

Executive Board – 19th September 2023

Subject:	Greater Nottingham Strategic Plan: Strategic Distribution and Logistics Sites Preferred Approach Consultation
Corporate Director(s)/Director(s):	Sajeeda Rose, Corporate Director of Growth and City Development Paul Seddon, Director of Planning and Transport
Portfolio Holder(s):	Councillor Kandola, Portfolio Holder for Planning, Transport and Highways
Report author and contact details:	Matt Gregory, matt.gregory@nottinghamcity.goc.uk
Other colleagues who have provided input:	Karen Shaw, karen.shaw@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criteria for Key Decision:	
(a) <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £750,000 or more taking account of the overall impact of the decision	
and/or	
(b) Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of expenditure: <input type="checkbox"/> Revenue <input type="checkbox"/> Capital If Capital, provide the date considered by Capital Board Date:	
Total value of the decision: Nil	
Wards affected: All	
Date of consultation with Portfolio Holder(s): 3 August 2023	
Relevant Council Plan Key Outcome:	
Green, Clean and Connected Communities	<input type="checkbox"/>
Keeping Nottingham Working	<input checked="" type="checkbox"/>
Carbon Neutral by 2028	<input type="checkbox"/>
Safer Nottingham	<input type="checkbox"/>
Child-Friendly Nottingham	<input type="checkbox"/>
Living Well in our Communities	<input type="checkbox"/>
Keeping Nottingham Moving	<input type="checkbox"/>
Improve the City Centre	<input type="checkbox"/>
Better Housing	<input type="checkbox"/>
Serving People Well	<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
<p>Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils are currently working together to prepare the Greater Nottingham Strategic Plan (which will update their respective Part 1 Local Plans (Core Strategies)). The Strategic Plan will comprise strategic planning policies and strategic land allocations to guide development across the Greater Nottingham conurbation up to 2041.</p> <p>As part of the evidence base which informs the Strategic Plan, the Councils across the Nottingham Core and Nottingham Outer Housing Market Area (HMA) commissioned a Logistics Study which estimated the level of need for logistics development and identified “Areas of Opportunity” where distribution and logistics development should be located. Following this study, the Councils, alongside Ashfield and Erewash, undertook a “Call for Sites” during the Autumn of 2022.</p> <p>The Councils progressing the Strategic Plan have now undertaken an assessment of all potential sites and reviewed the supply of sites coming forward from existing and likely commitments, in</p>	

order to determine the remaining residual need across the Logistics Study area. Following the assessments, a Preferred Approach to strategic distribution and logistics has been identified. This includes the proposed allocation of two sites, one in Broxtowe and the other in Rushcliffe.

Whilst neither site is within the City Council's administrative boundary the Council must still approve the consultation documents before consultation takes place. This approval is required as the Preferred Approach has explicitly excluded a potential strategic and logistic site within the Nottingham City boundary (see paragraph 3.1 below).

The consultation seeks views on the proposed sites for strategic distribution and logistics and will be for a period of 6 weeks to commence in September, following approval from all the Councils.

Responses to this consultation will be considered as part of preparing the next version of the Strategic Plan which will be the Publication Draft (Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012).

Does this report contain any information that is exempt from publication?

No

Recommendation(s):

- 1 That the "Greater Nottingham Strategic Logistics Sites Preferred Approach" consultation document appended to this report (in Appendix A) is approved in so far as it relates to Nottingham City, for a period of public consultation.
- 2 To delegate authority to the Director of Planning and Transport to approve any minor changes (e.g. typographical and grammatical) required to the Preferred Approach document and the evidence base prior to consultation.

1. Reasons for recommendations

- 1.1 The consultation proposals form part of the preparation of the Greater Nottingham Strategic Plan which is part of the Policy Framework of the City Council. This consultation represents a draft stage in the preparation of the Plan and the City Council Constitution sets out that Executive Board must approve the draft stages in the plan preparation process.

2. Background (including outcomes of consultation)

- 2.1 In January this year the Greater Nottingham Councils consulted on a (Regulation 18) draft version of the Greater Nottingham Strategic Plan which identified the preferred strategic housing, mixed use and employment sites.
- 2.2 The proposals in this report set out that the next stage of plan preparation would be an additional Regulation 18 consultation on preferred strategic distribution and logistics sites.

Evidence of need for strategic distribution and logistics facilities in Greater Nottingham.

