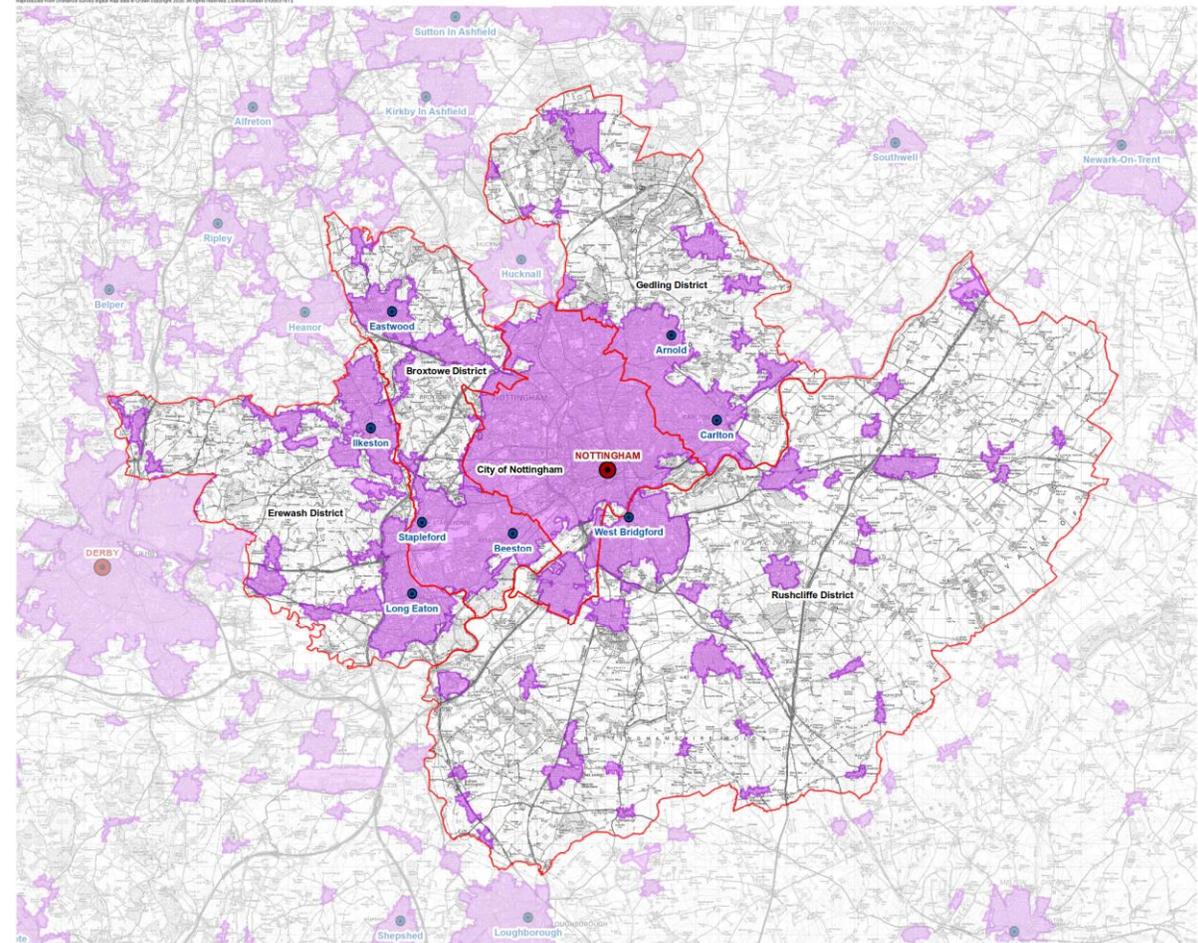
David Carlisle  
Ben Castell

Tuesday 30<sup>th</sup> June 2020

# Project Scope

The purpose of the study is to inform the review of Strategic Policies in Greater Nottingham by:

- reviewing and assessing the sustainability of settlements within Greater Nottingham; and
- assessing the growth potential of broad locations, transport corridors, sustainable urban extensions, key settlements and stand-alone sites or clusters of sites largely outside the main built-up area of Nottingham setting out how any constraints may be mitigated.



# Methodology



**GIS analysis,  
mapping and desk-  
based research**

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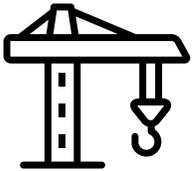
**Opportunities and Constraints Analysis**



**Site visits, technical  
specialist inputs &  
consultation**

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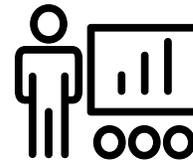
**Suitability and Capacity Assessment**



**Capacity estimates  
related to typologies  
& areas of search**

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**Delivery and Implementation Review**



**Identification &  
assessment of potential  
growth locations**

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**Conclusions and Recommendations**

# Assessment Criteria

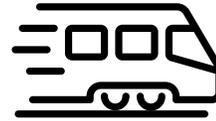
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**Environmental constraints**



