

Greater Nottingham Planning Partnership



AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday, 29 June 2021 2:00pm: via Microsoft Teams

1. Introductions and Apologies
2. Appointment of Chair
3. Declaration of Interests
4. Approval of minutes of last meeting and matters arising
5. Presentation – Erewash Valley Environmental Project **T.E.P.**
6. Greater Nottingham Strategic Plan Update **MG**
7. JPAB Councillor Workshop 3 **MG**
8. Waste and Minerals Local Plans Update **SG/SB**
9. Homes England Capacity Funding projects monitoring **PM**
10. JPAB Budget 2021/22 **MG**
11. Any other business **ALL**
12. Future Meetings



ITEM 4 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD ON TUESDAY 15 DECEMBER 2020 VIA MS TEAMS

PRESENT

Ashfield: Councillor M Relf

Broxtowe: Cllr D Watts

City: Councillor L Woodings

Erewash: Councillor M Powell (Deputy Chair)

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

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Matthew Kay

Derbyshire County: Steve Buffery

Erewash: Oliver Dove; Adam Reddish

Gedling: Graeme Foster; Alison Gibson

Growth Point: Matthew Gregory; Mark Thompson

Nottingham City: Paul Seddon

Nottinghamshire County: Kathryn Haley

Rushcliffe: Richard Mapletoft

Lichfield: Colin Robinson (presentation)

Observers

Adrian Allenbury

David Bainbridge

Jack Boyce

Tom Collins

Adrian Cox

Caolan Gaffney

Robert Galij

Tom Genway

Rob Gilmore

Jessica Fletcher

Steve Freek

Suzi Green

Tom Haley

Marissa Heath

D Hutchinson

Joel Jessup

Alison Knight

David Lawson

Gary Lees

Richard Lomas

Andy Norton

Paul Stone

Sandhya Ward

Colin Wilkinson

Apologies

Broxtowe: Ruth Hyde

Derbyshire County: Councillor T King

Erewash: Steve Birkinshaw

Gedling: Councillor J Hollingsworth

HS2/NCC: Ken Harrison

Nottingham City: Cllr Sally Longford; James Ashton

Nottinghamshire County: Councillor Phil Rostance; Adrian Smith

Rushcliffe: David Mitchell

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed everyone to the meeting (held virtually due to Covid-19 restrictions) and apologies were 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 previous meeting held on 15 December 2020 were approved as recorded. Matters arising from the last meeting with regards to the Disability Involvement Group were attached as an appendix to the agenda papers courtesy of Councillor Linda Woodings.

4. **Nottingham Core and Nottingham Outer HMAs**

Employment Land Needs Study (presentation by Lichfields)

Colin Robinson (Lichfields) explained that they were asked to update the 2015 study which formed part of the councils' evidence base. They were commissioned to identify future employment demands for 2018-2038 based on past and future needs.

CR illustrated their analysis for office floor space and distribution and the impacts of pre and post Covid on the local economy. The losses and gains relating to office and industrial space for each authority area were outlined followed by the potential challenges for the authorities in how to address any losses.

Due to the pandemic, employment and office space projections proved difficult to forecast with an increase in hot desking and home working although it was expected that densities were likely to resume to some normality in June. The trajectory for job growth to 2026 in the Core HMA and Outer HMA areas was outlined. This resulted in future land requirements being identified.

The presentation concluded by highlighting key challenges which included the pressure to obtain suitable distribution sites and the implications of Class E and changes to permitted development rights which may make it difficult for office and light industrial spaces to be protected against alternative uses.

LW found the presentation interesting with Nottingham City losing offices to residential and student accommodation through permitted development rights. There would also be further implications following the publication of the Planning White Paper.

PSeddon agreed it was a very thorough presentation based on past trends in a complicated and uncertain world. He would like to see significant change for the Economic Development Strategy with the Levelling up Fund.

CR had based their analysis on a range of scenarios over Brexit and Covid-19 for all districts. This part of the County has good quality sites and benefitted from the strategic road network.

MP confirmed that Stanton development was now a realistic prospect as Verdant had acquired 78 ha with plans for employment and green space with over 3,500 jobs. EBC are expecting an outline application by August 2021.

CR reiterated the importance of the HMA continuing to work together. He advised that a full version of the ELNA study would be available shortly to be signed off by officers.

5. **Greater Nottingham Strategic Plan Update** (Matt Gregory)

MG gave an update on Erewash Borough and the Ashfield District Councils' Local Plans.

- (i) ADC is progressing with their Local Plan and is awaiting the outcome of a number of evidence base reports. Following the government announcement on the standard method consultation, Ashfield's housing need remains at 482 dwellings per annum.
- (ii) EBC's Options for Growth consultation was approved by Council.

MP (EBC) confirmed that Council agreed on 25 March for a six-week public consultation. The target is to have a plan adopted by December 2022.

MG referred to the two workshops held since the last meeting.

The workshop in January 2021 gave an introduction to the principles of the Strategic Plan. The workshop held in February 2021 focused on the vision and objectives of the Plan to meet the housing needs.

At the workshops there were discussions regarding how strategic sites could contribute to meeting housing needs and the requirement for different house types to meet different needs.

MG outlined a draft vision and Strategy Policy based on the key points made at the workshops which were listed within the accompanying report. The next steps would be to hold future workshops and prepare a draft plan with JPAB approval.

