

## AGENDA

### GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Thursday 20th September 2018 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Nottingham Core Housing Market Area Boundary Study 2018  
– Presentation by Opinion Research Services
5. Joint Planning Advisory Board – Terms of Reference **MG**
6. Local Plans Update **JG**
7. Draft Greater Nottingham Statement of Common Ground **MG**
8. Review of the Core Strategies **OD**
9. Planning Protocol **DM**
10. HE Large Sites and Housing Zones Capacity Fund **PM**
11. Retention of Major Projects Team **PM**
12. Member Design Workshop **SB**
13. Joint Planning Advisory Board 2018/19 Budget **MG**
14. Any other business
15. Future Meetings



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**ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 14 DECEMBER 2017 AT BROXTOWE BOROUGH COUNCIL**

**MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 8 MARCH 2018 AT BROXTOWE BOROUGH COUNCIL**

**PRESENT**

**Broxtowe:** Councillor T Harper (Chair)

**Erewash:** Councillor M Powell

**Gedling:** Councillor J Truscott

**Officers in Attendance**

**Ashfield:** Neil Oxby

**Broxtowe:** Ruth Hyde; David Lawson

**Derbyshire:** Steve Buffery

**Erewash:** Steve Birkinshaw; Oliver Dove

**Gedling:** Joanna Gray

**Growth Point:** Matthew Gregory; Peter McAnespie

**Nottingham City:** Paul Seddon

**Nottinghamshire County:** Stephen Pointer

**Rushcliffe:** David Mitchell

**Observers**

**Barratt Homes:** Robert Galij

**General Public:** Richard Taylor

**Highways England:** Steve Freek

**Natural England:** Louisa Aspden

**Apologies**

**Ashfield:** Carol Cooper-Smith

**Broxtowe:** Steffan Saunders

**Environment Agency:** R Cooper; A Pitts; J Drewry; R Millbank

**Gedling:** Cllr Jenny Hollingsworth

**General Public:** John Hancock

**Highways England:** Rajinder Kaur

**Homes England:** Jane Tricker

**Nottingham City:** Cllr S Longford; Cllr J Urquhart

**Nottinghamshire County Council:** Cllr K Rostance

**Rushcliffe Borough Council:** Cllr Roger Upton

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

The minutes of the meeting held on 14 December were approved and seconded by Cllr Powell. There were no matters arising.

4.1 **Housing Delivery – Presentation (RBC)**

4.1.1 DM gave a presentation on progress of Fairham Pastures which is one of their six strategic sites.

4.1.2 Fairham Pastures Development borders the A453 at Clifton and the tram route. Submitted in July 2014 this application was given outline approval in January 2018. This is prime employment land for RBC and Nottingham City. RBC wish to protect the surrounding Green Belt from development.

4.1.3 Discussions are currently taking place with Nottingham City to extend the tram route into the site and East Midlands Parkway. The site is suitable for 20 ha of employment land and 3,000 houses. The policy is to provide 30% affordable housing, however only 5-10% affordable housing has been secured with the developer. Grant funding is expected to allow this to increase to 17% or more. They intend to promote high quality 2-3 storey housing set within generous green space. A grant funding of £9.95m will be applied for, intended to secure a speedier delivery.

4.1.4 A need for gypsy and traveller pitches was identified in the Local Plan therefore 4-6 pitches are proposed as part of this development.

4.1.5 A Highways England bid of £4m would provide further works for the infrastructure. Currently awaiting their decision. D2N2 LEP bid for £2.5m has been approved in principle to deliver infrastructure for Bingham and Newton over the next 10-24 months.

4.1.6 RBC increased the housing numbers on this site from 2,500 to 3,000 in order to meet the Core Strategy allocation. They are meeting on a quarterly basis with stakeholders/interested parties to discuss the following key areas:

1. Infrastructure
2. Housing
3. Employment

Three reserved matters applications are expected in June/July for Infrastructure and Employment.

4.1.9 DM said there will be 40% allocated on site for B8 (but they are not wanting large warehousing units) and also for B2 (smaller employment units with a technical and

science mix). They are currently working with an employment developer to find out what the opportunities are.

4.1.10 SBk recognised that Greenfield/Green Belt land runs from the development to East Midlands Airport.

4.1.11 DM highlighted that it would cost £850m to develop the site which is challenging with no return for two years. There will be a minimum of 5% affordable housing at Newton, 20% at Bingham and 30% at Sharphill. He advised that the Sharphill development at Edwalton only started 1.5 years ago from the application being submitted in 2009. DM informed the group that developers were reluctant to include four pitches for travellers at Clifton as part of their allocated provision.