2

**Physical constraints, including transport and access**



3

**Accessibility to social and green infrastructure**



4

**Heritage constraints, landscape and visual constraints**



5

**Planning constraints**

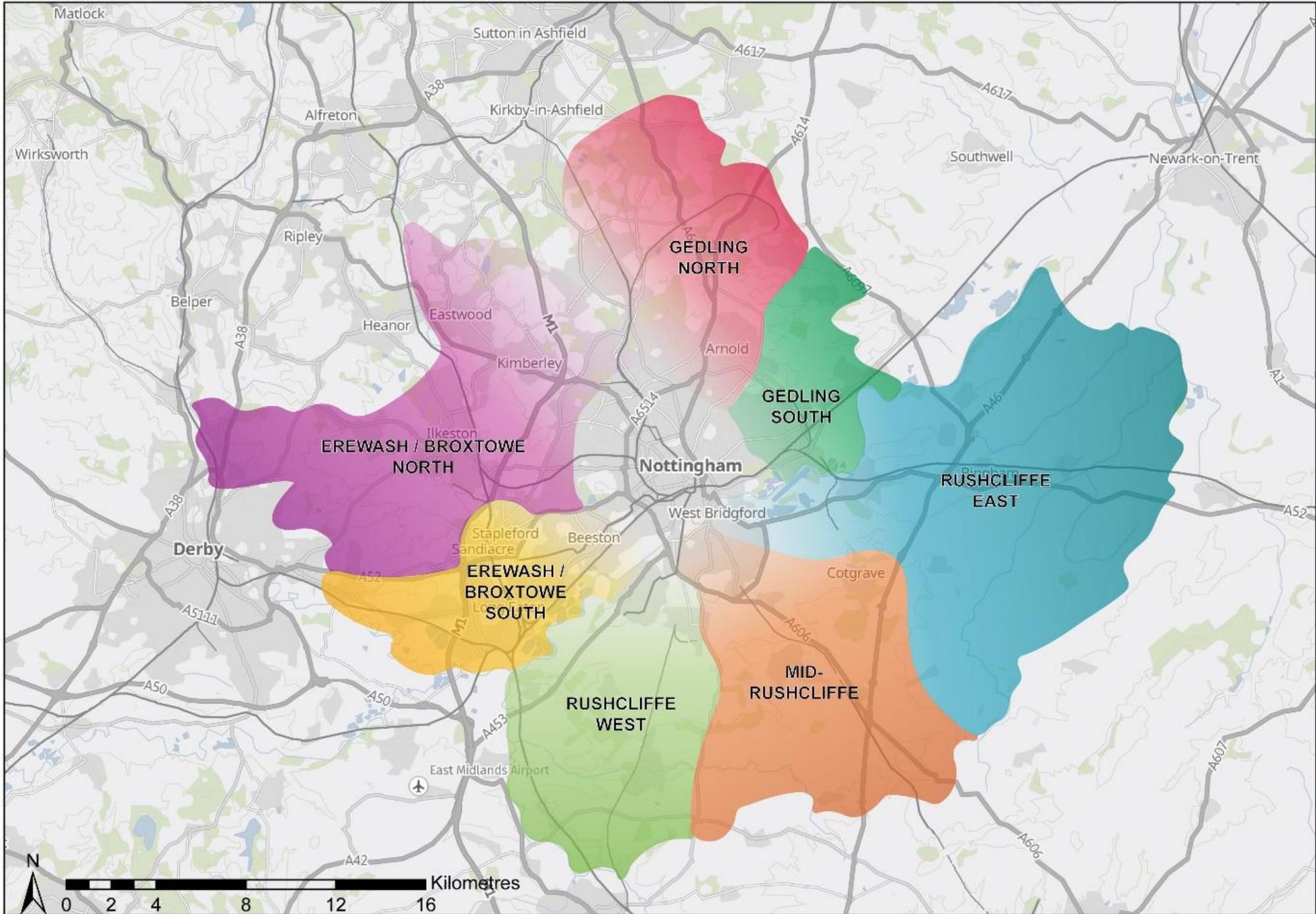


6

**Deliverability and economy**

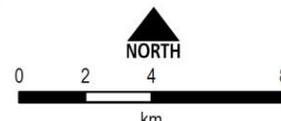
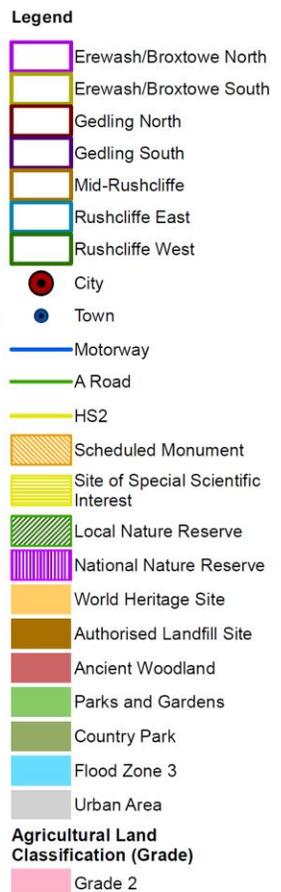
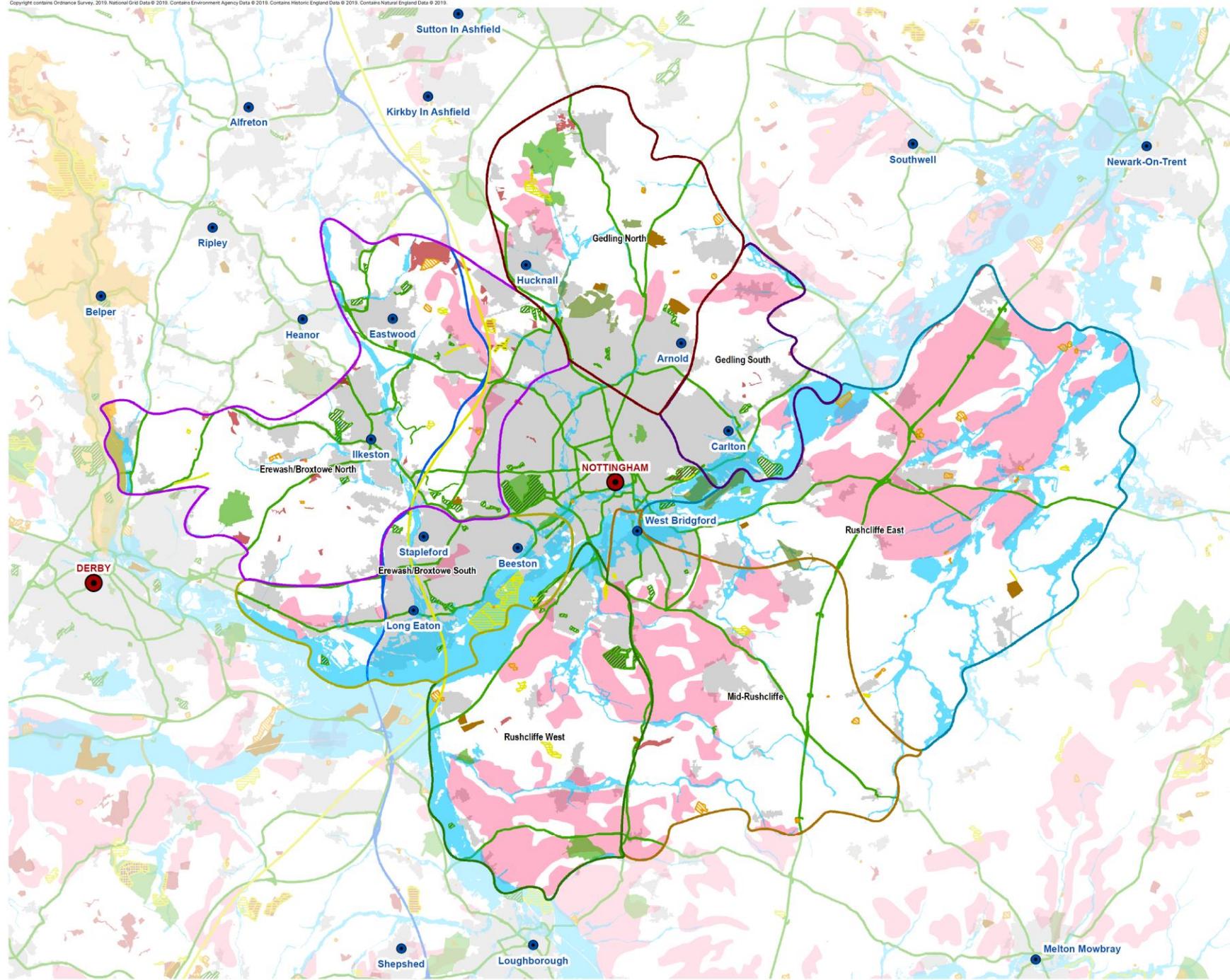


# Sub-areas



# Constraints

- Flood Zone 2 and 3
- Special Area of Conservation
- Site of Special Scientific Interest
- Special Protection Area
- Ancient Woodland
- National Nature Reserve
- Agricultural Land Classification
- Country Parks
- Local Nature Reserve
- Parks and Gardens
- Scheduled Monuments
- Landfill Sites