Joint Planning Advisory Board was resolved to:

- (a) DISCUSS the outcome of the two Councillor workshops and the draft vision and strategy set out in the appendix;**
- (b) NOTE the progress with Strategic Plan preparation in Greater Nottingham.**

6. **Waste and Minerals Local Plans Update**
(Kathryn Haley/Steve Buffery)

Nottingham/Nottinghamshire

KH gave an update on the Nottinghamshire Minerals Local Plan. The Inspector's report was issued on 10 March and the Plan was adopted on 25 March. The deadline for a legal challenge by judicial review is 7 May. There is no further update to report for the Joint Waste Plan. The Waste Needs Assessment is anticipated in June. A draft version is expected for public consultation in Autumn 2021.

Derby/Derbyshire

SBuff updated progress since the last meeting for the Derbyshire Minerals Joint Local Plan. Following the consultation period which closed on 13 December, the councils identified sand and gravel extraction sites in south Derbyshire. There were 90 responses to the consultation with an additional site submission from a quarry operator in Sudbury. Both authorities are currently assessing the representations made. The Joint Waste Local Plan for both councils will be put on hold until after the County Council elections with the next consultation due to take place in the early autumn.

- 6.3 GW recognised the amount of work that had been put into Nottingham/Nottinghamshire's final report for the Inspector which was signed off by Nottinghamshire County Council's Full Council on 16 March and wished to thank officers for their efforts. TH asked Steve Buffery to pass on the same gratitude to officers at Derbyshire County Council.

Joint Planning Advisory Board was resolved to NOTE the progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans.

7. **Homes England Capacity Funding projects monitoring**
(Matt Gregory)

MG reported that the Homes England Capacity Funding projects were coming to an end with only a couple to take forward. GBC would need to repurpose some of the funding they received to other projects within the scope of the grant.

EBC were awarded funding for Stanton regeneration sites although the north part of the site has now been assigned for employment purposes. MP updated the Board and outlined how the southern part of the site would be available for housing but with no realistic prospects of being delivered within the plan period. EBC offered an alternative suggestion for a site south west of Kirk Hallam for 1,000 – 1,300 homes (200 – 300 homes within the five-year target). The site forms part of the Options for Growth consultation and would require a relief road to the site for access and to improve the road network. There is a funding gap for further

investigation work which the £95k Capacity Funding could contribute to. This would need to be agreed by Homes England and the Executive Steering Group within the next two to three months.

Joint Planning Advisory Board resolved to NOTE this report and the details set out in Appendix 1.

8. **Any other business**

Cllr Tony Harper informed the Board that this would be his last meeting as he was retiring in May after six years Chairing the Joint Planning Advisory Board. He wished everyone all the best and thanked them for a fantastic job being able to achieve massive results with cross party working and for everyone to keep safe.

GW wished to thank TH for all his hard work and sterling efforts chairing JPAB and wished him the very best.

MP concurred and commented that he enjoyed working with TH and thanked him for leading the Board all through that period and wished him good luck. He wanted it to be known that JPAB all worked well together irrespective of politics. TH thanked MP for being a superb Deputy Chair.

LW echoed the sentiments and on behalf of colleagues thanked TH so much for being a great Chair of JPAB and wished him all the very best for the future.

9. **Future Meetings 2021**

DATE	TIME	VENUE
Tuesday 28 September 2021	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston or Microsoft Teams Virtual meeting (to be agreed)
Tuesday 14 December 2021	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston or Microsoft Teams Virtual meeting (to be agreed)

MEETING CLOSED AT 3.10 PM

ITEM 5 Presentation: Erewash Valley Environmental Project (T.E.P. consultants)
--

To present work being undertaken by T.E.P. consultants on blue and green infrastructure along the Erewash valley.

The work is highly relevant to JPAB, as members have indicated that blue and green infrastructure should be at the heart of the emerging Strategic Plan, and that new strategic development should be accompanied by new and significant blue and green infrastructure on a scale commensurate with growth ambitions.

Contact officer:-

Matt Gregory

Greater Nottingham Planning Manager

0115 876 3981

matt.gregory@nottinghamcity.gov.uk

ITEM 6 Greater Nottingham Strategic Plan Update

1.0 SUMMARY

- 1.1 JPAB agreed to the principle of preparing a new Strategic Plan 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 **NOTE** the progress with Strategic Plan preparation in Greater Nottingham.

2.0 Councillor Workshops

- 2.1 The December 2020 meeting of JPAB resolved to hold two Councillor Workshops to develop a preferred approach for strategic policy development.
- 2.2 The first workshop on 19 January covered the unique opportunities and constraints in Greater Nottingham, the approach to infrastructure provision, the outcome of the government's new 'standard methodology' for determining housing need, the current housing land supply position in Greater Nottingham, and agreed elements of the 'vision' for growth in Greater Nottingham up to 2038.
- 2.3 The second workshop on 24 February built on contributions from the first workshop and considered how the gap between housing need and housing supply could be made up at a Greater Nottingham level. A proposed 'vision' was presented, together with an outline strategy for setting the spatial disposition for growth. The wider strategic planning framework to support growth was also discussed, with an opportunity for each council to feedback on what this might mean for their area. Following the workshops, a draft vision and strategy was produced and this was reported to the March meeting of JPAB. A copy of the draft vision and strategy is included in Appendix A, as a reminder and for information for new members of JPAB. Note that the vision and strategy will be subject to change and refinement as the strategic plan is prepared.
- 2.4 Further work to ascertain the housing supply position of each Council is currently being undertaken which includes the review of the Strategic Housing Land Availability Assessments (SHLAAs). Following this work, a third Councillor workshop is proposed to consider housing distribution and how the identified housing need could be met.

