



Nottingham
City Council

Nottingham City Local Plan Review

SCOPING DOCUMENT

September 2026

Have your say on the future of Nottingham City



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1. Why are we preparing a new Local Plan?

Preparing a New Local Plan for Nottingham

Nottingham City Council is preparing a new Local Plan to guide how the City grows, develops and changes over the coming years. The Plan will provide the spatial planning framework for the current Nottingham City area, while recognising that future local government reorganisation may influence longer-term plan-making across a wider geography.

Government guidance is clear that local government reorganisation is not a reason to delay plan-making. Nottingham City Council is therefore continuing to prepare this Local Plan for the current City boundary, with the implications of reorganisation kept under review and considered in more detail in Section 3.

This scoping document marks the formal start of that process and the beginning of wider engagement on the new Local Plan. It invites residents, communities, organisations and stakeholders to help shape what the Plan should cover.

Local Plans are the foundation of the planning system in England. They:

- set out where development should – and should not – take place
- establish the policies used to determine planning applications
- identify land for new homes, jobs, infrastructure and community facilities
- provide certainty for residents, communities, businesses and investors.

The Nottingham City Vision provides an important starting point for the Local Plan, but it will not determine every outcome. The Plan will also be shaped by consultation responses, technical evidence, statutory requirements, viability, infrastructure planning and independent examination.

The Nottingham City Vision: Home, Heart, Host

The new Local Plan is expected to be the primary planning policy tool for helping to deliver the Nottingham City Vision. Published in 2026, the Vision sets the overarching direction for the City's growth and investment over the next 25 years. Its central ambition is clear:

Nottingham will be the proud Home of diverse and healthy communities, the Heart of a dynamic region and the Host of opportunity and global culture and sport.

The Vision is built around three pillars:

- **HOME** – healthy, diverse neighbourhoods for everyone; a green and blue Forest City; independence, creativity and rebellious spirit
- **HEART** – Nottingham as a leading East Midlands City for innovation, investment and economic growth - a thriving regional innovation ecosystem; the UK's strategic connectivity hub
- **HOST** – international business, talent and innovation; global culture and a diverse visitor offer; a world-class sporting destination

The Vision states that the new Local Plan will directly inform future policy development. The Plan will therefore act as a key delivery mechanism for many of the Vision's ambitions, while testing them through evidence, consultation, viability, infrastructure planning and statutory plan-making requirements.

The Vision sets ten Bold Ideas for Nottingham's transformation. The Local Plan will help test how these ideas should be translated into a spatial policy framework:

Bold Idea	Summary
1. Homes in the Heart	More and better quality homes through major brownfield delivery: 1,000+ homes at Broad Marsh, thousands more at Waterside and Island Quarter, plus neighbourhood renewal across the City.
2. Children's Forest	A City-wide nature-friendly network of green spaces and corridors, making Nottingham a nationally recognised Forest City, with the Green Heart and Old Market Square as anchor projects
3. Green Grid	A network of upgraded active travel and public transport routes, including continuous Green Spines through the City Centre, tram network expansion, and improved cycling and walking infrastructure
4. Connected Energy City	Renewal and expansion of Nottingham's clean energy backbone – district heating, low-carbon heat networks and City-wide energy infrastructure – targeting net zero
5. Innovation District	A nationally significant innovation district centred on Castle Meadow, Broad Marsh, Station Growth Zone and the Island Quarter, building on Nottingham's £11bn innovation economy
6. Commercial District	A modern, net zero business district along Canal Street, Crocus Place and the Island Quarter, providing Grade A office space and a new convention and conference offer
7. Centre for Small Business Innovation	A global hub for creative and design-led SMEs, celebrating Nottingham's independent spirit and its £1.3bn creative and digital economy supporting 18,000+ jobs
8. Trent Sports District	A connected sporting district linking the City Ground, Meadow Lane, Trent Bridge, the National Ice Centre, and the Nottingham Rugby at Lady Bay driving activity-led regeneration and healthy lifestyles
9. Independent Mile	A curated, branded leisure route from Sneinton Market through Hockley and Old Market Square to Derby Road, celebrating independent retail, food and culture
10. City of Legends	A citywide celebration of Nottingham's cultural, historic and archaeological assets, connecting its historic places and revealing nationally and internationally significant stories, from its tradition of rebellion and radical thought to its creative, literary and industrial heritage. Together, these assets strengthen local identity, enrich the visitor experience and contribute to a distinctive, prosperous and sustainable city.

A Single, Integrated Plan

The new Local Plan will replace the current two-tier development plan framework:

- the [Greater Nottingham Strategic Plan](#) (GNSP, Part 1), currently at examination, which establishes the strategic approach to growth across Nottingham City, Broxtowe and Rushcliffe up to 2041 (replacing the adopted Aligned Core Strategy 2014).
- the [Land and Planning Policies Document](#) (LAPP 2020, Part 2), which provides detailed development management policies, site allocations and designations for Nottingham City.

The new Local Plan will bring these together into a single, integrated document with a clear, City-focused plan directly aligned with the Nottingham City Vision.

The scope of this Local Plan does not extend to waste or minerals planning. The Nottinghamshire and Nottingham Waste Local Plan was jointly adopted by Nottingham City Council and Nottinghamshire County Council in September 2025. It provides the planning strategy for waste management across Nottinghamshire and Nottingham until 2038, forms part of the Development Plan for Nottingham City and is not subject to review at this time. Minerals planning for Nottingham City is intended to be progressed through a separate joint [Minerals Local Plan](#) prepared in collaboration with Nottinghamshire County Council, with its own timetable and notice of intention.

A Plan for a Core City in the Trent Arc

Nottingham is a Core City with a regional and national role. The Vision recognises the City as an anchor within the emerging Trent Arc, a major East Midlands growth opportunity being brought forward with the East Midlands Combined County Authority (EMCCA). Nottingham's strengths in innovation, universities, culture, sport, public transport and regeneration will be important to the Local Plan's spatial strategy.

The Vision sets ambitious targets and priorities that the Local Plan will need to help test and support where appropriate:

- the GNSP housing requirement for Nottingham City of around 26,100 homes for 2023–2041, subject to examination, and the longer-term housing ambition reflected in the Nottingham City Vision
- the generation of an additional £500million in Gross Value Added (GVA) and 12,000 new jobs
- Nottingham's recognition as a commercial and innovation hub in the East Midlands
- a Forest City defined by thriving greenspaces, rivers, canals and natural habitats
- a City of Legends with a compelling, visitor-facing cultural identity.

These ambitions provide an important starting point, but the Local Plan process will test the scale, distribution and deliverability of growth through evidence, consultation, site capacity work, viability assessment, infrastructure planning and the statutory plan-making process.

2. Nottingham Local Plan Review: At a Glance

A short summary: what matters, how the Local Plan is structured and how to have your say or be kept up to date on its development.

What is the Local Plan?

A new single planning document to guide growth, development and land use across Nottingham City for the next 15+ years. It will replace the current two-tier plan and align with the Nottingham City Vision: **Home, Heart, Host**.

What matters most?

- **Homes and growth** – testing how Nottingham can deliver around 27,000 homes by 2041, mainly on challenging brownfield land.
- **Regeneration** – supporting delivery of major brownfield and regeneration opportunities, including City Centre sites highlighted in the Nottingham City Vision such as Broad Marsh, Waterside and the Island Quarter, alongside other strategic opportunities that may be considered through the Local Plan process..
- **Jobs and innovation** – supporting economic growth, the Innovation District, the Commercial District, and health and life sciences, digital, data and creative sectors.
- **Climate, energy and nature** – responding to flood risk, net zero, heat networks, the Connected Energy City and Nottingham’s Forest City ambition.
- **Movement and infrastructure** – improving transport, active travel, the Green Grid and the infrastructure needed to make development work.
- **Heritage and identity** – protecting and celebrating Nottingham’s caves, Castle, UNESCO status and wider City of Legends identity.

The Ten Local Plan Themes

The document is structured around ten themes. Each theme includes consultation questions to support discussion and feedback. You can respond to as many or as few as you wish.

Theme	Focus
1. Growth Delivery and Regeneration	Supporting major brownfield delivery, regeneration partnerships and realistic approaches to viability, funding and phasing.
2. Homes and Communities	Planning for the right homes in the right places, including affordability, housing mix, specialist needs, existing stock and balanced communities.
3. Economy	Supporting jobs, investment, innovation, skills, workspace, centres and inclusive economic growth.
4. Energy, Sustainability and Climate Change	Supporting net zero, low-carbon energy infrastructure, heat network zones, flood risk management and climate resilience.
5. Health and Wellbeing	Creating healthy, inclusive and accessible places that reduce health inequalities, support independence and promote active, connected lives.
6. Transport and Connectivity	Promoting sustainable movement, public transport, active travel, the Green Grid and accessible growth.
7. Design and Density	Securing high-quality design, appropriate density, tall buildings guidance and liveable places.

8. Natural Environment and Green Infrastructure	Protecting and enhancing nature, biodiversity, open space, green infrastructure and Local Nature Recovery Strategy priorities.
9. Heritage and Identity	Protecting heritage assets while using Nottingham's culture, caves, skyline and identity to support regeneration and place-making.
10. Infrastructure, Viability and Developer Contributions	Identifying infrastructure needs, funding routes, developer contributions, viability considerations and delivery partners.

Have your say on

Throughout this document there are a series of questions with follow up discussions points covering a range of matters including.

- Where in the City growth and development should be directed
- What types of housing are most needed and how to get them built
- How Nottingham should support economic growth and protect jobs
- How to tackle climate change, protect the natural environment and provide the infrastructure needed to make development work

How to respond: Consultation runs for five weeks from Wednesday 23 September to Wednesday 28 October 2026. Please use the [online response form](#).

Figure 1 provides an illustrative overview of Nottingham's key places, regeneration opportunities, transport connections, environmental assets and strategic destinations. It is intended to provide spatial context for the issues discussed throughout this document and does not represent a preferred development strategy or identify development site allocations.

Shaping Nottingham's Future

How and where should Nottingham grow, regenerate and change?

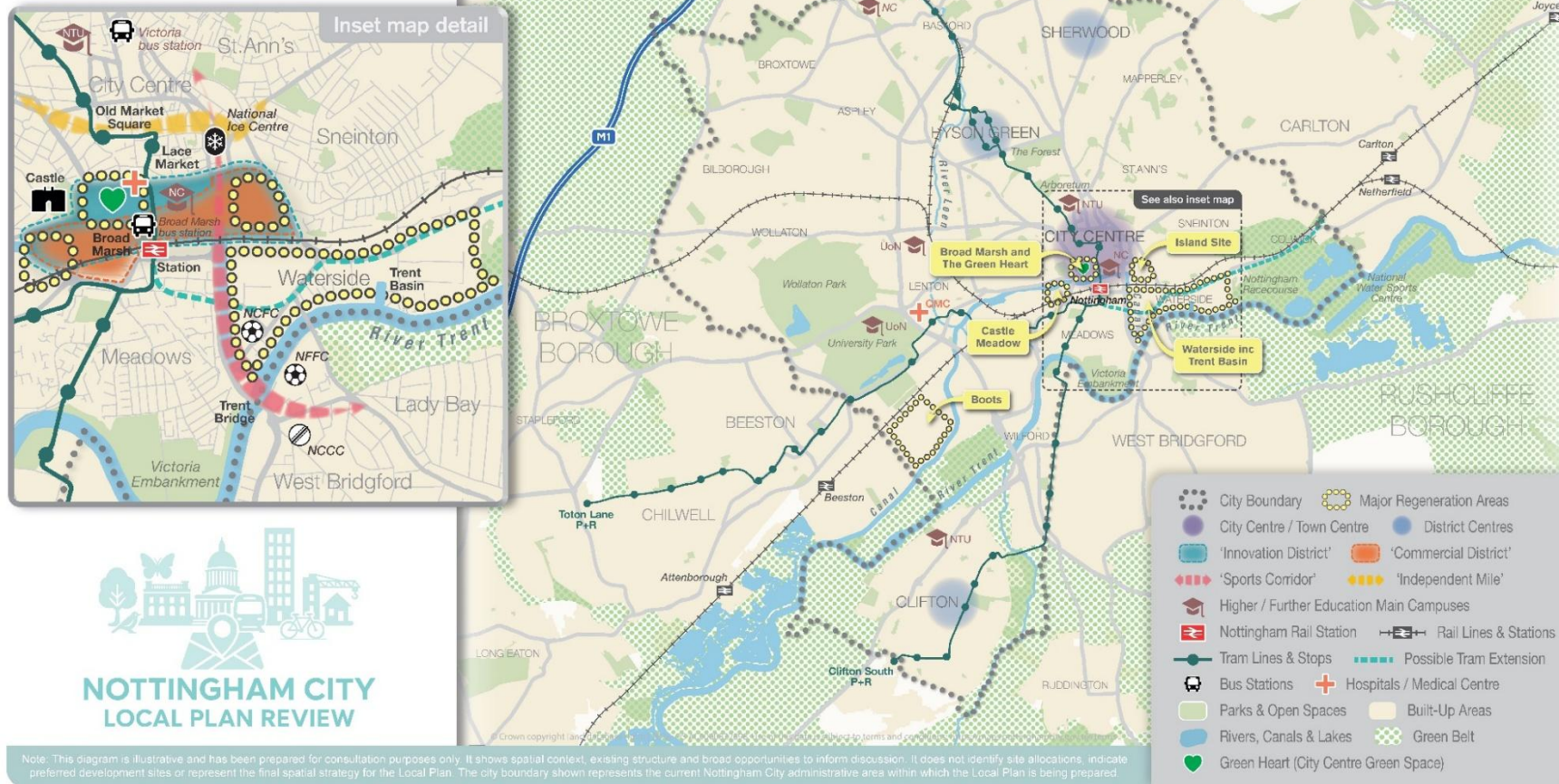


Figure 1: Illustrative Spatial Context Diagram

3. Why do we need to prepare a new Local Plan?

A New Plan-Making System

The Government has introduced a new plan-making system through the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#). The system is supported by [national guidance](#) which:

- requires all local planning authorities to have up-to-date Local Plans in place
- introduces an expectation of a 30-month timetable from Gateway 1 to adoption
- creates shorter, clearer plans focused on local issues, while national policy in the National Planning Policy Framework (NPPF) addresses issues that apply widely across England – freeing the Local Plan to focus on delivering locally agreed visions such as the Nottingham City Vision
- structures plan-making around three Gateways as quality checkpoints.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides the national policy context within which Local Plans must be prepared.

The National Planning Policy Framework (NPPF) was published on 17 August 2026 and replaced the version published in December 2024. It sets out the Government's policies for preparing development plans and making decisions on development proposals in England.

The Local Plan will be prepared in accordance with the national planning policies and transitional arrangements that apply to the statutory plan-making route being followed by the Council. The August 2026 NPPF introduces separate national policies for plan-making and decision-making. The Local Plan should accord with the applicable plan-making policies and should avoid unnecessary duplication of national decision-making policies. These requirements will inform the scope, evidence base, spatial strategy and policies developed through the Local Plan review.

The Local Plan will therefore need to focus on locally specific matters where local policy can add value, including the spatial strategy, site allocations, infrastructure requirements, locally evidenced standards, design expectations and matters needed to help deliver the Nottingham City Vision.

A Statutory Scoping Consultation and Wider Engagement Process

The Council is required to carry out a scoping consultation under Regulation 20 of the 2026 Regulations. This formal stage is also being used as a wider early engagement opportunity to help shape the scope, priorities, evidence and direction of the Local Plan before detailed policies and site allocations are prepared.

The Council is inviting views on matters relevant to preparing the Local Plan, including what the Plan should contain and how the Council should engage with interested parties during plan preparation.

Responding to Nottingham's Future

The Nottingham City Vision sets out a long-term ambition for the City over the next 25 years. It recognises Nottingham's strengths, including its universities, businesses, cultural attractions, transport connections and regeneration opportunities, while also identifying issues that need to be addressed, including underused land and buildings, investment needs in parts of the City Centre, housing choice, family housing and connections between places.

The City has a major pipeline of regeneration already underway, each directly corresponding to one or more of the Vision's Ten Bold Ideas:

The new Local Plan will help translate this ambition into a deliverable planning framework. It will need to support major regeneration opportunities such as Broad Marsh, the Island Quarter,

Waterside and the Station Growth Zone, while recognising that these sites are often complex, costly and dependent on infrastructure, funding, land assembly, viability and long delivery timescales.

Planning is only one of the tools available to shape Nottingham's future. The Local Plan can influence where and how development takes place, but wider economic, social, fiscal and operational issues will also affect delivery.

Relationship with the Greater Nottingham Strategic Plan

The Greater Nottingham Strategic Plan (GNSP) is the joint strategic plan prepared with Broxtowe Borough Council and Rushcliffe Borough Council and is currently at examination. When adopted, it will set a housing requirement for Nottingham City of 26,190 homes for 2023–2041, subject to the examination findings. The Nottingham City Vision looks further ahead to 2050 and reflects a broader long-term housing ambition. The new Local Plan will need to consider how to meet the relevant housing requirement through site allocations, or, subject to timing, any requirement set through the Spatial Development Strategy being prepared by EMCCA.

What time period will the new Local Plan cover?

National policy expects local plans to provide a framework for at least 15 years from adoption. The exact plan period has not yet been finalised, but it is expected that the Plan will guide development and investment in Nottingham well into the 2040s, while also providing evidence and strategic direction for future planning arrangements following local government reorganisation.

Plan-Making Timetable

Nottingham City Council published its [Notice of Intention to Commence Local Plan Preparation](#) on 30 June 2026, in accordance with Regulation 19 of the 2026 Regulations. The 30-month plan preparation period begins at Gateway 1, anticipated in October 2026.

Stage	Indicative Timing
Notice of Intention / Scoping Consultation (this stage)	September 2026
Gateway 1 Self-Assessment	October 2026
Proposed Content and Evidence Consultation	Winter 2026/27
Gateway 2	September 2027 (indicative)
Draft Local Plan Consultation	Autumn/Winter 2027
Gateway 3	Spring 2028
Submission for Independent Examination	29 September 2028
Adoption of the New Local Plan	2029

Following the close of this scoping consultation, the Council will complete the Gateway 1 self-assessment, analyse responses, publish a Scoping Consultation Summary and prepare the next stage of plan-making, including proposed content, evidence and spatial strategy work.

Further engagement and consultation will follow at later stages as the spatial strategy, policies, site allocations and evidence base are developed. A separate Call for Sites process is expected later.

The Local Plan, Local Government Reorganisation and the East Midlands Spatial Development Strategy

The preparation of this Local Plan takes place alongside significant changes in local governance and regional spatial planning. The timetable below shows how the key milestones for local government reorganisation and the East Midlands Spatial Development Strategy relate to the Local Plan programme.

Milestone	Indicative Date
Shadow authority elections (Greater Nottingham unitary)	May 2027
Gateway 2	September 2027
Draft Local Plan Consultation	Autumn/Winter 2027
Vesting Day — new Greater Nottingham unitary authority established	1 April 2028
Gateway 3	Spring 2028
Submission for Independent Examination	29 September 2028
EMCCA Spatial Development Strategy — target adoption	2028 (aspirational)
Adoption of the New Local Plan	2029

The Government has confirmed that local government reorganisation is not a reason to delay plan-making. Nottingham City Council will therefore continue to progress this Local Plan for the current City boundary, with the new Greater Nottingham unitary authority inheriting the emerging plan and its evidence base on vesting day.

EMCCA is preparing a Spatial Development Strategy for the East Midlands. The SDS is at an early stage and is not expected to be adopted before 2028, so this Local Plan will be progressed under existing arrangements and without the benefit of an adopted SDS.

The Council will keep the relationship between the Local Plan and the emerging Spatial Development Strategy under review. It will continue to work with EMCCA and neighbouring authorities on strategic planning matters, evidence gathering and cross-boundary issues, and will consider any implications for the Local Plan as the SDS develops.

The Council will engage with EMCCA as the SDS develops. Evidence and priorities identified through this Local Plan are expected to provide an important foundation for the SDS and for future plan-making across the wider Greater Nottingham area following reorganisation.

4. How are we going to prepare the Local Plan?

A Collaborative Process – Team Nottingham

The Nottingham City Vision was built on partnership – the concept of “Team Nottingham”. The Local Plan will be prepared in the same spirit, with engagement across communities, businesses, statutory consultees, infrastructure providers, neighbouring authorities, EMCCA and other key partners.

- residents, local communities and neighbourhoods across the City
- businesses, landowners, developers, investors, universities and anchor institutions
- statutory consultees, infrastructure providers and service providers
- EMCCA, neighbouring authorities and strategic planning partners
- wider stakeholders as set out in Section 9.

Where Local Plan consultation overlaps with wider City Vision engagement, responses will be recorded against the process to which they were submitted. Relevant evidence and themes may inform both processes, but statutory Local Plan representations will be analysed and reported separately to maintain a clear audit trail.

What Can the Local Plan Influence?

The Local Plan is one of the Council’s most important tools for shaping Nottingham’s future, but it cannot deliver change on its own. It can influence land use, development, infrastructure and design, while wider delivery will also depend on funding, landowners, developers, public bodies, service providers and other partners.

The Local Plan can:

- identify where new homes, jobs, infrastructure, community facilities and open space should be located
- allocate sites for development, regeneration and protection
- set planning policies that guide the design, quality, sustainability and accessibility of development
- help secure infrastructure, mitigation and other measures needed to support development
- protect and enhance important environmental, heritage, community and townscape assets.

The Local Plan cannot:

- directly determine public spending decisions or guarantee government funding
- resolve all economic, social, health or infrastructure challenges facing the City
- deliver infrastructure without support from infrastructure providers, developers, government and other partners
- control matters regulated through other legislation or public bodies
- guarantee that individual development proposals will come forward, as delivery depends on landowners, developers, market conditions and investment decisions.

If national decision-making policies are introduced as proposed, some generic development management matters may be dealt with through national policy rather than repeated locally. The Local Plan will therefore focus on locally specific priorities, including the spatial strategy, site allocations, infrastructure requirements, design expectations, locally evidenced standards and policies needed to respond to Nottingham’s particular circumstances.

How to Get Involved and Respond

This consultation runs for five weeks from Wednesday 23 September to Wednesday 28 October 2026.

This document includes consultation questions to help structure feedback. Respondents can comment on as many or as few questions as they wish.

The [online form](#) is the preferred way to submit comments because it helps the Council record and analyse responses efficiently. The online response form will also allow respondents to indicate which future stages of the Local Plan process they wish to be notified about.

If you require this document in a different format, language or accessible version, please contact the Planning Policy Team. Details about how to respond are set out in Section 10.

Consultation bodies are specifically invited to comment on the matters set out in Regulation 20, including what the Plan should contain, how the Council should engage with them during plan preparation, and the stages at which they wish to be notified.

Strategic Environmental Assessment

The Local Plan is being informed by a Strategic Environmental Assessment (SEA) and other statutory assessments where required. A draft SEA Scoping Report has been prepared alongside this Scoping Document and is being consulted on at the same time. The SEA will help assess the likely significant environmental effects of the Plan, including reasonable alternatives, the spatial strategy, policies and site allocations, and will continue to evolve as plan preparation progresses.

A more detailed review of the environmental baseline, sustainability issues, relevant plans and programmes, assessment framework and supporting evidence is contained in the accompanying SEA Scoping Report, which should be read alongside this document.



5. Nottingham City: Setting the Scene

A City of strengths

Nottingham City is a compact urban authority covering approximately 7,461 hectares, with a population of just over 325,000. It is the largest City and principal economic driver of the East Midlands and is one of England's eight Core Cities. The Nottingham City Vision is explicit that the City must build on its existing strengths rather than starting from scratch. The Local Plan should reflect and reinforce these strengths:

- an **innovation economy** worth over £11bn, with world-class universities, research institutions and high-growth clusters in life sciences, advanced manufacturing, digital and creative industries, financial services and clean energy – outperforming major UK cities in GVA growth since 2015 in these sectors
- a **young, diverse and energetic population** – around 64,000 students study at Nottingham Trent University and the University of Nottingham campuses located within Nottingham City, one of the youngest median ages of any UK Core City and growing ethnic diversity.
- an **exceptional concentration of sport venues and facilities** – Nottingham Forest FC, Notts County FC (the world's oldest professional football club), Trent Bridge international cricket ground and the National Ice Centre, all within a 20-minute walk of each other and a wider network of sporting assets including Nottingham Tennis Centre, Hockey Pitches, the Racecourse, David Ross and Harvey Hadden Sports Villages and many other vital sports facilities hosting a wide range of sports.
- **iconic cultural, historic and archaeological assets**, including more than 1,000 known rock-cut sandstone caves across the city. Nottingham was described in one historical source as 'Tig Guocobauc', commonly interpreted as 'place of cave houses'
- one of the **best public transport systems of any UK Core City**, including the NET tram network, a strong bus network supported by the Workplace Parking Levy, and good national rail connections
- **Broad Marsh** – one of the largest City Centre regeneration opportunities in the UK, now being reimagined as the new Green Heart of the City
- a **vibrant independent culture and creative economy** generating £1.3bn GVA and 18,000 jobs across 2,000+ businesses, with a distinctive identity rooted in boldness, creativity and rebellious spirit

Challenges the Local Plan should address

The Vision is equally honest about the challenges that must be tackled. The Local Plan will be the primary tool for addressing:

- the need to deliver significant development on a small number of large, complex and viability-constrained sites
- a shortage of Grade A office space, limiting Nottingham's ability to attract and retain growing businesses and inward investment
- significant deprivation: Nottingham is consistently ranked among the 10 most deprived local authorities in England, and the benefits of economic growth are not always felt by all residents
- affordability pressures in the housing market, driven partly by the large student population and high proportion of private rented accommodation
- a tightly drawn boundary with almost no scope for greenfield expansion, making brownfield delivery essential but also challenging
- perceptions around safety, cleanliness and identity in parts of the City that can undermine Nottingham's potential as a destination.