4.1.12 SF (Highways England) asked what would happen if employment land came forward ahead of housing. DM considered that employment would be a catalyst for the site. SF asked to consider a proportionate split between employment and housing.

4.1.13 DM stated that there would be 50-100 houses being built during Phase 1 of their Fairham Pastures development. In the S106 any grant funding will result in payments back to affordable housing.

## 4.2 Housing Delivery – Presentation (BBC)

4.2.1 Dave Lawson gave a presentation on housing delivery at Toton in the area surrounding the proposed HS2 Station. Consultation work has been undertaken to support the planning application. In the Core Strategy the area is a strategic location for growth. It will also be included in Broxtowe's Part 2 Local Plan – expected to be submitted in summer 2018. There is a need to develop in the right place to protect the Green Belt. There will be difficult decisions to be made.

4.2.2 During 2015 there was a Green Belt Review. The revised version was approved as a masterplan for the area by Cabinet in December 2015 and committed to building 500 dwellings and a mixed use development. The Part 2 Local Plan was published in September 2017. A reserved matters application to build 282 dwellings was approved in February 2018.

4.2.3 The main challenges faced are tensions between the Part 2 Local Plan and the HS2 Growth Strategy (which was published in September/October 2017) making timings difficult. The issues are density and location of housing.

4.2.4 There is also tension surrounding employment development as there was an aspiration for an Innovation Campus on the HS2 site where housing has been approved. This is intended to be resolved over the next few months.

4.2.5 High quality housing will be sought. The tram route has been safeguarded for potential extension from Bardills to the HS2 Station and beyond. It is intended to include 30% affordable housing, if implemented, which will be the highest achieved in Broxtowe. Phase I will be of high quality housing with a mixed use development to complement HS2.

**Joint Planning Advisory Board was resolved to NOTE the presentation from Broxtowe Borough Council and Rushcliffe Borough Council.**

5. **Local Plans Update** (Matthew Gregory)

MG highlighted where there were significant changes.

5.1 Ashfield

Additional work required by the Inspector at modification stage is expected shortly.

Broxtowe

Aiming for Summer submission of Part 2 Local Plan.

Gedling

Main Modifications are currently out for consultation which closes shortly. Once the findings are available they will be passed to the Inspector for a quick turnaround as the Inspector's report is virtually already written.

Nottingham City

Recently approved Submission of Plan.

Rushcliffe

Aiming to publish approved Plan in Spring 2018, following a committee meeting on 26 April, with submission to the Planning Inspectorate later this year.

5.2 Minerals and Waste Plans

5.2.1 Consultation period has now closed for the Minerals Plan with a draft plan expected in Summer 2018.

5.2.2 Derbyshire Minerals Local Plan (DMLP)

The DMLP is currently out for consultation.

5.3 Strategic Sites

Considerable progress had been made on the strategic sites including Rolls Royce and Gedling Colliery.

5.4 Planning Delivery Fund (PDF)

The PDF bid for £73k was successful. Part of the funding has already been received for the Housing Market Area Study for the first stage of reviewing Core Strategies. The remainder of that money will be used to support a Project Manager's post.

5.5 National Planning Policy Framework (NPPF)

5.5.1 The new draft NPPF was published on 5 March 2018 although the housing needs methodology is still awaited. All Local Plans will be required to be informed by agreement by the wider area evidenced in a Statement of Common Ground. The current expectation that there should only be a single plan for each local authority area would be removed. A fifth of the housing sites in a plan would be expected to be under 0.5ha.

5.5.2 Councils will be required to give Neighbourhood Plans housing figures. There will be sanctions if Local Plans are not delivering 75% of their anticipated housing allocations as their policies would be treated as being out of date.

- 5.5.3 A draft joint response from JPAB will need to be submitted before the next meeting and it was suggested that this be delegated to ESG.
- 5.5.4 DM welcomed the support from MG and his team. RBC will provide an individual response by 10 May and would benefit from seeing the joint response. They were interested to know how quickly before the new framework comes into effect.
- 5.5.5 MG advised that Government has announced it will be in the Summer 2018. Any plans submitted six months after this period will be covered under the new NPPF.
- 5.5.6 SBk mentioned that the government had altered their requirement for starter homes for 10% of all major housing schemes. MG will include that comment and ask for more clarity as no definition has been given for entry level homes.