Housing supply

- 2.5 Since the March meeting of JPAB, the results of the standard methodology for Greater Nottingham has altered. This is due to the Government publishing new affordability data and as the methodology rolls forward a ten year period from the 2014-based household

projections each year. This means that the housing need for Greater Nottingham changes each year, which makes strategic planning more challenging, and highlights the need for flexibility in the form of a buffer. In summary, the housing need figures to 2038 have increased, most significantly in the City area¹, largely due to the rolling forward of the ten year period. The Greater Nottingham area figure has increased from 69,372 to 70,345 new homes for the proposed plan period.

- 2.6 All the Councils are currently refreshing their Strategic Housing Land Availability Assessments. This has resulted in an increase in assessed supply, particularly in the City, where updated windfall assumptions have been applied, and an assumption for new homes in the wider Broadmarsh area, as a result of significant changes anticipated in this area. This has significantly reduced the gap between supply and housing need for the City area, whilst increased supply has also been identified in Broxtowe, Gedling and Rushcliffe. Housing supply will continue to be assessed, and further sources of supply may be identified.
- 2.7 The results are shown in the table below, which shows the housing land supply and the 'standard methodology' derived housing need to 2038 (table 1). It will be noted that estimated supply exceeds housing need at the present time.

Table 1: Housing Need at 2038 vs Estimated Supply

	Standard Method Housing Need 2020 to 2038*	Current Estimated Supply 2020 to 2038**	Difference
Ashfield	8,251	8,251 (assumed)	0
Broxtowe	6,947	7,979	+1,032
Erewash	6,954	6,954 (assumed)	0
Gedling	8,329	8,173	-156
Nottingham City	29,111	24,700	- 4,411
Rushcliffe	10,753	16,090	+5,337
Greater Nottingham	70,345	72,147	1,802

* 2020/21 using old standard method, remaining years using new standard method.

** Current estimated supply (for example, sites with planning permission or already included in adopted Local Plans).

¹ In line with Government policy, the City Council's housing need includes a 35% uplift. Without this uplift, the City Council's supply would exceed its need.

2.8 In order to move to the next stage of plan making, decisions are required as to the distribution of development. Even though table 1 shows the gap between Greater Nottingham need and current supply can be closed, there are still several issues that need consideration:

- Housing need derived through the standard method is the starting point for determining housing requirements. There may be valid planning reasons for varying from this.
- The difference between supply and housing need is narrow at around 2.4%. There is a risk that this could be reduced further or move to a negative figure due to annual changes in the affordability ratios and other methodological factors sitting behind the standard method.
- Consultees to the Growth Options suggest it is good practice for Local Plans to provide a buffer over and above their housing need to allow for non delivery of sites and provide flexibility.
- An issue has been identified by Rushcliffe whereby if existing identified housing supply in the Borough is taken to be their housing target in terms of five year land supply and housing delivery test, they could be unfairly penalised. This is because although they may deliver enough housing to meet their own need, if the target is set to also include an element of the wider (City) housing needs, and this is not then met, this would result in a loss of control over planning decisions within their area.

2.9 Clearly these matters require further consideration and political input to reach a conclusion, and it is proposed that a further Councillor workshop be convened to address this. (See next item).

3.0 Erewash Growth Options Consultation

3.1 Erewash BC has recently consulted on a Revised Growth Options document. The consultation period closed on 10th May and the representations are currently being considered. Erewash contributed to the Councillor Workshops and are committed to joint evidence preparation and alignment of strategy and policy where relevant.

3.2 A verbal update on strategic plan progress and proposed next steps will be given at the meeting.

4.0 Ashfield Local Plan

4.1 Ashfield DC has commissioned relevant evidence base work to support the production of their local plan and officers have been progressing the plan with members through the lockdown. Officers are currently awaiting the outcome of several evidence base reports. The Council is also considering the implications of the changed housing need requirements arising from the statistical inputs into the standard method formula. This means the housing need requirement for Ashfield has fallen from 482 dwellings per annum to 457 dwellings per annum.

5.0 Strategic Plan Evidence Base Progress

5.1 A summary of progress is as follows:-

5.2 Completed work:

- Housing Market Area Boundary Study
- Review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs)
- Greater Nottingham Growth Options Study
- Housing Need Assessment

5.3 The Employment Land Needs Study has now been completed. The key findings of this study were reported to JPAB in March. The Study included a recommendation that the Councils should consider a further strategic study to quantify the extent of the logistics/distribution need across the wider area with a particular focus on the M1 corridor. Discussions are currently ongoing between Nottinghamshire County Council and Derbyshire County Council about undertaking the study and a further update will be provided in due course.

5.4 Further work is ongoing which will take forward the consultants findings, and recommend a preferred growth scenario, together with a recommended spatial distribution of employment development across Greater Nottingham.

5.5 A Gypsy and Traveller Housing Needs Assessment has been procured from specialist consultants (RRR) separately from the rest of the Housing Needs Assessment. RRR have submitted a final report which has been subject to review by the partner Councils.

