

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday 24th September 2019 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Local Plans Update **SS**
5. Review of the Core Strategies **MG**
6. Homes England Capacity Funding projects monitoring **PM**
7. Joint Planning Advisory Board 2018/19 Budget **MG**
8. Housing Developers Forum **DM**
9. Any other business **ALL**
10. Future Meetings



ITEM 3

MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD AT 2PM ON TUESDAY 18 JUNE 2019 AT BROXTOWE BOROUGH COUNCIL

PRESENT

Ashfield: Councillor Williamson; Councillor M Relf

City: Councillor M Edwards

Erewash: Councillor M Powell

Gedling: Councillor J Hollingsworth

Nottinghamshire County Council: Councillor T Harper (Chair); Councillor P Rostance; Councillor G Wheeler

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Ruth Hyde; Steffan Saunders; Dave Lawson; Tom Genway

Derbyshire: Steve Buffery

Erewash: Oliver Dove

Gedling: Alison Gibson

Growth Point: Matthew Gregory; Peter McAnespie

Nottingham City: Paul Seddon

Nottinghamshire County: Sally Gill

Rushcliffe: Andrew Pegram

Observers

Arup: Rob Webster; Jane Healey Brown (presentation)

Barratt Homes: Robert Galij

Environment Agency: Joe Drewry

Mather Jamie: Andrew Bamber

Observers: John Hancock; Paul Stone

Apologies

Derbyshire County Council: Councillor Tony King

Natural England: Louisa Aspden

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed those attending and apologies noted.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Approval of Minutes of the Last Meeting and Matters Arising**

The minutes of the meeting held on 8 January 2019 were approved by the Chair and seconded by Councillor Powell. MG noted that a Sustainable Growth Workshop had been held at the 26 March 2019 meeting.

4. **Review of the Core Strategies** (Presentation by Oliver Dove, Erewash Borough Council)

4.1 OD provided a presentation on the Review of the Core Strategies. Existing policies are to be scoped for compliance with the new NPPF. The timescale is set out on page 9 of the agenda. There will be a growth options consultation. Local housing need will be the starting point. There is a need to manage the risk that the housing figure may be higher or lower than is expected. The current work programme involves a three stage process. There is a need to-revisit the settlement hierarchy and assess the options for growth. A review of the SHLAA has been commissioned and a presentation by Arup will be provided. This will be progressing over the next few months. Officer teams will need to consult with members. From next week until mid-July, a SHLAA Call for Strategic Sites (sites for more than 250 homes) will be led by Rushcliffe.

4.2 Councillor T Harper queried the Ashfield figures; is this for the whole of Ashfield or just the JPAB area? CS confirmed that the numbers would be for the JPAB area. MG provided some additional clarification and noted that these are indicative figures rather than final figures.

4.3 Councillor M Powell noted that time is of the essence.

4.4 SS stressed the importance of partnership and funding; the quality of the work is paramount. It was noted that there would be a need for some additional funding for each council. Speed is of the essence. This needs to be before next round of budget setting.

4.5 Councillor M Edwards stressed that consideration of climate change issues was imperative. There needed to be a new manifesto of green issues.

4.6 Councillor T Harper suggested that there could be a future presentation on climate change / green issues by Nottingham City Council.

Joint Planning Advisory Board was resolved to NOTE the presentation.

5. **Review of Greater Nottingham SHLAAs** (Presentation by Rob Webster and Jane Healey Brown of Arup)

- 5.1 Rob Webster and Jane Healey Brown of Arup provided a presentation on the interim findings of the review of Greater Nottingham SHLAAs. It was explained that the methodology, consistency and rationale of the SHLAAs were considered. The Scope of the Review was to include Erewash, Gedling, Nottingham City, Rushcliffe and Broxtowe. It was explained that the review was at a 'point in time'. There was not a single 'correct' approach. The drivers were 'maximising capacity' and 'ensuring consistency'.
- 5.2 RW outlined the work undertaken and the findings. He explained that Arup had compared the SHLAA documents for each of the 5 authorities. The processes and consistency were compared and assessed. This was based upon 2018 supply figures and Part 2 Local Plan examinations (where applicable). RW noted that best practice is set out in NPPG.
- 5.3 RW noted that different approaches have taken, for example, different allowances and windfalls. Arup has produced recommendations and provided updated urban capacity figures for each authority. RW stressed that this work is at an interim stage.
- 5.4 RW noted that most processes are robust. They are reasonably well aligned with NPPG and are generally sound. The approaches have been confirmed to be acceptable within P2LP examination processes.
- 5.5 In terms of potential improvements, RW noted that there are opportunities to improve consistency of approaches across the five local authorities, as well as the consistency of the assessment of sites (by officers).
- 5.6 RW noted that there are variations in the 'starting point' for figures for each authority, for example, densities of 15 – 25dph (as used by some authorities) are quite low. Some authorities set out very clear and detailed approaches; other less so. There are variations in the approaches to windfalls. The different LPAs are in general more similar than different. Consistency is important. RW noted that the Review makes 30 recommendations. About half of these are relevant to all authorities and the other half are specific to individual authorities.
- 5.7 Recommendations include: harmonisation of approaches across the MBA; a consistent approach to the developable area across the MBA, clear alignment on windfalls. There is a need to consider whether non-implementation deductions are appropriate. Some sites will never come forward.
- 5.8 RW outlined the key findings in relation to housing land supply. There is a capacity of 43,700 homes: 37,100 on known sites (with planning permission or already allocated or to be allocated within emerging plans). There is a 6,600 windfall figure. Within Scenario 1, with closer alignment of the windfall, this generates a figure of 45,500. There is an uplift of the windfall to 8,400. Within Scenario 2 which includes alignment of development typologies on unallocated sites, there is a housing supply figure of 46,000 (including a windfall of 8,400 units).
- 5.9 It was stressed that this is hypothetical; lots of caution is needed. Green Belt land needs to be 'worked' as hard as possible. It was noted that a first draft of the review has been circulated to officers. Feedback has already been received and any feedback from the meeting will also be fed into the process. The document should be finalised within the next week.

- 5.10 Councillor T Harper asked three technical questions in relation to 'dwellings per hectare', the extent of the review, and in relation to garden land which could be included within the figures. SS clarified that under previous governments, 'garden grabbing' had not been allowed, but that now the garden land can be included. SS stressed that this was different to 'infilling'.
- 5.11 Councillor Powell queried whether the results of scenario 2 were really so significant, and were these not within the 'margin of error'? Arup confirmed that this was the case but that the impact in the future could be greater. The City Council enquired as to the maximum 'safe' windfall 'figure' which has been confirmed at an examination. Arup stressed that it is the quality of the evidence which is considerably more important, including reference to past trends, projecting forward. Evidence is needed for changes to the windfall in the future; understanding the windfall is really important.
- 5.12 Councillor T Harper thanked Arup for their presentation.

Joint Planning Advisory Board was resolved to NOTE the presentation from Arup.

6. **Sustainable Growth Workshop Feedback** (Presentation by Matthew Gregory, Nottingham City Council)
- 6.1 MG provided feedback from the Sustainable Growth Workshop which was held on 26th March 2019. MG noted that the facilitator prepared a note of the session. MG provided some background information and context. The session focused upon the current and evolving approach to growth. Key issues affecting growth included scale and location. MG outlined current approaches to strategic planning. The government is seeking more effective strategic plans and more joint working; there are financial incentives for joint working. There are voluntary and formal approaches. MG noted that JPAB's approach was innovative for its time and remains appropriate for our area. MG outlined the key strategic planning influences and interventions that we can make.
- 6.2 MG noted that we need to consider: a shared narrative ('vision'); the impact and potential benefits of HS2; and our 'USP'. This could include good quality of life; enhanced liveability of Greater Nottingham; potential of corridors and nodes; and the importance of Green Infrastructure (GI). GI was mentioned throughout. MG noted that we have an excellent existing network and track record. This will feed into many themes including health and wellbeing, liveability, climate change, sustainable economic structure, resilience, and helping to make growth acceptable.
- 6.3 MG discussed the next stages towards a growth strategy. GI and growth should be planned and implemented together. It should be the 'heart' of the growth strategy. GI should be considered in advance of development. Gedling Country Park was provided as an example of GI which was provided 'before' the main development. JPAB had supported this project, along with Broxtowe Country Park and the Erewash Canal.
- 6.4 Councillor T Harper noted that he thought that it had been a well worthwhile day and had been interesting to see the developers' views; an excellent day overall.
- 6.5 Cllr M Edwards noted that he had not been able to attend the workshop, but noted that a number of issues should be considered in relation to public transport, including: lower speed trains (not just HS2); the narrowness of the Midland Main Line through Beeston; the need for more frequent trains through Beeston; the creation of 'Long Eaton Central'

and the need to attract more investment. Councillor M Edwards stressed the need to be more ambitious in relation to rail. Councillor Edwards also commented on the issue of energy. In the past, there had been a focus upon the supply of gas (as a source of energy supply). Now there should instead be a focus on insulation and new technologies, including the 5th generation of heat pumps; use of water to heat or cool homes. We need to supply 'comfort' to homes. Councillor M Edwards stressed the importance of knowing what the technology of the future would be. He queried where we should get further information and statistics from. He also suggested that there should be an assessment of green economic development, including what it is, where we will get it from, and the jobs that could be created. We need to maximise opportunities, for example through universities and bio-science.

- 6.6 Councillor J Hollingsworth endorsed Councillor Edward's remarks and noted that young people would demand sustainable features such as heat pumps, ground pumps and solar panels.
- 6.7 Councillor G Wheeler queried where this work (for example, in relation to transport) would fit; to avoid duplication. Councillor T Harper responded that JPAB is more concerned with housing. MG noted that this group brings everyone from Nottinghamshire County, Nottingham City and the borough and district councils together.
- 6.8 Councillor M Powell queried some of the remarks in relation to 'Long Eaton Central', as he was not aware of this project. He stressed that the '75 minute service' to London should be retained. He agreed with the sustainability measures. There was some debate in relation to whether a new railway station at Long Eaton ('Long Eaton Central') was indeed a current project. Councillor M Powell stressed the need for other priorities to be consulted upon, including using the existing Long Eaton station and existing lines, and linking these into HS2. He stressed the importance of developing Stanton as soon as possible, and noted that job creation on this site is essential, although remediation of the site is also needed before the project can fully commence.
- 6.9 Councillor T Harper queried whether there were any other comments in relation to the workshop. SB noted that there is a need to reconcile the growth strategy timeline and the review of the Core Strategy. MG noted the need to consider the period up until 2050.

Joint Planning Advisory Board was resolved to CONSIDER the presentation from Matthew Gregory.
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7. Local Plans Update (Steffan Saunders)

7.1 Local Plans

7.1.1 Ashfield

The Council is working on a new Local Plan. As an initial stage, the Strategic Housing and Employment Land Availability Assessment (SHELAA) is in the process of being updated. A 'call for sites' ended on 15th March 2019. Work is currently being undertaken in relation to updating the town centre masterplans for the District. A Consultation Draft Local Plan is timetabled for Jan/Feb 2020. The Council has

consulted on the proposal to identify a Conservation Area for Hucknall Town Centre and Cabinet will consider whether to designate the Conservation Area in March.

Two Neighbourhood Plans have been made in Ashfield, the JUS-t (Selston) Neighbourhood Plan and the Teversal, Stanton Hill and Skegby Neighbourhood Plan.

7.1.2 Broxtowe

The Plan was submitted for public examination on 31st July 2018. The Examination Hearings started on 4th December and finished on 13th December. The Part 2 Local Plan Main Modifications consultation is running from 24th May to 9th July 2019. The inspector's report is anticipated in August and adoption currently anticipated in September.

There are currently ten Neighbourhood Plans emerging within Broxtowe Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley, Nuthall, and the Town Council areas of Kimberley, Stapleford and Eastwood, whilst Neighbourhood Forums have been established for Bramcote and Toton and Chilwell.

7.1.3 Erewash

Currently seeking to bring forward employment sites set out in the adopted Ilkeston Gateway SPD. The Council is awaiting a purchase announcement regarding the Stanton Regeneration Site. Work is underway on a new SHLAA. All site assessments are now complete.

There are currently two emerging Neighbourhood Plans: Little Eaton has now completed its Regulation 14 consultation and submitted its plan to the Council (Reg 15). Breadsall has recently completed its regulation 14 consultation and is expected to submit shortly.

7.1.4 Gedling

The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018. An SPD for the development of three sites to the north east of Arnold was adopted on 31st January 2019.

There are currently three confirmed Neighbourhood Plans within Gedling Borough, based on the parishes of Calverton, Papplewick, and Burton Joyce. The Calverton Neighbourhood Plan was made by the Borough Council on 31st January 2018, the Papplewick Neighbourhood Plan was made on 6th September 2018 and the Burton Joyce Neighbourhood Plan was made on 10th January 2019. In addition, the Linby Neighbourhood Plan was approved by referendum on 2nd May 2019 and now forms part of the development plan for Linby Parish.

7.1.5 Nottingham City

The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications, as agreed with the Inspector, are being consulted on from 17th May to 28th June. An inspector's report is expected in Summer/Autumn 2019. An SPD for the Waterside is being reported to Executive Committee for adoption in June. Three other SPDs, covering Open Space in

New Developments, Biodiversity and Caves are being consulted on in June/July, as is a revised Statement of Community Involvement.

There is currently one Neighbourhood Plan potentially emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft Neighbourhood Plan has not yet been published.

7.1.6 Rushcliffe

The Local Plan was submitted for public examination on Friday 10 August, 2018. The Examination Hearing Sessions started on 27th November and finished on 13 December. It is expected that a limited number of modifications to the plan will be published for consultation shortly. It is hoped that the plan will be in a position to be adopted in September 2019.

The East Leake Neighbourhood Plan was adopted in November 2016. The Radcliffe on Trent Neighbourhood Plan was adopted on 19 October 2017. The Keyworth Neighbourhood Plan was adopted in May 2018. There are currently seven other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Colston Bassett, Gotham, Hickling, Ruddington, Tollerton and Upper Broughton.

7.2 **Minerals and Waste Plans**

7.2.1 Nottinghamshire / Nottingham

Nottinghamshire County Council is preparing a new Minerals Local Plan for the period to 2036. It is anticipated that the Publication Version will be considered by Committee/Council in June/July and published in September 2019.

Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2018 to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment are in the course of preparation. Consultation on the Scoping, Issues and Options document is timetabled for October 2019.

A revised Local Development Scheme containing a broad timetable for preparation of both the Mineral and Waste Local Plans was presented to the County Council Communities and Places Committee on March 7th.

7.2.2 Derbyshire/Derby

There will be consultations this year on both a draft Minerals Plan and a draft Waste Plan. The Waste Plan is expected to be adopted in late 2019.

7.3 **Implementation of Core Strategies and Delivery of Strategic Sites**

SS noted that the details of the progress of the key sites are included within the supporting papers. Most sites are lower risk. East of Gamston, in Rushcliffe Borough, is higher risk.

Cllr M Edwards referred to the 'City of Caves' and noted that the caves were a unique asset, which is not being fully utilised. Potential uses could include 'growing of crops' in caves and innovation / university-related uses and tourism.

Joint Planning Advisory Board was resolved to NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham.

8. **Homes England Capacity Funding Projects Monitoring** (Peter McAnespie)

8.1 PMc noted that he would like to draw attention to paragraphs 7.2 – 7.4 of the supporting report in relation to risks and issues for the Broomhill Farm, Ashfield site. The East of Gamston site had not progressed due to land ownership issues.

8.2 Councillor T Harper proposed that the update be noted.

Joint Planning Advisory Board was resolved to NOTE the report.

9. **Joint Planning Advisory Board 2018/19 Budget** (Matt Gregory)

9.1 MG referred to the Annual Position Statement Budget at the end of last year and this year. MG noted that there was one inaccuracy. The 'HMA Boundary Study' is actually 'pending payment' rather than 'paid', so the table should be amended accordingly. MG asked that this be noted in the minutes along with the revised budget.

9.2 The revised figures are set out below.

REVISED BUDGET FOR 2019/20

Revenue Budget 2019/20 £307,142

Made up of:-

- Carry forward from 2018/19 of £208,142
- Partner contributions of £59,000
- Re-allocation of Homes England Capacity Fund grant funding to ACS support of £40,000 (if agreed by HE)

9.3 **Table 2: JPAB Revenue Budget for 2019/20**

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Anticipated
BBC Secretariat	£2,000	Committed
Audit	£1,000	Anticipated

Admin Travel	£1,000	Anticipated
Developer 'stalled sites' third workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (2018/19)	£3,420	Committed
HE Capacity Funding Monitoring (2019/20)	£3,420	Anticipated
Councillor Workshop facilitation/report	£2,200	Committed
HMA Boundary Study	£6,000	Committed
SHLAA Audit Study	£14,875	Committed
Growth Options Study	£45,125	Anticipated
Project Management/Planner support (PDF)*	£106,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
Total Committed & Anticipated Expenditure	£258,540	
Unallocated Budget**	£48,402	

*Two year contract

**Available for studies, evidence base work, etc.

- 9.4 The outstanding amount of £48,402 is available as a JPAB contribution to the work of replacing the Greater Nottingham Core Strategies.
- 9.5 Other funding included some government pilot brownfield registers. Money is held for those authorities by the City Council.
- 9.6 Councillor T Harper proposed that the budget for 2019 – 20, be approved subject to the revised table.