- 2.3 As part of the evidence base which informs the Strategic Plan, the Councils across the Nottingham Core and Nottingham Outer Housing Market Area (HMA) jointly commissioned consultants to carry out an employment land study. The study included a specific recommendation to give further consideration to assess the need for major logistics facilities within the Nottingham Core and Outer Housing Market and wider area.

- 2.4 Ashfield, Broxtowe, Erewash, Gedling, Mansfield, Newark & Sherwood, Nottingham City and Rushcliffe Councils therefore commissioned consultants to undertake a logistics study to assess the specific needs for strategic distribution and logistics facilities across the Nottingham Core and Outer HMA.
- 2.5 The study was undertaken from a “policy off” perspective, meaning that constraints such as the Green Belt or issues determining sustainability (historic and natural environment constraints and socio-economic factors) were not considered in the ability of the area to accommodate future logistic requirements. The study did not involve modelling capacity of the road network or individual junctions which will be addressed through future transport modelling work.
- 2.6 In accordance with national planning policy, the study assessed the quantitative need for additional strategic distribution floorspace and also set out more specific locational criteria for strategic distribution and logistics. The quantum of space estimated as being required is not viewed as a target but as guidance due to the study not taking into account environmental or policy constraints.

In summary the Logistics Study concluded:

- The requirement for planning policy purposes should be 1,486,000 m² of logistics space, equating to around 425 ha of land.
 - This would reduce to a residual need of 137 – 155 ha, once commitments (sites with permissions), potential pipeline sites (including allocations) and assumed contributions from redeveloped employment sites are taken into consideration.
 - Residual need could be delivered on two to three large strategic logistics parks across the study area, which also includes Ashfield, Erewash Mansfield and Newark and Sherwood.
- 2.7 Further details regarding the Logistics Study, including its relationship with other studies and to distribution and logistics need outside of the Strategic Plan area, are contained within the Background Paper (contained in Appendix B).
- 2.8 Critically the Background Paper has updated the residual need identified within the Logistics Study and, having included the latest supply figures (ensuring there is no double counting of both employment and strategic distribution), this need has been revised to between 131 -147 ha.

Locations

- 2.9 The logistics study identified broad Areas of Opportunity, within which strategic distribution and logistics should be located. These are based on good connections to the strategic road network; proximity to the markets to be served; locations where there is a known under-provision of strategic sites; accessibility to labour and proximity to areas of employment need. It identified areas: around Junctions 25, 26, 27 and 28 of the M1, adjacent to the A453 and at Newark (along the A1 and A46). As set out in the Background Paper and Sustainability Appraisal, a sites location within or close to these areas determined whether they were reasonable alternatives and suitable for further assessment as preferred sites. Within the Background Paper, these more

detailed assessments considered environmental, accessibility and other constraints. The sustainability appraisal assessed these sites against 16 sustainability objectives (the same as those used to appraise the housing, mixed use and employment sites).

Preferred Sites

- 2.10 Following their assessment, it is proposed that the following sites are allocated for strategic distribution and logistics:

Site Reference	Site Name	Site Area	Estimated Floorspace
BBC-L01	Former Bennerley Coal Disposal Point, Broxtowe	68 ha	74,000 sq metres
RBC-L01	Ratcliffe on Soar Power Station (part), Rushcliffe	36 ha (wider site area is 265 ha)	180,000 sq metres

- 2.11 In combination these sites will deliver 104 ha of strategic distribution and logistics development, making a significant contribution to meeting assessed needs within the Logistics Study area.

Meeting the Overall Need

- 2.12 The Logistics Study recommends providing for approximately 425 ha of strategic warehousing and logistics facilities within the study area which, in addition to Greater Nottingham Strategic Plan area, includes Ashfield, Erewash, Mansfield, Newark and Sherwood. This comprises the northern point of the 'Golden Triangle', an area within the centre of the United Kingdom (including the M1, M6 and M42) from which the logistics sector can reach large parts of the country. The extent of this favoured area emphasises the flexibility of strategic distribution and the contributions (although not quantified) that development beyond the study area (most notably along the M1 and A1) will make to the study area's need.
- 2.13 There is a considerable amount of "committed" and potential "pipeline" supply already identified by the Councils across the Nottingham Core and Outer HMAs, a significant quantity of which will be delivered within the Greater Nottingham Strategic Plan area. Taking into account this supply, a residual need of between 131 and 147 ha has been identified.
- 2.14 The estimate of need is considered to be guidance and not a target as all the Councils must balance meeting demand for strategic distribution and logistics against planning policy and environmental constraints, principally the importance of protecting Green Belt.
- 2.15 The Councils have taken into account the various operational criteria and planning policy constraints and have identified two preferred sites which broadly meet the relevant criteria. This provision, combined with the identified "commitments" and potential "pipeline" supply across the entire study area (including within neighbouring authorities) would provide for significant growth in the delivery of strategic distribution and logistics facilities in the Study Area and an increased market share of the wider strategic distribution market.