5.6 Ongoing work

Green and Blue Infrastructure (GBI) Study

5.7 Phase 1 of this work, the collection of baseline data has been largely completed, with the identification and mapping of strategic GBI assets and corridors now being finalised. The next stage is a targeted consultation with key stakeholders which is due to be undertaken in June. Phase 2 may require the commissioning of specialist consultants, and will overlay GBI and potential growth options, to ensure that protecting, enhancing and providing new GBI is a central element in informing a preferred growth option.

Strategic Transport Modelling

5.8 Transport modelling is a key piece of evidence to support any chosen development strategy. The East Midlands Gateway Model covers the whole of Greater Nottingham and it is proposed that it be used to provide an assessment of the strategic transport impacts of the selected draft growth scenario. This will provide an indication of whether the development proposals are feasible in strategic transport terms and, if so, what strategic mitigation is required to accommodate the Plan's proposals. A brief is now being finalised between the partner authorities with the intention to commission the work in the forthcoming months.

Sustainability Appraisal (SA)

- 5.9 The Sustainability Scoping report has been updated in response to consultation. The next stage of the SA is now underway, and will accompany the draft Strategic Plan. This includes the assessment of reasonable alternative growth options, to inform and support the preferred option.

Green Belt Review

- 5.10 A targeted Green Belt Review is currently being undertaken. The adoption of Part 1 and Part 2 Local Plans resulted in areas of land being removed from the Green Belt. The assessments undertaken as part of previous Green Belt Reviews are therefore being reviewed to take into consideration any subsequent changes which have occurred, particularly where these may relate to the purposes of including land within a Green Belt.

Other work:

- 5.11 The Infrastructure Delivery Plan (IDP) which will support the plan review has been scoped out, and contacts established with main infrastructure providers. This will provide the basis for a draft IDP for the Preferred Option/Consultation Draft. Meetings with infrastructure providers are being undertaken to establish initial requirements, expectations, and possible funding opportunities.
- 5.12 A brief for a Town Centres study has been prepared, although the commissioning of this has been postponed due to the impact of Coronavirus restrictions and the uncertainty of town centre prospects in the short term. The commissioning of this work will be kept under review.
- 5.13 The Government has made significant changes to the Use Classes Order. This has included the introduction of 'Class E' which amalgamates a wide range of uses including retail, restaurants and offices. Permitted development rights for changes of use to residential have also been expanded. This will mean that councils will have less control over changes of use and makes it harder to forecast the needs of different commercial uses such as retail and office. These changes will therefore have significant implications for existing and future policies, particularly those focused on retail and employment. Work is currently ongoing to assess the full implications of the changes.
- 5.14 Following on from the commission to investigate how our Strategic Housing Land Availability work could be better aligned, an agreed methodology has been prepared which responds to the recommendations set out in the consultant's report. This work has now been published, and is informing this year's SHLAA work, which is now close to completion. A consistent approach will provide robust evidence to support housing targets to be set out in the Strategic Plan.
- 5.15 The policies contained within the Core Strategies are currently being reviewed. This is taking place in conjunction with the Sustainability Appraisal process.

6.0 Next Steps

- 6.1 The next steps on the review of strategic policies are envisaged to be:

- Agreeing a preferred growth option, including setting the distribution of development
- Develop the GI Strategy, including procurement of stage 2.
- Continue to develop the evidence base.
- Continue to review and work up policies for the draft Local Plan.
- Continue SA process for the draft Local Plan.
- Draft Plan for consultation later in the year.

7.0 Planning Reform

- 7.1 Following the Planning for the Future white paper published in August 2020, the Queen's speech on 11th May set out the government's legislative priorities for the year ahead. One of the much anticipated reforms is through the Planning Bill, which proposes "Laws to modernise the planning system, so that more homes can be built". However, there is little detail on which measures from the White Paper will be taken forward. The Bill is anticipated at the end of this year.

Lead Officer:

Matt Gregory, Greater Nottingham Planning Manager
matt.gregory@nottinghamcity.gov.uk, 0115 876 3981

APPENDIX A

Draft Greater Nottingham 2028 Vision Statement

We need to develop a succinct vision for the plan which will set out how we want to see Greater Nottingham grow and evolve to 2038. Whilst everyone will have a different perspective, common themes will be shared by all. We need a vision which reflects that changes will happen, and we want to manage that change to achieve the best outcome for the area.

By 2038 Greater Nottingham will lead sustainable development in the region. It will make the most of its economic, cultural, heritage and natural assets and be at the forefront of tackling and adapting to the impacts and challenges of climate change. The area's carbon footprint will be minimised, the unique abundant natural resources will be capitalised on and green and blue infrastructure, landscapes, heritage and biodiversity will be protected, enhanced and increased. Recognising the climate emergency, the councils will seek to be carbon neutral before the government's target of 2050.

The strategic plan will secure a more sustainable, prosperous, safe, healthy and vibrant Greater Nottingham. People from all sections of society will be provided with better access to homes, jobs, services and nature. The area's natural environment, heritage and built form will be all be preserved and enhanced. 70,000 new homes will be delivered, incorporating different types of homes for different life stages. Development sites will be sought firstly within the main built up area of Nottingham and to a lesser extent adjoining it, resulting in an improved quality of life. As a result, urban living will be a popular choice, whilst new development elsewhere will be focused adjoining the built up area of Hucknall and at key settlements. Development will be implemented in a sustainable manner, promoting 15 minute neighbourhoods and mitigating against and adapting to the causes and impacts of climate change.