The Joint Planning Advisory Board resolved to:

(a) NOTE the budget position at the close of 2018/19; and

(b) APPROVE the budget for 2019/20 subject to the amended Table 2 (above); and,

(c) NOTE the intention to revisit partner contributions to the work of JPAB during 2019/20.

10. **Any other Business**

None.

11. **Future Meetings**

DATE	TIME	VENUE
Tuesday 24 September 2019	2.00 pm	Broxtowe Old Council Chamber
Tuesday 17 December 2019	2.00 pm	Broxtowe Council Offices, Council Chamber

MEETING CLOSED AT 3.20 PM

ITEM 4 Local Plans Update –

1.0 SUMMARY

1.1 This report updates JPAB on progress with the Local Plans covering the Greater Nottingham area and with the Strategic Sites included in Core Strategies, together with other matters related to strategic planning.

Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham: and
- (b) **NOTE** the position with regard to housing completions in Greater Nottingham.

2.0 Local Plans Update

Progress Summary

Local Authority	Issues and Options	Preferred Approach	Publication	Submission/ Examination	Inspectors Report	Adopt
Ashfield						
Broxtowe				XXXXXXXX		
Gedling						XXXXXXX
Nottingham				XXXXXXXX		
Rushcliffe				XXXXXXXX		
Minerals			XXXXXX			
Waste						

NB Erewash not included – no Part 2 Local Plan in preparation.

Key:

	Previous stages
XXXXXXXX	Current/Completed stage

Ashfield District Council

- 2.1 The Council is working on a new Local Plan. As an initial stage, the Strategic Housing and Employment Land Availability Assessment (SHELAA) is being updated. The SHELAA will identify land that could be used to meet housing (including Traveller accommodation) or employment requirements, over the minimum 15-year Local Plan period. A 'call for sites' is being undertaken with a request that sites are submitted to the Council by 15th March 2019. The Sutton in Ashfield Spatial Masterplan has been completed and work is on-going on masterplans for the other town centres. .
- 2.2 The Council has designated the Hucknall Town Centre Conservation Area.
- 2.3 Two Neighbourhood Plans have been made in Ashfield, the JUS-t (Selston) Neighbourhood Plan and the Teversal, Stanton Hill and Skegby Neighbourhood Plan.

Broxtowe Borough Council

- 2.4 The Plan was submitted for public examination on 31st July 2018. The appointed Inspector is Helen Hockenhall. The Examination Hearings started on 4th December and finished on 13th December. Local Plan main mods consultation ran from 24th May to 9th July 2019. Inspector's report anticipated in September and adoption currently anticipated in October.
- 2.5 There are currently ten Neighbourhood Plans emerging within Broxtowe Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley, Nuthall, and the Town Council areas of Kimberley, Stapleford and Eastwood, whilst Neighbourhood Forums have been established for Bramcote and Toton and Chilwell.

Erewash Borough Council

- 2.6 Currently seeking to bring forward employment sites set out in the adopted Ilkeston Gateway SPD, which aims to deliver new floorspace close to Ilkeston railway station. This has been assisted by a grant from DCC to carry out a flood risk assessment of the sites in question. Awaiting a purchase announcement regarding The Stanton Regeneration Site. The adopted SPD will assist those who wish to redevelop the site by providing clear, informative guidance on what the Borough Council expects to see form part of any future planning application
- 2.7 There are currently two emerging Neighbourhood Plans:
Little Eaton has now completed its Regulation 16 consultation and moving closer to examination. Breadsall submitted its draft plan however has yet to complete the Regulation 15 submission process.

Gedling Borough Council

- 2.8 The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018.
- 2.9 There are currently four confirmed Neighbourhood Plans within Gedling Borough, based on the parishes of Calverton, Papplewick, Burton Joyce and Linby. The Calverton Neighbourhood Plan was made by the Borough Council on 31st January 2018, the Papplewick Neighbourhood Plan was made on 6th September 2018, the

Burton Joyce Neighbourhood Plan was made on 10th January 2019 and the Linby Neighbourhood Plan was made on 27th June 2019.

- 2.10 An SPD for the development of three sites to the north east of Arnold was adopted on 31st January 2019. An SPD for the Willow Farm housing allocation for 110 dwellings is being consulted on until 30th September 2019.

Nottingham City Council

- 2.11 The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications, as agreed with the Inspector, were consulted on 17th May to 28th June and representations are now with the Inspector for her consideration. The Inspector's draft report is expected in September 2019.
- 2.12 An SPD for the Waterside was adopted in June. Three other SPDs, covering Open Space in New Developments, Biodiversity and Caves were consulted on in June/July as was a revised Statement of Community Involvement. It is anticipated that these, along with the Local Plan will be adopted in November 2019.
- 2.13 There is currently one Neighbourhood Plan potentially emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft Neighbourhood Plan has not yet been published.

Rushcliffe Borough Council

- 2.14 The Local Plan was submitted for public examination on Friday 10 August, 2018. The Examination Hearing Sessions started on 27 November and finished on 13 December. A limited number of modifications to the plan were published for consultation in May 2019 and all representations received have been forwarded to the Inspector for his consideration. It is hoped that the Inspector's report will be received in time to enable the plan to be in a position to be adopted in September 2019.
- 2.15 The East Leake Neighbourhood Plan was adopted in November 2016. The Radcliffe on Trent Neighbourhood Plan was adopted on 19 October 2017. The Keyworth Neighbourhood Plan was adopted in May 2018. There are currently seven other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Colston Bassett, Gotham, Hickling, Ruddington, Tollerton and Upper Broughton.

Minerals and Waste Plans

Nottinghamshire/Nottingham

- 2.16 Nottinghamshire County Council is preparing a new Minerals Local Plan for the period to 2036. Consultation on Issues and Options was undertaken between 20 November 2017 and 14 January 2018 and a Draft Local Plan was published for consultation between 27 July and 28 September 2018. The Plan is being published for representations between 30 August and 11 October 2019 prior to submission to the Secretary of State.
- 2.17 Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2018 to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment are in the course of preparation

Consultation on the Scoping, Issues and Options document is timetabled for November 2019.

- 2.18 A revised Local Development Scheme containing a broad timetable for preparation of both Mineral and Waste Local Plans was presented to the County Council Communities and Places Committee on March 7th.

Derbyshire/Derby

- 2.19 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. An operator has requested that the City and County Councils consider another site for potential allocation for sand and gravel working in the Trent Valley. The Councils will, therefore, be putting this out for an eight week period of consultation from late September. This will have implications for delay of the original Local Plan timetable. The Draft Plan is now likely to be published next Spring (2020) and possibly submitted late next year but this is yet to be agreed by the Councils.
- 2.20 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach to waste capacity need across the plan period. It also provides a summary of the quantities of waste generated which now encompasses the period from 2006-2016. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The consultation will be a hybrid between issues and preferred approach.
- 2.21 Consultation on the papers will take place in Autumn / Winter 2019 and also include running some drop in events around the County to give residents the opportunity to view and comment. This will then be used to draw up the draft plan for consultation in early 2020. Anticipated completion and adoption of the new plan is in late 2020

3.0 Implementation of Core Strategies and Delivery of Strategic Sites

- 3.1 The focus on the implementation of the Core Strategies and the delivery of strategic sites is especially important as JPAB moves towards preparing replacement plans for the Aligned Core Strategies.
- 3.2 A table setting out progress on strategic sites is attached at appendix 1, together with a plan showing site locations. It is notable that significant progress is now being made on a number of the strategic sites. Officers from each Council are available to respond to any questions.

4.0 Housing Delivery in Greater Nottingham

- 4.1 Housing completions are reported by all Councils annually, and since the adoption of the Core Strategies in 2014 the position as it relates to the whole of Greater Nottingham has been reported every September to JPAB.
- 4.2 The tables below show the trends of housing delivery of housing in Greater Nottingham between 2011 and 2019. (ADC shown separately).

TABLE 1: NET HOUSING COMPLETIONS IN GREATER NOTTINGHAM

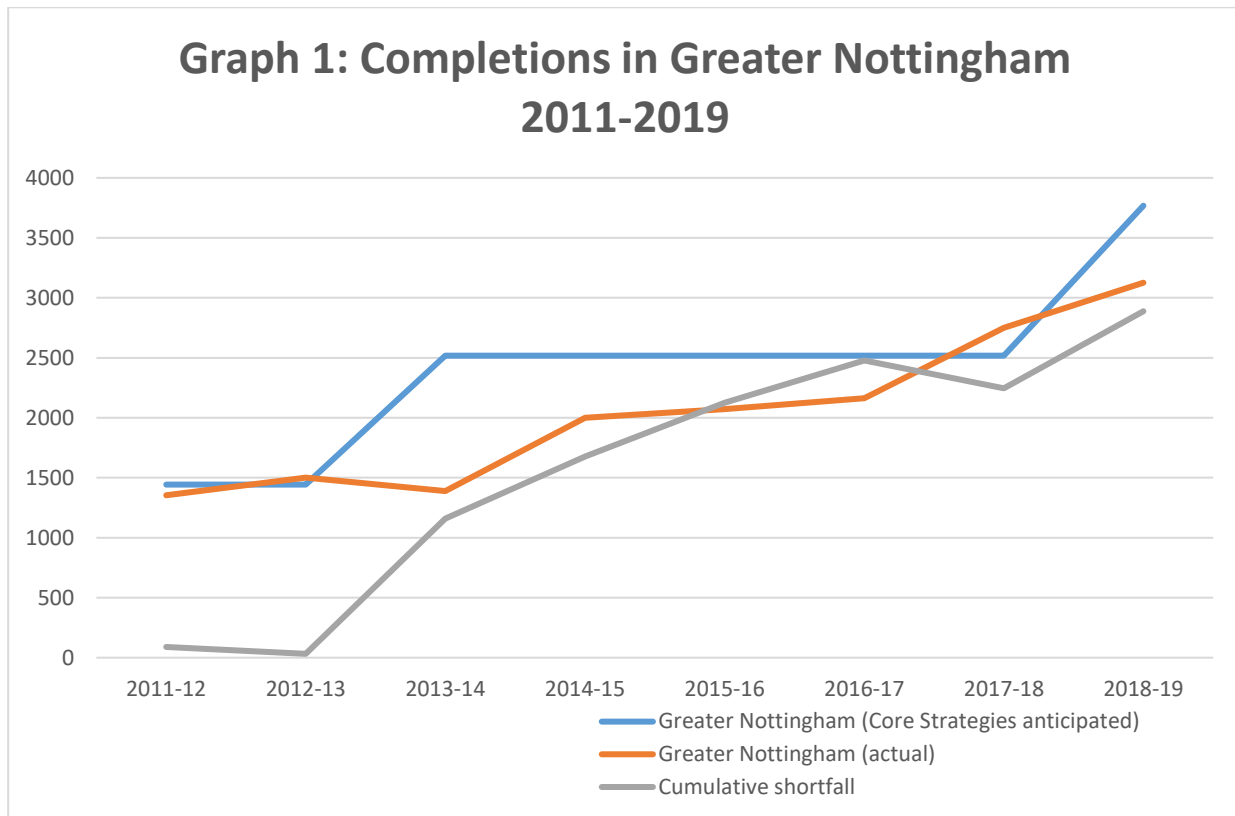
	2011 to 2019	2011 to 2012*	2012 to 2013*	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019
Broxtowe Borough Council (Core Strategy anticipated)	2,430	100	100	360	360	360	360	360	430
Broxtowe Borough Council (actual)	1,446	140	67	150	78	101	285	324	301
Erewash Borough Council (Core Strategy anticipated)	2,944	368	368	368	368	368	368	368	368
Erewash Borough Council (actual)	1,967	222	198	257	222	362	179	204	323
Gedling Borough Council (Core Strategy anticipated)	3,180	250	250	440	440	440	440	440	480
Gedling Borough Council (actual)	2,029	275	227	321	311	174	198	237	286
Nottingham City Council (Core Strategy anticipated)	6,540	475	475	880	880	880	880	880	1,190
Nottingham City Council (actual)	7,476	422	799	463	1,022	947	974	1,393	1,456
Rushcliffe Borough Council (Core Strategy anticipated)	4,150	250	250	470	470	470	470	470	1,300
Rushcliffe Borough Council (actual)	3,443	294	209	199	373	487	528	593	760
Greater Nottingham (Core Strategies anticipated)	19,244	1,443	1,443	2,518	2,518	2,518	2,518	2,518	3,768
Greater Nottingham (actual)	16,361	1,353	1,500	1,390	2,006	2,071	2,164	2,751	3,126

TABLE 2: NET HOUSING COMPLETIONS IN HUCKNALL PART OF ADC

	2011 to 2019	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019
Ashfield District Council - Hucknall (anticipated)	1,172	175	175	130	130	130	144*	144*	N/A*
Ashfield District Council - Hucknall (actual)	1,561	181	185	141	166	228	326	227	107

*Withdrawn Local Plan anticipated/Submitted Plan for 2016-18, as no new plan published for 2018/19, no figure is quoted.

4.3 The Graph below shows the information in table 1 in graphical form.



4.4 The figure of 3,126 net completions for Greater Nottingham (not including the Hucknall part of Ashfield) for 2018/19 is the highest level of completions in the monitoring period (2011 to 2019), and builds on the results from the previous year. However, with the exception of Erewash Borough's, all the Core Strategies have 'stepped' trajectories, which anticipate housing completions ramping up in 2018/19 and staying at that higher level for five years. This is particularly so for Rushcliffe Borough, which sees anticipated completions rise from 470 to 1,300 per year.

4.5 As a result, in spite of increasing year on year, the 2018/19 completions are insufficient to meet the level of completions anticipated in the Core Strategies (3,768 new homes).

4.6 This results in a cumulative shortfall of delivery against Core Strategy targets of 2,883 homes, compared to 2,246 homes in 2017/18, 2,469 in 2016/17, 2,125 in 2015/16 and 1,678 in 2014/15. Unless completions rise substantially in future years, the gap will continue to increase significantly going forward.

4.7 Clearly, a part of the reason for lower than anticipated completions is that site specific Local Plans which will allocate sites and review Green Belt boundaries are not yet adopted (Broxtowe and Rushcliffe to be adopted this Autumn), or only recently adopted (Gelding). However, the shortfall could have short term consequences, in terms of the Greater Nottingham Councils performance against Government's housing delivery test.

4.8 The position in Hucknall is more positive, over the period housing targets have generally been exceeded, until this year where there is a small shortfall.

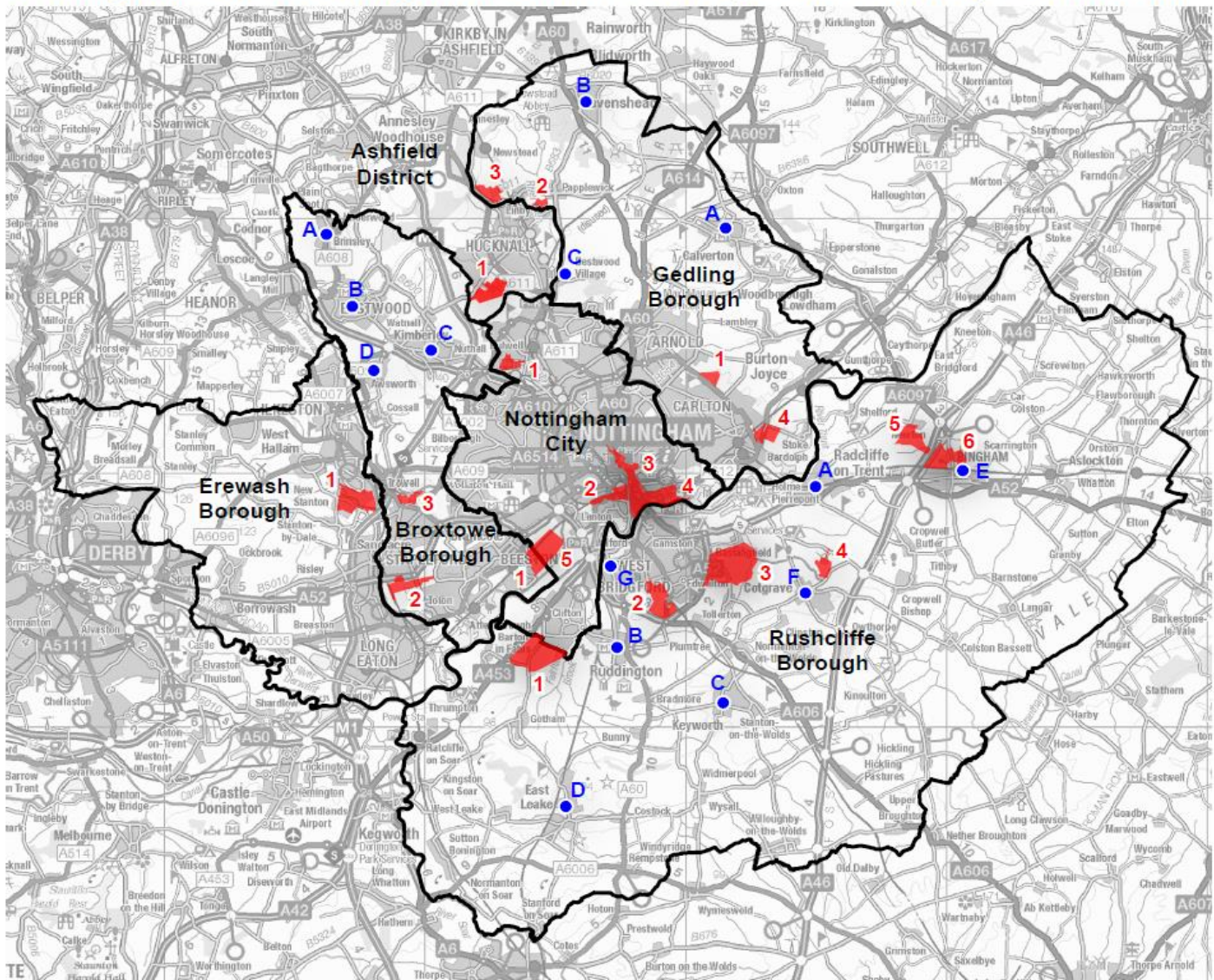
- 4.9 However, the slow delivery needs to be seen in the context of the stock of homes in extant planning permissions, and there are significant numbers of dwellings with planning permission awaiting development. Across Greater Nottingham, the number of homes that could be provided on sites under construction, sites with planning permission, and sites with planning permission subject to a S106 agreement is 23,099, equating to over six years supply. (The figure for Hucknall in Ashfield is 853 homes).