**Joint Planning Advisory Board was resolved to:**

- (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;**
- (b) NOTE the forthcoming consultation on a revised National Planning Policy Framework; and**
- (c) DELEGATE the preparation of a joint response to the consultation on behalf of JPAB to the Executive Steering Group.**

**6. Review of Core Strategies (Matthew Gregory)**

- 6.1 The appendices include a timetable to review the Core Strategies. The report reminds the Board that Councils are required to review plans every five years. The Core Strategy was adopted in 2014. The next round of household projections is due out in Summer 2018 and those figures will be used to underpin housing need in review of the Core Strategy.
- 6.2 The timetable indicates that a number of councils will be entering Examination stage of their Part 2 Local Plans in 2018. The timetable will need to be pragmatic due to local elections in 2019. In para 2.5 it was observed that there would be an Objectively Assessed Housing Need Study (OAN) in Summer 2018 following the publication of household projections. Each council should include the timetable within their Local Development Schemes.
- 6.3 RH was eager for the group to learn from the Aligned Core Strategy (ACS) process and have opportunities for councillors to hear from experts on the Evidence Base and to highlight the need for growth. RH believed these workshops were a really important to form part of the process and the last workshop was especially helpful for other key stakeholders, Leaders, etc. RH required some dates to be confirmed in diaries to ensure good attendance. It was observed that there were difficulties working in parallel but RH wanted to ensure that authorities worked at the same pace within the timetable set out and simultaneously had regard for each authority's decision making structures.
- 6.4 MP encouraged the use of specific dates in the timetable as later dates tend to be adopted if using quarterly timeframes. SBk asked if members would like officers to work together to set definitive dates in time for the next JPAB.

- 6.5 DM advised that it needed to be a realistic programme starting in earnest in 2019. He asked what were the reassurances from Government for not being penalised if the proposed timetable was met.
- 6.6 MG would seek clarity from Government re: the five yearly review and report back.

**Joint Planning Advisory Board was resolved to NOTE the initial timetable for a Core Strategy Review.**

7. **Greater Nottingham Planning Protocol** (Peter McAnespie)

- 7.1 PMc circulated the draft development protocol, as requested by JPAB, to all those who were invited to attend the Housing Delivery workshop. He reported that he had received five responses and these comments will be included in the final version which will be reported to the Board for endorsement.
- 7.2 TH thanked PMc for his report and to GBC for hosting the event.
- 7.3 MP recommended to work closer with developers.
- 7.4 PS suggested having some actions to help keep this alive by finding solutions to problems and expectations.
- 7.5 PMc highlighted the need to streamline processes and be consistent in our approaches to pre-apps, conditions and S106s. He considered the representations received weren't necessarily indicative of the progress that has been made.
- 7.6 TH recognised that this wasn't a short term problem therefore within 18 months would like to see a further workshop to see how progress is being made and see what other changes had occurred with partners working closer together as it is important to keep the Planning Protocol as a living document.
- 7.7 JG identified the role of this Board would be to keep an eye on how progress is being made with strategic policy making and the relationships with developers on an ongoing basis.
- 7.8 TH asked PMc to include that in his report.
- 7.9 RH would welcome another workshop in one year's time. Each authority ought to be assessing how they were meeting the protocol and share this with JPAB. Giving feedback to developers is what was agreed and now having collected information how we can respond overall. Planning departments should discuss with one another as it was interesting to see how RBC organised themselves into three groups for their strategic sites. This showed good vision of key practice to share and the more we can do this the more we can all benefit from these ideas.
- 7.10 MP suggested a quarterly press release outlining the work and achievements of this group for sharing best practices. TH said BBC would deal with the press release.
- 7.11 SFr would appreciate early notification and consultations as Highways England has received a large amount of pre applications over the last six months.
- 7.12 PS suggested each authority to be honest and to share its impact.

**Joint Planning Advisory Board was resolved to NOTE the report on the results of the consultation, with a view to agreeing a final version of the Protocol in due course.**

8. **Programme of Development** (Matthew Gregory)

8.1 **Capital Programme 2017/18**

MG reported that the Capital budget remained unchanged and is due to complete by the end of this financial year.

8.2 **Revenue Budget**

8.2.1 The Revenue budget for 2018/19 will focus on three elements: to carry over any underspend from this year's budget; to receive Delivery Funding from Government and additional partner contributions to JPAB.

8.2.2 The proposal is to continue with that understanding over the next three years then review. Anticipate the amount of contributions to be sought next year will be the same as those required this year.

8.2.3 TH voiced that it was important to keep JPAB going. Broxtowe sees this as money well spent as it pays back big dividends with no additional increase in contributions.

8.2.4 PS also mentioned that planning fees had been raised and Steve Quartermain, the Government's Chief Planner, would need evidence in 2019 how this extra amount of fees has helped to deliver targets and therefore we will need to start thinking wider to meet the timetable.