Economic development will tackle the impacts of the pandemic and include a HS2 hub station to serve the East Midlands, at Toton in Broxtowe and the economic growth potential of the former Ratcliffe-upon-Soar power station will be realised. Innovation will continue to be encouraged by capitalising on links with the Universities and nurturing of new business start-ups. The area will be the pre-eminent sporting centre in the region with a broad range of cultural, tourist and sports facilities.

The City Centre will see the innovative redevelopment of the Broadmarsh centre and town centres will remain vibrant and viable addressing the challenges post Covid by broadening the range of services and community facilities on offer.

The area's unique built and natural environment will be enhanced through sensitive and well designed places, neighbourhoods and developments which will be strongly connected with timely infrastructure. Environmental net gains will be delivered alongside developments and through the enhancement of existing and the creation of new habitats.

The public transport network will continue to be world class and grow, and new NET routes will be provided. There will be new smart cycling and walking networks connecting our neighbourhoods with employment areas and the city and town centres.

All development will take account of flood risk, be energy efficient and high design quality, making efficient use of resources and enabling waste prevention.

Draft Greater Nottingham Overarching Strategy Policy

1. Sustainable Development in the plan area will be achieved through:
 - Ensuring development maximises opportunities to enhance the Green and Blue Infrastructure network and incorporates Green and Blue Infrastructure into new development;
 - Promoting urban living through seeking sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;
 - Ensuring that new development adjoining the built up area of Hucknall, or in or adjoining key settlements (to be defined below) is of a scale and that supports these as sustainable locations for growth;
 - Creating sustainable and attractive places with an enhanced quality of life for residents through implementing a '15 minute neighbourhood' approach; and
 - Maximising the economic development potential of key sites including the former Ratcliffe-upon-Soar power station, Toton/Chetwynd and the wider Broadmarsh area.

2. The settlement hierarchy to accommodate this growth is defined on the Key Diagram and consists of:
 - a) the main built up area of Nottingham;
 - b) adjacent to the Sub Regional Centre of Hucknall;
 - c) Key Settlements identified for growth; and

In other settlements (not shown on the Key Diagram) development will be small scale as defined in Part 2 Local Plans.

Item 7 JPAB Councillor Workshop 3 – further development of the Strategic Plan

Summary

- 1 To discuss the most effective method of involvement of JPAB members in the next stage of the Strategic Plan.

Recommendations

It is recommended that Joint Planning Advisory Board consider the next stage of member engagement with Strategic Plan preparation.

Background

- 2 The workshops held earlier in 2021 received positive feedback, and were effective at engaging members in the concept and shape of the Strategic Plan.
- 3 Following the recent elections there is a need to seek agreement on how housing and wider development needs should be addressed across the conurbation.
- 4 The views of JPAB are sought on:
 - Format of engagement
 - Timing
 - Content and presentation
- 5 Further workshops are proposed to address the issues set out in section two of the previous item.

Lead Officer:

Matt Gregory, Greater Nottingham Planning Manager
matt.gregory@nottinghamcity.gov.uk, 0115 876 3981

ITEM 8 Waste and Minerals Local Plans Update

1.0 SUMMARY

- 1.1 This report updates JPAB on progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans.

2.0 Plans Update

Nottinghamshire/Nottingham

- 2.1 The new Nottinghamshire Minerals Local Plan covering the period to 2036 was submitted to the Secretary of State in February 2020 and the examination commenced in March 2020. Public hearing sessions took place via MS Teams between 26th and 29th October 2020 and were broadcast live on the County Council YouTube Channel. A schedule of main modifications was published for comment between 27 November 2020 and 8 January 2021. The Inspectors Report was issued on 10th March 2021 indicating that the Plan was sound subject to modifications (which the Council had proposed during the examination) and the Council adopted the Plan at its meeting on 25 March.
- 2.2 Nottinghamshire County and Nottingham City Councils are preparing a single Joint Waste Plan in 2019 to replace the 2013 Waste Core Strategy. Consultation on Issues and Options for the Plan together with the scope of the Sustainability Appraisal was completed in May 2020. AECOM have been commissioned by the two Councils to prepare a Waste Needs Assessment which will report in June 2021. This will provide an estimate of future waste arisings and in light of available waste treatment capacity, inform what levels of additional facility the Joint Waste Local Plan will need to plan for. It is expected that a draft version of the Joint Waste Plan will be presented to each Council for approval prior to public consultation in Autumn 2021.

Derbyshire/Derby

- 2.3 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' – Proposed Approach was carried out in Spring 2018. Following publication of the NPPF in 2019 which now stipulates that local plans should cover a 15 year period from adoption of the plan the Councils are extending the Plan period to 2036. This meant that the Councils have had to re-examine the situation regarding the supply of sand and gravel from the Plan area to determine the scale of additional provision that the Plan must make and the amount that will be required from new sites. As part of this re-examination, the Councils asked sand and gravel operators within the county if

they wished to promote additional sites for working during the Plan period to 2036. This resulted in three further sites being put forward. These sites were assessed through a Sustainability Appraisal alongside the other sites that were previously considered and five preferred sites have been identified. The Councils published a Sand and Gravel Site Allocations Document for consultation between 20th October and 13th December 2020 that included all eight sites. Responses to the consultation are being logged and assessed at the time of writing. A consultation on the full proposed draft Minerals Local Plan is anticipated in the Autumn 2021, following the County Council elections.