Economy: Innovation and Growth

Nottingham's economy supports around 213,000 jobs (148,000 full time, 65,000 part time), and 9,580 enterprises. The innovation economy worth over £11bn has been growing rapidly. The Vision targets an additional £500m in GVA by 2030 and 12,000 new jobs, anchored by the proposed Innovation District and Commercial District.

Housing: Homes in the Heart

The GNSP sets a housing requirement of around 26,190 homes for Nottingham City for 2023–2041, subject to examination. The Vision mirrors this ambition although looks further ahead and proposes around 27,000 homes. The Local Plan will test this ambition through evidence on housing need, land capacity, viability, infrastructure, deliverability and consultation responses before confirming the appropriate housing requirement and strategy. The City has a high proportion of private rented accommodation, significant unmet need for affordable housing, and a rapidly evolving market including Build to Rent, Purpose Built Student Accommodation (PBSA) and the emerging co-living sector (addressed in the Council's June 2026 [Interim Planning Guidance](#)).

In addition to major regeneration sites, the City has a pipeline of smaller and medium-sized sites identified through the [Strategic Housing Land Availability Assessment](#) (SHLAA). These sites make an important contribution to overall housing delivery and provide a more diverse range of opportunities across different parts of the City. Ensuring that these sites can come forward will be an important component of the Local Plan's strategy.

Environment: The Forest City

The Vision positions Nottingham as a Forest City, defined by thriving green spaces, rivers, canals, natural habitats and green corridors that form a City-wide nature network accessible to all. The River Trent corridor, Wollaton Park (a Registered Historic Park and Garden), the Leen Valley, the Green Heart at Broad Marsh and the City's extensive Local Wildlife Site network are key building blocks of this ambition. Nottingham has also declared a Climate Emergency and set ambitious net zero targets, meaning that climate resilience, biodiversity enhancement and environmental improvement will be important considerations for the Local Plan.

The Local Plan will also have regard to the Nottingham Environment and Climate Assembly Manifesto, including its findings on green space, nature, climate resilience, community growing, buildings and energy, transport, food, waste and water, alongside statutory and technical evidence.

The [Nottinghamshire and Nottingham Local Nature Recovery Strategy](#), adopted in 2025, provides the statutory framework for nature recovery across the City and County. It identifies biodiversity priorities, ecological networks and opportunities for habitat creation and enhancement through its Biodiversity Priorities Statement and Local Habitat Map. The LNRS will be an important consideration in preparing the Local Plan and in shaping Nottingham's approach to biodiversity net gain, green infrastructure and nature recovery. The Council's Greener, Healthier, Happier strategy should also inform the Local Plan where its objectives have land-use, green infrastructure, health or implementation implications.

Heritage: A City of Legends

Nottingham's heritage is a defining competitive asset. Over 1,000 rock-cut sandstone caves beneath the City Centre are a Scheduled Ancient Monument of national and international significance. Nottingham Castle, 33 Conservation Areas across the City, more than 800 listed buildings and around 600 locally listed buildings, subject to verification against the Historic Environment Record, UNESCO City of Literature status and the Robin Hood legend together form the foundation for the Vision's City of Legends bold idea – a unified cultural identity that will drive tourism, footfall and civic pride.

Consultation Questions

1. Is there anything about Nottingham's strengths, challenges or baseline conditions that you think should be reflected in the Local Plan?
2. What do you think are the biggest planning challenges facing Nottingham over the next 20 years?

Points to consider (optional)

You may wish to comment on:

- what changes would most improve quality of life in the City
- the infrastructure and services needed to support future development
- any other issues or opportunities that you think the Local Plan should address



6. Developing the Local Plan's Spatial Strategy

This section explains how the Local Plan's spatial strategy will be developed. At this stage, the Council has not identified a preferred spatial strategy or decided where future growth should be directed. Instead, it sets out Nottingham's existing spatial structure, opportunities, constraints and priorities, and explains how these will inform future options.

The preferred spatial strategy will be developed through evidence gathering, the Strategic Environmental Assessment, consultation responses, infrastructure planning, viability work and site assessment.

Figure 1 provides an illustrative overview of Nottingham's key centres, regeneration opportunities, transport connections, environmental assets and strategic destinations. It is intended to provide spatial context and does not represent a preferred spatial strategy.

What is the Spatial Strategy?

The Local Plan will need to establish a spatial strategy that explains how and where Nottingham should grow and change over the plan period. It will guide decisions about the location of new homes, jobs, infrastructure, services, green infrastructure and regeneration opportunities across the City.

Why is this important?

Nottingham is one of England's most tightly constrained Core Cities, with limited opportunities for outward expansion. Future growth is therefore likely to involve difficult choices about how best to use previously developed land, support regeneration, make efficient use of the existing urban area and deliver the infrastructure needed to make growth sustainable.

Delivering growth on brownfield and regeneration sites can involve high upfront costs, contamination, flood risk, complex ownership, infrastructure requirements and long delivery timescales. The Local Plan will therefore need to consider not only where growth could be located, but also what is realistic, deliverable and supported by evidence.

As the spatial strategy is developed, the Local Plan will need to consider:

- the role of the City Centre, major regeneration areas, centres and neighbourhoods
- how growth and regeneration can reinforce the distinct character, identity, strengths and needs of Nottingham's neighbourhoods, while maintaining a coherent citywide strategy and avoiding unnecessary duplication of policy
- the contribution of strategic opportunities, smaller sites and brownfield land across the City
- the relationship between growth, infrastructure, transport, viability and environmental objectives
- how the Nottingham City Vision and its Ten Bold Ideas should be tested through evidence and consultation
- the ecological value of previously developed land, including open mosaic habitat and its role in ecological networks, so that development is directed by up-to-date site evidence and avoids or mitigates significant ecological harm
- how development can be accommodated while protecting and enhancing the City's natural, historic and cultural assets
- whether any review of Green Belt land within Nottingham is needed, taking account of the final national policy position.

The City Council welcomes views not only on how growth should be accommodated, but also on whether alternative approaches to the distribution of growth should be considered. The Council has not yet reached conclusions on the preferred distribution of growth. The spatial strategy will be informed by evidence on site capacity and deliverability, including the Strategic Housing Land Availability Assessment (SHLAA), alongside consultation responses, viability evidence and wider planning considerations. Alternative spatial approaches, where supported by evidence, are expressly welcomed.

Nottingham City Vision – Link

The Nottingham City Vision provides important context for the Local Plan. Its Ten Bold Ideas have spatial implications for growth, regeneration, green and blue infrastructure, transport, energy, culture and place identity. The Local Plan will test how these ambitions should be reflected spatially alongside evidence, site availability, infrastructure requirements, viability and consultation responses.

Consultation Question

3. What should be the main spatial priorities for Nottingham over the plan period, and how should growth be accommodated within the city's constrained boundary?

Points to consider (optional)

You may wish to comment on any of the following, where relevant:

- the merits and drawbacks of different approaches to distributing growth across the City
- the future role of the City Centre, major regeneration areas, district centres, local centres and neighbourhoods
- how strategic opportunities, smaller sites and brownfield land should contribute to future growth
- how the Local Plan should balance housing, employment, infrastructure, transport, viability and environmental objectives
- which locations, assets or areas should be protected or enhanced
- how the Nottingham City Vision and its Ten Bold Ideas should be tested through the Local Plan process
- whether the role and boundaries of Green Belt land within Nottingham should be reviewed.



7. The Ten Themes of the Local Plan

The new Local Plan will address 10 key themes that reflect the most important issues, challenges and opportunities facing Nottingham. These themes are directly aligned with the Nottingham City Vision and the Home, Heart and Host framework. Our 10 themes are shown in Figure 2.

The themes are closely interconnected. For example, the ability to deliver housing (Theme 2) is dependent on the viability of regeneration sites (Theme 1) and the availability of infrastructure (Theme 10), while energy, climate change, health, transport and design considerations cut across all areas. Responses to this consultation should therefore consider how these issues relate to one another, as well as individually.

As the Local Plan moves beyond this scoping stage, these themes will need to be refined into a focused vision, spatial strategy and a limited number of measurable outcomes, consistent with the emerging national plan-making framework. The ten themes in this document should therefore be seen as a way of structuring early engagement, rather than a fixed final policy structure. The themes reflect the Council's current thinking about the key issues the Local Plan will need to address, and responses to this consultation will help shape how they are developed into a final plan structure.

Throughout this section, teal-coloured Vision Link boxes highlight the specific connections between each Local Plan theme and the Vision's Ten Bold Ideas. These links are central to how the Local Plan will translate the Vision's ambitions into planning policy.

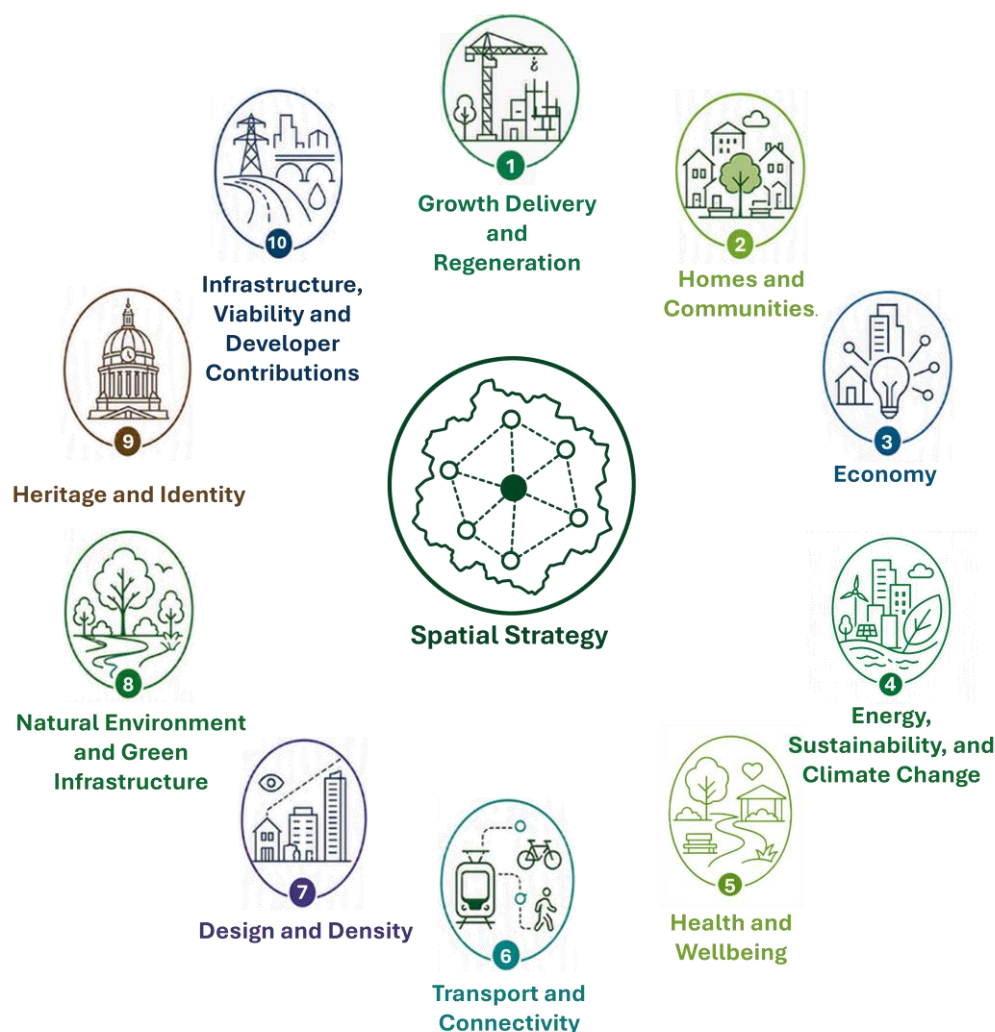


Figure 2: Our 10 Themes linked to the Spatial Strategy.