# Proximity

## Existing Transport

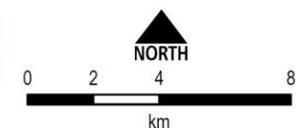
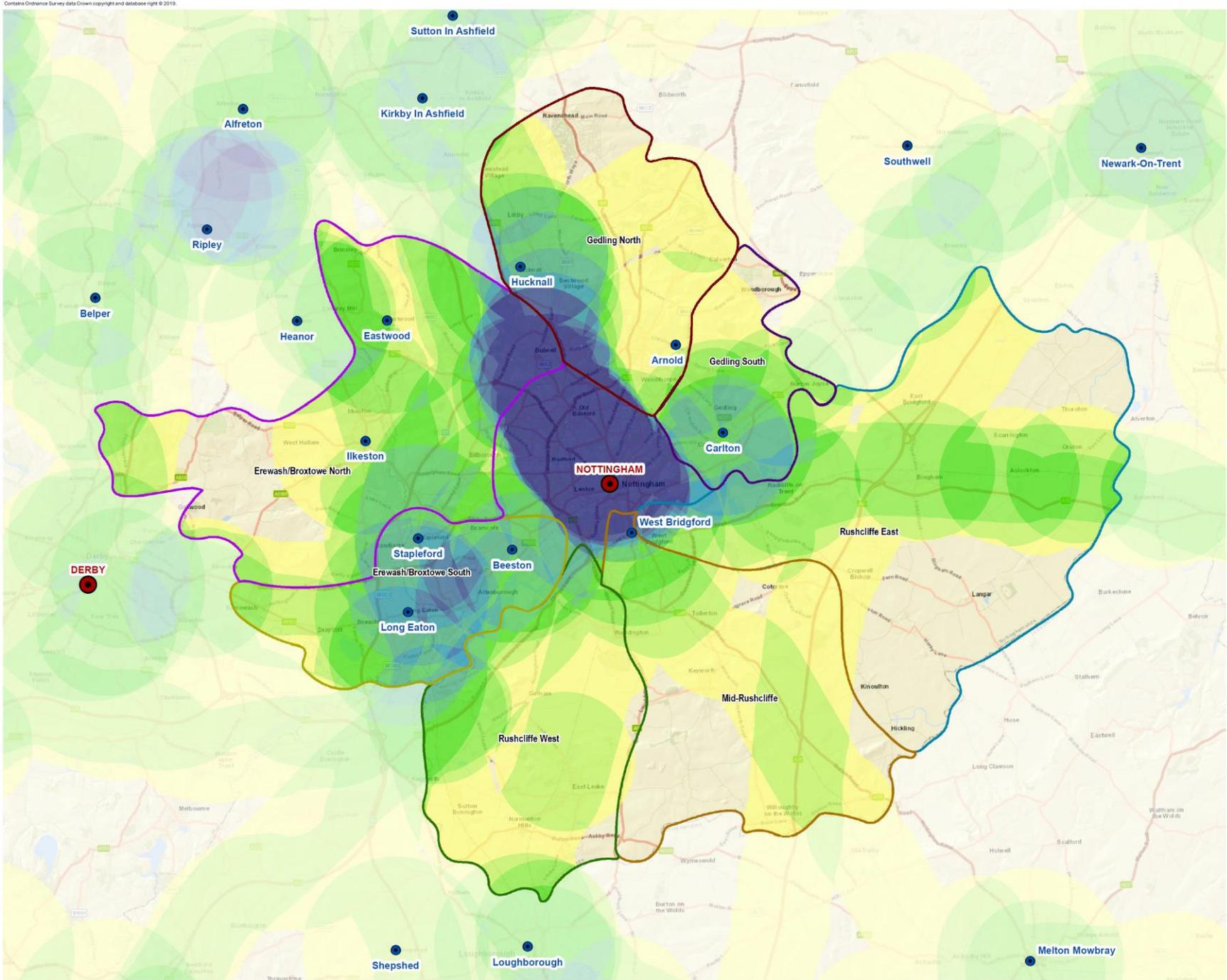
- Rail Lines
- Rail Stations
- Motorway + SRN