- 2.4 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach on waste capacity need across the plan period. It also provides a summary of the quantities of waste generated which now encompasses the period from 2006-2018. 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
- 2.5 Consultation on the papers will take place in Autumn 2021 following the County Council elections and also include running some drop in events (subject to the lifting of Covid-19 restrictions) 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 Spring of 2021.

Lead Officers:

Matt Gregory, Greater Nottingham Planning Manager
matt.gregory@nottinghamcity.gov.uk, 0115 876 3981

Stephen Pointer, Team Manager Planning Policy,
Nottinghamshire County Council
stephen.pointer@nottscc.gov.uk, 0115 993 9388

Steve Buffery, Team Leader Policy and Monitoring
Derbyshire County Council
Steven.Buffery@derbyshire.gov.uk 01629 539808

ITEM 9 HE Capacity Funding – Quarter 3 (Year 4) October to December 2020

1.0 Summary

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

2.0 Recommendations

It is recommended that JPAB **NOTE** the approval of Executive Steering Group to repurpose £98,684 of HE funding allocated to Erewash for studies in relation to accelerating housing delivery at Land South West of Kirk Hallam; and **NOTE** this report and the details set out in Appendices 1 2 and 3.

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/updates – Quarter 4 (Year 4) January to March 2021

- 4.1 Progress/updates for this quarter is set out in Appendix 1.
- 4.2 Gedling Council has re-purposed some of its underspend to fund a post as set out in Appendix 2. This was approved by the chair of ESG in accordance with due process.
- 4.3 Erewash Borough Council now proposes to re-allocate the funding initially secured for Stanton Regeneration site and use it to progress housing delivery at Land South West of Kirk Hallam.
- 4.4 Following a purchase announcement in late 2020, the northern section of the Stanton site is now coming forward for employment uses. As such there is no longer a strategic fit with the HE programme which relates to “Housing Zones and Large Sites, where capacity funding will unlock housing”. The council is still proposing the southern section of the site as a housing allocation however there is currently no promoter for this land and no realistic prospect of housing being delivered until the latter part of the plan period. There are no other allocated strategic sites in the adopted Core Strategy, and the council has therefore requested a transfer of the Capacity funding from the Stanton Regeneration Site to Land South West of Kirk

Hallam. This site could deliver between 1000- 1300 homes over plan period, and 200-300 within the next 5 years. It is an emerging Local Plan Strategic Housing Allocation with an active promoter. One of the key infrastructure requirements is a relief road, which is required in order to mitigate impacts on the local network. Specifically the HE funding could cover the following studies in relation to the proposed relief road: Hydraulic modelling, Transport Planning and Spine Road and Site Access, Junction Design.

- 4.5 The remaining sum available to Erewash is £98,684. Referring to the original Growth Point funding delegations established in 2008, for projects of between £50,001 - £100,000 the decision lies with ESG, and reported to JPAB (see approval levels at Appendix 3). Accordingly, at its meeting of 3 June 2021, ESG approved the repurposing of £98,684 for studies in relation to accelerating housing delivery on Land South West of Kirk Hallam, and this is now being reported to JPAB.

5.0 Risks and Issues

- 5.1 JPAB agreed to work up some reserve projects for both any underspend of the HCA funding and also to have projects 'oven ready' should further opportunities for grant funding come forward. These will continue to be progressed.

6.0 Next Steps

- 6.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on quarter 1, year 5 will be reported to the next JPAB meeting.

Contact Officer:

Peter McAnespie
Partnerships and Local Plans Manager
Nottingham City Council

Tel: 0115 876 4068

E-Mail: peter.mcanespie@nottinghamcity.gov.uk

Appendix 1 - Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	19 th May 2021		
Project Manager	Peter McAnespie	Reporting Period:	January – March 2021		
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 to date:

Erewash

Erewash Council is proposing to re-allocate the funding initially secured for Stanton Regeneration site and use it to progress housing delivery at Land South West of Kirk Hallam.

- Grant total: £100,000. Remaining: £98,684.

Gedling:

- **A60 corridor transport assessment: A60 corridor transport assessment:** Work is progressing well on the A60 transport modelling. The initial scenario has now been modelled and work on modelling the additional scenario is due to be completed by the end of the month. It has been agreed that the remaining funding will be repurposed to fund a temporary post to support the delivery of housing in Gedling Borough. **Further details are set out in appendix 2.**
- Grant total: £90,000. Remaining: £45,815. Full commitment of funds anticipated.

- **Station Road and Burton Road:** Covid has had a significant impact on progress with these 3 key sites, and the demolition of Station Road had to be halted. Contractors were able to return to site in August and complete the works.
- GBC are continuing to develop the business case for both Station Road and Burton Rod, and appraising options for the Killisick site – though this is not straight forward as there are several landowners. Starter Homes funding has been accessed which is being used towards the demolition and survey costs for Station Road. A consultant has been appointed and options appraisal commissioned with Tomlinson's which will include any surveys etc. Expectation is to be able to start actively progressing these sites and spending the funding by the end of the calendar year.
- Grant total: £42,967. Remaining: £42,967. Full commitment of funds anticipated.