Theme 1 | Growth Delivery and Regeneration

What Is This About?

Much of Nottingham's future growth is expected to take place on large, complex brownfield and regeneration sites, particularly within and around the City Centre. This theme addresses how the Local Plan can support the delivery of these sites and ensure that the Vision's ambitions translate into actual development on the ground.



Why This Matters in Nottingham

The Vision is explicit: Nottingham has strong existing assets but is not yet making them count as well as it could. The Local Plan will need to consider how planning policy can support and facilitate the delivery of regeneration opportunities identified within the Vision and other Council strategies, including:

- **Broad Marsh:** Once in a generation opportunity in the City Centre to create a new mixed-use district featuring more than 1,000 homes, cultural and leisure facilities, commercial space and community uses on and around the site, alongside the new urban park – central to Bold Ideas 1 (Homes in the Heart), 2 (Children's Forest) and 10 (City of Legends)
- **Island Quarter:** large-scale mixed-use development contributing to Bold Ideas 5 (Innovation District) and 6 (Commercial District)
- **Waterside:** a strategic regeneration corridor delivering thousands of new homes – central to Bold Idea 1. Flood risk and complex land ownership present delivery challenges
- **Station Growth Zone / Southern Gateway:** the anchor of Bold Idea 6 (Commercial District), extending through Canal Street and Crocus Place to the Island Quarter
- **Castle Meadow Campus:** a key opportunity site for Bold Idea 5 (Innovation District)
- **Longer-term zones:** the Vision identifies a further mixed-use regeneration zone extending the Station Growth Zone east across London Road, along the Canal corridor and joining with the Waterside area
- **Boots site:** a regionally significant mixed-use opportunity, supporting the continued operation of existing businesses while delivering new homes, employment space and a healthier, more sustainable environment focused on active travel, wellbeing and long-term regeneration.

Many of these sites are complex and expensive to deliver. They often face high upfront costs, site contamination, flood risk, complex land ownership and long development timescales. The Vision proposes a cross-sector Housing Growth Delivery Board and a revolving fund for site delivery as governance mechanisms to address this.

Regeneration proposals should identify existing businesses and employment functions that may be displaced, assess their operational and locational needs, and consider proportionate relocation or phasing measures where continued operation on-site is not feasible.

While large regeneration sites will deliver a significant proportion of Nottingham's growth, they are not the only source of development. The housing requirement will need to be met through a mix of site types and sizes. Smaller brownfield sites and windfall development will play an important complementary role, often coming forward more quickly, with fewer infrastructure dependencies, and providing a more continuous and flexible supply of homes throughout the plan period.

Equally, while larger sites for allocations are limited, there are still some moderately sized sites that can support medium to large family housing developments which will be essential for future housing supply. Identification of this range of sites will be essential for the successful delivery of the Local Plan. The Strategic Housing Land Availability Assessment (SHLAA) will identify this wider pool of deliverable and developable sites, and the Local Plan will need to allocate an appropriate mix that reflects this diversity of supply.

What This Means for the Local Plan

The Local Plan will need to take a realistic, evidence-based approach to growth delivery, combining ambition with deliverability. While major regeneration projects will be critical to Nottingham's future growth, the Plan will also need to support a wider range of sites and opportunities to maintain a flexible and resilient supply of development land.

To achieve this, the Local Plan could:

- identify where masterplans, development frameworks, design codes, development briefs or other proportionate delivery tools are needed for strategic allocations and regeneration sites, setting out expectations for uses, design, infrastructure, phasing, viability and delivery;
- take a realistic approach to viability, informed by an up-to-date Viability Assessment;
- support the use of Homes England, Ministry of Housing Communities and Local Government and (MHCLG) EMCCA funding to unlock private sector investment alongside a revolving delivery fund; and
- provide planning policy support for the Housing Growth Delivery Board concept identified in the Vision.

Nottingham City Vision – Link

Regeneration delivery is central to achieving Bold Ideas 1, 5, 6, 8 and 10. The Vision identifies Broad Marsh, Island Quarter, Waterside, Station Growth Zone and Castle Meadow as the key sites. It commits to a cross-sector Housing Growth Delivery Board (by 2030) and a revolving fund for site delivery and calls for detailed regeneration zone plans for Eastcroft and the Station Growth Zone. The Local Plan should provide the policy framework to support these governance and funding mechanisms.

Consultation Question

4. What are the main barriers to delivering regeneration in Nottingham, and how should the Local Plan respond?

Points to consider (optional)

Having regard to Figure 1 and the wider issues set out in this section, you may wish to comment on any of the following, where relevant::

- which delivery constraints are most significant, including land ownership, viability, funding, infrastructure, contamination or flood risk
- how key sites such as Broad Marsh, Waterside, Island Quarter, Boots and the Station Growth Zone should be supported
- the role of small and medium-sized sites in supporting delivery
- how to balance ambition with viability on complex brownfield sites
- whether there are other important regeneration opportunities the Plan should address.

Theme 2 | Homes and Communities

What Is This About?

The Local Plan should help Nottingham deliver the right homes in the right places, including affordable, family, accessible, specialist and student accommodation, while supporting balanced communities and making better use of existing housing stock. It will need to respond to the city's constrained land supply, high levels of private renting, student housing demand, affordability pressures, homelessness pressures and the need for good-quality homes that support independent living.



Why This Matters in Nottingham

The GNSP sets a housing requirement for Nottingham City of around 26,100 homes for 2023–2041, subject to examination. The Nottingham City Vision looks further ahead and reflects a broader long-term ambition through Homes in the Heart, including a liveable urban core, major brownfield delivery and neighbourhood regeneration. The Local Plan will test how much housing can realistically be delivered through evidence on housing need, site capacity, viability, infrastructure and consultation responses.

Nottingham's housing challenge is not only about the total number of homes needed. It is also about affordability, tenure balance, the quality and use of existing homes, homelessness pressures, family housing, specialist and supported accommodation, changing demographic trends, and the needs of different communities.

The Local Plan will need to respond to several distinctive housing issues in Nottingham:

- significant unmet need for affordable housing, particularly social rented homes, alongside wider affordability pressures informed by the housing register, homelessness and temporary accommodation evidence, while recognising that planning policy cannot directly address perceptions or stigma associated with tenure
- a high proportion of private rented accommodation, with implications for affordability, housing quality and neighbourhood balance
- ensure housing sites provide proportionate green infrastructure, access to nature and ecological connectivity, including green roofs and integrated species features where supported by evidence, design feasibility and relevant standards
- student accommodation pressures, including PBSA, HMOs and private rented housing in areas such as the City Centre, Lenton, Dunkirk, Arboretum, Radford and parts of Wollaton, together with uncertainty regarding future student accommodation demand, including the potential implications of changing student demographics, overseas student numbers and the relationship between PBSA, HMOs and the wider private rented sector
- emerging rented housing models, including build to rent and co-living, with the Council's 2026 Co-Living Planning Guidance providing the interim approach while the Local Plan is prepared
- pressure on existing housing stock, including empty homes, under-occupation, overcrowding, conversions and reduced social housing turnover
- homelessness and temporary accommodation pressures, including the accommodation needs of people leaving institutions, recent migrants and other households requiring short-term, supported or move-on provision, where evidenced and within the role of planning
- the need for accessible, adaptable, specialist and supported housing for older people, disabled people, people with long-term health conditions, care leavers, people experiencing Severe Multiple Disadvantage and others requiring support, alongside changing demographic trends and patterns of household need
- limited supply of larger sites suitable for family housing and family-friendly neighbourhood development

- the need to address inequalities in housing outcomes, including the needs of Gypsy and Traveller communities, minority ethnic communities and other groups whose needs may not be fully met by the market.

The Local Plan cannot regulate all aspects of existing housing conditions, but it can influence the quality, accessibility, space standards, climate resilience, design and amenity of new homes and conversions.

What This Means for the Local Plan

The Local Plan will need a focused housing policy framework that addresses supply, mix, affordability, specialist needs and the management of different forms of rented and student accommodation.

- establish a clear housing strategy that responds to the GNSP requirement, the City Vision, the Housing Strategy and evidence on what can be delivered within Nottingham
- set policies for housing mix, including affordable, family, accessible, adaptable and specialist homes for different household types and life stages
- provide an evidence-based affordable housing policy, with particular regard to the need for social rented housing and the effect of viability on delivery
- support delivery of affordable homes through planning obligations, regeneration, partnership working and appropriate use of Council-owned land where relevant
- make best use of existing homes, including through policies that address empty homes, under-occupation, overcrowding, conversions and the role of smaller sites
- establish a policy framework for PBSA, HMOs, build to rent and co-living, building on the 2026 Co-Living IPG and the Student Living Strategy while supporting balanced and sustainable communities, and responding to changing patterns of student demand, occupation and housing market requirements
- support specialist, supported and accessible housing, including suitable accommodation for older people, disabled people, care leavers, people experiencing Severe Multiple Disadvantage and people with support needs, and recognise the role that appropriate housing options can play in helping older households remain independent and potentially release existing family housing back into the wider housing market
- support homelessness prevention where planning policy can help enable suitable, affordable and move-on accommodation
- consider how housing growth can be supported in locations with good access to public transport, including around rail stations, NET stops and key public transport corridors where appropriate
- support neighbourhood renewal in areas where housing quality, tenure imbalance or deprivation are significant issues
- address inequalities in housing outcomes, including the needs of Gypsy and Traveller communities, minority ethnic communities and other groups whose needs may not be fully met by the market
- reflect emerging national policy on different housing needs, including looked after children, self-build and custom-build housing, small and medium-sized sites, social rented housing, accessible homes and specialist community-based accommodation, subject to the final national policy position.

Nottingham City Vision – Link

Homes in the Heart (Bold Idea 1) is the primary housing bold idea. It sets a direction for a liveable, higher-density urban core, new homes at Broad Marsh, Waterside and Island Quarter, neighbourhood regeneration plans, partnership working with affordable housing providers and a cross-sector Housing Growth Delivery Board. Children's Forest (Bold Idea 2) supports child and family-friendly neighbourhoods, nature-rich environments and walkable communities.

Consultation Question

5. What types of housing are most needed in Nottingham, where should they be delivered, and how should the Local Plan support affordable, specialist, student and family housing while making best use of existing stock?

Points to consider (optional)

You may wish to comment on any of the following, where relevant:

- the types of housing most needed, including affordable, social rented, family, accessible, specialist and supported housing
- how existing housing stock can be used more effectively, including empty homes, under-occupation, overcrowding and conversions
- how the Local Plan should balance the needs of students, families and other residents in areas experiencing high concentrations of shared and purpose-built accommodation
- how planning policy can support homelessness prevention, temporary accommodation and move-on accommodation
- how neighbourhood regeneration and child and family-friendly communities should be supported
- how the Local Plan should respond to housing inequalities and the needs of different communities, including Gypsy and Traveller communities



Theme 3 | Economy

What Is This About?

The Local Plan should support Nottingham's role as the economic, innovation and cultural heart of the East Midlands by planning positively for inclusive growth, jobs, investment, enterprise, skills, modern workspace, employment land and resilient centres. This includes supporting the city's universities, hospitals, businesses, SMEs, creative and digital sectors and major regeneration areas, while planning for the future role of the City Centre, district centres and local centres as places for employment, services, leisure, culture, community activity and everyday life.



Why This Matters in Nottingham

The Vision sets an ambitious economic direction for Nottingham, seeking to strengthen its role as a leading centre for innovation, business and investment within the East Midlands. Its economic ambitions are focused around the Innovation District, Commercial District, Centre for Small Business Innovation and Independent Mile, alongside the wider City Centre, visitor economy and cultural identity. The Vision targets 12,000 new jobs and £500m additional GVA by 2030.

[Nottingham's Economic Plan for Growth 2024–2030](#) provides an important local context for this theme. It sets out a vision for a vibrant, sustainable and investment-friendly Nottingham that promotes inclusion, secures resilience and unlocks prosperity for residents and businesses. Its four economic themes — People and Skills, Enterprise and Investment, Infrastructure and Connectivity, and Liveability, Experience and Regeneration — will need to be reflected spatially through policies for employment land, business space, innovation locations, regeneration, centres, connectivity and access to good jobs.