## Access to services

- City
- Large Town
- Town
- Large Village

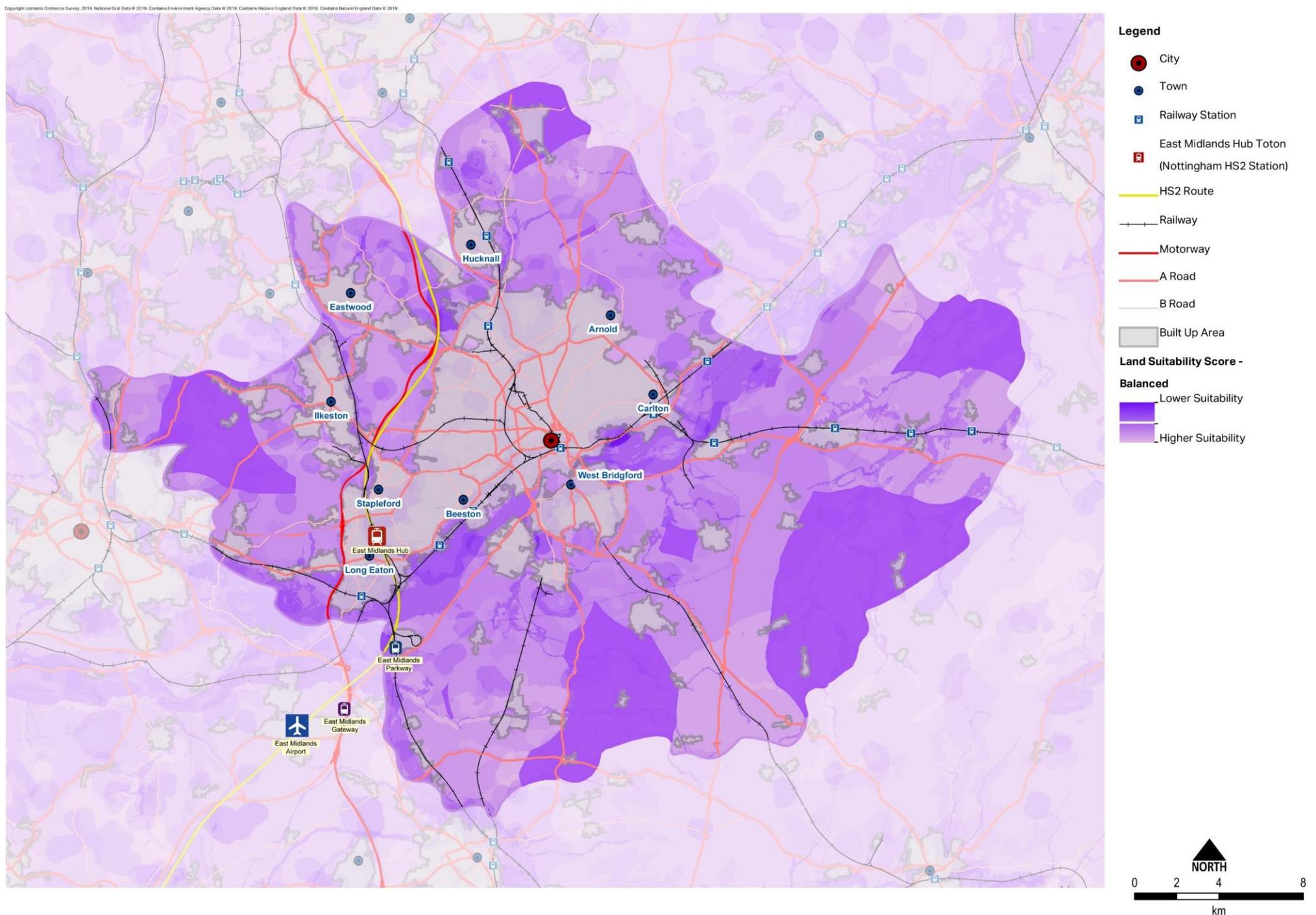
## Proposed Transport

- Proposed HS2 line
- Proposed HS2 East Midlands Hub

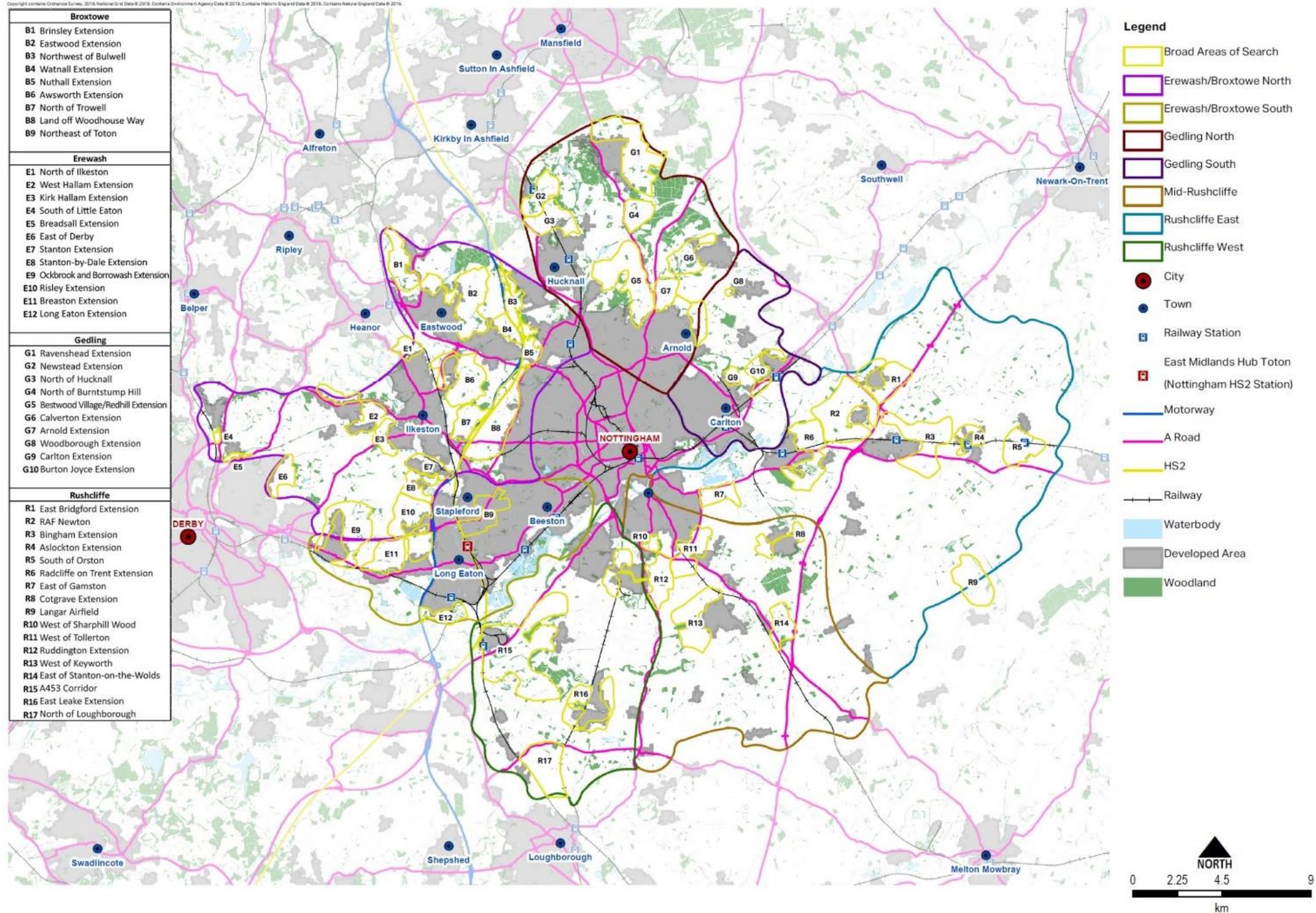


# Suitability and proximity

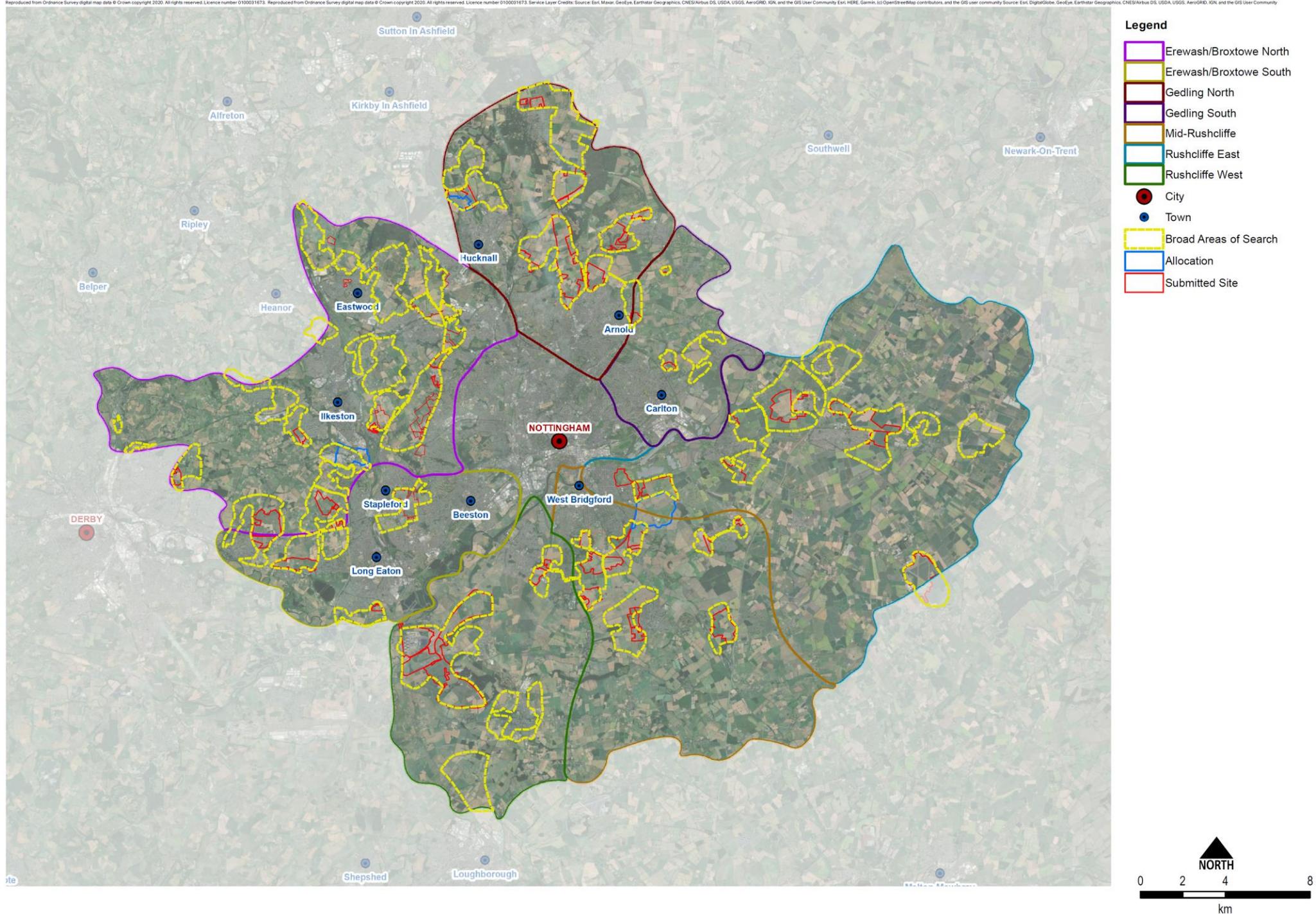
Lighter areas denote locations with fewer incidence of constraints and (generally) proximity to existing services and movement networks.