NCC:

- **Waterside:** Positive discussions regarding working collaboratively on site redevelopment have been held with key stakeholders. However, ownership is complex in this area and due to historic uses viability is likely to be challenging. Capacity funding utilised to undertake baseline work to refresh the title information for the area. Progressing with a feasibility brief for viability work. Landowners to share contamination information prior to report being commissioned. No spend this quarter.
- Grant total: £70,000 plus £5,120 repurposed from Island Site. Remaining: £19,424. Full commitment of funds anticipated.

Rushcliffe sites:

- **East of Gamston:** All landowners have been advised that it is unlikely the Borough Council would determine any planning applications for the site until an SPD has been adopted by the Council. An outline application was been submitted in December 2020 (ref 20/03244/OUT) for approximately 50% of the allocation and is currently pending determination. The application has a determination date of April 2021 but this has been extended until 31 December 2021 to allow the progression of the SPD. The Borough Council have invited all the landowners to a regular series of meetings (met monthly since Oct 2020 with monthly meetings scheduled till December 2021) to discuss the content and progression of the SPD. A series of separate meetings with focused technical experts e.g. highways, blue infrastructure, education have been held and others to cover topics such as heritage, green infrastructure, and open space/play are amongst others arranged to discuss key topics/areas for inclusion in the SPD.
- **South of Clifton Strategic Allocation:** Four separate Reserved Matters applications (all for infrastructure provision, roads, drainage and earthworks) have now been determined and numerous discharge of conditions applications are currently pending determination. A Reserved Matters application for the first commercial building has now been approved, however the first reserved matters applications for residential development are still awaited. Two separate Reserved Matters applications for landscaping on the edges of the site (predominantly either side of the A453) have also been submitted for consideration. Applications to discharge conditions continue to be submitted and discharged (often on a phased basis).

- North of Bingham: The site has full planning permission for 1050 dwellings, with 86 dwellings completed up to 31 March 2020. A Reserved Matters application (ref 20/03212/REM) for the re-plan of 254 plots around the primary school is currently pending determination for a new developer at the site (Taylor Wimpey). Another Reserve Matters application (21/00232/REM) to re-plan an area comprising 172 dwellings to the south-western part of the site has been submitted for consideration. A separate Reserved Matters application (ref 21/01247/REM) to re-plan 16 units on the site has also been submitted for consideration.
- Former RAF Newton: The site has full planning permission for 528 dwellings (granted August 2020). Applications to discharge conditions have been submitted and are currently pending determination. An application to vary one individual house has also been. Applications to discharge conditions are still pending determination.
- Grant total: £240,000. Remaining: £15,201.

Closed Projects: Homes England funded element of work now complete:

- Ashfield: Harrier Park/Rolls Royce. Broomhill Farm - funding repurposed to procure Conurbation Planning Policy Manager post.
- Broxtowe: Walker Street
- NCC: Island, River Leen and Padstow sites. Remaining Island Site funding repurposed for Waterside site.

Funding Allocation: £855,000					RAG Status		AMBER
Forecast spend (Yr4 Jan – March 2021)	£855,000	Actual Expenditure		Committed Expenditure	£40,763	Remaining	£222,093
Actual Expenditure	Year 1	£0.00 (April – June 2017)	£9,585 (July – Sept 2017)	£9,585 (Oct – Dec 2017)	£113,303 (Jan – March 2018)		
	Year 2	£113,303 (April – June 2018)	£168,872 (July – Sept 2018)	£311,130 (Oct – Dec 2018)	£331,293 (Jan – March 2019)		
	Year 3	£331,293 (April – June 2019)	£376,296 (July – Sept 2019)	£391,296 (Oct – Dec 2019)	£489,352 (Jan – March 2020)		
	Year 4	£489,352 (April – June 2020)	£529,352 (July – Sept 2020)	£592,143 (October – December 2020)			
Notes on reasons for budget variances:							

Appendix 2 – Approved re-purposing of Gedling Councils HE funding.

A60 corridor transport assessment.

The cost of modelling the initial scenario is specified in the contract with Systra and is approx. £34k and the total cost would increase if (as is assumed) a further scenario needs to be modelled. As such the anticipated total cost will be £43k. Whilst the modelling of a further scenario would take a further 6 weeks, the cost is specified in the contract and is therefore already known.

Our proposal is to use the remaining funding of around £45,000 to support a temporary officer to focus on the delivery of strategic sites in Gedling Borough. On the basis of an appointment on band 8, at a cost of £34,500 including on costs if appointed at the top of the band, the post could be funded for 15 months. The purpose of the post would be to support the delivery of existing housing allocations by focussing on the following key work areas:-

- 1) Progressing key housing allocations in accordance with the adopted Aligned Core Strategy and Local Planning Document and associated policies. This will include taking a proactive approach with the developers/landowners and identifying the full range of infrastructure and services necessary to advance the delivery of housing on these strategic sites.
- 2) Working as part of a team responsible for securing the delivery of strategic housing sites. In particular to identify and advise on the transport, education, social, green infrastructure and other essential services.

The sum of £45,000 falls within the delegation of the Growth Point Planning Manager (Matt Gregory) in consultation with the Chair of ESG (Sally Gill). This was agreed by exchange of emails on 15 April 2021.