The [East Midlands Growth Plan 2025–2035](#) also places Nottingham within a wider regional growth agenda. Nottingham is a key part of the Trent Arc, linking Nottingham and Derby city centres with major innovation, employment, transport, housing and clean growth opportunities including the East Midlands Freeport, Ratcliffe-on-Soar, East Midlands Parkway, Toton and Chetwynd, and wider investment in MedTech, life sciences, digital and creative industries, advanced manufacturing, clean energy and the visitor economy. This Local Plan cannot plan beyond the City boundary, but it should recognise Nottingham's role as a regional growth engine and ensure its spatial strategy supports wider investment, connectivity and inclusive growth objectives.

Nottingham's future economic growth will need to build on strengths beyond retail and traditional city centre uses. Key sectors include health, MedTech and life sciences; digital, data, creative and cultural industries, including fashion and design; financial, professional and business services; advanced manufacturing and low-carbon technologies; clean energy, retrofit and green economy sectors; the visitor economy, culture, sport and events; and SMEs, start-ups, scale-ups and university spin-outs. The Local Plan should consider how planning policy can support the workspace, land, infrastructure, connectivity and places these sectors need to grow.

Inclusive growth is central to both the local and regional economic strategies. Nottingham has major economic strengths but also significant deprivation, lower productivity, skills gaps and barriers to labour market participation. The Local Plan can help by locating employment growth in accessible places, supporting mixed-use regeneration and SME space, and considering how major development can contribute to local employment, skills, apprenticeships and training where appropriate.

Nottingham City Centre remains the principal focus for retail, leisure, culture and employment, but it is continuing to evolve as traditional comparison retail declines and new uses come forward, particularly around the Southern Gateway, Station Growth Zone, Canal Street, Crocus Place and other regeneration areas. The city's district and local centres, including Bulwell, Sherwood, Hyson Green, Clifton and Aspley, also play a vital role in supporting communities by providing shops, services, jobs and community facilities close to where people live.

The Local Plan will need to consider how centres should adapt to changing shopping habits, online retailing and economic pressures, and whether the existing City Centre boundary, centre hierarchy and associated designations remain appropriate.

What This Means for the Local Plan

The Local Plan will need to provide a positive but realistic planning framework for economic growth, recognising Nottingham's role in the wider East Midlands economy while ensuring that growth is inclusive, accessible and supported by the right land, workspace, infrastructure and centre policies.

To achieve this, the Local Plan could:

- define clear policies to support inclusive economic growth, investment, innovation, productivity and good jobs, underpinning Nottingham's role as a Core City and regional economic hub within the Trent Arc
- identify future employment land and workspace needs, including Grade A offices, laboratories, studios, incubator and grow-on space, flexible workspace, light industrial space and space for SMEs and local enterprise
- support start-ups, independent businesses, creative industries, craft and manufacturing enterprises, markets and circular economy activity through an appropriate range of affordable and flexible premises
- support the spatial requirements of key sectors, innovation clusters and university, hospital and business links, including the Innovation District, Commercial District and Centre for Small Business Innovation
- protect and manage the city's employment land portfolio where it remains important for jobs, business growth, industrial activity, logistics, services or local economic resilience
- ensure new development is supported by reliable digital, transport and energy infrastructure capable of supporting business growth and innovation
- support inclusive access to jobs through sustainable transport, active travel, public transport connectivity and the location of employment growth in accessible places
- consider proportionate planning obligations or other delivery mechanisms for local employment, skills, apprenticeships and training where these meet the statutory tests and are supported by evidence; encourage local supply-chain benefits through procurement and partnership mechanisms where these fall outside planning powers
- support the Independent Mile, City of Legends and visitor economy as City Centre policy priorities
- review and define the future role, function, vitality and viability of the City Centre, district centres, local centres and centres of neighbourhood importance, including whether the existing hierarchy, boundaries and designations remain appropriate, and use evidence on each centre's role, assets and catchment to strengthen its distinct identity within the wider network of centres
- support the regeneration and adaptation of centres so they remain vibrant, attractive, inclusive and accessible places for shopping, services, leisure, culture, employment, community activity and everyday needs

Nottingham City Vision – Link

Bold Ideas 5, 6, 7, 9 and 10 are central to Nottingham's economic, City Centre and visitor economy ambitions. The Local Plan will need to consider how planning policy can support the Innovation District, Commercial District, Centre for Small Business Innovation, Independent Mile, City of Legends and wider economic growth, while aligning with Nottingham's Economic Plan for Growth and the East Midlands Growth Plan.

Consultation Questions

- 6. How should the Local Plan support inclusive economic growth, investment, innovation, productivity and good jobs across Nottingham?**

7. How should the City Centre, district centres and local centres evolve to meet changing retail, leisure, community and business needs?

Points to consider (optional)

You may wish to comment on any of the following, where relevant:

Economic growth

- what types of employment land, business space and workspace Nottingham will need over the plan period
- how the Innovation District, Commercial District, key sectors, SMEs, start-ups and university-linked activity should be supported
- how economic growth can be inclusive and improve access to good jobs, skills and training opportunities
- how digital, transport and energy infrastructure can support business growth, innovation and productivity.

City, district and local centres

- the future role and function of Nottingham City Centre, district centres and local centres
- how centres can remain vibrant, attractive and adaptable in response to changing shopping, leisure and community needs
- whether the current hierarchy of centres and City Centre boundary remain appropriate.



Theme 4 | Energy, Sustainability and Climate Change



What Is This About?

The Local Plan should support Nottingham's transition to net zero, respond to climate change and help deliver the low-carbon energy infrastructure needed to support sustainable growth. This includes heat networks, heat network zoning, renewable and low-carbon energy, energy efficiency, flood risk management, overheating and wider climate resilience.

Why This Matters in Nottingham

The Nottingham City Vision identifies the Connected Energy City as an important component of a resilient and sustainable city. The Local Plan will need to consider how planning policy can support energy transition, climate resilience and sustainable development. Key issues include:

- **Connected Energy City:** the Vision supports low-carbon heat and energy networks as part of Nottingham's transition to net zero. Heat network zones, the regional Local Area Energy Plan and local heat network zone work will help identify where low-carbon energy infrastructure may be needed, including opportunities linked to the River Trent, geothermal energy and waste heat from suitable digital infrastructure. The Local Plan will need to consider how planning policy can support these opportunities, including whether land should be safeguarded for energy centres, plant and associated infrastructure. Policy options for heat-network connection will be tested against technical feasibility, consumer protection, whole-life cost, viability, network governance and any proposed change in network ownership. Electricity network capacity and planned reinforcement will be informed by engagement with the distribution network operator and the Local Area Energy Plan.
- **Flood risk:** Nottingham faces significant flood risk, particularly within parts of the River Trent corridor, Waterside and along the River Leen. Climate change is expected to increase the frequency and severity of some flood events. The Local Plan will need to consider avoidance of areas at greatest risk, residual risk and safe access and egress, and opportunities for natural flood management, sustainable drainage, river restoration and wider blue-green infrastructure. Assessment should address fluvial and surface water flooding, their interaction, and locally important flood risk corridors including the Day Brook. Updated flood modelling, wastewater infrastructure evidence, Severn Trent Water's Drainage and Wastewater Management Plan, relevant water-resource assessments, sewer-capacity information, utility network data, and the emerging River Leen Strategy will inform this approach. Evidence gathering and delivery should include engagement with relevant agencies and local partnerships, including the Love Your Leen Action Group, where this can inform green and safe transport links, biodiversity and flood-risk reduction.
- **Overheating and climate resilience:** hotter summers are expected to become more frequent, creating risks for health, comfort and productivity. Development should consider climate resilience through layout, orientation, shading and other passive measures.
- **Carbon reduction and energy transition:** development should contribute towards reducing emissions and supporting Nottingham's transition to a low-carbon future, while recognising the limits of planning policy and avoiding duplication of Building Regulations.

What This Means for the Local Plan

The Local Plan will need to ensure that growth supports Nottingham's climate and energy ambitions while remaining proportionate, deliverable and consistent with national policy and technical evidence.

To achieve this, the Local Plan should:

- support the Connected Energy City, heat network zones and low-carbon energy infrastructure, including connection opportunities on major sites, waste heat opportunities from suitable digital infrastructure, and any land or infrastructure that may need to be safeguarded
- manage flood risk and support nature-based drainage and climate resilience measures
- promote development that is resilient to climate change, including overheating risks, passive design, shading, layout and orientation
- support carbon reduction and the transition to a low-carbon city through proportionate planning policies that avoid duplicating Building Regulations
- engage early with utility providers, regulators and network operators to understand energy supply, electricity network capacity, water supply, drainage and wastewater capacity needed to support planned growth.
- integrate sustainable drainage with biodiversity, amenity and public realm design wherever practicable, and consider the space that watercourses require for flood risk management, habitat creation, access, active travel and long-term restoration where compatible with flood risk and ecological functions. Any designation or safeguarding should be supported by proportionate evidence.

Nottingham City Vision – Link

The Connected Energy City (Bold Idea 4) promotes low-carbon energy infrastructure as an enabler of growth, affordability and resilience. The Children's Forest (Bold Idea 2) contributes to climate resilience through Sustainable Urban Drainage Systems (SuDS), urban meadows, green roofs and tree canopy cover.

Consultation Question

8. How should the Local Plan support Nottingham's transition to net zero, low-carbon energy infrastructure and climate resilience while enabling growth and regeneration?

Points to consider (optional)

You may wish to comment on any of the following, where relevant:

- how the Connected Energy City, heat network zones and low-carbon energy infrastructure should be supported through planning policy
- priorities for managing flood risk, overheating and wider climate resilience
- how development can support carbon reduction without duplicating Building Regulations
- what energy, water, drainage or utility infrastructure may be needed to support planned growth.

Theme 5 | Health and Wellbeing



What Is This About?

The Local Plan should help create healthy, inclusive and accessible places that reduce health inequalities and support people of all ages to live active, independent and connected lives. This means planning for neighbourhoods that make it easier to walk, cycle, access nature, meet others, use local services and feel part of the community.

Why This Matters in Nottingham

Health and wellbeing are closely linked to the places where people live, work, learn and spend time. Nottingham faces significant health inequalities, and these are closely connected to deprivation, housing quality, access to green space, air quality, transport choices, food environments, community facilities and opportunities for physical activity.

The Council's Joint Local Health and Wellbeing Strategy also provides an important framework for improving health outcomes and reducing inequalities across Nottingham. Whilst many aspects of the strategy extend beyond the planning system, the Local Plan should have regard to its priorities where they have spatial or land-use implications, including health inequalities, healthy places, housing, access to healthy food, opportunities for physical activity and access to services and facilities.

The Local Plan can support healthier communities by shaping development so that walking, cycling, play, sport, recreation, social connection and access to everyday services are designed into places from the start. Nottingham's work towards UNICEF Child Friendly City status also reinforces the importance of safe, inclusive, playful and accessible places for children and young people.

The design of homes, streets, public spaces and community facilities should also support mental wellbeing and neuroinclusive environments, including opportunities for social contact, quiet space, legibility, safety and reduced isolation.

Housing is a major influence on health and wellbeing. Safe, warm, affordable and accessible homes that remain safe and comfortable during periods of extreme heat can support independence, reduce health inequalities and improve health outcomes, particularly for children, older people, disabled people and residents with complex needs.

The emerging Adult Social Care Strategy reinforces the importance of places that enable "Gloriously Ordinary Lives": people living independently, safely and with connection to family, community and purpose. While many adult social care issues sit outside the planning system, the Local Plan can help by supporting accessible homes, inclusive neighbourhoods, community facilities, digital connectivity, safe public spaces and access to services close to where people live.

What This Means for the Local Plan

The Local Plan will need to embed health, wellbeing and inclusion across spatial strategy, site allocations and development management policies, recognising that the quality of places has a direct influence on health outcomes and life chances.

To achieve this, the Local Plan could:

- support healthy, inclusive and accessible neighbourhoods with good access to services, green space, play, sport, recreation, community safety and community facilities
- reduce health inequalities where planning can help address deprivation, poor access to services, poor housing outcomes, fuel poverty or environmental quality
- consider the use of proportionate Health Impact Assessment for plan policies, site allocations and defined scales or types of development where evidence indicates that this would help maximise health benefits, minimise adverse effects and reduce inequalities
- promote active lifestyles through walkable neighbourhoods, active travel, high-quality public realm and access to open space

- support child-friendly places, including safe routes, playable spaces, family-friendly design and access to facilities for children and young people, and consider how planning and development processes can reflect the Child Friendly City ambition through appropriate engagement and design
- support independent living through accessible, adaptable, specialist and supported housing in appropriate locations, alongside access to health, care, community services and digital connectivity
- consider the role of shared community assets, social infrastructure and proportionate stewardship arrangements in sustaining community networks, services and facilities over time
- support healthier and more equitable food environments by improving access to affordable and nutritious food, food-growing opportunities and local food production, addressing food deserts, and managing concentrations of hot-food takeaways or other uses where robust local evidence demonstrates a material health impact
- consider evidence-led policies to manage the location and concentration of uses associated with adverse health and wellbeing outcomes, where this is justified by local evidence and within the scope of the planning system, including licensed gambling premises where relevant

Nottingham City Vision – Link

The Vision's Home and Host pillars support healthier, more active and more inclusive communities. Homes in the Heart promotes liveable neighbourhoods, the Children's Forest supports access to nature, play and green social prescribing, the Green Grid supports active travel, and the Trent Sports District links Nottingham's sporting assets with healthy lifestyles and activity-led regeneration.