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Appendix 1

Nottingham Core Housing Market Area - Strategic Sites and Key Settlements



■ Strategic Allocation/Location
■ Key Settlement

- Ashfield**
- Rolls Royce, Hucknall 1
- Gedling**
- Gedling Colliery/Chase Farm 1
- North of Papplewick Lane 2
- Top Wighay Farm 3
- Teal Close 4
- Calverton A
- Ravenshead B
- Bestwood Village C
- Broxtowe**
- Boots/Severn Trent 1
- Land North of Toton 2
- Field Farm 3
- Brinsley A
- Eastwood B
- Kimberley C
- Awsworth D
- Nottingham**
- Stanton Tip 1
- Southside 2
- Eastside 3
- Waterside 4
- Boots 5
- Erewash**
- Stanton Regeneration Site 1
(Additional growth within/adjacent Ilkeston and Long Eaton Urban Areas)
- Rushcliffe**
- South of Clifton 1
- Melton Road, Edwalton 2
- East of Gamston/North of Tollerton 3
- Cotgrave Colliery 4
- Former RAF Newton 5
- Land North of Bingham 6
- Radcliffe on Trent A
- Ruddington B
- Keyworth C
- East Leake D
- Bingham E
- Cotgrave F
- West Bridgford G

0 1.25 2.5 5 Kilometers
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Appendix 1 - Implementation of Core Strategy Strategic Sites

Strategic Site	Homes	Other uses	Commentary	RISK
Rolls Royce (Ashfield)	900 homes	Hybrid application comprising : new business park on 27.8ha of land, two access off Watnall Road public open space provision one-form entry primary school provision for community facilities local retail, pub/restaurant, care home, strategic footpath and cycle link nature conservation enhancement on 58ha of green belt land full details of access to the proposed business park from A611.	<p>Hybrid application approved 14/11/14.</p> <p>First Reserved Matters application for first phase of infrastructure approved and first & second phase of residential development approved and are nearing completion (Watnall Road access). Access road and roundabout at Watnall Road is complete and works have been undertaken to a roundabout onto the Hucknall Bypass (A611).</p> <p>The Developer for Phase 3 is Persimmon Homes.</p> <p>A Reserved Matters application has been submitted by Muse Developments Limited for phase 4 (V/2019/0038) for 45 dwellings, 2 flats and commercial space.</p> <p>Approximately 327 dwellings have been completed on the site as of 11 June 2019.</p> <p>Construction of the primary school is in progress, and is due to open in September 2019.</p> <p>The Trent bus service has been registered, and Ashfield were notified by Nottinghamshire County Council that the service would start in June 2019. It is planned to link the estate via Lovesey Avenue to Hucknall Train Station.</p>	Development underway.

Strategic Site	Homes	Other uses	Commentary	RISK
			An application has been submitted within the business park area by Muse Developments for an industrial building comprising of B2 and B8 uses (V/2019/0433).	
Boots (Broxtowe and City)	675 homes. ACS provision 1,150 homes inc Severn Trent Land.	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2019/20.	Outline planning permission. Enabling infrastructure on site.
Field Farm (Broxtowe)	450 homes	N/A.	Application approved November 2014. Anticipated dwelling completions during 2018/19. Reserved matter application submitted for SW part of site for 118 dwellings. Refused on design grounds on the basis that the scheme as submitted failed to meet the exemplar quality required in the ACS. An appeal hearing was held and the Inspector has allowed the appeal. Construction on site is underway.	Reserved Matters issued on South west part of site. Infrastructure issues resolved. Site in the control of a housebuilder seeking early delivery.
Toton (Broxtowe)	500 homes ACS provision minimum 500 homes.	380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery. 80 space care facility.	HS2/ Toton advisory committee at Broxtowe has considered the appropriate mix and location of development and Broxtowe Cabinet endorsed the approach in December 2015. An outline application was approved in February 2016. A reserved matters application for phase	Infrastructure issues resolved. Site in the control of a housebuilder seeking early

Strategic Site	Homes	Other uses	Commentary	RISK
		<p>site for medical surgery. site for community use. education provision.</p>	<p>one (282 dwellings) was submitted in July 2017 and has been approved. A revised approach to secure residential development on the southern part of the site and a masterplan led approach for the remainder, which is consistent with Growth Strategy principles, has been promoted through the Broxtowe Part 2 Local Plan.</p>	<p>delivery. Amendments to the permission secured regarding off site highways works to secure an earlier start on site.</p>
<p>Stanton Regeneration Site (Erewash)</p>	<p>Up to 1,950 homes (ECS provision approx 2,000)</p>	<p>The Stanton Regeneration Site SPD stresses will stress the importance of new proposals for the site needing to show conformity to the provisions of Core Strategy Policy 20, which consist of:</p> <ul style="list-style-type: none"> - A business park of about 10ha (for B1a and b uses) - At least 10ha of land for general industry (B1c and B2) - Additional replacement employment for job losses incurred through redevelopment - Encouraging utilisation or safeguarding 	<p>The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC's Full Council on January 19 2017. The main modification to the SPD from the version consulted upon was the addition of guidelines setting out the priorities for neighbourhood traffic mitigation in response to discussions with local groups and representations. The SPD is now a material consideration and the Council will expect to see redevelopment proposals follow guidance on location, scale and phasing of development types as part of any future application.</p>	<p>An adopted masterplan-based SPD sets out a clear and realistic programme for the comprehensive regeneration of the site. The SPD is beginning to raise the profile of the site across the wider development sector, with amongst other things, a remediation</p>

Strategic Site	Homes	Other uses	Commentary	RISK
		<p>of rail spur and associated land for rail-freight use.</p> <ul style="list-style-type: none"> - A Centre of Neighbourhood Importance - A strategic area of GI - Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas. - Improved public transport to link the site to Ilkeston town centre and Nottingham city centre 		<p>strategy and schedule of costed infrastructure requirements helping to reduce the perceived level of risk historically connected with the site's delivery.</p>
<p>Teal Close (Gedling)</p>	<p>830 homes</p>	<p>Up to 18,000 sq. m employment uses (B1/B2/B8). Community hub (A1-A5 and D1). Primary school. Hotel. Care home. Playing pitches and changing facilities. Public open space.</p>	<p>Outline application (2013/0546) granted in June 2014. Section 106 Agreement signed. Variation of conditions to outline 2013/0546 granted in February 2018. A reserved matter application (2017/0800) for the first phase of 199 homes and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park was granted in March 2018. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is currently being determined. Reserved matters application (2019/0560) for the</p>	<p>Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction.</p> <p>In single ownership Vacant site no significant constraints.</p>

Strategic Site	Homes	Other uses	Commentary	RISK
			<p>third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. First housing phase of 199 homes is currently under construction and to date (i.e. at the end of July 2019), 43 homes are built.</p> <p>Full permission (2019/0451) for 66 bedroom residential care home for older people (Use Class C2) granted in August 2018.</p> <p>Reserved matters application (2019/0131) for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure was submitted in February 2019 and is currently being determined.</p> <p>Reserved matters application (2019/0613) for the Local Centre comprising of public house, commercial/retail terrace and childrens day nursery was submitted in June 2019 and is currently being determined.</p> <p>Reserved matters application (2019/0614) for the trade park and unit 1 of the employment area was submitted in June 2019 and is currently being determined. Reserved matters application (2019/0615) for the development of the employment area (6 employment units) was</p>	

Strategic Site	Homes	Other uses	Commentary	RISK
			submitted in June 2019 and is currently being determined.	
Gedling Colliery/Chase Farm (Gedling)	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	<p>Full application for Gedling Access Road granted in December 2014. The key milestones to delivery of the GAR to date and anticipated are as follows:-</p> <ul style="list-style-type: none"> • March 2017 - County approve making of Compulsory Purchase Order and Side Road Order • • November/December 2018 - notification and publicity of Compulsory Purchase Order and Side Road Order. Objection period closes 21 December 2018; • • June 2019 - Public Inquiry (all outstanding objections withdrawn in advance and Inquiry did not open); • Winter 2019 - Secretary of State's Decision; • January 2020 - proposed start of main construction works; and • Autumn 2021 - GAR opens to traffic. <p>A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission (2015/1376) for phase 1 (506 homes) with access from Arnold Lane and outline permission granted for subsequent phases subject to a section 106</p>	Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction. In single ownership, Vacant site Whilst up to 315 homes can be built in advance of the GAR the remainder of the housing dependent upon GAR being progressed according to timetable. Some risk that timetable may slip.

Strategic Site	Homes	Other uses	Commentary	RISK
			<p>agreement in May 2016 and the agreement was signed in March 2017. Site is currently under construction for 506 homes and to date (i.e. at the end of July 2019), 112 homes are built.</p> <p>Outline planning application (2017/1571) for employment units (B1c,B2,B8 use), pub/restaurant (A3/A4 use) and drive through (class A3 use) granted in November 2018 subject to the signing of the s106</p>	
North of Papplewick Lane (Gedling)	237 homes (ACS provision 300)	Education provision. Public open space.	Reserved matters (2017/0201) granted for 237 dwellings in July 2017. Site is currently under construction and to date (i.e. at the end of July 2019), 68 homes are built.	Currently under construction
Top Wighay Farm (Gedling)	38 homes. (ACS provision 1,000)	Business park. Retail. Community facilities.	Full application for 38 homes granted in April 2015 and now built. No current timetable for application for wider site, although delivery likely to commence in 2019/20. Development brief (SPD) for Top Wighay Farm adopted February 2017. Funding obtained to support site investigations. Submission of planning application in due course.	No planning permission for majority of site. Development Brief adopted. Site is subject to detailed discussions with owner and key partners. Significant Infrastructure requirements but resolvable. In single ownership. Largely vacant one occupier.

Strategic Site	Homes	Other uses	Commentary	RISK
Stanton Tip, Hempsill Vale (Nottingham City)	500 homes	Employment space (B1/B2/B8).	Acquisition 2019. Master planning/Remediation 2019-2023 Delivery 2024-2030.	No planning permission, remediation required.
Waterside Regeneration Zone (Nottingham City)	279 homes (ACS provision 3000)	Employment. Retail. Community facilities.	Several single development sites. SPD in preparation for sites fronting onto the River Trent. Phase 1 fully occupied. Phase 2 under construction. Park Yacht Club now also under construction. Considerable interest in developing other sites within the Waterside area, including 2 further planning permissions totalling circa 200 homes. Eastpoint, Daleside Road – new Local Centre now implemented.	Developments progressing, but acquisition issues outstanding in parts of the area.
Eastside Regeneration Zone (Nottingham City)	No ACS provision	Principally employment.	Several single development sites. Now defined in Local Plan as Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed. Island Site. SPD adopted April 2016. Planning Application outline consent April 2019. If development not forthcoming in reasonable timescale, CPO processes will commence.	Development progressing, active pre application discussions on Island Site.
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail	Several single development sites. Now defined in Local Plan as Canal Quarter. Outline Permission granted for major office scheme including retail at Unity Square (opposite Nottingham Station), demolition commenced. Pre-let secured. Hicking 2 uner construction, pre application discussions on neighbouring sites. Queems Road student accomodation under construction. Student accomodaton on former DHS building now under	Development progressing, active pre application discussions on key sites.

Strategic Site	Homes	Other uses	Commentary	RISK
			construction, and planning application granted for grade A offices on Station Street. Crocus Place outline planning permission for Grade A office. Significant residential interest on Traffic Street sites and planning permission for Meadows Gateway.	
South of Clifton (Rushcliffe)	Maximum of 3000 homes	Up to 100,000 m ² of B1, B2, and B8. Up to 2,500 m ² of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	Outline application submitted July 2014 and a resolution to grant permission subject to the S106 agreement being signed was made in January 2018. Reserved Matters applications expected Spring/Summer 2019. It is anticipated that housing delivery will begin in 2020/21 and 1,750 homes will be delivered by 2028 and 1,250 homes post 2028. HIF funding of £9.95m secured for infrastructure (road) through the site which should help accelerate delivery.	AMBER
Melton Road, Edwalton (Rushcliffe)	1,641 homes (CS provision 1,500)	Primary school. Open space. Neighbourhood centre Up to 4 hectares of B1 and/or employment generating development.	Three full applications have been approved for 927 homes and outline planning permission have also been granted for a further 52 homes. Application received April 2017 for the vast majority of the remainder of the site for up to 600 new homes was approved by Planning Committee in September 2017. Housing delivery started in 2016/17 and it is anticipated that all 1,500 homes will be delivered by 2027.	GREEN
East of Gamston/North of Tollerton (Rushcliffe)	ACS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	Delays in commencement on the site means that development will not start until 2021-22 with 1500 dwellings being completed by the end of the current plan period. No planning application received to date. RBC's Cabinet has granted authority to the Chief Executive of RBC to take the	RED

Strategic Site	Homes	Other uses	Commentary	RISK
			necessary actions to facilitate the delivery of the site either in full or part.	
North of Bingham (Rushcliffe)	1,050 homes	15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school. Community centre. Open space.	Outline application granted in December 2013. Developer secured for the site and they have applied to vary certain conditions in relation to timing and phasing in order to enable development to commence at the earliest opportunity on the site. First Reserved Matters Application for 317 of the 1050 dwellings was approved in February 2018, and the remaining 733 dwellings approved in February 2019. Construction has commenced on site and the developer anticipates that housing delivery will begin in 2018/19. The developer has not given an indication on completion date however the Borough Councils current housing trajectory indicates that the site will be completed by 2026.	GREEN
Former RAF Newton (Rushcliffe)	550	Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m ² of space for ancillary retail uses and community uses. Retention of existing hangars for Employment purposes. New primary school. Public open space.	Outline application granted in January 2014. Variations to that application are expected in Spring 2019 closely followed by Reserved Matters applications for the dwellings. It is anticipated that housing delivery will begin in 2019/20 and all 550 homes will be delivered by 2023. . Bid for funding from the Borough Council submitted to Highways England of £2.9m secured for pedestrian and cycle bridge over the A46.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
Former Cotgrave Colliery (Rushcliffe)	462 homes	Employment uses (B1, B2 & B8). Open space.	The site is close to completion. 386 dwellings completed altogether on 31 March 2018. The remaining 77 dwellings are expected to be completed by the end of 2018/19.	GREEN

ITEM 5 Core Strategy (Strategic Planning Policies) Review

1.0 SUMMARY

- 1.1 JPAB agreed to the principle of reviewing the Core Strategies covering Greater Nottingham at its December 2017 meeting. This report updates on progress with the review.

Recommendations

It is recommended that Joint Planning Advisory Board:

- (A) **RECEIVE** a report to the next JPAB meeting setting out a Project Plan for the delivery of the review of strategic planning policies;
- (B) **NOTE** the progress with the Core Strategy Review;
- (C) **NOTE** the approach to the Growth Options Study; and
- (D) **APPROVE** the procurement of a consultation management system set out at Paras 4.13 and 4.14.

2.0 Project Plan/Timetable

- 2.1 JPAB agreed the following timetable for the review of strategic planning policies in December 2017:

Stage	Date
Growth Options Consultation (Reg 18)	September 2019
Draft Publication Consultation	March 2020
Publication Consultation (Reg 19)	September 2020
Submission	January 2021
Examination in Public	June 2021
Adoption	December 2021

- 2.2 Unfortunately, it has not been possible to meet the timetable for the Growth Options Consultation, principally due to the concurrent Part 2 Local Plan examinations in Broxtowe, Nottingham City and Rushcliffe, all of which have taken significantly longer than anticipated, due to circumstances outside of those Councils control.
- 2.3 Events elsewhere in the Country (the Inspectors for the West of England Plan have recommended it be withdrawn from examination) have also highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (Options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at.

- 2.4 Clearly, all the Councils regret this delay in the early part of the review process, however it is clear from section 4 of this report that significant progress is now being made. It is now necessary for a new robust Project Plan to be prepared, which can be used by JPAB to clearly identify key milestones and track against them.
- 2.5 Section 3 below sets out how this Project Plan will be worked up, and it is recommended that it is then presented to JPAB at its December meeting for approval.

