

Appendix Q69/ Q70

The majority of strategic allocations appear to have already been allocated in existing plans and/or granted planning permission. We want to understand to what extent the proposed strategic allocations accord with these extant allocations, and to what extent they differ. For each of the strategic allocations (Policies 19-32), please

Q69 Clarify how many dwellings/employment floorspace are provided for under the existing allocations/permission compared to those in the proposed allocations.

Strategic Site Allocation	Existing Allocation Dwellings	Existing Allocation Employment	Dwellings with planning permission	Employment space with planning permission	Proposed Allocation Dwellings	Proposed Allocation Employment
Policy 19: Boots	1,150 across Nottingham City and Broxtowe in the Aligned Core Strategy	200,000m2 across Nottingham City and Broxtowe in the Aligned Core Strategy	604 397 - Broxtowe 207 – Nottingham City	82,000m2	604 397 - Broxtowe 207 – Nottingham City	82,000m2
Policy 20: Field Farm	450	0	450	0	450	0
Policy 21: Toton and Chetwynd Barracks	Total: 1000 and 1300 Toton: “Between 500 and 800 homes, (with an overall capacity of around 3,000 homes)” (Part 2 Local Plan) Chetwynd Barracks: “500 Homes (within the plan period), with	Minimum of 18,000m2 for mixed employment (B Use Classes) (Part 2 Local Plan)	282 Pending applications for 420 dwellings (25/00371/OUT) and 155 dwellings within existing allocation (25/00255/FUL). Pending application for 880 dwellings (25/00306/OUT),	0	2,700 (in the Plan Period)	26,000m2 (18,000m2 at Toton, 8,000m2 at Chetwynd)

Strategic Site Allocation	Existing Allocation Dwellings	Existing Allocation Employment	Dwellings with planning permission	Employment space with planning permission	Proposed Allocation Dwellings	Proposed Allocation Employment
	the capacity for 1,500 overall” (Part 2 Local Plan)		predominately outside of allocation.			
Policy 22: Former Bennerley Coal Disposal Point	N/A	N/A	N/A	Pending application for up to 130,000 m2 (25/00925/OUT)	0	61ha/ 124,500 m2 floorspace.
Policy 24: Stanton Tip	350 dwellings.in the Local Plan Part 2 (500 total remainder beyond plan period)	5-10 hectares the Local Plan Part 2	None	None	Suggested Modification to delete site, as currently considered undeliverable.	Suggested Modification to delete site, as currently considered undeliverable.
Policy 25: Broad Marsh	Local Plan Part 2 states 100-200dw across Broad Marsh and College site.	Local Plan Part 2 states 7,750m2 office across Broad Marsh and College site.	None	None	1,000	20,000m2
Policy 26: Melton Road, Edwalton	Around 1500 dwellings	Up to 4 hectares of employment or employment generating development	1804	Predominately built out with employment generating uses (including retail and offices)	Around 1800 dwellings	Up to 4 hectares of employment or employment generating development
Policy 27: Land North of Bingham	Around 1000 dwellings	Around 15.5ha	1050	14.16ha	Around 1000 dwellings	Around 15.5ha
Policy 28: Former RAF Newton	Around 550 dwellings	Around 6.5 ha	528	4.1Ha	Around 530 dwellings	Around 6.5ha

Strategic Site Allocation	Existing Allocation Dwellings	Existing Allocation Employment	Dwellings with planning permission	Employment space with planning permission	Proposed Allocation Dwellings	Proposed Allocation Employment
Policy 29: Former Cotgrave Colliery	Around 470 dwellings	Around 4.5 ha	463	None (lapsed)	Around 460 dwellings	Around 4.5ha
Policy 30: South of Clifton	Around 3000 dwellings	Around 20 ha	3000	Around 20ha	Around 3000	Around 20ha
Policy 31: East of Gamston/ North of Tollerton	4000 dwellings	Around 20 ha	70 (relating to the Spire Hospital. Retirement bungalows and care-bed spaces)	15/02335/FUL. Monarch Acoustics. Storage and distribution. Near to former airfield buildings. Approx 1.9 hectares. Construction complete.	Around 4000	Around 15 ha. Site area reduced to take account of the development of the storage and distribution unit and through the development of a more detailed masterplan.
Policy 32: Former Ratcliffe on Soar Power Station	N/A	N/A	N/A	Local Development Order granted planning permission for entire site (265 ha)	N/A	265 Ha