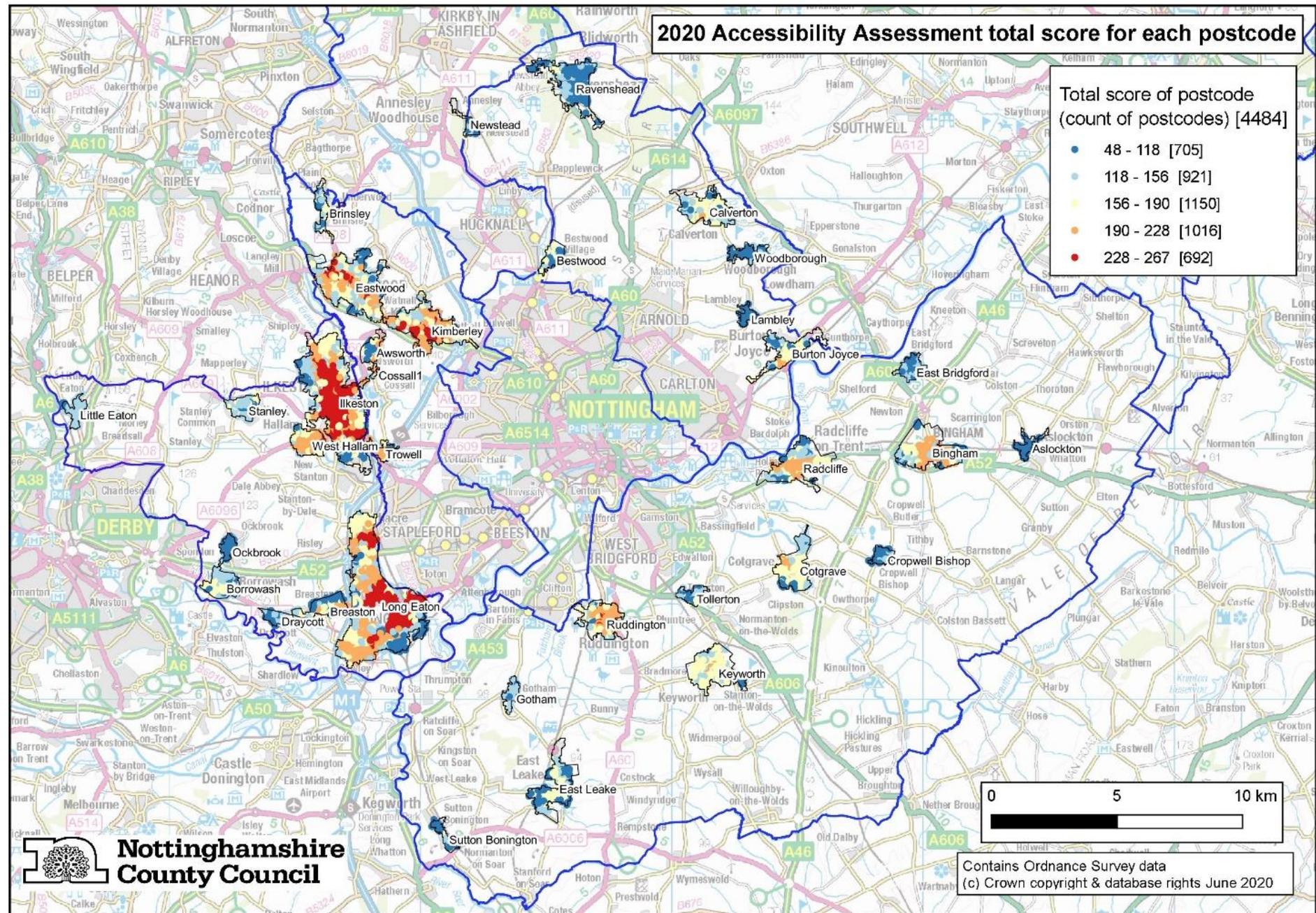
# Broad areas of search



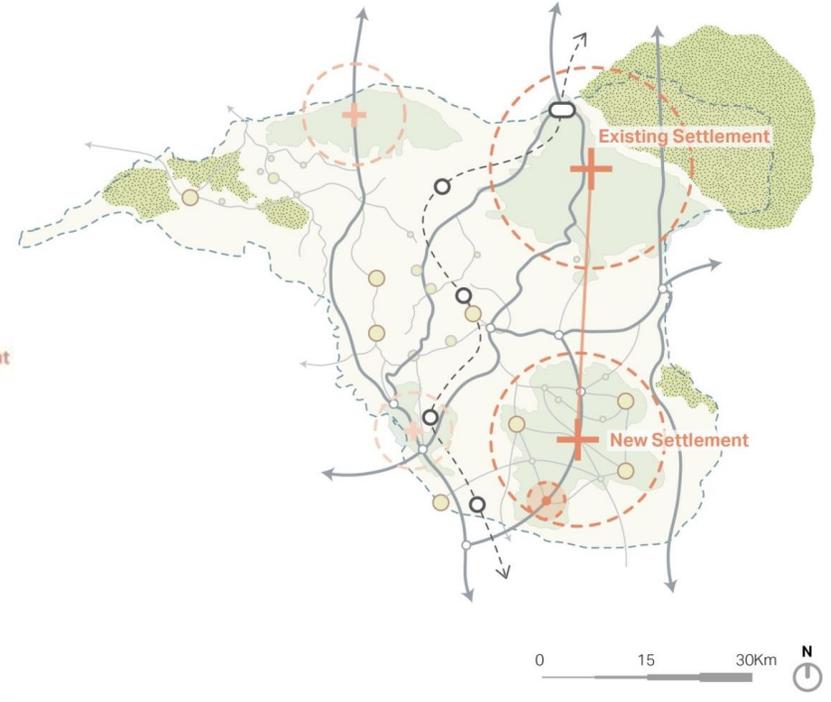
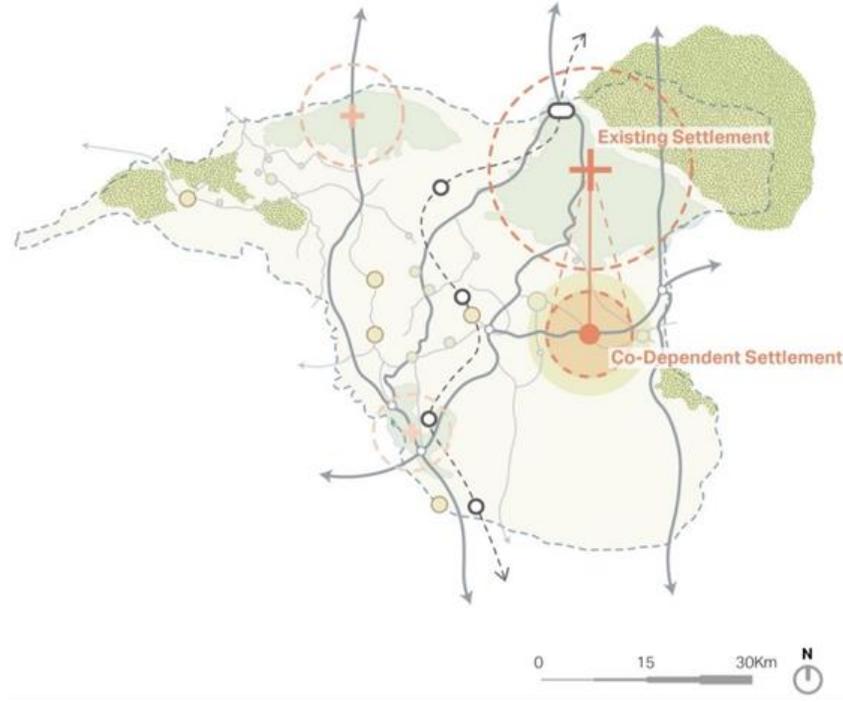
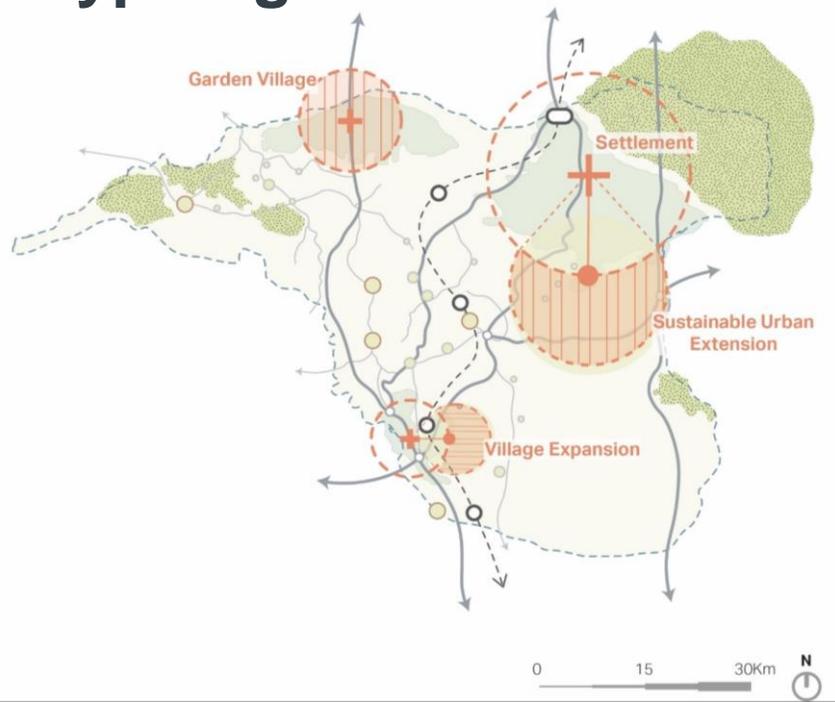
# Submitted sites and extant allocations without permission