3.0 Peer Support

- 3.1 The Planning Advisory Service (PAS) requested Expressions of Interest from Councils undertaking joint strategic plan making to receive support from planning consultants appointed by PAS at no cost to participants.
- 3.2 The Greater Nottingham Planning Partnership was one of a small number of groupings of Councils to be successful in this process, and PAS have appointed Geoff Salter, an experienced ex-Planning Inspector from Intelligent Plans and Examinations Ltd (IPE) to provide critical friend advice in the preparation of new strategic policies. A minimum of 8.5 days have been allocated initially, with other support direct from PAS also available.
- 3.3 Two sessions have been held with IPE to date, the first a scoping meeting to discuss where support will be most effective, and a second a workshop to provide in depth advice on the timing, scope and sequencing of the early part of plan making, in particular the approach to the Growth Options consultation and the Growth Options Study, in the light of the West of England situation.
- 3.4 The workshop also considered the Growth Options Study consultants brief, further detail of which is provided below in section 3.
- 3.5 A review of the high level 'Project Plan' formed part of this process, and officers are currently reviewing this Plan. PAS have separately offered to facilitate a further workshop to develop this high level Project Plan into a more detailed "SMART" Project Plan, identifying all key stages of plan preparation and associated key milestones. This Plan will need to be capable of being agreed by all the Councils, and shared with and owned by JPAB. The workshop is to be held on 1st October 2019.

4.0 Plan Review Progress

- 4.1 Progress with the review has now accelerated since capacity in those partners undergoing Local Plan examinations has increased as those processes draw to an end. A summary is as follows:-
- 4.2 The Housing Market Area Boundary Study is complete and has been reported to JPAB.
- 4.3 The review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs) in so far as they relate to the Main Built Up Area has completed and reported to JPAB. It makes a number of recommendations to assist the Councils in

bringing their SHLAA process more closely into line and make them more consistent. These recommendations will be considered, and where appropriate, changes to SHLAA processes will be made. A record will be kept of decisions on the Councils agreed approaches to the recommendations, so that an audit trail is available to inform examinations and appeals.

- 4.4 A Consultant's Brief to commission the Growth Options study (including a review of the area's settlement hierarchy) is well advanced, and is attached as Appendix 1 to this report. It is envisaged that procurement can begin in early September. Broxtowe Borough have offered to procure the study on behalf of the partners.
- 4.5 Whilst the consultant brief is attached to this report, it may be prudent for each Council to brief other relevant Councillors in advance of the procurement of the Study to ensure that there is sufficient Councillor understanding of the need and purpose of the work.
- 4.6 The envisaged cost of the commission is up to £75,000, with a contribution earmarked from the JPAB Revenue Budget of £45,125 (see item 6). This leaves a contribution from participating Councils (all except Ashfield) of £29,875, approximately £5,975 per authority.
- 4.7 The National Planning Policy Framework (NPPF) requires local authorities to support their Local Plans with an assessment of the need of different types of housing for different parts of the Community, such as those requiring affordable housing, or the elderly (often referred to as Strategic Housing Market Area Assessments – SHMAAs). A brief to commission a SHMAA for Greater Nottingham (including Ashfield) is in preparation, to be procured by the City Council, and it is anticipated that procurement will begin later in September. The cost to each Council is not yet known, but is not expected to exceed £10,000, and could be significantly less.
- 4.8 A Gypsy and Traveller Housing Needs Assessment is part of the SHMAA, however the specialist nature of such an assessment means that it is best procured from specialist consultants separately from the rest of the SHMAA. A brief has been prepared to procure this work, and Rushcliffe Borough Council are leading in this instance. The cost will be shared between the participating Councils (including Ashfield), and is anticipated to be of the order of £40,000.
- 4.9 A brief for an Economic Land Requirements Study is in preparation, although it is not expected to be commissioned until the position with housing need and distribution is clearer.
- 4.10 The Infrastructure Delivery Plan which will support the plan review is being scoped out, and contacts established with main infrastructure providers. This will provide the basis for a draft IDP Scoping Report for the Growth Options consultation.
- 4.11 A Sustainability Scoping report has been prepared and submitted to the statutory bodies for consultation. The period of consultation ended Friday 22nd August, and no substantive comments were received.
- 4.12 Drafting the Growth Options document has begun, and a skeleton structure agreed. It is envisaged that consultation on this document will follow the receipt of the Growth

Options Study to allow for an evidence based consultation. This is considered to be the most appropriate approach to encouraging more meaningful responses and to address any potential criticisms that the early part of plan making has not been undertaken in an open and transparent manner.

- 4.13 One of the significant weaknesses in the preparation of the last Core Strategies was the approach to consultation, whereby each Council undertook its own consultation. This resulted in significant duplication, and extra work in bring together all the responses into one place. In order to address this, officers have looked at a range of consultation tools, which would enable a single consultation process to receive and manage consultation responses. Of the three systems considered, the Innovem consultation portal is considered to best meet the needs of the partnership. As it is hosted on the web, it would enable access by all authorities from their own offices.
- 4.14 The total cost for year 1 is £8,920 (max), then the cost is fixed at £7,020 for years 2 to 4. (Total £29,980). The Executive Steering Group recommends that it be paid for from the Partnership funding, of which £48,402 remains available for Local Plan preparation. JPAB is requested to approve this recommendation.
- 4.15 It is clear from the above that work on the review is accelerating. The partnership's 2017 Planning Delivery Fund (PDF) award includes funding provision for a 12 month temporary planner/project manager post to assist with the review. It is hoped that underspend from other PDF projects and reallocation of some Homes England (HE) funding would allow this to be extended to 24 months. A decision from HE on reallocating the grant is anticipated imminently, and if approved, recruitment can begin. ESG has agreed that the role would be offered as secondment/development opportunity for planning officers within the partnership Councils in the first instance.
- 4.16 As noted above, an outline Project Plan has been prepared by officers, which sets out the main milestones for the early part of plan preparation. This now needs to be worked up into a full Project Plan which can be 'owned' by JPAB, including all the elements of the evidence base and when they need to be in place, and rolling forward over the whole plan preparation period.

5.0 Next Steps

- 5.1 The next steps on the review of strategic policies are envisaged to be:
- Commission the Growth Options Study
 - Commission other supporting studies (SHMAA, Gypsy and Travellers needs study).
 - Consideration/scoping out of procurement of a Green Infrastructure Strategy.
 - Review SHLAA study recommendations.
 - Plan for the Growth Options Consultation.
 - Begin Sustainability Appraisal process for Growth Options.

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Greater Nottingham Growth Options Study 13th Revision

Appendix 1

DRAFT 17/09/19

Contents

- 1 Objectives of Study
 - 2 Background
 - 3 Requirements of the Study
 - 4 Methodology
 - 5 Selection Process
 - 6 Commissioning the Study
 - 7 Outputs of the Study
 - 8 Working Arrangements
 - 9 Available Budget
- Appendix 1 Housing Need and Development Plan Context
- Appendix 2 Opinion Research Services, Nottingham Core HMA Study 2018 – Report of Findings August 2018
- Appendix 3 Site Schedules
- Appendix 4 Background Documents/Information to be provided to Consultants
- Appendix 5 Settlements to be considered by consultants

1 OBJECTIVES OF STUDY

- 1.1 Broxtowe Borough Council is commissioning this study on behalf of the Greater Nottingham Planning Partnership¹, which is made up of all the Council's in Greater Nottingham. The commissioning councils are wishing to appoint appropriately qualified consultants to review options for growth in Greater Nottingham outside the Main Built-Up Area. This should include assessing the options for accommodating growth across the study area, and specifically address the sites listed at Appendix 3. The purpose of the study is to inform the review of Strategic Policies in Greater Nottingham by:
- reviewing and assessing the sustainability of settlements within Greater Nottingham.
 - assessing the growth potential of broad locations; transport corridors, sustainable urban extensions, key settlements and stand-alone sites/clusters of sites largely outside the main built-up area of Nottingham setting out how any constraints may be mitigated.
- 1.2 This information should assist in deciding where and what form development should take place in order to meet the collective growth targets of the Councils in a way that best meets a range of environmental, economic, social, transport and other objectives.

2 BACKGROUND

- 2.1 This section sets out the background to the commission, and key elements of relevant work.
- (a) Aligned Core Strategies Review**
- 2.2 Each of the five Greater Nottingham authorities has an existing Aligned Core Strategy (Part 1 Local Plan), setting out strategic policies to govern development in their areas. Whilst tailored to each authority, these follow an aligned approach and those of Nottingham, Gedling and Broxtowe were jointly prepared and examined. The Aligned Core Strategies were adopted between March and December 2014. (Broxtowe, Gedling and Nottingham, Erewash and Rushcliffe).
- 2.3 Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review their local plan every 5 years. As a result the Greater Nottingham authorities are currently undertaking a review of their Aligned Core Strategies, to cover a plan period from 2018 to 2038. Details of work already undertaken in this respect are set out below. This Growth Options Study, along with other studies will be part of the evidence base informing the preparation of Part 1 Local Plan(s) and ultimately new Part 2 Local Plans.
- (b) Appraisal of Sustainable Urban Extensions Study and Greater Nottingham Sustainable Locations for Growth Study - 2010 (The "Tribal Studies")**
- 2.4 The purpose of the Appraisal of Sustainable Urban Extensions Study undertaken, 2008 was to provide advice on the most suitable locations for development of Sustainable Urban Extensions to the Nottingham Main Built-Up Area as well as to the Sub Regional Centres of Hucknall and Ilkeston. Both Studies were undertaken by Tribal Urban Studio. The

¹ Commissioned on behalf of Broxtowe Borough Council, Derbyshire County Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Nottinghamshire County Council and Rushcliffe Borough Council. This commission does not include Ashfield District Council.

[Sustainable Locations for Growth Study, 2010](#) assessed the potential locations for appropriate levels of housing growth within Greater Nottingham beyond the Main Built-Up Area from 2009 to 2026. These studies informed the Settlement Hierarchy adopted in the Aligned Core Strategies.

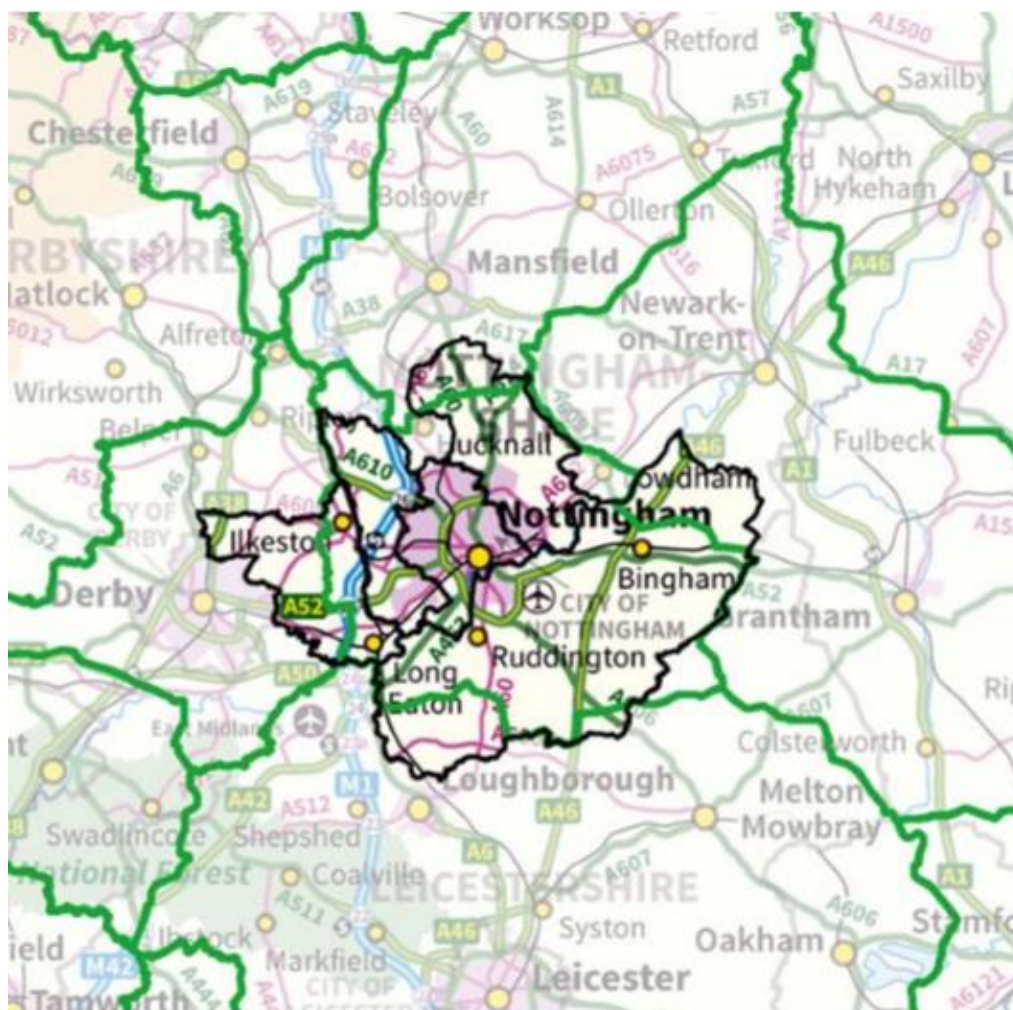
2.5 These studies adopted the following methodology when assessing the sustainability of possible growth locations:

- **Sieve mapping**, identifying immovable environmental constraints including; flood risk, environmental and heritage designations, and high quality agricultural land.
- **Transport and Accessibility**, identifying the capacity and quality of existing networks and facilities as well as opportunities for extension and improvement.
- **Geo-environmental considerations**, including a geological review, radon and pollution issues, landfilling records, groundwater sensitivity and groundwater protection.
- **Infrastructure Capacity and Potential**, analysing education infrastructure, primary health care, strategic green infrastructure, utilities and waste.
- **Housing Market Factors**, assessing relative housing need by submarket.
- **Regeneration Potential**, identifying areas of deprivation which would benefit from new development.
- **Economic Development**, assessing the employment land potential and accessibility to employment.
- **Green Belt and/or Strategic Policy**, assessing Green Belt issues and considering SHLAA findings.
- **Landscape and settlement character**, identifying the quality and character of the landscape.

(c) Nottingham Core Housing Market Area Boundary Study 2018, August 2018

2.6 In summer 2018 Opinion Research Services undertook a study to consider the most appropriate area to be covered by the review of strategic policies in Greater Nottingham, and confirmed that the current boundaries of the Nottingham Core Housing Market Area were the most appropriate geography under which to prepare strategic plans over whole District Council areas. Accordingly, **the Study Area** for this commission comprises the administrative boundaries of Broxtowe, Gedling, Nottingham and Rushcliffe Councils in Nottinghamshire and Erewash Council in Derbyshire as shown in figure 1. It excludes the southern part of Ashfield (the Hucknall area) as Ashfield District Council is not participating in this commission. Nevertheless the consultants will still need to consider and assess growth options for areas that border the Sub Regional Centre of Hucknall which are not within Ashfield District Council's area. Further detail of the Nottingham Core Housing Market Area Boundary Study can be found at Appendix 2.

Figure 1: Greater Nottingham Housing Market Area/Functional Economic Market Area



(d) Review of Greater Nottingham Strategic Housing Land Availability Studies (SHLAAs) – June 2019

- 2.7 The HMA Boundary study was then supplemented by a further commission to review the Greater Nottingham Strategic Housing Land Availability Assessments, undertaken by ARUP. This study reviewed the different methodologies taken to SHLAAs by each of the Greater Nottingham authorities and came up with a number of recommendations on how to better align the SHLAAs to ensure robustness and consistency in order to work towards an updated housing capacity figure for the Main Built-Up Area (MBUA) of Nottingham. This study will inform future decisions on site allocations and any necessary release of land from the Green Belt.
- 2.8 The capacity of the MBUA will offset the growth requirements elsewhere in the HMA and the resulting projected housing need (see Appendix 1, Table 1).

(e) Call for Strategic Sites, July 2019

- 2.9 In order to ensure that there is early involvement of the development sector in the review of strategic policies, the partner Councils issued a “Call for Strategic Sites” which closed in July 2019. As a result, a number of sites were put forward by the development industry for

consideration for inclusion in strategic policies. The criteria for qualifying sites is sites or clusters of sites totalling 250 homes.

- 2.10 It is intended that these sites are assessed as part of the wider assessment of growth locations undertaken as part of this commission. These sites are set out in Appendix 3. Appendix 3 also includes other sites to be similarly assessed, existing strategic SHLAA sites not submitted through the Call for Strategic Sites, and sites allocated in current Local Plans which do not benefit from planning permission. (The appendix also includes allocated strategic sites which do benefit from planning permission, but these are included for information only, and need not be specifically assessed).

(f) Housing Need in Nottingham

- 2.11 Table 1 in Appendix 1 sets out future housing need in Nottingham up to 2038, using the Government's standard methodology. The table adds 20% to the resultant need, to allow for a range of levels of growth to be tested during the strategic plan making process, and to give flexibility should housing need increase over the preparation of the strategic policies. However, it is important to note that this Growth Options Study should not be constrained by the level of housing need nor the distribution of growth set out in Table 1. The projected need figure is provided for information only and the consultants are not to be bound by the numbers, rather they are tasked with objectively assessing locations which will allow the Greater Nottingham authorities to progress appropriate options for growth, bearing in mind that options will have to provide for at least the higher end of the range, and preferably more, in order to provide context for planning beyond 2038.