8.2.5 MG stated that the carry over is insufficient funding to review the Core Strategies and covers the baseline only.

8.2.6 DM fully supports the contributions as it is only a small amount of funding. Any opportunity for external funding to support the group from central government would be helpful such as Large Sites Capacity and use some of that money for Core Strategies.

8.2.7 MP considered explaining locally first how that amount of money is being spent, then promote to other councillors.

8.2.8 TH suggested inviting a Government Minister to the meeting.

**Joint Planning Advisory Board was resolved to NOTE the update on the capital and revenue programmes, in particular the proposals for future funding at paragraph 4.1.**

9. **HCA Capacity Funding Update** (Peter McAnespie)

9.1 PMc summarised the third quarter monitoring to December 2017. He mentioned that Jane Tricker of Homes England was happy with the high level detail recorded on the spreadsheets explaining how each authority intended to deliver.

9.2 EBC propose to change their initial contamination project to transport studies.



9.3 PMc explained that any underspend could be spent on another project. He agreed to circulate a template to each authority to complete within the next two weeks.

9.4 PS was concerned over any blockages of schemes and wondered if it was possible to transfer monies to other projects in order to overcome the problem. At the next JPAB meeting it is anticipated that there will be more progress to report.

**Joint Planning Advisory Board was resolved to NOTE the report.**

10. **Any other Business**

None

11. **Future Meetings 2018**

The next meeting scheduled to be held on Thursday 14 June may need to be changed due to a number of advanced apologies given at the meeting.

<b>DATE</b>	<b>TIME</b>	<b>VENUE</b>
Thursday 14 June	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 20 September	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 13 December	2.00 pm	Old Council Chamber, Town Hall, Beeston

MEETING CLOSED AT 3.30PM

**ITEM 4      Nottingham Core Housing Market Area Boundary Study 2018 –  
Presentation by Opinion Research Services**

**1.0      SUMMARY**

- 1.1      Presentation by Opinion Research Services on the findings of the Nottingham Core Housing Market Area Boundary Study, commissioned to support the review of the Core Strategies covering Greater Nottingham, and funded through Planning Delivery Fund awarded to JPAB for this purpose.

**Recommendation**

That Joint Planning Advisory Board **NOTE** the presentation from Opinion Research Services.

## ITEM 5 Greater Nottingham Joint Planning Advisory Board – Terms of Reference

### 1.0 SUMMARY

- 1.1 The Joint Planning Advisory Board's Terms of Reference are subject to periodic review to ensure they remain relevant. They were last considered by JPAB in 2015.

### Recommendations

It is recommended that Joint Planning Advisory Board **REVIEW** the current Joint Planning Advisory Board Terms of Reference, **AGREE** the suggested changes, and **CONSIDER** whether further changes are required.

### 2.0 Terms of Reference

- 2.1 The current Terms of Reference (ToR) for the Joint Planning Advisory Board are set out in appendix 1. The ToR were reviewed and updated in July 2015 and set out the membership of JPAB, its remit, arrangements for chair and vice chair, frequency of meetings and review.
- 2.2 The TOR are subject to a three year review. Several changes are suggested to ensure the TOR remain relevant, the most important of which are:
- Reference to the new duty to prepare a Statement of Common Ground
  - Removing reference to Combined Authorities
  - To reflect the current separate governance arrangements for HS2
- 2.3 JPAB are invited to comment on and suggest any further changes or amendments which are considered necessary to ensure the ongoing relevance of the TOR to the work JPAB.

#### Contact officer:-

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# Greater Nottingham Joint Planning Advisory Board - Draft Terms of Reference

## 1. Role

- 1.1 To facilitate the sustainable development and growth of Greater Nottingham<sup>1</sup> by discharging the Duty to Cooperate (S110 of the Localism Act), **preparing a Statement of Common Ground on key Strategic Planning issues**, and advising the constituent Councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern.

The Board Secretariat function will be provided by Broxtowe Borough Council.