# Accessibility assessment of existing larger settlements



# Typologies



Typology	Urban Extension / Village Expansion / Garden Village	Co-Dependent New Settlement	Autonomous New Settlement
Hectares	Up to 300 Ha	300 – 1,000 Ha	1,000 – 2,500 Ha
Net to Gross Ratio	60:40 (<100Ha) / 50:50 (100Ha – 150Ha) / 40:60 (>150Ha)	40:60	40:60
Dwellings	1,000 – 5,000	5,000 – 10,000	>10,000
Population	2,350 – 11,750	11,750 – 23,500	>23,500
Jobs	1,000 – 5,000	4,500 - 15,000	9,000 - >15,000
Primary centre	Neighbourhood/Village Centre (Primary School & Local Facilities)	District Centre (Secondary School and employment)	Town Centre with retail, leisure and other employment areas
Secondary centres	Local Centre/shopping parade (primarily convenience/local services)	Neighbourhood/Local Centre(s)	District Centre(s)
	-	Local Centre/shopping parade (primarily convenience/local services)	Neighbourhood/Local Centre(s)
Transport facilities	Public transport stop(s) (e.g. Bus rapid transit/tram)	Public Transport hub (e.g. rail station/BRT/tram)	Main public transport interchange (e.g. rail/BRT/tram)

# Potential areas for strategic growth

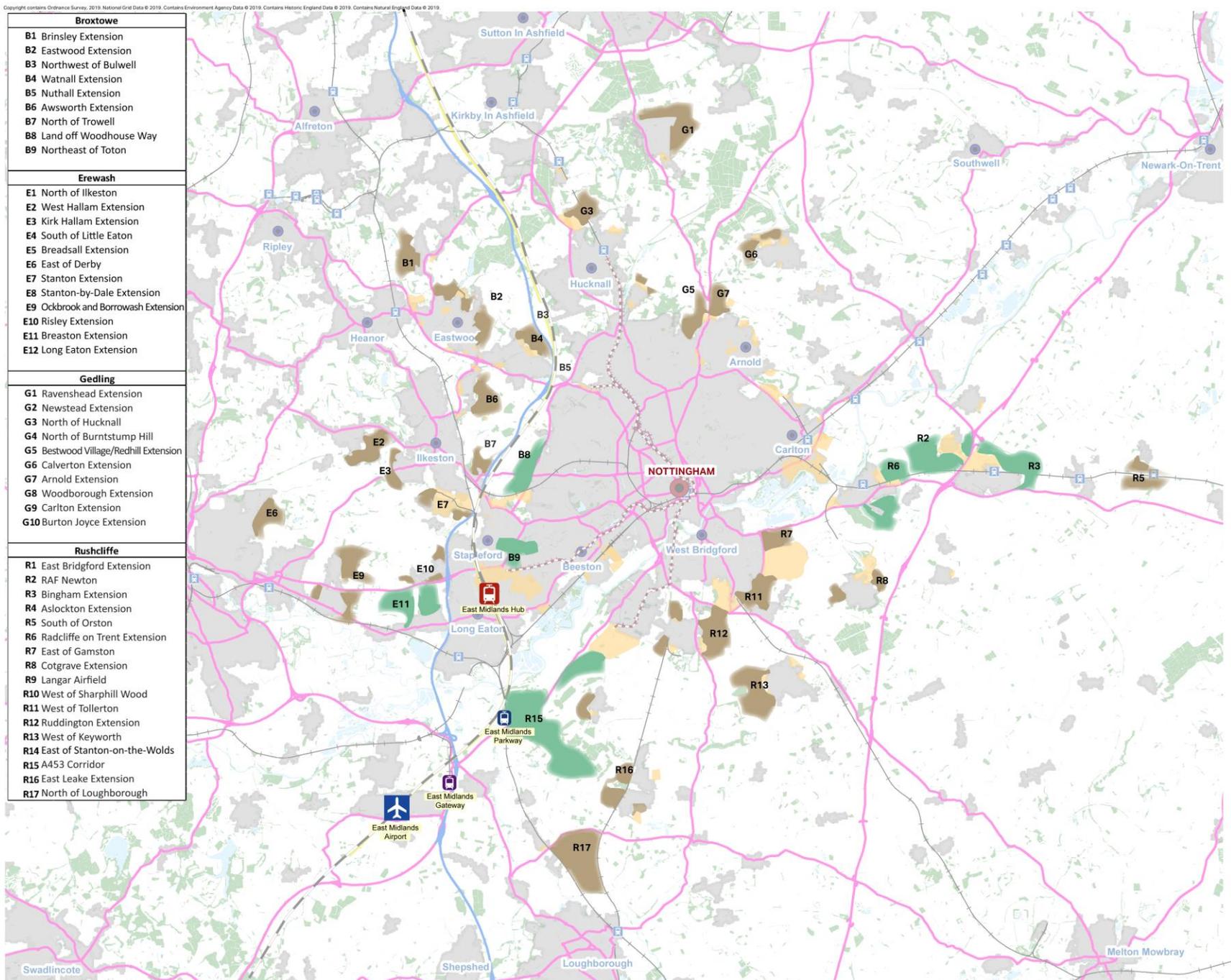
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- Broxtowe**
- B1 Brinsley Extension
  - B2 Eastwood Extension
  - B3 Northwest of Bulwell
  - B4 Watnall Extension
  - B5 Nuthall Extension
  - B6 Awsworth Extension
  - B7 North of Trowell
  - B8 Land off Woodhouse Way
  - B9 Northeast of Toton