3 REQUIREMENTS OF STUDY

- 3.1 The overall requirement is to produce a robust and credible Growth Options Study that meets relevant requirements within the National Planning Policy Framework and demonstrate the range of growth options available to the Councils for the period 2018 to 2038.
- 3.2 In order to do this, the central requirement is to review and update the findings of the two Tribal studies and widen their assessment to also include the potential for new settlements.
- 3.3 Each of the settlements in the Greater Nottingham area should be assessed for sustainability, in terms of services and facilities alongside size, population and character and whether they are readily identified as key settlements. Assessment should include all settlements set out in Appendix 5. This information will be used to inform a new settlement hierarchy for the area, if assessment shows changes are required.
- 3.4 The study should then assess potential locations for growth within Greater Nottingham, taking account of constraints to growth and the national planning policy framework context, and having regard to relevant background information set out at Appendix 4.
- 3.5 The assessment will have regard to:
- (a) Environmental constraints such as designated Nature Conservation Sites, flood risk, landscape character and topography.
 - (b) Policy constraints and opportunities (it should be noted that much of Greater Nottingham is included in the Green Belt. Sites within Green Belt should be

assessed consistently with all other sites, with Green Belt flagged up as a constraint to development. Further information on each councils' Green Belt assessments is referenced in Appendix 4).

- (c) Infrastructure capacity, potential and future requirements.
 - the potential for transport infrastructure to facilitate strategic growth along transport corridors;
 - the potential for housing to assist in the delivery of strategic infrastructure;
 - the strategic transport infrastructure and accessibility including HS2 which is anticipated to open in 2033;
 - how the locations link into existing cycle and pedestrian routes;
 - strategic Green and Blue Infrastructure;
 - necessary Community Infrastructure;
 - need for local/district centres to provide shops, services and facilities.
- (d) Geo-environmental considerations, including a geological review, radon and pollution issues, landfilling records, groundwater sensitivity and groundwater protection.
- e) Opportunities for new settlement(s), both strategic and non-strategic, including optimum size/threshold.
- (f) Opportunities for housing to contribute to regeneration.
- (g) Housing demand and opportunities for housing to support existing and proposed/new economic growth.
- (h) The historic environment/heritage assets.
- (i) The potential to improve health and wellbeing through new green infrastructure and enhanced links or impacts on existing public open space.

3.6 In addition to an assessment as detailed above, consultation will be required to take place with key stakeholders to gather information and assess views on growth in various locations. To this end consultation should be carried out as necessary with utilities providers, highways authorities, Highways England, transport providers, statutory environmental bodies and education and health providers.

4 METHODOLOGY

- 4.1 The process involved in undertaking this study should be transparent with clearly documented evidence and explanation of any assumptions being provided. It should be clear to the reader how results and conclusions on growth options have been arrived at.
- 4.2 The consultants will set out a draft methodology in their submission, to be agreed with the commissioning body at inception stage. The methodology will re-assess the sustainability of settlements within the Greater Nottingham area as a starting point, to inform the settlement hierarchy.
- 4.3 It will consider the strategic suitability for growth in broad areas (referred to as assessment areas in the Tribal studies) using a number of sustainability criteria and make overall conclusions for each broad area for large scale development, taking each of these criterion

into account. Individual areas (referred to as broad search areas in the Tribal studies) should be assessed in their own right and recommendations should be made on how these areas might be combined or clustered. The assessment should ensure that sites identified in Appendix 3 are covered by the scope of the report and subject to the same analysis.

- 4.5 The settlements listed at Appendix 5 will also be assessed for their suitability to accommodate growth. Again, the starting point for the analysis of settlements will be the two Tribal studies, and the consultants will be required to test the assumptions made in this work, and update it. There will then be a need to cross reference this with an analysis of the settlements themselves in order to assess whether any changes warrant the reconsideration of their 'sustainability'. For instance, recent changes include the opening of line 2 of the Nottingham Express Transit in 2015, strategic highway improvements, growth promoted through the current local plans and the opening/closure of other services and facilities.
- 4.6 The report should make initial judgments on the broad scale of growth that is potentially appropriate in each of the identified growth areas, but it will not be necessary to quantify this precisely as the Councils have not at this stage identified individual sites that may be suitable for development (as this is a task for the plan making process).

5 SELECTION PROCESS

5.1 Consultants tendering for the work outlined within this brief should set out clearly the following information:

- The consultant's appreciation and understanding of the issues to be addressed in the brief;
- A statement outlining the proposed methodology and how the objectives and scope of the Growth Options Study will be met, including any survey/evidence gathering/assessment methods to be used and clear reasons why the chosen methodology is being used;
- Details of the project team, their respective CVs and qualifications and evidence of experience of successfully completing similar, relevant studies.

5.2 The consultant team will be expected to demonstrate:

- An appreciation of the National Planning Policy Framework and the implications around planning for strategic growth;
- An understanding of relevant national planning practice guidance as well as best practice for such work;
- The ability to analyse data and generate robust sustainability assessments;
- Detailed knowledge and understanding of sustainability matters;
- An understanding of issues around strategic growth options;
- A track record of having successfully engaged with key stakeholders;
- A track record of undertaking such studies which have been considered robust at Examination;
- Effective primary data collection methods;

- Strong project management skills with a history of delivering projects on time and within agreed budgets.
- A robust approach to Risk Management.

5.3 The consultants should provide:

- A project plan (for instance in GANNT chart format) detailing the tasks and anticipated deadlines for the completion of each of the project stages set out in this project brief.
- A completed Pricing Schedule should be provided including a breakdown of the time and costs attributed to each member of the Project team.

5.4 The consultants should provide examples of previous work and all organisations for which they have undertaken work of this nature. Please note that the Councils may approach any of these organisations concerning the work undertaken.

5.5 The submission should include details of the support required from the Councils and at what stages this assistance would be needed.

5.6 Submissions will be judged according to the following factors:

- | | |
|--|-----|
| • Understanding of the Brief and draft methodology | 50% |
| • Make up of consultant team, including experience of similar work | 20% |
| • Cost | 30% |

Timescales

5.7 It will be a requirement of the consultants that they comply not only with the timetable for the selection process but also the timetable for the delivery of the assessment, and that they can demonstrate both the capacity and methodology for the satisfaction of those requirements.

5.8 It is important that the project does not cause delay to the Core Strategy Review process or result in significant milestones being missed. The final timetable for the production of the assessment will be agreed upon appointment. However the dates agreed for the delivery of each stage of the project should be taken as 'no later than' dates. An estimated project timetable is outlined below, and the Councils would seek input over its assumptions, and realism. Whilst the Councils are open to the suggestion of alternative approaches and timetables these should still meet the requirements set out through this brief, and deliver the project as close to the envisaged end of the project timetable set out below.

- Brief issued xx September 2019
- 3 weeks for consultants to respond (by xx October 2019)
- Consultants appointed by xx October 2019) NB appointment process to include interview at which consultants can present their intended approach.
- Work to commence xx October 2019
- Inception meeting xx October 2019
- Publication of draft report mid January 2020
- Publication of final report end January 2019
- Presentation of findings to JPAB (TBC)

6 THE COMMISSIONING OF THE STUDY – INSERT BROXTOWE’S STANDARD TEXT....

Inset text

7 OUTPUTS OF THE STUDY

- 7.1 A methodology statement jointly agreed between the consultants and the commissioning body.
- 7.2 Production and presentation of a first draft report containing the elements identified in this brief – including information on the merits and demerits of accommodating growth in areas that lie predominantly outside the Main Built-Up Area. Summary of sustainability assessment produced in an easily understandable way such as pie charts, and commentary on the ability of each settlement to accommodate growth and broad areas for this growth.
- 7.3 A record of contacts and brief summaries of representations from key stakeholders, as agreed with the Councils.
- 7.4 Electronic copy of final report with an executive summary and appropriate plans.
- 7.5 The report should contain the technical data to justify findings.
- 7.6 A presentation of findings to the Greater Nottingham Joint Planning Advisory Board.

8 WORKING ARRANGEMENTS

- 8.1 The councils and the chosen consultant should nominate a single key contact for the study, who will be responsible for liaison and passing on information to provide clarity and prevent duplication.
- 8.2 In addition to the inception meeting, it is anticipated that a number of steering group meetings will be required during the course of the commission. The consultants should agree a schedule of meetings at inception, and also confirm how the Councils will be updated on progress between meetings. The consultants should set out at an early stage where input from the Councils will be required.

9 AVAILABLE BUDGET

- 9.1 It is anticipated that the study can be delivered for around £75,000, and budgetary provision has been made for this amount.

Contact Officer – Amanda Vernon

APPENDIX 1 – HOUSING NEED AND DEVELOPMENT PLAN CONTEXT

STANDARD METHODOLOGY - LOCAL HOUSING NEED

The starting point for determining local housing need is the Government's standard methodology. The guidance states that the 2014-based projections should provide the demographic baseline for the standard method of determining housing need for a time limited period.

The Government intends to revise the standard methodology in due course which means that the approach to determining local housing need is likely to change during the course of reviewing the Aligned Core Strategies. It is therefore necessary to manage the risk of a changing local housing need during the course of the evidence review/plan preparation. What impact this has will depend on how swiftly the Government reviews the standard methodology and the degree of change from local housing need established by using the 2014-based Household Projections. In order to provide a degree of flexibility to future proof this study it is intended that the review be commenced using a 'range' for local housing need. The standard methodology is to be considered as a minimum figure and a range will be tested that uses 20% above this figure as a maximum.

Table 1 sets out local housing need using the standard methodology, and gives the housing range that will inform this commission, although, as stated in para 2.8 of this brief, the consultants should not be constrained by this level of housing need nor distribution and the numbers are by way of background information only. The total figure incorporating this 20% would therefore be 17,039 (69,888 – 52,849). It is important to note that this figure assumes that all Part 2 Plan allocations will be carried forward. It is considered that this range will also allow for the potential to uplift the housing figure to reflect opportunities presented by existing or planned investment in infrastructure and areas of planned significant economic growth. Table 2 below sets out the Baseline Housing Land Supply Position for the MBUA and is taken from the Review of Greater Nottingham SHLAAs document.

Table 1: Housing Need Figures using the 2014 based household projections with the 2018 affordability ratio – source: Greater Nottingham authorities.

	A	B	C	D	E	F	G	H	I	J
	Housing Need Figure (annual)	Total Need 2018 to 2038	Total Need 2018 to 2038 +20% for a range	Adopted ACS Provision 2011 to 2028	Completed at 2011/18	Remainder to be provided to meet ACS Column D-E	Already included in Plans post 2028	Current Provision from 2018 based on latest Local Plan Part 2s*	Residual new homes to provide (Column B-H)	Residual new homes to provide using 20% figure need (Column C-H)
Broxtowe	374	7,480	8,976	6,150	1,145	5,005		7,567	-87	1,409
Erewash	393	7,860	9,432	6,250	1,664	4,586		5,954	1,906	3,478
Gedling	436	8,720	10,464	7,250	1,743	5,507		6,756	1,964	3,708
Nottingham	1,119	22,380	26,856	17,150	6,020	11,130	385	16,428	5,952	10,428
Rushcliffe	590	11,800	14,160	13,150	2,682	10,468	3,750	16,144	-4,344	-1,984
Greater Nottingham	2,912	58,240	69,888	49,950	13,254	36,696	4,135	52,849	5,391	17,039

* Broxtowe figure excludes possible additional 1,000 at Toton Lane+ additional 1,000 at Chetwynd post 2028, Erewash figure is based on the 2018 SHLAA as no Local Plan Part 2, Nottingham fig currently excludes some SHLAA Sites emerging since the 2018 Local Plan, Rushcliffe figure includes some housing at Gamston/Tollerton unlikely to be delivered pre 2038.

Greater Nottingham authorities can provide more up to date SHLAA information if required.

Table 2 : 2018-2038 Baseline Housing Land Supply Position of only the Main Built-Up Area (MBUA) Total

Authority	Allocations	Unallocated	Permissions	Windfall	Non-Impl.	Total
Broxtowe	5,230	250	978	1,000	-67	7,391
Erewash	0	595	119	400	0	1,114
Gedling	4,395	90	503	480	0	5,468
Nottingham	9,852	2,690	3,411	4,185	0	20,138
Rushcliffe**	8,450	94	464	551	0	9,559
MBUA Total	27,927	3,719	5,475	6,616	-67	43,670

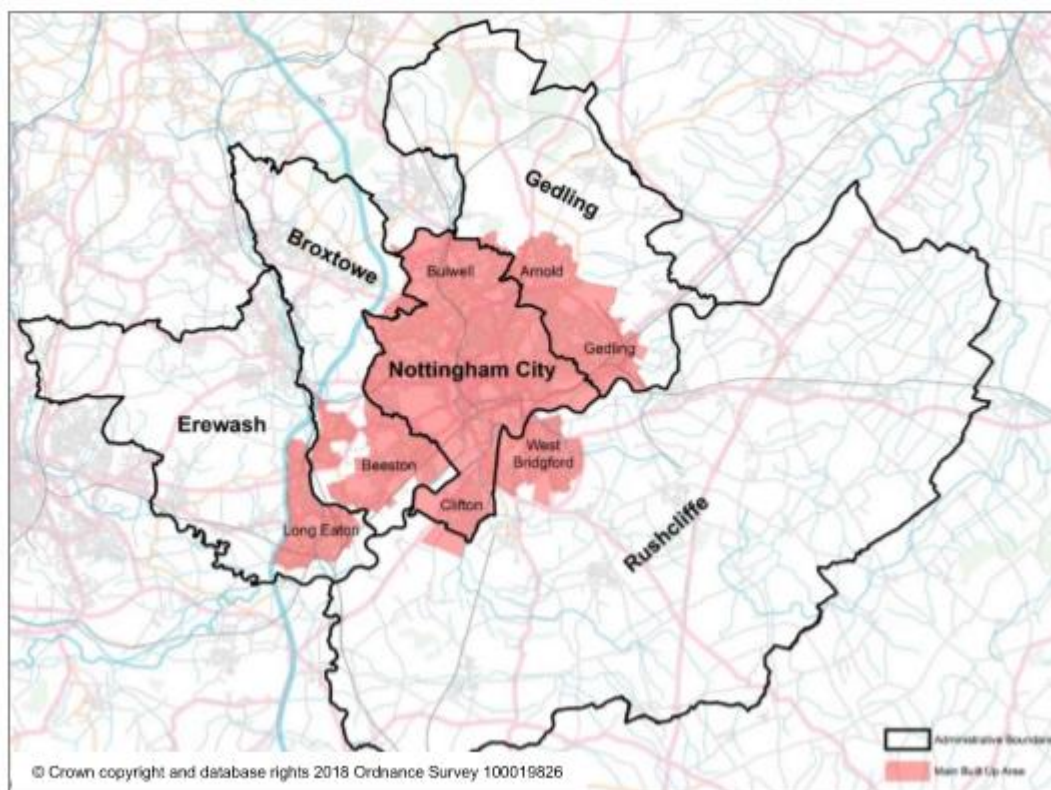
Source: Review of Greater Nottingham SHLAAs July 2019, ARUP

NB This table only includes provision for the main built-up area of Nottingham.

The Greater Nottingham Main Built-Up Area (MBUA) is significantly larger than the administrative area of the City of Nottingham, which only contains around half of the dwellings in the MBUA. Whilst Broxtowe, Erewash, Gedling and Rushcliffe all have substantial rural areas stretching out in their respective directions beyond the MBUA, the innermost parts of each (with substantial shares of their populations) form part of the MBUA. Whilst the City of Nottingham does evidently cover the most central parts of the MBUA, it also cannot solely be treated as a 'core' with the other four authorities solely being the suburban outliers. The legacy of historic administrative boundaries means that areas within the City such as Bulwell to the north and Clifton to the south form the outer edges of the MBUA, but the northernmost parts of West Bridgford in Rushcliffe are less than 1km in a straight line from the

southern edge of Nottingham City Centre. This is shown below in Figure 3.