Consultation Question

- 9. How should the Local Plan help create healthier, inclusive and accessible places that reduce health inequalities, support independence, and enable people of all ages to live active and connected lives?**

Points to consider (optional)

You may wish to comment on any of the following, where relevant:

- how new development can support healthier lifestyles, active travel, play, sport, recreation and access to green space
- how the Local Plan should respond to health inequalities, deprivation, fuel poverty and poor housing outcomes
- how places can better support children, young people, older people, disabled people and people with care or support needs
- access to healthy food, community growing opportunities and local food production
- how accessible, adaptable, specialist and supported housing should be planned for
- how planning policy should address healthy food, air quality, noise, social connection and access to local services.
- whether the Local Plan should manage the location and concentration of uses that may have adverse impacts on health and wellbeing, including licensed gambling premises

Theme 6 | Transport and Connectivity

What Is This About?

Transport is fundamental to how Nottingham functions and how its communities, businesses and visitors access services, employment and opportunity. The Local Plan should support a transport strategy that reduces reliance on the private car, promotes sustainable travel, and ensures that new development is located in and connected to the most accessible locations.



Why This Matters in Nottingham

The Nottingham City Vision identifies the Green Grid (Bold Idea 3) as a transformative investment in active travel and public transport. Nottingham already has one of the best public transport systems of any UK Core City. The Green Grid concept proposes continuous east-west and north-south Green Spines through the City Centre, linking key destinations such as the Independent Mile, Victoria Centre, Sneinton Market, the Green Heart, the Lace Market, Old Market Square, Broad Marsh, the Railway Station and the Sports Corridor.

The Vision also identifies wider transport priorities, including planned NET tram network expansion to serve growth areas, redesign of the southern end of Maid Marian Way to support Broad Marsh regeneration, Nottingham Railway Station as a key Green Grid gateway, and continued lobbying for Midland Mainline electrification and improved regional services.

Major regeneration areas such as Waterside, the Station Growth Zone, Broad Marsh and the Trent Sports District will place additional pressure on the transport network and will require coordinated planning, investment and delivery. There are important questions for the Local Plan about how transport improvements should be funded, phased and secured through development and wider partner investment.

The increasing uptake of electric vehicles is likely to require changes to parking policies to ensure that new development is designed to accommodate electric vehicle charging infrastructure effectively. Parking standards more broadly will be reviewed to ensure that they continue to reflect current travel behaviours, technological change, and emerging development needs.

What This Means for the Local Plan

The Local Plan will need to align land use and transport planning so that growth is directed to accessible locations and supported by sustainable, inclusive and deliverable movement networks.

To achieve this, the Local Plan could:

- use a vision-led approach to transport planning, aligning land use, density, site allocations, parking and infrastructure with walking, wheeling, cycling, public transport and accessibility outcomes
- prioritise walking, cycling, wheeling and public transport in the location, layout and design of new development
- use network evidence to identify priority north-south and east-west links, including links associated with Mansfield Road, the River Leen and Trent Valley corridors, Waterside and underserved parts of the city; and consider countryside and equestrian access where relevant to cross-boundary routes and the Plan area
- support the Green Grid and active travel network through planning policy, design requirements and links to major development and regeneration areas
- support the protection and planned expansion of the NET tram network and wider public transport connectivity
- address transport requirements for major regeneration areas, including Waterside, the Station Growth Zone, Broad Marsh and the Trent Sports District
- manage parking provision, EV charging and sustainable travel measures in a way that supports behaviour change while remaining proportionate and deliverable

- work with transport partners and infrastructure providers to secure coordinated investment in active travel, public transport, the Green Grid, NET and strategic transport improvements, including through development contributions where appropriate.

Nottingham City Vision – Link

The Green Grid (Bold Idea 3) is the primary connectivity bold idea. It proposes Green Spines through the City Centre, neighbourhood walking and cycling improvements, tram network expansion and Nottingham Station as the key regional gateway. The Trent Sports District (Bold Idea 8) will also require improved access between the station, City Centre and sporting venues. The Local Plan can help by aligning land use, design, site allocations, parking and infrastructure requirements with these movement priorities.

Consultation Question

10. What are the key transport priorities for Nottingham, and how should the Local Plan support delivery of the Green Grid while managing growth and funding constraints?

Points to consider (optional)

You may wish to comment on:

- which transport improvements are most important for Nottingham
- how the Green Grid, walking, wheeling and cycling routes should be embedded in planning policy
- how the NET tram network and wider public transport should be protected or expanded
- specific transport challenges linked to regeneration areas, centres or neighbourhoods
- how parking, EV charging and sustainable travel measures should be managed in new development.

Theme 7 | Design and Density

What Is This About?

The Local Plan should promote high-quality, locally distinctive and liveable design across all development, while setting a clear, evidence-based approach to density and building height in appropriate locations. In Nottingham, this means making efficient use of land, particularly in the City Centre and major regeneration areas, while protecting the city's historic skyline, key views, heritage assets and neighbourhood character.

Why This Matters in Nottingham

The Nottingham City Vision calls for a liveable, higher-density urban core through Homes in the Heart, alongside design-led regeneration that is inclusive, child and family-friendly and connected to nature. At the same time, Nottingham's cityscape is shaped by distinctive heritage, skyline and topographical features that need to be respected:

- **Nottingham Castle and the surrounding historic area** – a Scheduled Ancient Monument and key visual anchor
- **the Council House dome** – a defining feature of the Old Market Square and the wider City Centre skyline
- **historic churches including St Mary's, St Peter's and St Nicholas's**, contributing to the City Centre's architectural character
- **Nottingham's varied topography** – ridges, river valleys and slopes – creating complex visual relationships between buildings and their surroundings
- 33 Conservation Areas across the city and numerous listed buildings
- The Green Grid and Children's Forest also create design expectations for streets and public spaces: walkable, people-first, welcoming, multi-functional and nature-rich.

What This Means for the Local Plan

The Local Plan will need to provide clear expectations for design quality, density and building height, ensuring that growth makes efficient use of land while protecting Nottingham's distinctive character, heritage and townscape.

To achieve this, the Local Plan could:

- establish a clear, evidence-led approach to density, height and tall buildings, informed by the Tall Buildings Strategy, strategic views assessment and heritage evidence and townscape analysis
- identify locations where increased density or taller buildings may be appropriate, and where a sensitive approach is required because of heritage, townscape, strategic views, landscape setting or neighbourhood character;
- promote locally distinctive, inclusive and sustainable design with architectural integrity, attractive public realm, active frontages and safe, accessible and welcoming streets;
- embed Green Grid and Children's Forest principles;
- require high-quality living environments, including appropriate internal space, amenity, daylight, sunlight, privacy and outlook; and
- identify where design guides, codes, masterplans or site-specific frameworks are required, building on the adopted Design Quality Framework and avoiding unnecessary duplication of national guidance.

Nottingham City Vision – Link

Homes in the Heart (Bold Idea 1) sets the direction for high-quality, higher-density and liveable urban development. The Children’s Forest (Bold Idea 2) and Green Grid (Bold Idea 3) reinforce the need for greener, more walkable and people-focused streets and public spaces. The Local Plan can help translate these ambitions into design, density, tall buildings, public realm and masterplanning policies.

Consultation Question

11. Where should taller or denser development be encouraged in Nottingham, and how can the Local Plan ensure it is well designed?

Points to consider (optional)

You may wish to comment on:

- where taller or denser development may or may not be appropriate
- how important views, skyline, heritage settings and neighbourhood character should be protected
- what design standards should apply in regeneration areas, centres and areas of intensification
- how the Green Grid and Children’s Forest principles should shape design, public realm and streets
- what makes good residential and householder design in Nottingham’s neighbourhoods.



Theme 8 | Natural Environment and Green Infrastructure



What Is This About?

The Local Plan should protect and enhance Nottingham's natural environment and its blue, green and people-focused infrastructure network, recognising the vital contribution that nature, biodiversity, open space, rivers, canals and public spaces make to health and wellbeing, climate resilience, active travel, nature recovery and quality of life.

Why This Matters in Nottingham

There is increasing pressure on land within the city, and delivering green infrastructure should be balanced alongside the need for housing, employment and other development.

The Nottingham City Vision places the natural environment at the heart of its Home agenda. Two Bold Ideas are directly relevant:

- **Children's Forest** (Bold Idea 2): a city-wide nature-friendly network creating a nationally recognised Forest City, anchored by the Green Heart at Broad Marsh and linked to wider river, canal, park, neighbourhood and community stewardship networks.
- **Green Grid** (Bold Idea 3): the nature network and the active travel network are deliberately co-designed. Green corridors serve both ecological and mobility functions, linking neighbourhoods, green spaces and employment areas.

The adopted Nottinghamshire and Nottingham Local Nature Recovery Strategy provides a shared vision and statutory framework for nature recovery across the City and County. It will be an important evidence base for the Local Plan's approach to biodiversity, green infrastructure, ecological connectivity, habitat creation and wider nature recovery.

Nottingham is also developing a Blue-Green-Red Infrastructure approach. This builds on existing blue-green infrastructure work by recognising the relationship between water, nature and people-focused spaces. Blue infrastructure includes rivers, canals, flood management and sustainable drainage. Green infrastructure includes parks, trees, habitats, green roofs, permeable surfaces and biodiversity networks. The red layer refers to the human and social use of places, including streets, squares, walking and cycling routes, public spaces, community activity, commercial vibrancy and access to nature. Together, these layers can help create greener, healthier and more resilient places that work for both nature and people.

The Local Plan should connect the city's ecological network with planned nature-rich greenspace across the wider Trent Arc where evidence supports cross-boundary links.

Nottingham's key natural assets include:

- the River Trent corridor, including Colwick Country Park and the wider Trent Valley – a significant open space and strategic green corridor forming the city's southern boundary
- Wollaton Park – a Registered Historic Park and Garden and major visitor destination
- the River Leen and Leen Valley – an important blue-green corridor through the north and west of the city, connecting communities including Bulwell, Basford, Bobbers Mill, Radford and Lenton, and a focus for the Environment Agency's River Leen Strategy
- an extensive network of Local Wildlife Sites, Local Nature Reserves and priority habitats
- major urban parks such as the Arboretum, Highfields Park and Forest Recreation Ground – strategically important green spaces supporting recreation, wellbeing and urban biodiversity
- the City's allotments and community growing spaces, including St Ann's Allotments – a nationally significant heritage landscape and one of the largest surviving Victorian allotment sites in Europe, supporting food growing, recreation, biodiversity and community wellbeing.

- the citywide tree network, including woodlands, parks, street trees and other linear features that connect habitats and neighbourhoods.

What This Means for the Local Plan

The Local Plan will need to treat green infrastructure and nature recovery as essential components of good growth, not as separate or secondary considerations. This will require policies that protect existing assets, improve ecological connectivity and embed nature-based solutions within new development.