Next steps

2.16 The consultation on the strategic distribution sites will represent an additional Regulation 18 consultation on the Strategic Plan. After the results of the consultation have been analysed and incorporated into the Strategic Plan as appropriate, there will be a Regulation 19 consultation on the final Publication Draft of the Strategic Plan during 2024.

3. Other options considered in making recommendations

3.1 During the site assessment process Stanton Tip, within the Nottingham City boundary (which is a current mixed use housing and employment site allocation in the Local Plan Part 2 and is proposed as an allocation in the Strategic Plan), was considered for its potential as a suitable strategic distribution site. The assessment process concluded that the site should not be put forward as an option because although the site is approximately 42 hectares, the developable area is 25 hectares and is currently allocated for mixed use development. The full 25 hectares is therefore not available and the land remaining is therefore considerably below the threshold to be considered suitable for a strategic distribution site.

4. Consideration of Risk

4.1 There are no known risks associated with approving this consultation. If the consultation did not go ahead the resultant Strategic Plan would be at risk of not being found sound at Examination.

5. Best Value Considerations, including consideration of Make or Buy where appropriate

5.1 The Greater Nottingham Strategic Plan (to which this consultation contributes) is being written in partnership with neighbouring authorities. The joint preparation of the Plan, joint consultations and joint assembly of the evidence base will continue to result in considerable cost savings in terms of resources. In addition, planning across boundaries will also result in more joined up decisions and outcomes for citizens.

6. Finance colleague comments (including implications and value for money/VAT)

6.1 The Decision to enter a consultation for part of the Greater Nottingham strategic plan does not have any direct financial implications, with considerable cost savings attached to the Greater Nottingham plan as detailed above; therefore this is supported.

6.2 The consultation will last for 6 weeks, planned to commence in September, following approval from all councils participating in the greater Nottingham plan (Broxtowe, Gedling and Rushcliffe Borough Councils).

Paul Rogers - Commercial Finance Business Partner (G&CD) 02/08/2023

7. Legal colleague comments

As indicated in the main body of the report, the Council is under a statutory duty to produce a Local Plan of which the Strategic Plan is part. Requirements

relating to the production and adoption of such a plan are prescribed by regulations. The approval of such documents is not the sole function of the Executive and only full Council can approve the final submission version of the Strategic Plan for independent examination. Although the Strategic Plan has already been through one period of Reg 18 consultation and neither proposed site for allocation is within the City Council's administrative boundary the Council must still approve the consultation documents before consultation takes place given that this is a joint Local Plan document and the Preferred Approach has explicitly excluded potential strategic and logistics sites within the Nottingham City boundary

Comments provided by Ann Barrett, Team Leader, Legal Services, Finance and Resources – 4 August 2023

8. Other relevant comments

8.1 Not applicable.

9. Crime and Disorder Implications (If Applicable)

9.1 Not applicable.

10. Social value considerations (If Applicable)

10.1 The joint planning of strategic distribution sites across Greater Nottingham will ensure employment opportunities are available to citizens.

11. Regard to the NHS Constitution (If Applicable)

11.1 Not applicable.

12. Equality Impact Assessment (EIA)

12.1 Has the equality impact of the proposals in this report been assessed?

No

Yes

Attached as Appendix D, and due regard will be given to implications identified in it.

13. Data Protection Impact Assessment (DPIA)

13.1 Has the data protection impact of the proposals in this report been assessed?

No

A DPIA is not required because no special category data has been collected during the preparation of the SPD and all personal data has been collected in accordance with a Privacy Notice.:

Yes

14. Carbon Impact Assessment (CIA)

14.1 Has the carbon impact of the proposals in this report been assessed?

No

A CIA is not required because in this instance due to no strategic distribution sites having been identified in the City boundary. A Sustainability Appraisal (see Appendix C) has however been prepared to consider the social, environmental and economic impacts of the proposals in accordance with planning regulations.

Yes

15. List of Background Papers relied upon in writing this report (not including published documents or confidential or exempt information)

15.1 None.

16. Published documents referred to in this report

16.1 None.