Figure 3 – Main Built-Up Area overlaid on administrative Boundaries



Source: Review of Greater Nottingham SHLAAs July 2019, ARUP

DEVELOPMENT PLAN CONTEXT

Aligned Core Strategies, 2014

[\(Greater Nottingham Aligned Core Strategies 2014\)](#)

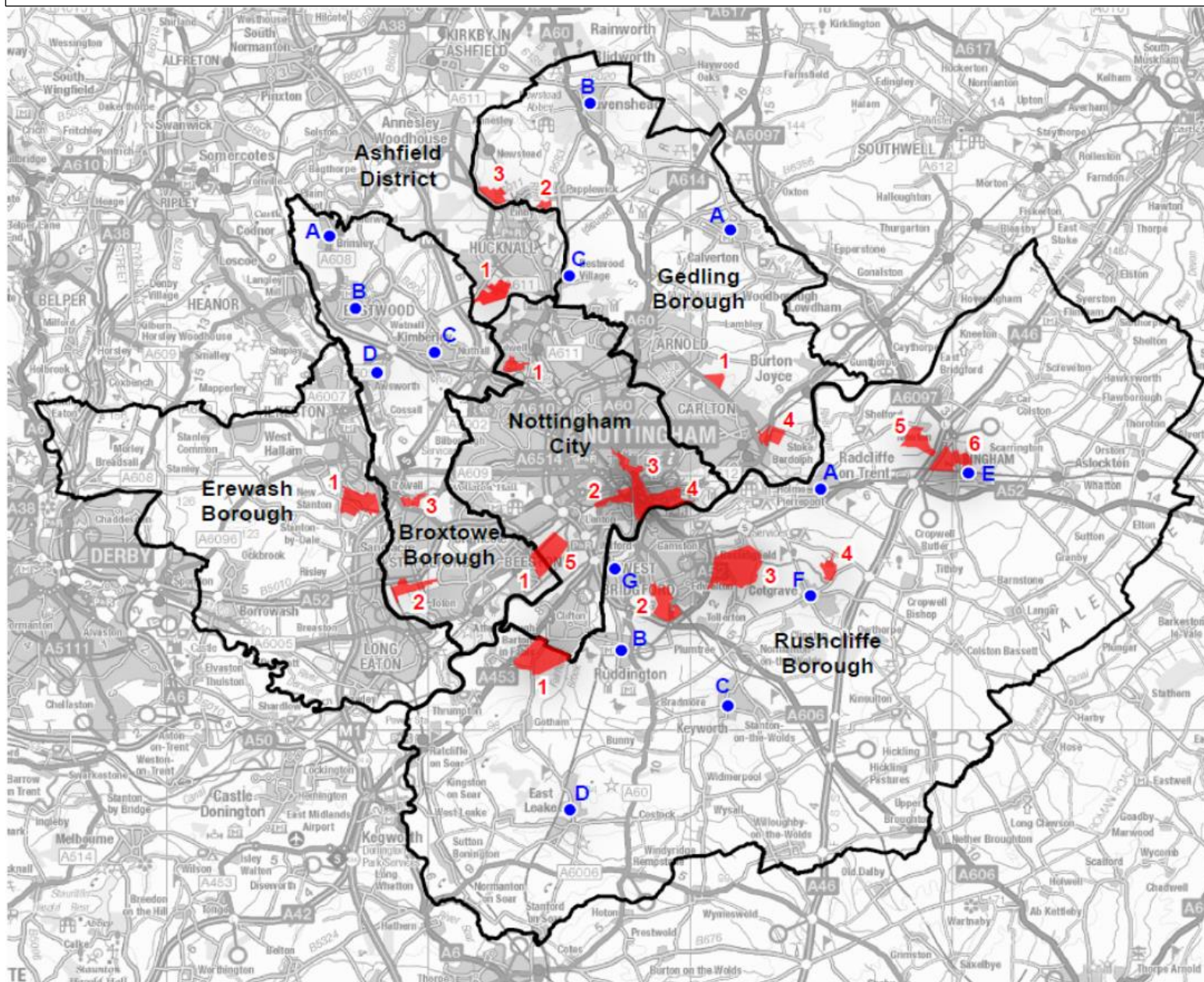
[\(Erewash Core Strategy\)](#)

[\(Rushcliffe Core Strategy\)](#)

The Greater Nottingham Aligned Core Strategies contain a number of Strategic Sites and Key Settlements where the majority of housing growth was anticipated to be located. These are set out in Policy 2 of the Erewash and Greater Nottingham (Broxtowe, Gedling and Nottingham City) Core Strategies, and at Policy 3 of the Rushcliffe Core Strategy

The Strategic Sites included in Local Plans are mapped below, further commentary on these sites is contained in Appendix 3. Part of this commission will be to review both the settlement hierarchy and strategic sites where there is no planning permission in place or an existing planning permission is unimplemented. Sites will be re-assessed in terms of their sustainability, achievability and the appropriateness of carrying them forward to the next Core Strategy/Aligned Core Strategies.

Nottingham Core Housing Market Area – Strategic Sites and Key Settlements



- Strategic Allocation/Location
- Key Settlement

Gedling

- Gedling Colliery/Chase Farm 1
- North of Papplewick Lane 2
- Top Wighay Farm 3
- Teal Close 4
- Calverton A
- Ravenshead B
- Bestwood Village C

Broxtowe

- Boots/Severn Trent 1
- Land North of Toton 2
- Field Farm 3
- Brinsley A
- Eastwood B
- Kimberley C
- Awsworth D

Nottingham

- Stanton Tip 1
- Southside 2
- Eastside 3
- Waterside 4
- Boots 5

Erewash

- Stanton Regeneration Site (Additional growth within/adjacent Ilkeston and Long Eaton Urban Areas) 1

Rushcliffe

- South of Clifton 1
- Melton Road, Edwalton 2
- East of Gamston/North of Tollerton 3
- Cotgrave Colliery 4
- Former RAF Newton 5
- Land North of Bingham 6
- Radcliffe on Trent A
- Ruddington B
- Keyworth C
- East Leake D
- Bingham E
- Cotgrave F
- West Bridgford G



Greater Nottingham Authorities – Progress made on Part 2 Local Plans

Broxtowe Borough Council ([Local Plan Part 2 Proposed Main Modifications](#))

The Local Plan was submitted for public examination in July 2018. The Examination Hearings took place in December. The Local Plan Main Modifications consultation finished in July 2019 and the Inspector is currently considering the representations made. The Inspector's report anticipated in August and adoption currently anticipated in September.

Erewash Borough Council

Erewash Council is not progressing a Local Plan part 2. Work is underway on a new SHLAA. All site assessments now complete.

Gedling Borough Council ([Local Plan Document](#))

Gedling Local Plan Part 2 was formally adopted on 18 July 2018.

Nottingham City Council ([Local Plan Part 2 Proposed Main Modifications](#))

Nottingham City Council's Part 2 Local Plan was submitted for public Examination in April 2018. The hearing sessions finished in December. Main Modifications, as agreed with the Inspector, were consulted on in May and June. An Inspector's report is expected in Summer/Autumn 2019. The Council is intending to adopt the plan in late 2019.

Rushcliffe Borough Council (Rushcliffe Local Plan Part 2 [Illustration of proposed modifications](#))

The Local Plan was submitted for public examination in August 2018. The Examination Hearing Sessions finished in December. Consultation on the Main Modifications closed in July 2019 and representations are currently being considered by the Inspector. It is intended that the plan will be adopted in September 2019.

Nottinghamshire/Nottingham Minerals and Waste Plans

Nottinghamshire County Council is preparing a new Minerals Local Plan for the period to 2036. Consultation on Issues and Options ended in January 2018 and a Draft Local Plan was published for consultation between July and September 2018. Feedback from the consultation has been analysed and is informing the Publication Version which is anticipated will be considered by Committee/Council in June/July and published in September 2019.

Nottinghamshire County and Nottingham City Councils are currently preparing a single Joint Waste Plan to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment are in the course of preparation. Consultation on the Scoping, Issues and Options document is timetabled for October 2019.

Derbyshire/Derby Minerals and Waste Plans

Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. Officers have been assessing representations since then and considering their implications for the preparation of a Draft Derby and Derbyshire Minerals Local Plan for consultation in 2019. Consideration is being given, in particular, to the need to extend the Plan period so that it has a 15 year time horizon from its likely adoption date, which may have implications for the need to identify additional minerals sites. Statements of Common Ground are currently being drafted with a number of respondents on the previous consultation to address key issues and concerns.

A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach to waste capacity need across the plan period. It also provides a summary of the quantities of waste generated which now encompasses the period from 2006-2016. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The consultation will be a hybrid between issues and preferred approach.

Consultation on the papers will take place in 2019 and also include running some drop in events around the County to give residents the opportunity to view and comment. This will then be used to draw up the draft plan for summer consultation. Anticipated completion and adoption of the new plan is in late 2019.

APPENDIX 2 - OPINION RESEARCH SERVICES, NOTTINGHAM CORE HMA STUDY 2018 – REPORT OF FINDINGS AUGUST 2018

The following extracts are taken from the above study which should inform this commission.

“The National Planning Policy Framework (NPPF, July 2018) refers to the need for Local Plans to “as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met in other areas” (paragraph 11, emphasis added). It should be noted that unlike the previous iteration of the NPPF (March 2012), the new version no longer refers to housing market areas for purposes of defining need, instead referencing the area of the Local Planning Authority as the norm for assessment. It also refers to the standardised method in national planning guidance which itself assesses at a local authority level. The associated new iteration of Planning Policy Guidance has been published in draft form, and the Government has indicated that it is likely to change meaningfully before it is finalised.

Given that it is unclear precisely what will be contained in the finalised version of the new guidance, this assessment of housing market area follows the definitions set out in the current guidance. The current PPG2 requires that “Needs should be assessed in relation to the relevant functional area: i.e. housing market area...” (PPG 2a-008).

The identification of the Housing Market Area (HMA) and Functional Economic Market Area (FEMA) area therefore the first relevant building block in the evidence for housing and employment needs.

Housing Market Area Definition

The definition of a functional housing market area is well-established as being “...the geographical area in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay” (MacLennan et al, 1998).

Functional Economic Market Area Definition

Paragraph 160 of the NPPF 2012 states that Local Planning Authorities should have a clear understanding of business needs within the economic markets operating in and across their area. No detail on defining such markets is set out within NPPF although paragraph 180 states that local planning authorities should take account of different geographic areas, including travel-to-work areas and is clear on the need for Local Planning Authorities to work together on issues with cross boundary impacts.

Section 2a of Planning Practice Guidance relates to housing and economic development needs assessments. Paragraph 009 relates to identifying the assessment area and states that no single source of information on needs will be comprehensive in identifying the appropriate assessment area; consideration should be given to the appropriateness of each source of information and how they relate to one another. Paragraph 012 is titled how can functional economic market areas be defined? This paragraph is set out below:

“The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply often referred to as the functional economic market area. Since patterns of economic activity vary from place to place, there is no standard approach to defining a functional economic market area, however, it is possible to define them taking account of factors including: extent of any Local Enterprise Partnership within the area; travel to work areas; housing market area; flow of goods, services and information within the local economy; service market for consumers; administrative area; Catchment areas of facilities providing cultural and social well-being; transport network.”

CLG published a note on functional economic market areas in 2010. In its first paragraph it states that:

“This economic note is aimed at local authorities and provides a succinct overview of the types of issues partners may wish to consider when seeking to identify these areas. It does not represent Government policy.”

In keeping with PPG it acknowledges that there is no universal approach to defining FEMAs but does indicate that Census commuting or migration data is perhaps the most reliable flow data which can be supplemented with other datasets. On this basis there is therefore a clear overlap between the HMA and FEMA for an area, but other factors such as transport and retail offer should also be considered.

Conclusions

There is no single correct definition of an HMA and FEMA, but the CURDS HMA analysis, ONS Travel to Work Areas and BRMAs all indicate that the Nottingham Core HMA authorities of Broxtowe, Gedling, Erewash, Nottingham City and Rushcliffe are all located within the same HMA and FEMA. The migration and commuting data also supports a Nottingham Outer HMA and FEMA containing Ashfield, Mansfield and Newark and Sherwood.

This does not prevent overlaps occurring between the area, with for example the town of Hucknall being in the administrative area of Ashfield, but within the functional HMA and FEMA for Nottingham Core HMA, while areas of Broxtowe, Erewash, Gedling, and Rushcliffe lie inside of other functional HMAs and FEMAs. However, from an administrative and practical point of view it is necessary for HMAs and FEMAs to follow local authority boundaries and the five authorities in the Nottingham Core HMA and FEMA remain the most appropriate grouping.

APPENDIX 3 – SITE SCHEDULES

Appendix 3 includes the following tables:-

Table 1 Strategic Sites included in Local Plans that benefit from Planning Permission or are within the MBUA (for Information only)

Table 2 Strategic Sites included in Local Plans without Planning Permission that require assessment

Table 3 Strategic Sites submitted as part of the “Call for Strategic Sites” that require assessment

Table 4 Other Strategic Sites included in SHLAAS that require assessment

Table 1 Strategic Sites included in Local Plans that benefit from Planning Permission or are within the MBUA (for Information only)

Strategic Site	Homes	Other uses	Commentary
Boots (Broxtowe and City)	675 homes. ACS provision 1,150 homes inc Severn Trent Land.	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non-residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2020/21.
Field Farm	450 homes	N/A.	Application approved November 2014.

Strategic Site	Homes	Other uses	Commentary
(Broxtowe)			Anticipated dwelling completions during 2018/19. Reserved matter application submitted for SW part of site for 118 dwellings. Refused on design grounds on the basis that the scheme as submitted failed to meet the exemplar quality required in the ACS. An appeal hearing was held and the Inspector has allowed the appeal. Construction on site is underway.
Toton (Broxtowe)	ACS provision minimum 500 homes.	380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery. 80 space care facility. site for medical surgery. site for community use. education provision.	An outline application was approved in February 2016 for 500 dwellings. A reserved matters application for phase one (282 dwellings) was subsequently approved in February 2018. The Strategic Location for Growth has been confirmed in the Part 2 Local Plan which is currently at Examination. The Strategic Location for Growth also allocated 500 – 800 dwellings on the site.
Teal Close (Gedling)	830 homes	Up to 18,000 sq. m employment uses (B1/B2/B8). Community hub (A1-A5 and D1). Primary school. Hotel. Care home. Playing pitches and changing facilities. Public open space.	Outline application (2013/0546) granted in June 2014. Section 106 Agreement signed. Variation of conditions to outline 2013/0546 granted in February 2018. A reserved matter application (2017/0800) for the first phase of 199 homes and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park was granted in March 2018. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is currently being determined. Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. First housing phase of 199 homes is currently under construction and to date (i.e. at the end of July 2019), 43 homes are built.

Strategic Site	Homes	Other uses	Commentary
			<p>Full permission (2019/0451) for 66 bedroom residential care home for older people (Use Class C2) granted in August 2018.</p> <p>Reserved matters application (2019/0131) for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure was submitted in February 2019 and is currently being determined.</p> <p>Reserved matters application (2019/0613) for the Local Centre comprising of public house, commercial/retail terrace and childrens day nursery was submitted in June 2019 and is currently being determined.</p> <p>Reserved matters application (2019/0614) for the trade park and unit 1 of the employment area was submitted in June 2019 and is currently being determined. Reserved matters application (2019/0615) for the development of the employment area (6 employment units) was submitted in June 2019 and is currently being determined.</p>
Gedling Colliery/Chase Farm (Gedling)	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	<p>Full application for Gedling Access Road granted in December 2014. The key milestones to delivery of the GAR to date and anticipated are as follows:-</p> <ul style="list-style-type: none"> • March 2017 - County approve making of Compulsory Purchase Order and Side Road Order • • November/December 2018 - notification and publicity of Compulsory Purchase Order and Side Road Order. Objection period closes 21 December 2018; •

Strategic Site	Homes	Other uses	Commentary
			<ul style="list-style-type: none"> • June 2019 - Public Inquiry (all outstanding objections withdrawn in advance and Inquiry did not open); • Winter 2019 - Secretary of State's Decision; • January 2020 - proposed start of main construction works; and • Autumn 2021 - GAR opens to traffic. <p>A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission (2015/1376) for phase 1 (506 homes) with access from Arnold Lane and outline permission granted for subsequent phases subject to a section 106 agreement in May 2016 and the agreement was signed in March 2017. Site is currently under construction for 506 homes and to date (i.e. at the end of July 2019), 112 homes are built.</p> <p>Outline planning application (2017/1571) for employment units (B1c,B2,B8 use), pub/restaurant (A3/A4 use) and drive through (class A3 use) granted in November 2018 subject to the signing of the s106.</p>
North of Papplewick Lane (Gedling)	237 homes (ACS provision 300)	Education provision. Public open space.	Reserved matters (2017/0201) granted for 237 dwellings in July 2017. Site is currently under construction and to date (i.e. at the end of July 2019), 68 homes are built.
Stanton Tip, Hempsill Vale	500 homes	Employment space (B1/B2/B8).	Acquisition 2018. Master planning/Remediation 2018-2022 Delivery 2022-2028.

Strategic Site	Homes	Other uses	Commentary
(Nottingham City)			
Waterside Regeneration Zone (Nottingham City)	279 homes (ACS provision 3000)	Employment. Retail. Community facilities.	Several single development sites. SPD in preparation for sites fronting onto the River Trent. Phase 1 fully occupied. Phase 2 under construction. Considerable interest in developing other sites within the Waterside area, including 2 further planning permissions totalling circa 200 homes. Eastpoint, Daleside Road – new Local Centre now implemented.
Eastside Regeneration Zone (Nottingham City)	No ACS provision	Principally employment.	Several single development sites. Now defined in Local Plan as Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed. Island Site. SPD adopted April 2016. Planning Application outline consent April 2019. If development not forthcoming in reasonable timescale, CPO processes will commence.