Q70 Clarify how many dwellings/employment floorspace have been constructed and how many remain to be delivered, both for extant allocations/permissions and for the proposed allocations where those differ

Strategic Site Allocation	Dwellings constructed (as of 1.4.2025)	Employment constructed (m2 or hectares) (as of 1.4.2025)	Remaining dwellings to be constructed compared to existing allocations/permissions	Remaining employment to be constructed compared to existing allocations/permissions	Remaining dwellings to be constructed compared to proposed allocation	Remaining employment to be constructed compared to proposed allocation
Policy 19: Boots	15 (in Broxtowe) 0 (in Nottingham City) N.B: Now 142 completed in Broxtowe	0	589	82,000m2	589	82,000m2
Policy 20: Field Farm	223	0	227	0	227	0
Policy 21: Toton and Chetwynd Barracks	0	0	Between 1000 and 1300	18,000m2	2700	26,000m2
Policy 22: Former Bennerley Coal Disposal Point	0	0	0	0	0	61ha/ 124,500 m2 floorspace.
Policy 24: Stanton Tip	0 - Suggested Modification to delete site, as currently considered undeliverable.	0 - Suggested Modification to delete site, as currently considered undeliverable.	0 - Suggested Modification to delete site, as currently considered undeliverable.	0 - Suggested Modification to delete site, as currently considered undeliverable.	0 - Suggested Modification to delete site, as currently considered undeliverable.	0 - Suggested Modification to delete site, as currently considered undeliverable.
Policy 25: Broad Marsh	0	0	The LAPP states 100-200dw	The LAPP states 7,750m2 office	1,000	20,000m2

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			across Broad Marsh and College site	across Broad Marsh and College site		
Policy 26: Melton Road, Edwalton	1508	3ha developed for employment and employment related development	Already exceeded existing policy by 8 dwellings	1ha remaining	296 dwellings remaining with planning permission to be constructed (site total 1804). There is an estimated capacity for a further 46 dwellings on small areas of the allocation the site that do not have the benefit of planning permission. This increases the site capacity to 1850 dwellings compared to the 1800 dwellings in the plan.	Up to 1 ha
Policy 27: Land North of Bingham	694	1.3 ha to the south-east of site.	306	14.2 Ha	356. Site capacity is 1050 dwellings based on the	14.2 ha.

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					detailed planning permissions granted and built)	
Policy 28: Former RAF Newton	153	0	397. There is not capacity to deliver the entirety of this based on the planning permission granted.	Hangars all occupied, 6.5ha. of land remaining	377 although capacity is rounded up to the nearest 10. Full planning permission granted for 528 dwellings so 375 actually remaining. Replan of part of the site under consideration at present which may increase the site capacity to 545 dwellings (planning reference 25/00621/VAR).	6.5 Ha
Policy 29: Former Cotgrave Colliery	463	2 ha employment delivered.	0	2.5 ha.	0	4.5 ha
Policy 30: South of Clifton	130	Approximately 13 ha complete or	2870	Approximately 7 ha	2870	Approximately 7 ha

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		under construction				
Policy 31: East of Gamston/ North of Tollerton	0	Around 5 Ha of land developed as a hospital and a storage facility in the centre of the site, departing from the Rushcliffe adopted core strategy indicative masterplan for policy 25, Land East of Gamston/North of Tollerton.	4000	15ha	4,000	15 ha
Policy 32: Former Ratcliffe on Soar Power Station	N/A	0	N/A	N/A	N/A	265 Ha. Up to 810,000 m2 floorspace allowed under the LDO.