- Erewash**
- E1 North of Ilkeston
  - E2 West Hallam Extension
  - E3 Kirk Hallam Extension
  - E4 South of Little Eaton
  - E5 Breadsall Extension
  - E6 East of Derby
  - E7 Stanton Extension
  - E8 Stanton-by-Dale Extension
  - E9 Ockbrook and Borrowwash Extension
  - E10 Risley Extension
  - E11 Breaston Extension
  - E12 Long Eaton Extension

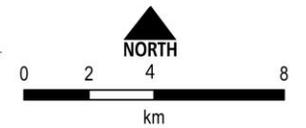
- Gedling**
- G1 Ravenshead Extension
  - G2 Newstead Extension
  - G3 North of Hucknall
  - G4 North of Burntstump Hill
  - G5 Bestwood Village/Redhill Extension
  - G6 Calverton Extension
  - G7 Arnold Extension
  - G8 Woodborough Extension
  - G9 Carlton Extension
  - G10 Burton Joyce Extension

- Rushcliffe**
- R1 East Bridgford Extension
  - R2 RAF Newton
  - R3 Bingham Extension
  - R4 Aslockton Extension
  - R5 South of Orston
  - R6 Radcliffe on Trent Extension
  - R7 East of Gamston
  - R8 Cotgrave Extension
  - R9 Langar Airfield
  - R10 West of Sharpill Wood
  - R11 West of Tollerton
  - R12 Ruddington Extension
  - R13 West of Keyworth
  - R14 East of Stanton-on-the-Wolds
  - R15 A453 Corridor
  - R16 East Leake Extension
  - R17 North of Loughborough



**Legend**

- City
- Town
- Railway Station
- Motorway
- A Road
- HS2 route
- Railway
- Tram Route
- Allocation
- Waterbody
- Developed Area
- Woodland
- High Potential Areas for Strategic Growth
- Potential Areas for Strategic Growth



# Results summary

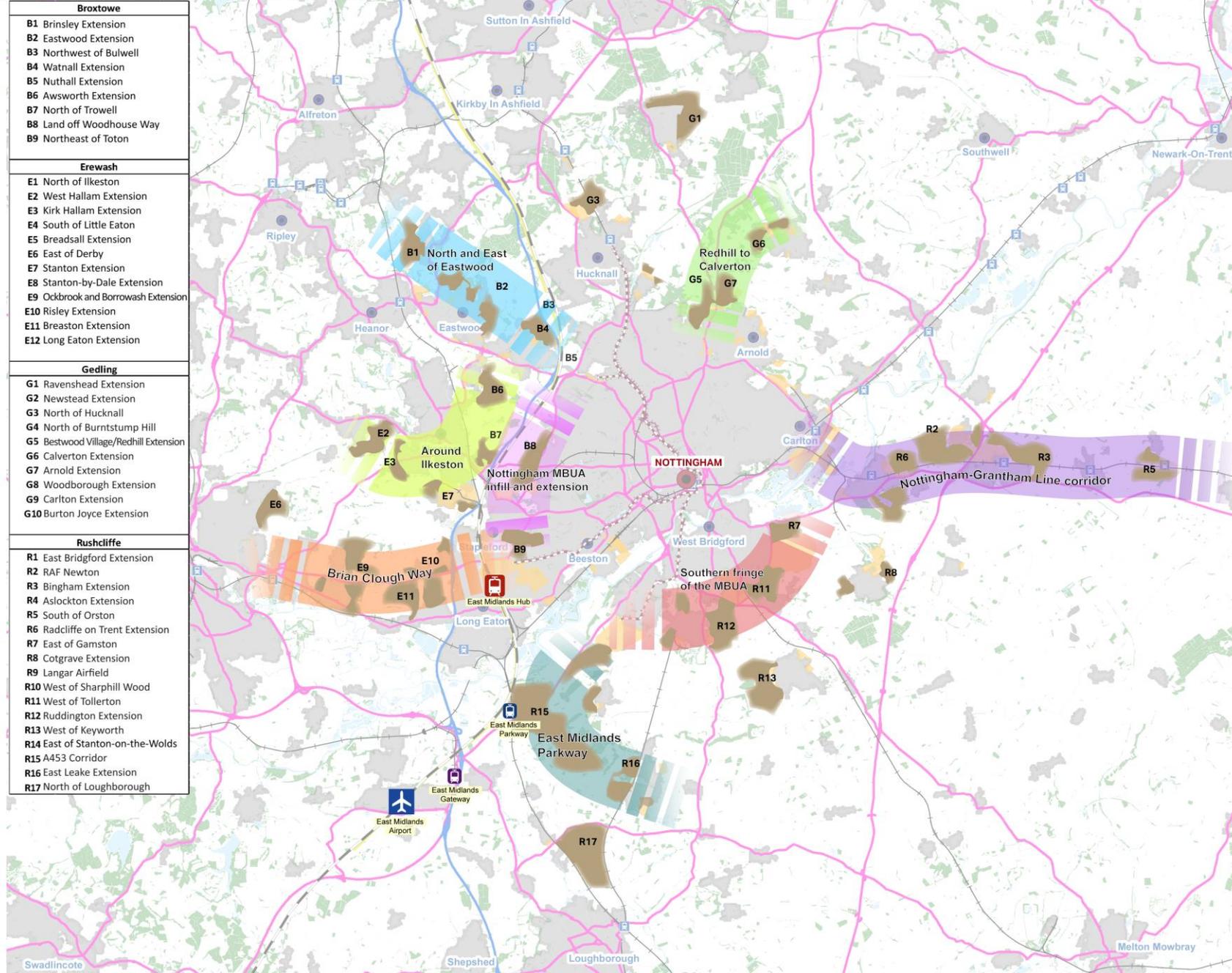
Ref	Broad Areas of Search	Area (Ha)	Typology Option(s)	Broad Area of Search Summary
<b>BROXTOWE</b>				
B01	Brinsley Extension	150	Village expansion	Potential area for strategic growth
B02	Eastwood Extension	210	Urban extension(s)	Potential area for strategic growth
B03	Northwest of Bulwell	0	Non-strategic	Low potential for strategic growth
B04	Watnall Extension	120	Urban extension	Potential area for strategic growth
B05	Nuthall Extension	0	Non-strategic	Low potential for strategic growth
B06	Asworth Extension	170	Village expansion	Potential area for strategic growth
B07	North of Trowell	70	Village expansion	Potential area for strategic growth
B08	Land off Woodhouse Way	300	Urban extension(s)	High potential area for strategic growth
B09	Northeast of Toton	140	Urban extension(s)	High potential area for strategic growth
<b>Total</b>		<b>1160</b>		
<b>EREWASH</b>				
E01	North of Ilkeston	0	Non-strategic	Low potential for strategic growth
E02	West Hallam Extension	160	Village expansion	Potential area for strategic growth
E03	Kirk Hallam Extension	70	Village expansion	Potential area for strategic growth
E04	South of Little Eaton	0	Non-strategic	Low potential for strategic growth
E05	Breadsall Extension	0	Non-strategic	Low potential for strategic growth
E06	East of Derby	140	Urban extension	Potential area for strategic growth
E07	Stanton Extension	170	Urban extension	Potential area for strategic growth
E08	Stanton-by-Dale Extension	0	Non-strategic	Low potential for strategic growth
E09	Ockbrook and Borrowash Extension	320	Village expansion	Potential area for strategic growth
E10	Risley Extension	70	Village expansion	Potential area for strategic growth
E11	Breaston Extension	270	Co-dependent/Village expansion	High potential area for strategic growth
E12	Long Eaton Extension	0	Non-strategic	Low potential for strategic growth
<b>Total</b>		<b>1200</b>		