To achieve this, the Local Plan could:

- establish a Blue-Green-Red Infrastructure Strategy for the city, identifying the connected network of water, nature and people-focused spaces that support the Forest City, climate resilience, nature recovery, public health, active travel and stronger communities
- protect and enhance open space, parks, Local Wildlife Sites, Local Nature Reserves, priority habitats, allotments and community growing spaces
- align planning policy with the Local Nature Recovery Strategy and ensure development contributes to biodiversity net gain, habitat creation, ecological connectivity and nature recovery, including locally identified Biodiversity Action Plan species and habitats, nationally recognised priority species and habitats, and irreplaceable habitats, using up-to-date evidence and the mitigation hierarchy
- examine lawful and deliverable opportunities to prioritise on-site biodiversity delivery and, where off-site provision is required, support strategically valuable habitat creation within Nottingham or the relevant Local Nature Recovery Strategy area, whilst applying the statutory biodiversity metric and market rules
- identify undesignated sites and ecological corridors that may merit protection, enhancement or further assessment through the evidence base, including review of Local Wildlife Site evidence and site assessment work. Potential locations such as Quarry Holes, Ventnor Rise, Valley Road Water Meadows and Stanton Tip should be assessed through the Local Plan evidence base rather than being designated through this Scoping Document
- manage the River Trent, River Leen, Leen Valley and canal corridors as strategic blue-green infrastructure, taking account of the River Leen Strategy as it develops
- recognise streets, squares, public realm, walking and cycling routes and community spaces as part of the wider infrastructure network, where they help connect people with nature
- embed urban greening, trees, SuDS, green roofs and other nature-based solutions in new development, including major development where Children's Forest principles are relevant. Evidence and delivery work should also address highways adoption, utilities, maintenance responsibilities, soil volume requirements and whole-life cost considerations that may affect the successful delivery of street trees and wider urban greening measures
- develop the Local Plan and the emerging Blue-Green-Red Infrastructure Strategy in a complementary way, using shared evidence and consistent principles where possible to support nature recovery, climate resilience, healthier places and connected green infrastructure
- ensure any local biodiversity or green infrastructure standards are justified by evidence, aligned with the Local Nature Recovery Strategy and consistent with the final national policy position, including the statutory biodiversity net gain framework.

Nottingham City Vision – Link

The Children's Forest (Bold Idea 2) sets the ambition for Nottingham to become a Forest City through connected green corridors, urban meadows, increased tree canopy, biodiversity recovery, SuDS, canal and river networks, and community stewardship. The River Leen Strategy, Local Nature Recovery Strategy and emerging Blue-Green-Red Infrastructure approach can help connect these ambitions by considering water systems, natural ecosystems and people-focused spaces together.

Consultation Question

12. How should the Local Plan prioritise blue, green and people-focused infrastructure, biodiversity and nature recovery alongside competing development pressures?

Points to consider (optional)

You may wish to comment on:

- how blue, green and people-focused infrastructure should be prioritised alongside housing, employment and regeneration pressures
- the role of the River Trent, River Leen, Leen Valley and canal corridors as strategic blue-green infrastructure
- how streets, public spaces, walking and cycling routes, community spaces and commercial areas can better connect people with nature
- how the Local Nature Recovery Strategy and biodiversity net gain should shape planning policy, site allocations, habitat creation and ecological connectivity
- which parks, open spaces, Local Wildlife Sites, allotments or other green assets should be protected or enhanced
- how urban greening, tree planting, SuDS, green roofs and other nature-based solutions should be embedded in new development.



Theme 9 | Heritage and Identity



What Is This About?

Nottingham's built and cultural heritage is central to its identity, visitor economy and sense of place. The Local Plan should protect and enhance the historic environment while enabling sensitive change and allowing heritage assets to contribute positively to regeneration, culture, tourism and the City of Legends ambition.

Why This Matters in Nottingham

The Nottingham City Vision makes heritage a central part of economic and cultural renewal through the City of Legends bold idea. Nottingham's heritage should be protected, but it is also a competitive asset that can be celebrated, interpreted and used to strengthen the city's identity. Key elements include:

- **more than 1,000 known rock-cut sandstone caves across Nottingham.** The caves are of national and international significance, and some are Scheduled Monuments. One historical description, 'Tig Guocobauc', is commonly interpreted as 'place of cave houses'. The caves are separate caves and cave systems rather than a single connected network
- **Nottingham Castle** – a major heritage asset, cultural destination and anchor of the City of Legends Cultural Spine (Castle to Lace Market to Hockley to Carrington Street to Broad Marsh to Trent riverside)
- **UNESCO City of Literature status** – underpinning a creative identity built on writing, storytelling and literary heritage
- **the Robin Hood legend and Nottingham's 'rebellious DNA'** – a history of bold thinking, protest, creativity and innovation that the Vision seeks to express through branding, festivals, international partnerships and public art
- 33 Conservation Areas across the city, numerous listed buildings, and the distinctive Council House dome and City Centre skyline.
- historic parks, cemeteries, boulevards and other designed green infrastructure, including landscapes associated with nineteenth-century public health and civic improvement

The Vision proposes a City of Legends cultural spine, a modern cultural brand and a year-round cultural calendar, including a Nottingham Festival of Creativity and Stories. These ideas link the city's caves, Castle, literary heritage, Robin Hood legend, independent culture, public art, wayfinding and visitor offer.

What This Means for the Local Plan

The Local Plan will need to ensure that Nottingham's heritage is protected, understood and positively integrated into regeneration, design, tourism, culture and place-making strategies.

Conservation should be proportionate to the significance of heritage assets and should inform good design and sustainable development. Conserving and enhancing distinctive character can support place quality, investment, regeneration and long-term economic resilience.

To achieve this, the Local Plan could:

- provide a clear policy framework for protecting, enhancing and managing the historic environment, including Conservation Areas, listed buildings, Scheduled Monuments, archaeological remains, areas of archaeological interest, key views, skyline, settings and townscape character
- manage the caves so they are protected from harm while supporting appropriate interpretation, access, reuse and visitor opportunities where these are compatible with its significance
- ensure new development, particularly in the City Centre and regeneration areas, responds sensitively to heritage assets, archaeological remains, townscape, skyline and important views

- support the City of Legends route through the historic core, including the connection between Nottingham Castle, Broad Marsh and the Lace Market, and its relationship with the wider cultural and visitor network.

The evidence programme should draw on the Council's caves technical guidance and Historic Environment Record, assess condition and management risks, and clarify organisational responsibilities for monitoring, conservation and development-management advice. Operational ownership or staffing decisions sit outside the Local Plan.

Nottingham City Vision – Link

The City of Legends (Bold Idea 10) is the primary heritage and cultural identity bold idea. It brings together the caves, Castle, UNESCO City of Literature status, Robin Hood legend, rebellious identity, Independent Mile, cultural spine, public art, wayfinding and year-round cultural activity. The Local Plan can help by identifying, safeguarding and managing cultural and heritage assets, and by ensuring regeneration and public realm improvements strengthen Nottingham's identity.

Consultation Question

13. How can the Local Plan use Nottingham's heritage to drive growth and place identity while ensuring it is properly protected?

Points to consider (optional)

You may wish to comment on:

- which heritage and cultural assets are most important to protect or enhance
- how the caves could be protected, interpreted and sensitively enhanced
- how the City of Legends vision, cultural spine, Independent Mile, public art and wayfinding should be delivered
- how to balance heritage protection with regeneration, growth and visitor economy objectives
- how important views, skyline, settings, townscape and Conservation Areas should be managed.



Theme 10 | Infrastructure, Viability and Developer Contributions



What Is This About?

Growth cannot happen without the right infrastructure. The Local Plan should identify what infrastructure is needed to support new development, how it will be delivered and funded, and how the competing demands on development viability will be managed.

Why This Matters in Nottingham

The Nottingham City Vision recognises infrastructure delivery as a critical enabler of growth, regeneration and improved quality of life. Infrastructure needs cut across all ten themes, including energy, transport, health, education, digital connectivity, green infrastructure, affordable housing, community facilities and employment and skills. The Local Plan will need to identify the infrastructure required to support planned growth, distinguish between site-specific and strategic needs, and set out how delivery will be coordinated with infrastructure providers, public funding bodies and development partners.

- **energy and digital infrastructure**, including heat networks, grid capacity, utilities, low-carbon energy and digital connectivity needed to support regeneration, business growth and new homes
- **transport infrastructure**, including the Green Grid, active travel, public transport, NET and access improvements linked to growth areas and major destinations
- **health, education, community safety and community infrastructure**, including school places, healthcare, community venues, sports, culture, local services and measures that help create safe and inclusive communities
- **green and blue infrastructure**, including parks, open space, SuDS, biodiversity, river corridors, urban greening, public realm and people-focused spaces that support nature, climate resilience, health, wellbeing and community life
- **affordable housing, employment and skills**, including how development can support affordable homes, local jobs, apprenticeships, training and wider social value where justified and proportionate.

Public funding will be essential for some infrastructure and regeneration priorities. The Vision identifies grant funding, devolved investment from EMCCA and Homes England, and a revolving fund for site delivery as ways to complement and unlock private investment. The Local Plan cannot guarantee these funding sources, but it can provide a clear infrastructure and delivery framework to support funding bids, partnership working and investment decisions.

Infrastructure delivery involves difficult choices. Where development viability is genuinely constrained, the Local Plan will need to be clear about how competing priorities such as affordable housing, infrastructure, open space, education, employment and training are tested, sequenced and weighed against one another. Viability evidence will be needed throughout plan preparation so that policy requirements are realistic, transparent and capable of being delivered.

Developer contributions will need to secure necessary infrastructure and community benefits without undermining delivery. Existing thresholds, requirements and processes will therefore be reviewed, including how obligations apply to small and medium-sized sites and whether review mechanisms are needed for large or phased schemes.

Section 106 obligations will continue to play an important role in securing site-specific infrastructure and mitigating the impacts of development. Nottingham City Council does not currently operate a Community Infrastructure Levy (CIL), but the new Local Plan may provide an opportunity to review whether the introduction of CIL would be appropriate.

Community facilities, community safety and social infrastructure are fundamental to successful growth. The Local Plan should consider the capacity, accessibility and distribution of schools, healthcare services, community venues, sports facilities, cultural infrastructure and measures that help create safe and inclusive communities where these are needed to support new development. This should include engagement with health commissioners and providers to understand the implications of planned growth for healthcare services and estates.

Infrastructure planning should also consider design quality, adoption, stewardship, maintenance and whole-life performance. Place-based strategies and major infrastructure projects should involve relevant social and cultural institutions, community organisations and local networks where this can improve delivery, local knowledge, community ownership and long-term stewardship.

What This Means for the Local Plan

The Local Plan will need to provide a transparent framework for infrastructure planning, viability and developer contributions, so that the requirements placed on development are clear, justified and capable of being delivered.

To achieve this, the Local Plan could:

- prepare an Infrastructure Delivery Plan identifying the infrastructure needed to support the spatial strategy, site allocations and key growth areas, including costs, phasing, delivery responsibilities and potential funding sources. The Infrastructure Delivery Plan should be informed by early and ongoing engagement with health commissioners, healthcare providers and other infrastructure partners; identify the service, estate, land, facilities, fleet, workforce and operational implications of growth for Council and partner services where relevant; and distinguish between needs that can lawfully be mitigated through development and wider service-planning requirements, recognising that detailed service budgets sit outside the Local Plan
- set a clear framework for S106 obligations and consider whether a Community Infrastructure Levy or alternative infrastructure funding approach should be introduced
- test affordable housing, infrastructure, policy requirements and developer contributions through proportionate viability evidence so that requirements are realistic and deliverable
- review thresholds, processes and any review mechanisms for planning obligations, including how they apply to small, medium-sized, large and phased developments
- identify where new or improved community, health, education, cultural, leisure, green, blue, transport, energy, digital and utility infrastructure is needed to support planned growth
- consider how major development can support local employment, skills, training, apprenticeships and wider social value where justified and proportionate
- align infrastructure planning with the Vision's Business Case and Funding Strategy, public funding opportunities, EMCCA, Homes England, infrastructure providers and other delivery partners.

Nottingham City Vision – Link

All Ten Bold Ideas have infrastructure implications. The Infrastructure Delivery Plan will be a key tool for identifying what is needed, when it is needed, who is responsible for delivery and how it may be funded. It should support the Vision's Business Case and Funding Strategy by bringing together strategic infrastructure needs, developer contributions, public funding opportunities and partner delivery across energy, transport, green infrastructure, digital connectivity, community infrastructure, affordable housing and regeneration.

Consultation Question

14. Where viability is constrained, what should the Local Plan prioritise, and how should funding gaps be addressed?

Points to consider (optional)

You may wish to comment on:

- which infrastructure priorities are most critical to support planned growth and regeneration
- where there are known infrastructure gaps, capacity issues or delivery risks
- how S106, CIL or other funding approaches should be used to secure infrastructure and community benefits
- how competing priorities should be balanced where viability or funding is constrained
- how development should contribute to affordable housing, local employment, skills, training and wider social value
- how planning obligations should be applied proportionately to small, medium-sized, large and phased developments.



8. Evidence Base

The new Local Plan will be underpinned by a robust and up-to-date evidence base, building on relevant studies prepared for the GNSP and LAPP 2020. The evidence programme will be phased and prioritised as the Plan develops, taking account of statutory requirements, available resources, consultation responses, the Nottingham City Vision, the Strategic Environmental Assessment, and emerging evidence needs.

Some evidence will directly shape the spatial strategy, site allocations and core policies, while other studies will inform topic-specific policies. The list below is therefore indicative and may evolve as consultation responses are reviewed and the Plan progresses through later stages.