Strategic Site	Homes	Other uses	Commentary
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail	<p>Several single development sites. Now defined in Local Plan as Canal Quarter.</p> <p>Outline Permmision granted for major office scheme including retail at Unity Square (opposite Nottingham Station), demolition commenced. Pre-let secured.</p> <p>Hicking 2 uner construction, pre application discusions on neighbouring sites. Queems Road student accomodation under construction. Student accomodaton on former DHS building now under construction, and planning application granted for grade A offices on Station Street. Crocus Place outline planning permission for Grade A office. Significant residential interest on Traffic Street sites and planingng permission for Meadows Gateway.</p>
South of Clifton (Rushcliffe)	Maximum of 3000 homes	Up to 100,000 m ² of B1, B2, and B8. Up to 2,500 m ² of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	<p>Outline application submitted July 2014 and outline planning permission was issued May 2019. Understood that consortium are preparing reserved matters for the first phase of development. Anticipated that first phase of development will start 2020-21 with 1750 dwellings being completed during the plan period. It is also understood that the employment element of the allocation will deliver at an early phase.</p>
Melton Road, Edwalton (Rushcliffe)	1,641 homes (CS provision 1,500)	Primary school. Open space.	<p>Housing delivery started in 2016/17 and it is anticipated that all of the site will be completed by 2026. Majority of the site has full planning permission with 600 dwellings having outline planning permission. Planning</p>

Strategic Site	Homes	Other uses	Commentary
		<p>Neighbourhood centre</p> <p>Up to 4 hectares of B1 and/or employment generating development.</p>	<p>application for the completion of a spine road to serve the remainder of the site with outline planning permission currently under consideration.</p> <p>437 dwellings have been completed in total, with 271 being delivered between April 2018 and March 2019.</p>
<p>North of Bingham (Rushcliffe)</p>	<p>1,050 homes</p>	<p>15.6 hectares of employment (B1, B2 and B8).</p> <p>Local centre.</p> <p>Primary school.</p> <p>Community centre.</p> <p>Open space.</p>	<p>Car Dyke flood alleviation scheme is required for some of the later phases of development. Permission for the scheme was approved in September 2017 with a timescale to start works by Sept 2020.</p> <p>Application seeking approval of reserved matters for first phase of development (317 dwellings) has been received (September 2017) and approved in February 2018. At 31 March 2019, phase 1 is fully serviced and 20 dwellings have been completed,</p> <p>A further reserved matters application for the remaining dwellings (Phase 2 and 3) was submitted in late June 2018 and was approved in February 2019. Phase 2 is due to commence over the next year or so.</p>
<p>Former RAF Newton (Rushcliffe)</p>	<p>550</p>	<p>Up to 5.22ha of employment land (B1, B2, B8).</p> <p>Up to 1000 m² of space for ancillary retail uses and community uses. Retention of existing hangars for Employment purposes.</p>	<p>Outline application granted in January 2014. Variation to planning application and S106 granted September 2018. Pre application discussions for reserved matters and the discharging of a landscaping pre-condition under consideration.</p> <p>Successful Highways England bid for £2.9m for the pedestrian bridge across the A46. RBC working with HE, NCC and landowner to progress. Funding to be spent by 2021.</p>

Strategic Site	Homes	Other uses	Commentary
		<p>New primary school.</p> <p>Public open space.</p>	
<p>Former Cotgrave Colliery (Rushcliffe)</p>	<p>463 homes</p>	<p>Employment uses (B1, B2 & B8).</p> <p>Open space.</p>	<p>Apart from a small area of employment land, this development has been completed ahead of schedule</p>

Table 2 Strategic Sites included in Local Plans without Planning Permission that require assessment

Strategic Site	Homes	Other uses	Commentary
<p>Stanton Regeneration Site (Erewash)</p>	<p>Around 2,000 homes</p>	<p>The Stanton Regeneration Site SPD stresses the importance of new proposals for the site needing to show conformity to the provisions of Core Strategy Policy 20, which consist of:</p> <ul style="list-style-type: none"> - A business park of about 10ha (for B1a and b uses) - At least 10ha of land for general industry (B1c and B2) - Additional replacement employment for job losses incurred through redevelopment - Encouraging utilisation or safeguarding 	<p>The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC’s Full Council on January 19 2017. The main modification to the SPD from the version consulted upon was the addition of guidelines setting out the priorities for neighbourhood traffic mitigation in response to discussions with local groups and representations. The SPD is now a material consideration and the Council will expect to see redevelopment proposals follow guidance on location, scale and phasing of development types as part of any future application.</p>

Strategic Site	Homes	Other uses	Commentary
		<p>of rail spur and associated land for rail-freight use.</p> <ul style="list-style-type: none"> - A Centre of Neighbourhood Importance - A strategic area of GI - Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas. - Improved public transport to link the site to Ilkeston town centre and Nottingham city centre 	
Top Wighay Farm (Gedling)	38 homes. (ACS provision 1,000)	Business park. Retail. Community facilities.	Full application for 38 homes granted in April 2015 and now built. No current timetable for application for wider site, although delivery likely to commence in 2019/20. Development brief (SPD) for Top Wighay Farm adopted February 2017. Funding obtained to support site investigations. Submission of planning application in due course.
Melton Road, Edwalton	1,641 homes (CS provision 1,500)	Primary school. Open space.	Housing delivery started in 2016/17 and it is anticipated that all of the site will be completed by 2026. Majority of the site has full planning permission with 600 dwellings having outline planning permission. Planning

Strategic Site	Homes	Other uses	Commentary
(Rushcliffe)		Neighbourhood centre Up to 4 hectares of B1 and/or employment generating development.	application for the completion of a spine road to serve the remainder of the site with outline planning permission currently under consideration. 437 dwellings have been completed in total, with 271 being delivered between April 2018 and March 2019.
East of Gamston/North of Tollerton (Rushcliffe)	CS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	Delays in commencement on the site means that development will not start until 2021-22 with 1500 dwellings being completed by the end of the current plan period. No planning application received to date. RBC's Cabinet has granted authority to the Chief Executive of RBC to take the necessary actions to facilitate the delivery of the site either in full or part.

Table 3 Strategic Sites submitted as part of the “Call for Strategic Sites” that require assessment

Broxtowe Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Andrew Hiorns obo Parker	Land at Strelley/Trowell	BBC	90	2000	Mixed use
Barratts	East Of Church Lane, Brinsley	BBC	6.8	180	
Boyer obo Gaintame	South of Nottingham Road, Nuthall	BBC	16	350	
Boyer obo Strawsons Group Investments	East of Cossall Road, Trowell	BBC	50	1000	
Geoffrey Prince obo Torkard Construction	Spring Farm, Bilborough Road	BBC	65	500	
John Steedman obo landowner	Moor Farm, Trowell	BBC	18.2	450	
Oxalis obo Bloor	East of Toton Lane	BBC	58	1000	Urban extension
Oxalis obo Richard Taylor	Hill Top Farm, Stapleford	BBC	30	300	Urban extension
Oxalis obo Westerman and Boyer Planning obo Strawsons (joint submission)	Low Wood Road, Nuthall	BBC	40	1000	Urban extension
Persimmon	West of Moorgreen, Eastwood	BBC	32.8	925	
Savills obo The Crown Estate West of Bilborough Road	Bilborough Road, Strelley	BBC	27.1	500	
Shouler and Son	Common Farm, Watnall	BBC	100	1000+	
Wilson Bowden	Land off Woodhouse Way (Residential)	BBC	7.9	250	
Wilson Bowden	New Farm, Nuthall (Employment)	BBC	41	Employment	
Savills obo Wicketwood Gundogs Ltd	Watnall Road, Hucknall	ADC and BBC	12.4	300	
Taylor Wimpey	Land off Chilwell Lane Bramcote	BBC	17	350	

Gedling Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Geoffrey Prince obo Hammond Farms Stockings Farm	Land at Stockings Farm, Redhill	GBC	40	650-1000	Mixed use Urban extension
Geoffrey Prince obo Langridge Homes	Land at Westhouse Farm, Bestwood Village	GBC	12	400	
Bidwells obo Trinity College Cambridge	Land at New Farm, Redhill	GBC	291	5000	
Carter Jonas obo Burhill Group Limited	Ramsdale Park Golf Club (Site A)	GBC	13	234	
Carter Jonas obo Burhill Group Limited	Ramsdale Park Golf Club (Site B)	GBC	105	1890	
Geoffrey Prince obo Langridge Homes	Land off Lambley Lane	GBC	15	300	
Nottingham City Council	Red Hill Farm	GBC	Not stated	Not stated	
Notts CC	Top Wighay Farm	GBC	63	800	Urban extension
Paul Stone obo Peveril Homes Limited	Land at Middlebeck Farm	GBC	37	550	
Pegasus obo Hallam Land Management	Top Wighay Farm SUE	GBC	29.5	589	
Persimmon Homes	Land off Oxton Road, Calverton	GBC	27.7	750	Mixed use
Savills OBO landowner	Land North of Bank Hill, Woodborough	GBC	8.2	250	

Erewash Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Avant Homes	Lock Lane, Long Eaton	EBC	13	250-300	
Barratts	Ladywood Road South, Kirk Hallam	EBC	21.7	500	
Boyer obo Green 4 Devts	Maywood Golf Club	EBC	60	1200	Urban extension
Boyer obo Green 4 Devts	Hopewell Hall	EBC	170	4000	New settlement
Oxalis obo Westerman	Draycott and Breaston	EBC	90	1000	
P&DG obo Redrow Homes	Acorn Way and Morley Road	EBC	25	550	

Nottingham City

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Wilson Bowden	Land off Woodhouse Way (Residential)	NCC	7.9	250	Addition to existing development

Rushcliffe Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Uniper	Radcliffe Power Station	RBC	270	Not stated	Mixed use New Settlement
Oxalis obo Bloor Homes	West of Sharphill	RBC	11	250-300	Urban extension

Pegasus Kingston on Soar Energy Village	Kingston on Soar Energy Village	RBC	355	6000	New settlement
Andrew Granger	North Road, Ruddington	RBC	10.14	250	
Bidwells obo Taylor Wimpey	Pasture Lane, Ruddington	RBC	35	350	Also part of grouping
Bidwells obo Taylor Wimpey	Land at Gamston	RBC	22.2	300	
Boyer obo Bloor	South of Wheatcroft Island, Flawforth Lane	RBC	112	2000	
Boyer obo Bloor	Land at Jericho Farm and land NE of Melton Road	RBC	118	2000	
Jelson	Hall Farm, Grantham Road, Radcliffe	RBC	47	700	Potential mixed use
Marrons obo Davidsons	Gamston/Tollerton	RBC	75	500	Urban extension
Nineteen47 obo Richborough Estates	Burnside Grove, Tollerton	RBC	9.1	250	
Notts CC	Regatta Way	RBC	45.6	250+	Mixed use
Oxalis	Langar Village	RBC	202	3000	New settlement
Oxalis SW Nottingham	SW Nottingham (South of A453)	RBC	125+	Not stated	Urban extension
Peter Brett Associates (Stanec) obo Barwood Devts	North of Gamston	RBC	150	3000	Urban extension

QandA Planning obo Newton Nottingham LLP	RAF Newton	RBC	72.9	250 houses	next to DIO site
Savills	EO Loughborough Rd, Ruddington	RBC	58.6	1500	Mixed use
Wood obo Crown Estate	North and East of Bingham (Option 1)	RBC	47.7	800	
Wood obo Crown Estate	North and East of Bingham (Option 2b)	RBC	200.6	1750	Mixed use
Wood obo Crown Estate	North and East of Bingham (Option 2a)	RBC	176.1	1500-1600	Mixed use
Wood obo Crown Estate	North of Shelford Road, Radcliffe	RBC	12.6	250-300	
Paul Stone obo Aldergate Properties	Land north of Bunny Lane	RBC	15	250-280	
Defence Infrastructure Organisation (DIO)	Land west of RAF Newton	RBC	c130	2500+	Dwelling capacity not stated, based on 20 dw per ha

Table 4 Other Strategic Sites included in SHLAAS that require assessment

Broxtowe Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
GVA	West of Woodhouse Way	BBC	32.35	555	SHLAA 107
Landowner	Land west of Cossall Road Trowell	BBC	7.68	195	SHLAA 334
Landowner	Land To The Rear Of Acorn Cottage Cossall Road Trowell	BBC	3.27	99	SHLAA 868

Gedling Borough Council

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
Landowner	Broad Valley Farm	GBC	10.9	327	Adjoining existing housing allocation
Bentons Ltd obo landowner	Silverland Farm (Ricket Lane, Site A), Ravenshead	GBC	9.55	286	

Bentons Ltd obo landowner	Silverland Farm (Main Road/Ricket Lane, Site B), Ravenshead	GBC	34.44	1033	
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Erewash Borough Council

No sites

Nottingham City Council

No sites

Rushcliffe Borough Council

Site

promoter/agent

Site name

Authority

Site area (ha)

Dwellings

Notes

Site promoter/agent	Site name	Authority	Site area (ha)	Dwellings	Notes
N/A	Edwalton Golf Club	Rushcliffe Borough Council	37	700	Safeguarded land owned by Rushcliffe Borough Council. Not in the SHLAA as no decision taken as to whether the site is available for development.
Bloor homes, David Wilson Homes, Signet Planning and Norman Davill.SHLAA stte	Keyworth West	Rushcliffe Borough Council	72	Approx 1100	Collection of sites around the west of Keyworth SHLAA site references 546, 148, 834 (also strategic call for sites submission), 434, 376 (part 2 allocation) and 150 (part 2 allocation). Signet planning put forward part of the area as part of the call for sites. Others are SHLAA sites or part 2 allocations. Approx 900 dwellings outside of allocation.

Taylor Wimpey, Andrew Grainger, Bloor Homes and other landowner	Ruddington West	Rushcliffe Borough Council	90	Approx 1100	Collection of sites to the west of Ruddington SHLAA site references 353 (as amended by strategic call for sites), 861 216 and 946 (part 2 allocation). Two sites have been submitted as part of the call for sites. One site is an old SHLAA site, one site is proposed for allocation through Local Plan Part 2. Approx, 950 dwellings outside of allocation.
IM land Oxalis	Cotgrave West	Rushcliffe Borough Council	17	250	Two SHLAA sites
Taylor wimpey, Rushcliffe Borough Council, Barratt David Wilson	Cotgrave East	Rushcliffe Borough Council	36	625	All allocated apart from two parcels of land (SHLAA sites 941 and 854 approx 280 of the dwellings outside of allocation.

APPENDIX 4 – BACKGROUND DOCUMENTS/INFORMATION TO BE PROVIDED TO CONSULTANTS

Tribal Studies:

[Appraisal of Sustainable Urban Extensions Study](#) - Tribal, Roger Tym and Partners and CampbellReith, June 2008

[Greater Nottingham Sustainable Locations for Growth](#) – Tribal, Roger Tym and Partners and CampbellReith, Feb 2010

Nottingham-Derby Green Belt Review, Nottingham County Council and Derby County Council, 2006

The conclusions of the 2006 Green Belt Review ([here](#)) were that the most important Green Belt lies to the west and north of Nottingham PUA, including west of Long Eaton, north of Hucknall, and the entire surrounding area of Ilkeston, with Green Belt performing its functions to a lesser extent to the east and south of the PUA.

Greater Nottingham Strategic Flood Risk Assessment 2017

The [Greater Nottingham Strategic Flood Risk Assessment Addendum 2017](#) provides the latest flood risk guidance relating to Rushcliffe Borough Council. The report is accompanied by [electronic mapping](#). These maps supersede the mapping provided through the 2008 and 2010 SFRA update.

Greater Nottingham Landscape Character Assessment 2009:-

Covering Report	Covering Report
Broxtowe	BBC landscape (page 195 onwards of the PDF – Appendix 7)
Gedling	GBC landscape
Nottingham	TBC
Rushcliffe	RBC landscape (can be found under the environment and energy tab)

For Erewash: [Derbyshire Landscape Character Assessment \(2014\)](#)

[Rushcliffe Part 1 and 2a Green Belt Review](#):

This provides a strategic review of the Green Belt around the PUA and across the Borough in general terms. It also provides for a more detailed review around the PUA

Broxtowe Green Belt Assessment: <https://www.broxtowe.gov.uk/media/2076/gb-review-consultation-document.pdf>

Rushcliffe [Part 2b Green Belt Review](#) and [addendum](#)

Provides for a strategic review around key settlements in Rushcliffe inset from the Green Belt together with a more detailed review of SHLAA sites around a number of settlements where allocations are being made through Local Plan Part 2.

[Gedling Borough Council Green Belt Assessment](#), July 2015

Ashfield DC, Broxtowe BC, Gedling BC and Nottingham City Council developed a Green Belt Framework to provide a common basis for site by site assessment. This report sets out the approach used by Gedling BC with the recommendations set out in the [Appendices](#) and [Addendum](#).

[Gedling Borough Council Safeguarded Land](#), March 2016

This report sets out the approach taken to determining the future status of existing safeguarded land not proposed for allocation in the Local Planning Document.

Nottingham City Council [Green Belt Review Background Paper](#), January 2016

This document follows on from the agreed joint framework that the Greater Nottingham authorities (excluding Rushcliffe and Erewash) produced to help inform part of that evidence base setting out a methodology for reviewing Green Belt boundaries. It shows how the review has been carried out on the Green Belt within Nottingham City using the common methodology.

Nottinghamshire County Council – [Greater Nottingham Accessible Settlements Study](#), February 2010

The purpose of the Accessible Settlement Study² was to inform the participating authorities about suitable settlements in terms of access to services to ensure that new development takes place at the appropriate scale in the most sustainable settlements. The Study was undertaken by Nottinghamshire County Council with contributions from participating authorities and Derbyshire County Council. The purpose of the work was to establish common means of measuring and assessing in general terms the level of accessibility of existing

² Erewash Council has no adopted settlement hierarchy however Policy 2 prioritises towns where growth is supported.

settlements, particularly in terms of their residents' access to jobs, shopping, education and other services by walking, cycling and public transport.

APPENDIX 5 - SETTLEMENTS TO BE CONSIDERED BY THE CONSULTANTS

Broxtowe Borough	<p>All areas adjacent to the MBUA i.e. everywhere adjacent to the urban south of Broxtowe and the western edge of built up areas in Nottingham City and Ashfield.</p> <p>Settlements: Brinsley, Eastwood, Kimberley, Awsworth, Trowell</p>
Erewash Borough	<p>All areas adjacent to the MBUA in Long Eaton, incorporating Sawley & Sandiacre. All areas adjacent to Ilkeston, incorporating Kirk Hallam</p> <p>Settlements: Breaston, Borrowash (& Ockbrook), Draycott, Little Eaton, West Hallam</p>
Gedling Borough	<p>All areas adjacent to the MBUA</p> <p>Settlements: Bestwood, Calverton, Ravenshead, Burton Joyce, Woodborough, Lambley, Newstead</p>
Rushcliffe Borough	<p>All areas adjacent to the MBUA of Nottingham (West Bridgford)</p> <p>Settlements: Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent, Ruddington, Aslockton, Cropwell Bishop, East Bridgford, Gotham, Sutton Bonington, Tollerton</p>

In addition to the above, consultants should examine the potential of other villages to grow, looking at the potential for groups of smaller settlements to grow to support local services.