Appendix 3 New Projects – Approval Levels

Project Cost	Approval Level	Other Requirements
Below £5,000	GP Manager	Project Application Form Positive Appraisal by GP Manager Include in programme report to ESG/JPAB
£5,001 to £50,000	Delegated to GP Manager in consultation with the Chair of ESG.	Project Application Form Positive Appraisal by Appraisal Team, Include in programme report to ESG/ JPAB
£50,001 - £100,000	Delegated to ESG. If urgent approval required between ESG meetings, approval to be sought from ESG Chair plus one ESG member.	Project Application Form Positive Appraisal by Appraisal Team Report to ESG on impact on programme. Include in overall programme report to ESG/JPAB
Over £100,001	Approval via JPAB. If urgent approval required between JPAB meetings approval to be sought from ESG Chair, JPAB Chair plus one JPAB member)	Project Application Form Positive Appraisal by Appraisal Team Report to JPAB on impact on programme. Include in overall programme report to ESG/JPAB

Item 10 JPAB Budget 2021/22

1.0 SUMMARY

1.1 This report updates Joint Planning Advisory Board on the Partnership's revenue budget.

Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the budget position at the close of 2020/21; and
- (b) **APPROVE** the budget for 2021/22; and
- (c) **NOTE** the partner contributions to the work of JPAB during 2021/22.

2.0 Financial Position at close of 2020/21`

2.1 Nottingham City Council is the accountable body for the Greater Nottingham Planning Partnership (for which JPAB provides the political governance). Accordingly, Nottingham City Council is responsible for managing the partnership's budget.

2.2 **Table 1** below shows the JPAB revenue budget position at the end of the financial year 2020/21. Those elements not spent during 2020/21 are available to roll forward to 2021/22.

2.3 The anticipated JPAB budget for 2021/22 is set out at **table 2** below.

Revenue Budget 2020/21 £294,674

Made up of:-

- Carry forward from 2019/20 of £223,874
- Partner contributions of £70,800

2.4 **Table 1: JPAB Revenue Budget at end of 2020/21**

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£62,258	Paid
NCC Ad hoc support (Website)	£947	Paid
BBC Secretariat	£2,000	Paid
Audit	£1,000	Carry forward
Admin Travel	£1,000	Carry forward
Developer 'stalled sites' fourth workshop	£1,000	Carry forward
BBC Masterplanning	£5,700	Carry forward
HE Capacity Funding Monitoring (2019/20)	£2,640	Paid
Growth Options Study	£45,125	Paid
INOVEM consultation database	£15,940	Paid
Project Management/Planner support (PDF)*	£20,361	Paid

Severence Risk Contingency	£10,000	Carry forward
Total Expenditure	£145,403	
Remaining Budget**	£149,271	

2.5 The remaining budget of £149,271 is available as a JPAB contribution to the work of preparing the Greater Nottingham Strategic Plan.

3.0 Financial Position at beginning of 2021/22

3.1 The anticipated JPAB budget for 2021/22 is set out at table 2 below.

Revenue Budget 2020/21 £220,071

Made up of:-

- Carry forward from 2018/19 of £149,271
- Partner contributions of £70,800

3.2 Table 2: JPAB Revenue Budget for 2021/22

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£62,258	Committed
NCC Ad hoc support	£2,000	Anticipated
BBC Secretariat	£2,000	Committed
Audit	£1,000	Anticipated
Admin Travel	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (2019/20)	£1,920	Committed
INOVEM consultation database	£14,040	Committed
Project Management/Planner support (PDF)*	£88,118	Committed
Severence Risk Contingency	£10,000	Contingency
Total Committed and Anticipated Expenditure	£188,036	
Unallocated Budget**	£32,035	

*Two year contract

**Available for studies, evidence base work, etc

3.3 The outstanding amount of £32,035 is available as a JPAB contribution to the work of preparing the Greater Nottingham Strategic Plan.

Other Funding

3.4 Table 3 below shows other funding attributed to some partners as part of the Brownfield Register pilot scheme in 2016. This funding is available to those Councils as individual contributions to future JPAB work.

Table 3: Other Funding

Other partnership funding	Amount	Status
4 x Brownfield Land Registers (BBC, GBC, NCC, RBC)	£37,811	Ongoing

4.0 Partner Contributions

- 4.1 Following the agreement of the partner Councils in 2016 to contribute to the ongoing work of the partnership, each Council makes annual contributions to the work of JPAB, which currently are:

Partner	Proposed Contribution	
Ashfield District Council	£4,800	
Broxtowe Borough Council	£9,600	
Derbyshire County Council	£0	
Erewash Borough Council	£9,600	
Gedling Borough Council	£9,600	
Nottingham City Council	£18,000	plus £5,000 in kind
Nottinghamshire County Council	£9,600	
Rushcliffe Borough Council	£9,600	
TOTAL	£70,800	

- 4.2 The 2021/22 contributions are now due and will be requested in due course.

Contact officer:-

Matt Gregory
Greater Nottingham Planning Manager
0115 876 3981
matt.gregory@nottinghamcity.gov.uk

ITEM 11 Any other business

ITEM 12 Future Meetings

JPAB	Time and Venue
28 September	2:00pm - tbc
14 December	2:00pm - tbc