Foundational Evidence

- **Strategic Housing Market Assessment / Housing Needs Assessment** – to test housing need, affordable housing need, housing mix, tenure requirements, specialist housing needs and the housing requirement for Nottingham City, including the GNSP figure of around 26,100 homes for 2023–2041 and the longer-term ambition reflected in the Nottingham City Vision
- **Economic Needs Assessment / Employment Land Review** – to identify future employment land, workspace, sector and location requirements, including the role of key growth sectors, employment areas and the City's regional economic function
- **Site Identification and Assessment / SHLAA** – to identify land available for development and assess site suitability, capacity, constraints, infrastructure requirements and deliverability
- **Infrastructure Delivery Plan** – to identify infrastructure needs, costs, phasing, delivery responsibilities and potential funding sources across the Plan area, informed by engagement with infrastructure providers and relevant evidence relating to energy, digital infrastructure, water supply, drainage, wastewater and utility capacity.
- **Transport Modelling and Accessibility Study** – to assess the transport implications of growth options, site allocations, public transport, active travel, the Green Grid and accessibility to jobs, services and facilities
- **Viability Evidence and Assessment** – to inform policy development, affordable housing requirements, infrastructure, developer contributions, site allocations and overall plan deliverability
- **Strategic Environmental Assessment** – to assess the likely significant environmental effects of the Local Plan and reasonable alternatives, informing the spatial strategy, site allocations and planning policies
- **Equalities / Integrated Impact Assessment Evidence** – to help assess how the Local Plan may affect different communities and identify opportunities to reduce inequalities through planning policy
- **Consultation and Engagement Evidence** – to record responses, identify key issues, and demonstrate how representations have informed the development of the Local Plan
- **Cross-boundary and Strategic Planning Evidence** – including Statements of Common Ground (or equivalent evidence) where required to address strategic matters with neighbouring authorities, EMCCA and infrastructure providers, together with an issues log identifying how strategic matters are being addressed through the Local Plan, the emerging EMCCA Spatial Development Strategy, joint evidence or other mechanisms, and how these will be monitored over time.

Climate Change, Environment and Sustainability

- **Climate Change Evidence Base** – to inform carbon reduction, climate resilience, overheating, flood risk and low-carbon energy policies

- **Local Area Energy Plan** – regional evidence for Derbyshire and Nottinghamshire, supported by EMCCA and the Midlands Net Zero Hub, to help identify priority areas for low-carbon energy infrastructure, heat decarbonisation, EV charging, retrofit and wider energy system investment
- **Strategic Flood Risk Assessment** – to assess flood risk and climate resilience, informed by updated river and surface water flood modelling, the Preliminary Flood Risk Assessment, the Local Flood Risk Management Strategy, Severn Trent Water's Drainage and Wastewater Management Plan, relevant water-resource assessments, sewer-capacity information, wastewater infrastructure evidence and other relevant information relating to flood risk, drainage and water management.
- **River Leen Strategy** – to inform flood risk management, river corridor enhancement, habitat creation, access improvements and opportunities for nature recovery along the River Leen
- **Blue-Green-Red Infrastructure Strategy and Open Space Assessment** – to identify the connected network of water, nature and people-focused spaces needed to deliver the Forest City, Children's Forest, climate resilience, biodiversity, public health, active travel and inclusive public realm objectives
- **Local Nature Recovery Strategy Review and Nature Recovery Evidence** – to ensure the Local Plan aligns with the statutory Nottinghamshire and Nottingham Local Nature Recovery Strategy, including ecological networks, habitat creation opportunities and wider priorities for nature recovery
- **Open Space, Sport and Recreation Assessment** – to assess open space, sport, recreation and play needs, provision standards and opportunities for enhancement
- **Nottingham Environment & Climate Assembly Manifesto** – citizen-led recommendations on climate, nature, buildings and energy, transport, food, waste and water, to be considered alongside consultation responses and other evidence as the Local Plan develops.

Topic-Specific Evidence

- **Historic Environment Character Assessment** – to understand the character, sensitivity and significance of Nottingham's historic areas
- **Tall Buildings Study, Townscape and Strategic Views Assessment** – to inform density, tall buildings, City Centre design, skyline management, strategic views, heritage sensitivity, townscape character and height strategy development
- **Design Codes and Masterplanning Evidence** – to identify where local design guides, design codes or masterplans are needed for significant allocations, regeneration areas, centres and areas of intensification
- **Conservation Area Appraisals** – to update evidence on Conservation Areas where required
- **Nottingham Caves Study** – assessing the distribution, extent, condition, significance, archaeological interest, management needs and appropriate visitor or development opportunities associated with Nottingham's caves
- **Heritage at Risk / Buildings at Risk Evidence** – to identify heritage assets most at risk and opportunities for repair, reuse, investment and heritage-led regeneration.
- **Visitor Accommodation Review** – use the EMCCA / Visit East Midlands Accommodation Review and any Nottingham-specific output to assess visitor accommodation demand, supply, location and qualitative needs, subject to reviewing the report's method and currency.

Housing and Communities

- **Affordable Housing Need and Viability Evidence** – to test affordable housing requirements, tenure mix, social rent need, deliverability and the relationship between affordable housing, regeneration viability and other developer contributions

- **Private Rented Sector, HMOs, PBSA and Co-living Evidence** – to understand student housing demand, concentrations of HMOs, PBSA supply and mix, co-living demand and the impacts of different forms of rented accommodation on neighbourhood balance
- **Housing Stock, Empty Homes and Best Use of Existing Stock Evidence** – to inform policies relating to empty homes, under-occupation, overcrowding, conversions, housing quality and the role of existing stock in meeting housing need
- **Homelessness, Temporary Accommodation and Move-on Housing Evidence** – to identify planning-related implications for affordable housing, specialist accommodation, move-on housing and supported provision
- **Older Persons, Accessible, Specialist and Supported Housing Needs Assessment** – informed by housing, health and adult social care evidence, to inform policies for accessible and adaptable housing, extra care, supported accommodation, independent living, technology-enabled care and housing for disabled people and residents with care or support needs
- **Gypsy and Traveller Accommodation Assessment** – to update the evidence on pitch and site needs and inform any land supply requirements
- **Equalities and Housing Outcomes Evidence** – to understand housing needs and barriers experienced by minority ethnic communities, disabled people, Gypsy and Traveller communities, care leavers, looked after children and other groups
- **Neighbourhood Profile Studies** – to support neighbourhood regeneration plans, including areas where housing quality, tenure imbalance, deprivation or social infrastructure needs are significant issues
- **Self-build, Custom-build and Small Sites Evidence** – to assess demand for self and custom-build housing and the role of small and medium-sized sites in providing a diverse supply of homes
- **Health Impact Assessment / Healthy Places Evidence** – to assess how the Local Plan can support healthier lifestyles, reduce health inequalities and improve access to healthcare, green infrastructure, active travel opportunities and healthy neighbourhoods
- **Healthcare Infrastructure Assessment / Health and Care Infrastructure Review** – to assess healthcare infrastructure needs arising from planned growth, including engagement with the Nottingham and Nottinghamshire ICB, Nottingham University Hospitals NHS Trust and other partners, and consideration of the long-term implications of Tomorrow's NUH, QMC, City Hospital and wider community health provision.

Transport

- **Transport Modelling and Accessibility Study** – including assessment of growth options, major regeneration areas, Green Grid and tram network expansion options
- **Active Travel / Cycling and Walking Network Assessment** – aligned with Green Grid design standards and the wider movement strategy
- **Connectivity and Accessibility Assessment** – including use of national connectivity tools, local public transport accessibility, walking, wheeling and cycling networks and access to jobs, services and facilities
- **Parking Standards Review** – to consider parking standards, EV charging and sustainable travel requirements.

The Council will publish evidence base studies as they are completed. Responses to this consultation may identify additional evidence needs, which the Council will consider.

Consultation Questions

15. Are there any additional evidence studies you think the Local Plan needs to undertake, or believe any of these studies are unnecessary?
16. Do you have evidence or information relevant to any of the themes in this document that you would like to submit to the Council?

9. Consultation Bodies

The Council will invite relevant specific and general consultation bodies, together with key infrastructure providers, neighbouring authorities and other stakeholders, to make representations on this scoping document in accordance with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2026. The list below is indicative and not exhaustive.

Specific Consultation Bodies and Key Partners

Category	Bodies / Examples
Combined Authority	East Midlands Combined County Authority (EMCCA)
Environment, Heritage and Land Stability	Environment Agency, Natural England, Historic England, Coal Authority, Canal & River Trust, Nottinghamshire Wildlife Trust, Nottingham City Council in its Lead Local Flood Authority role and the Forestry Commission. The Environment Agency will be particularly important in relation to the River Leen Strategy, flood risk management and river corridor enhancement.
Utilities and Infrastructure	National Grid Electricity Transmission, National Grid Gas, Cadent Gas, Severn Trent Water, BT Openreach, Virgin Media O2, CityFibre, Network Rail and National Highways together with any other statutory undertakers or infrastructure providers operating within the City.
Health	Nottingham City Council Adult Social Care, Nottingham & Nottinghamshire Integrated Care Board, Nottingham University Hospitals NHS Trust, Nottinghamshire Healthcare NHS Foundation Trust and NHS England. Engagement with health and adult social care partners will help the Local Plan understand future healthcare, care-related and community infrastructure needs, including any relevant implications of the long-term Tomorrow's NUH programme.
Economy, Business and Skills	Nottingham Growth Board, Marketing Nottingham and Nottinghamshire, Nottingham BID, East Midlands Chamber, Federation of Small Businesses, local business networks, universities, Nottingham College, major employers, anchor institutions, sector bodies for creative and digital industries, life sciences and MedTech, clean growth, visitor economy and culture, and Homes England where regeneration, land delivery and investment overlap.
Housing and Regeneration	Homes England, registered providers, housing delivery partners, regeneration partners, landowners and developers with an interest in housing delivery, brownfield regeneration, public funding, land assembly and investment.
Education	University of Nottingham, Nottingham Trent University, Nottingham College and other relevant education providers, together with Nottinghamshire County Council in its education authority role where relevant.
Transport and Connectivity	Active Travel England, National Highways, Network Rail, East Midlands Railway, Nottingham City Transport, Trentbarton and Midlands Connect.

Neighbouring and Strategic Planning Authorities	Broxtowe Borough Council, Gedling Borough Council, Rushcliffe Borough Council, Erewash Borough Council, Ashfield District Council, Newark and Sherwood District Council, Mansfield District Council, Amber Valley Borough Council, Nottinghamshire County Council, Derby City Council, Derbyshire County Council and Leicestershire County Council.
Other Bodies	Other prescribed consultation bodies as relevant, including Sport England, the Police and Crime Commissioner for Nottinghamshire, the Office of Rail and Road, the Civil Aviation Authority, the Marine Management Organisation and the Office for Nuclear Regulation.

The relevant Strategic Environmental Assessment consultation bodies will also be consulted on the draft SEA Scoping Report in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.

General Consultation Bodies

General consultation bodies include representative bodies for:

- registered providers of social housing and housing associations
- housebuilders, developers and landowner representative bodies
- voluntary organisations representing or supporting ethnic minority communities, disabled people, older people, young people and other groups with protected characteristics
- voluntary organisations concerned with the conservation, protection or enhancement of the natural environment
- businesses, business networks and organisations carrying out business in the area
- residents' groups, neighbourhood forums where relevant, local amenity groups and civic societies
- faith groups, community organisations and voluntary sector organisations
- youth, older people, disability, equality and inclusion organisations
- environmental, walking, cycling, active travel, health, sport and recreation groups.

In addition to the bodies listed above, any person may make representations on this scoping document during the consultation period.

10. Getting Involved in the Local Plan Review

Consultation Period

This consultation runs for five weeks from Wednesday 23 September to Wednesday 28 October 2026.

How to Submit Your Views

Please respond using the [online consultation form](#). You can use the form to comment on this Scoping Document, comment on the draft SEA Scoping Report, or register your interest in being kept informed about future stages of the Local Plan Review.

If you are unable to respond online, please contact the Planning Policy Team by email at localplan@nottinghamcity.gov.uk and we will discuss alternative ways for you to participate.

What Happens Next?

Responses will be acknowledged, analysed and summarised in a Scoping Consultation Summary. The Council will use the responses, alongside technical evidence and the Strategic Environmental Assessment, to inform the next stages of the Local Plan. Further consultation will take place as the spatial strategy, policies, site allocations and evidence base are developed.

Further Information

For further information please visit www.nottinghamcity.gov.uk/localplanreview or contact the Planning Policy Team by email: localplan@nottinghamcity.gov.uk.