ITEM 6 **Homes England Capacity Funding projects monitoring**
Third and Fourth Quarter Monitoring Report (Year 2) April 19 – July 19

1.0 Summary

- 1.1 To report to JPAB the progress made on Homes England (HE) Capacity Funding projects.

2.0 Recommendations

That Joint Planning Advisory Board **NOTE** this report.

3.0 Background

- 3.1 The Greater Nottingham Joint Planning Advisory Board successfully bid for £855,000 of HE grant funding in Spring 2017. Under the conditions of the grant award, the Partners are required to provide monitoring information to HE on a quarterly basis and identify key risks, issues and mitigation measures.

4.0 Progress – Quarter 1 (Year 3) – April to June 2019

- 4.1 Each authority's progress made on their respective projects for quarter 1 is summarised below. Progress has largely been in line with the project bids and has continued to rise significantly over the course of the year. There have been some variations in how the money is to be spent which have been agreed in advance with HE. A number of payments have been made by Nottingham City Council as the Accountable Body.

Ashfield:

- **Harrier Park/Rolls Royce:** claim submitted in full.
- **Broomhill Farm:** ADC unable to progress scheme due to land ownership issues (NCC). HE agreement sought to repurpose this funding to support the Project Management of the review of strategic policies in Greater Nottingham. Business Case sent to HE highlighting how proposal would fit the grant conditions in terms of expediting housing delivery.

Broxtowe:

- **Walker Street:** Transport study of existing and proposed transport infrastructure undertaken by AECOM. BBC in position to claim full Homes England funding allocation, invoice pending.

Erewash:

- **Stanton Regeneration site:** Following the withdrawal of direct delivery interest in the site from Homes England, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose (further contamination / stability studies in order to establish a market value for the land).

Gedling:

- **A60 corridor** transport assessment: Brief, specification and contract agreed with legal colleagues. Tender document for consultants being finalised.
- **Top Wighay Farm:** in position to claim £5k HE funding for consultancy fees.
- **Rolleston Drive:** Accelerated construction funding offer received by HE. Detail of the offer being worked through (covering issues such as the valuation, clawback and rate of pace).

NCC:

- **Island site:** Homes England funded element of work now complete.
- **River Leen sites:** Homes England funded element of work now complete .
- **Waterside:** SPD has now been adopted by NCC. Site Assembly strategy & work has been ongoing. Several site owners are being engaged with. School bid has been successful and has been announced by central government. Kilpin Way workshop was held to start work on the new road integral to the new school.
- **Padstow:** All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

- **East of Gamston:** Officers have requested highway survey information from Oxalis that the consortium of willing developers state they have undertaken to share with Highways England and the Highway Authority ahead of a series of further meetings with those parties to discuss access requirements, phasing of improvements to the networks etc. ahead of a formal planning submission.
- **South of Clifton:** Officers have met with the consortium to discuss possible variations to the approved outline permission. The Board have also met to discuss the timetable for progressing development on the site. The Developers have also requested meeting with the CCG and the Education Authority to discuss possible early provision of the services/facilities required on site.
- **North of Bingham:** Approval on a Non-Material Amendment to reflect revisions in the house types was approved but otherwise development is progressing on site with circa 30 dwellings now complete
- **Former RAF Newton:** Original planning permission landowner rather than developer driven. Now developer on board, seeking to vary certain elements of the scheme. S73

application to be submitted.

5.0 Anticipated Progress Next Quarter (July to Sept 2019)

5.1 Each authority's anticipated progress for the next quarter is set out below:

Ashfield:

- Chase agreement from HE to repurpose the £40k underspend to part-fund a Conurbation Planning Policy Manager post.

Broxtowe:

- **Walker Street completed**, invoice pending.

Erewash:

- **Stanton Regeneration site**: ongoing discussions with potential site developers.

Gedling:

- **A60 corridor** transport assessment: Exploring the development potential of this land whilst identifying the capacity issues of the A60 strategy road network and the junction capacity at the roundabout.
- **Top Wighay Farm**: ongoing discussions with Notts CC to allocate funding on a range of surveys and site inspections which will enable the site to progress more quickly. Meeting 20th August to discuss supporting information needed as part of the outline planning application.
- **Rolleston Drive**: Decision has been made that capacity funding should not be used to fund the viability work recently undertaken at the site as the site is about to be put on the market. GBC to confirm whether re-allocation to Top Wighay Farm is appropriate.

NCC:

- **Island site**: Homes England funded element of work now complete.
- **River Leen Sites**: Homes England funded element of work now complete.
- **Waterside**: Kilpin Way to be progressed. Site assembly/relocation work to continue. Brief being written to commission a relocation of businesses strategy to release land for housing to utilise remaining £16k. Neighbouring site sold to Pelham Homes to form new phase of the Pelham Waterside development. Full commitment of Homes England funding anticipated.
- **Padstow**: Homes England funded element of work now complete.

Rushcliffe sites:

- **East of Gamston**: Once the requested information is provided by Oxalis a meeting with the relevant technical experts will be arranged to discuss the highway issues.
- **South of Clifton Strategic Allocation**: Submission of Reserved Matters Applications at some point over the "Summer/early Autumn" period. Meetings with the CCG and the Education Authority provided that all relevant parties are available during the "summer holiday season".
- **North of Bingham**: Continued build out phase 1 of the site is expected. Full planning permission for the residential element is now approved so bar any revisions/variations no further residential planning applications are anticipated.
- **Former RAF Newton**: Submission of S73 application to vary conditions on previous application and ensuing consultation period.

6.0 Risks and Issues

- 6.1 The lack of progress made on Stanton Regeneration Site, Erewash is highlighted as amber. Accordingly, following the withdrawal of direct delivery interest in the site from HE, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose. This group and JPAB agreed to work up some reserve projects for both underspend of the HCA funding and also to have projects 'ready' should further opportunities for grant funding come forward. This will continue to be progressed.

7.0 Next Steps

- 7.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on the second quarter and anticipated progress for quarter 3 will be reported to the next JPAB meeting.

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Appendix A – Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	29 th August 2019		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 1 (Year 3) April – June 2019		
Client Lead	Matt Gregory	Overall Status (RAG)	Amber	Budget (RAG)	Amber

Brief description of Project

The Greater Nottingham Joint Planning Advisory Board (GNJPAB) successfully bid for £855,000 of HCA grant funding in Spring 2017. The grant will support the delivery of 9,096 new dwellings by funding a range of technical surveys and specialist consultancy advice. The GNJPAB Partners comprise Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Rushcliffe Borough Council and Nottingham City Council. The Partners will now submit funding requests/supporting information to Nottingham City Council as accountable body to access grant.

The project is to administer the distribution of the funding and report on its use by the Partners to the GNJPAB Executive Steering Group.

Approval (last governance route)

Homes & Community Association award letter 7 March 2017
DDM 27/04/2017

Business benefits expected

Maximise efficiencies and outputs through joint commissioning, sharing of specialist staff and expertise and a single point of contact via Nottingham City Council as Accountable Body.

The Capacity fund provides an opportunity for Local Authorities to work with landowners and developers to fully investigate and understand the barriers to site delivery, undertake appropriate feasibility work, site investigation, optioneering and drawing on specialist skills to broker meaningful and realistic development programmes and infrastructure phasing.

Progress

Progress Last Quarter:

Ashfield:

- Harrier Park/Rolls Royce: Homes England funded element of work now complete.
- Broomhill Farm: ADC unable to progress scheme due to land ownership issues (NCC). HE agreement to be sought to repurpose this funding to support the Project Management of the review of strategic policies in greater Nottingham.

Broxtowe: (No change from last quarter)

- Walker Street: BBC in position to claim full Homes England funding allocation, invoice pending.

Erewash:

Anticipated Progress Next Quarter:

Repurposing of Broomhill Farm funding:

- Seeking agreement from HE to repurpose the £40k underspend to part-fund a Conurbation Planning Policy Manager post. Business Case sent to HE highlighting how proposal would fit the grant conditions in terms of expediting housing delivery.

Broxtowe:

- Walker Street: Completed. Invoice pending.

- Stanton Regeneration site: Following the withdrawal of direct delivery interest in the site from Homes England, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose (further contamination / stability studies in order to establish a market value for the land)

Gedling: (*highlighted no change from last quarter - awaiting further detail from GBC*)

- A60 corridor transport assessment: Brief, specification and contract agreed with legal colleagues. Tender document for consultants being finalised.
- Top Wighay Farm: in position to claim £5k HE funding for consultancy fees.
- Rolleston Drive: Accelerated construction funding offer received by HE. Detail of the offer being worked through (covering issues such as the valuation, clawback and rate of pace).

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Homes England funded element of work now complete
- Waterside: SPD has now been adopted by NCC. Site Assembly strategy & work has been ongoing. Several site owners are being engaged with. School bid has been successful and has been announced by central government. Kilpin Way workshop was held to start work on the new road integral to the new school
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

- **East of Gamston:** Officers have requested highway survey information from Oxalis that the consortium of willing developers state they have undertaken to share with Highways England and the Highway Authority ahead of a series of further meetings with those parties to discuss access requirements, phasing of improvements to the networks etc. ahead of a formal planning submission.

Erewash:

- Stanton Regeneration site: ongoing discussions with potential site developers.

Gedling:

- A60 corridor transport assessment: Exploring the development potential of this land whilst identifying the capacity issues of the A60 strategy road network and the junction capacity at the roundabout.
- Top Wighay Farm: ongoing discussions with Notts CC to allocate funding on a range of surveys and site inspections which will enable the site to progress more quickly.
- Rolleston Drive: Decision has been made that capacity funding should not be used to fund the viability work recently undertaken at the site as the site is about to be put on the market. GBC to confirm whether re-allocation to Top Wighay Farm is appropriate.

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Homes England funded element of work now complete.
- Waterside: Kilpin Way to be progressed. Site assembly/relocation work to continue. Brief being written to commission a relocation of businesses strategy to release land for housing to utilise remaining £16k. Neighbouring site sold to Pelham Homes to form new phase of the Pelham Waterside development. Full commitment of Homes England funding anticipated.
- Padstow: Homes England funded element of work now complete.

Rushcliffe sites:

- **East of Gamston:** Once the requested information is provided by Oxalis a meeting with the relevant technical experts will be arranged to discuss the highway issues.
- **South of Clifton Strategic Allocation:** Submission of Reserved Matters Applications at some point over the "Summer/early Autumn" period. Meetings with the CCG and the Education Authority

<ul style="list-style-type: none"> • South of Clifton: Officers have met with the consortium to discuss possible variations to the approved outline permission. The Board have also met to discuss the timetable for progressing development on the site. The Developers have also requested meeting with the CCG and the Education Authority to discuss possible early provision of the services/facilities required on site. • North of Bingham: Approval on a Non-Material Amendment to reflect revisions in the house types was approved but otherwise development is progressing on site with circa 30 dwellings now complete <p>Former RAF Newton: Original planning permission landowner rather than developer driven. Now developer on board, seeking to vary certain elements of the scheme. S73 application to be submitted.</p>	<p>provided that all relevant parties are available during the “summer holiday season”.</p> <ul style="list-style-type: none"> • North of Bingham: Continued build out phase 1 of the site is expected. Full planning permission for the residential element is now approved so bar any revisions/variations no further residential planning applications are anticipated. <p>Former RAF Newton: Submission of S73 application to vary conditions on previous application and ensuing consultation period No major risk to spending of Homes England funding noted:</p>
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Risks / Issues / Escalations / Change requests			Red: Requires escalation Amber: Can be treated, transferred within delegated authority Green : Progressing as planned	
	Severity	Action	Owner	Live/Closed
1. Erewash: Lack of progress on Stanton Regeneration Site	Amber	Following the withdrawal of direct delivery interest in the site from HE, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose.	SB/AR	Live
2. Risk of loss of Homes England grant due to lack of spend	Amber	All partners to provide information on planned spend and provide details of reserve projects.	ALL	Live

Funding Allocation: £855,000					RAG Status		AMBER
Forecast spend <u>Y2/Q3Y3</u> <u>Qtr 1</u>	£855,000	Actual & Committed Expenditure	£492,492.46	MP Fee	£9,585	Remaining	£352,922.54
Actual & Committed Spend (inc MP Fee)	Year 1	£9,585 (Quarter 1)	£61,543 (Quarter 2)	£98,303 (Quarter 3)		£294,086 (Quarter 4)	
	Year 2	£352,769 (Quarter 1)	£367,078 (Quarter 2)	£487,078 (Quarter 3)		£502,078 (Quarter 4)	
Notes on reasons for budget variances:							
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned							

Item 7**Joint Planning Advisory Board 2018/19 Budget****1.0 SUMMARY**

- 1.1 This report updates Joint Planning Advisory Board on the Partnership's revenue budget, which has been amended as highlighted at the last Joint Board meeting.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the revised budget position for 2019/20.

2.0 Revised JPAB Revenue Budget 2019/20

- 2.1 The revenue position reported to the last meeting of JPAB on 18th June incorrectly omitted an unpaid invoice for the Housing Market Area Budget, which was shown as paid in 2018/19 but was in fact paid in 2019/20.
- 2.2 The corrected budget will be included in the minutes of the 18th June meeting, and is as follows:

Revised Revenue Budget 2019/20 £307,142

Made up of:-

- Carry forward from 2018/19 of £208,142
- Partner contributions of £59,000
- Re-allocation of Homes England Capacity Fund grant funding to ACS support of £40,000 (if agreed by HE)

2.3 **Table 2: JPAB Revenue Budget for 2019/20**

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Anticipated
BBC Secretariat	£2,000	Committed
Audit	£1,000	Anticipated
Admin Travel	£1,000	Anticipated
Developer 'stalled sites' third workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (2018/19)	£3,420	Committed
HE Capacity Funding Monitoring (2019/20)	£3,420	Anticipated
Councillor Workshop facilitation/report	£2,200	Paid
HMA Boundary Study	£6,000	Paid
SHLAA Audit Study	£14,875	Committed
Growth Options Study	£45,125	Anticipated
Project Management/Planner support (PDF)*	£106,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
Total Committed & Anticipated Expenditure	£258,540	
Unallocated Budget**	£48,402	

*Two year contract

**Available for studies, evidence base work, etc

2.4 The outstanding amount of £48,602 is available as a JPAB contribution to the work of replacing the Greater Nottingham Core Strategies.

3.0 **Future Funding**

3.1 Each of the partner Councils agreed to contribute to the ongoing work of the partnership in 2016. Each Council makes annual contributions to the work of JPAB, which currently are:

Partner	Contribution
Ashfield District Council	£4,000
Broxtowe Borough Council	£8,000
Derbyshire County Council	£0
Erewash Borough Council	£8,000
Gedling Borough Council	£8,000
Nottingham City Council	£15,000 (plus £5,000 'in kind')
Nottinghamshire County Council	£8,000
Rushcliffe Borough Council	£8,000
TOTAL	£59,000

3.2 The 2019/20 contributions are now due and will be requested shortly. The agreement in 2016 was for three years. The position on contributions going forward will therefore require review in 2019/20, and subsequent agreement by JPAB. A report will be

bought to the December JPAB meeting setting out recommendations for consideration.

Contact officer:-

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Item 8 Housing Developers Forum

1 SUMMARY

- 1.1 JPAB has hosted two successful Housing Developers Forums in the past two years, focussed on understanding and overcoming the barriers to housing development in Greater Nottingham.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the intention to hold a further Housing Developers Forum in late 2019.

2 Background

- 2.1 The last Developer Forum was held in February 2019 but RBC is keen to hold another this year to cover the rapidly emerging topic of building sustainable, environmentally friendly homes.
- 2.2 The purpose of the meeting will be to understand how we can work together with local developers to improve delivery of homes which help to deliver the Government's target of carbon neutrality by 2050.
- 2.3 A draft agenda is attached at appendix 1.

Lead Officer: Dave Mitchell
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Appendix 1 - Greater Nottinghamshire Developer Forum

9.30am Friday 1 November 2019

Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham

In Greater Nottinghamshire we are about to embark on our Core Strategy review process as a part of this we want to raise the environmental sustainability standard of housing developments. This includes the homes themselves as well as the quality of the environment within which a development sits, sustainable transport links and design quality.

This workshop is an opportunity for us to explore with our key developer partners how we build this ambition in to our plans. Attendees will hear about national and regional policies and plans as well as existing opportunities that we can take advantage of. However, the focus of the event will be round table discussions focussed on identifying:

- The aspirations of local authorities around responding to the climate change agenda by using innovative approaches
- Challenges and obstacles faced to achieving the objectives and how we might be able to overcome them.
- Incentives and best practise.
- What we can do together and where we need Government intervention and support.
- Shared ambitions for environmentally sustainable housing development in Greater Nottinghamshire

How can we work better together to set the standard for future development; building places people want to live for the benefit of all.

Agenda

1	Welcome	10.00
2	The view from Government	10.15
3	Rising to the climate crisis	10.45
4	A developers perspective	11.15
5	Midlands Energy Strategy	11.45
6	Making housing fit for the future – facilitated workshop/roundtable discussion (working lunch) <ul style="list-style-type: none">• What is happening already• Identifying shared ambitions• Next steps	12.15
7	Close	2.30

ITEM 9 Any other business

ITEM 10 Future Meetings

JPAB	Time and Venue
17 Dec	Broxtowe Council Offices, Council Chamber
Dates for 2020 to be confirmed	