<b>GEDLING</b>				
G01	Ravenshead Extension	270	Village expansion	Potential area for strategic growth
G02	Newstead Extension	0	Non-strategic	Low potential for strategic growth
G03	North of Hucknall	150	Urban extension/ Co-dependent	Potential area for strategic growth
G04	North of Burntstump Hill	0	Non-strategic	Low potential for strategic growth
G05	Bestwood Village/Redhill Extension(s)	310	Urban extension	Potential area for strategic growth
G06	Calverton Extension	140	Village expansion	Potential area for strategic growth
G07	Arnold Extension	110	Urban extension	Potential area for strategic growth
G08	Woodborough Extension	0	Non-strategic	Low potential for strategic growth
G09	Carlton Extension	0	Non-strategic	Low potential for strategic growth
G10	Burton Joyce Extension	0	Non-strategic	Low potential for strategic growth
<b>Total</b>		<b>980</b>		
<b>RUSHCLIFFE</b>				
R01	East Bridgford Extension	0	Non-strategic	Low potential for strategic growth
R02	RAF Newton	320	Co-dependent	High potential area for strategic growth
R03	Bingham Extension	420	Village expansion	High potential area for strategic growth
R04	Aslockton Extension	0	Non-strategic	Low potential for strategic growth
R05	South of Orston	180	Co-dependent	Potential area for strategic growth
R06	Radcliffe on Trent Extension	280	Village expansion	High potential area for strategic growth
R07	East of Gamston	160	Urban extension	Potential area for strategic growth
R08	Cotgrave Extension	90	Village expansion	Potential area for strategic growth
R09	Langar Airfield	0	Non-strategic	Low potential for strategic growth
R10	West of Sharp Hill Wood	0	Non-strategic	Low potential for strategic growth
R11	West of Tollerton	130	Urban extension/Village expansion	Potential area for strategic growth
R12	Ruddington Extension	310	Village expansion	Potential area for strategic growth
R13	West of Keyworth	300	Village expansion	Potential area for strategic growth
R14	East of Stanton on Wolds	0	Non-strategic	Low potential for strategic growth
R15	A453 Corridor	1050	Autonomous/Co-dependent	High potential area for strategic growth
R16	East Leake Extension	160	Village expansion	Potential area for strategic growth
R17	North of Loughborough	430	Autonomous/Co-dependent	Potential area for strategic growth
<b>Total</b>		<b>3830</b>		
<b>OVERALL TOTAL</b>		<b>7170</b>		

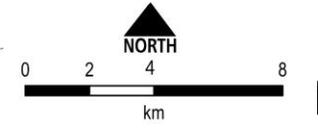
# Growth clusters and corridors

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- Legend**
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  - Allocation
  - Waterbody
  - Developed Area
  - Woodland
  - Potential Areas for Strategic Growth
  - Strategic Growth Corridors and Clusters



# Strategic public transport improvement opportunities linked to potential strategic growth areas

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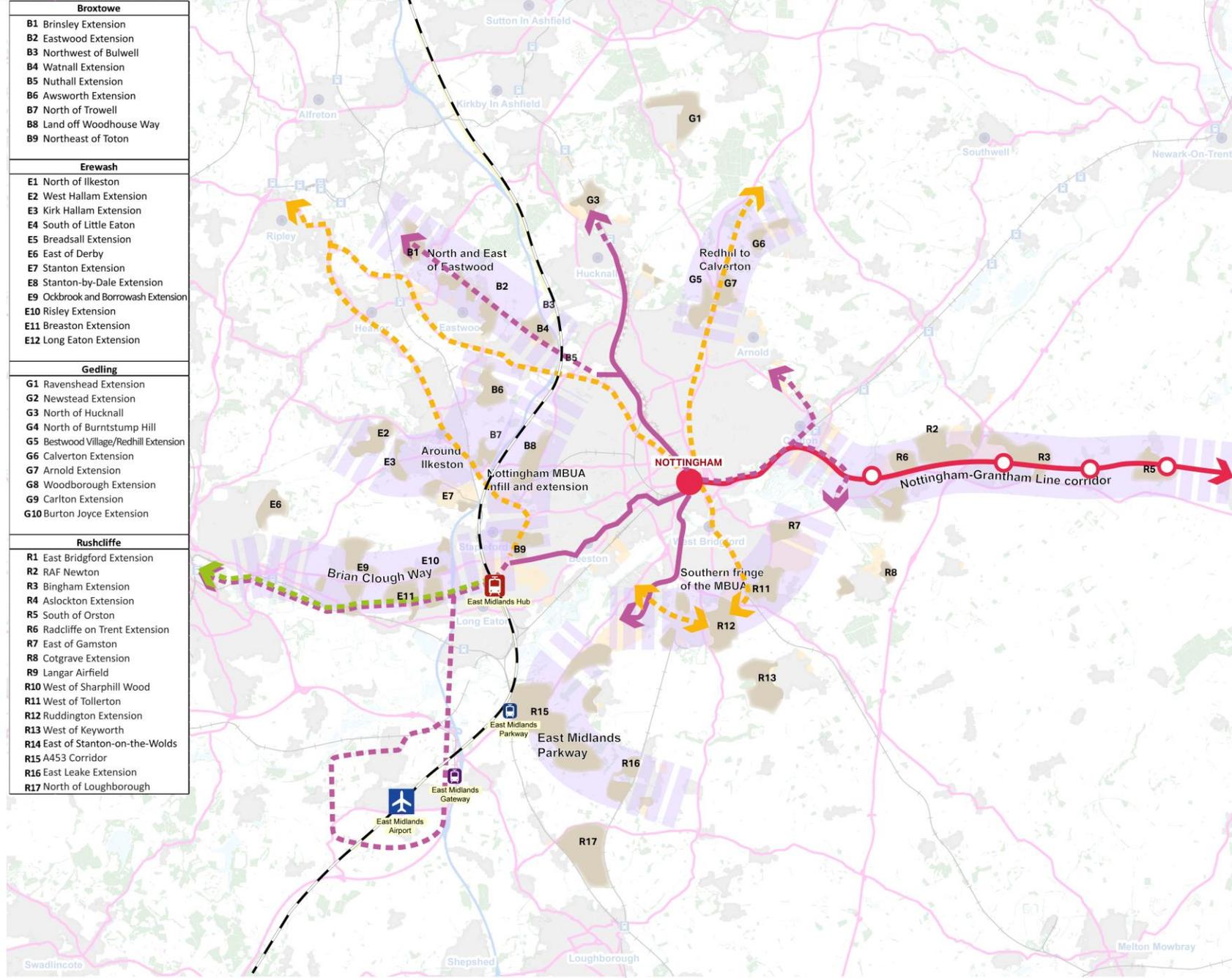
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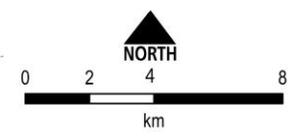
  

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- Waterbody
- Developed Area
- Woodland
- Potential Areas for Strategic Growth
- Strategic Growth Corridors and Clusters
- Possible future railway enhancement
- Existing NET route
- Possible future NET extension
- Possible future BRT route
- Possible future bus route



**Thank you for listening – Q&A**

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Delivered.