## 2. Key Tasks

- 2.1 To advise on the preparation of coordinated and aligned Local Plans to provide a coherent and consistent planning framework across Greater Nottingham, including:
- Taking the current round of aligned Core Strategies and Local Plans through examination and adoption;
  - To **prepare and agree a Statement of Common Ground which identifies the key strategic planning issues in Greater Nottingham** and to advise on the review of **strategic policies which address those issues in** aligned Local Plans, including:
    - Agreeing the objectively assessed housing needs of Greater Nottingham;
    - In the light of this housing need, agreeing future housing provision levels for each Council on which to base Local Plan reviews;
    - Commissioning further evidence on matters such as the future of the Greater Nottingham economy, environmental matters and infrastructure requirements;
    - Liaising with other Duty to Cooperate bodies;
    - ~~Working with the Derbyshire and Nottinghamshire Combined Authorities on matters of mutual interest;~~
    - Working with the D2N2 Local Enterprise Partnership (LEP) to ensure that new Local Plans and LEP objectives are aligned.
- 2.2 To ensure effective implementation and monitoring of prepared plans, particularly through:
- the preparation of site specific part 2 Local Plans where appropriate;
  - sharing best practice and experience in Development Management of significant proposals contained in the aligned plans, including joint working between Councils where those proposals have cross boundary implications;
  - **identifying and addressing barriers to delivery of sites on which the ACS relies Local Plans rely;**
  - ensuring approaches to the Community Infrastructure Levy and planning obligations across the area are complimentary;
  - monitor the effectiveness of the aligned Plans in a consistent way, to ensure the aims and objectives are met;

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<sup>1</sup> Greater Nottingham is defined as the Nottingham Core Housing Market Area and Hucknall. It comprises of the local authority areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, plus the Hucknall part of Ashfield and the relevant parts of Derbyshire and Nottinghamshire County Councils.

- ensuring the provision of infrastructure to support future growth, especially where this has impacts on more than one council area, particularly social and green infrastructure.
- 2.3 To identify and make links to other local funding sources and public / private investment programmes to further the work of the Joint Planning Advisory Board.
  - 2.4 To ensure coordination and delivery of individual, joint or cross boundary projects funded from partnership or other sources.
  - 2.5 To maximise and where appropriate advise on the best use of planning contributions arising from development.
  - 2.6 To disseminate progress updates, information on latest Government guidance and related initiatives, and national and local best practice, to all partners.
  - 2.7 To receive reports from the Executive Steering Group, and to advise on and review the activities of the Greater Nottingham Planning Manager.
  - ~~2.8 To provide strategic advice and direction to the development and delivery of the Local Sustainable Transport Fund programme and successor initiatives.~~
  - 2.8 To provide strategic advice and direction to underpin transport modelling for growth proposals in Local Plans.
  - 2.9 To advise the strategic planning of the HS2 East Midlands Hub station at Toton, in order to maximise economic growth arising from the station, and to maximise connectivity opportunities with other parts of Greater Nottingham, and the wider area including Derbyshire, Leicestershire and Nottinghamshire and constituent District Councils.

### **3. Membership**

- 3.1 One Council member covering each of the following remits:-

Ashfield District Council - Planning  
 Broxtowe Borough Council - Planning  
 Derbyshire County Council - Planning  
 Derbyshire County Council - Transport  
 Erewash Borough Council - Planning  
 Gedling Borough Council - Planning  
 Nottingham City Council - Planning  
 Nottingham City Council - Transport  
 Nottinghamshire County Council - Planning  
 Nottinghamshire County Council - Transport  
 Rushcliffe Borough Council - Planning

Member substitutes will be allowed.

- 3.2 Additional observer members as required (who may participate in discussion but will not be eligible to vote), to include bodies such as: LEP, Homes and Communities Agency, Natural England, Heritage England, Highways England, Environment Agency, Nottingham Regeneration Ltd, and other representatives by invitation as required.

~~3.3 For matters concerning the strategic planning of HS2 (2.9 above), additional members (eg Leicestershire County, Leicester City, North East Leicestershire District Council, Mansfield District Council and Derby City Councils) and observer members (eg East Midlands Airport, Rail Companies) may be invited to ensure adequate representation across the wider area as determined by a future meeting of the Joint Planning Advisory Board. Additional members will be entitled to vote on matters relating to HS2, additional observer members may participate in discussion but will not be eligible to vote.~~

#### **4. Context**

- 4.1 The views of the Board will be communicated to the appropriate executive or other bodies of the constituent Councils as soon as possible following resolution by the Board. Where the Board has expressed a view on particular matters that is the subject of a report to any parent executive bodies, the recommendation of the Board will be included in the report.
- 4.2 Membership of the Board does not take over any responsibilities for any functions of the Councils which are properly dealt with elsewhere nor does it fetter any decisions constituent authorities make wish to make.
- 4.3 Nottingham City Council is the Responsible Body for **Growth Point funding the Board's funds** and hosts the Joint Planning Advisory Board secretariat.
- 4.4 Nottingham City and Nottinghamshire County Councils also operate a Joint Committee on Strategic Planning and Transport. The terms of reference of the Joint Committee will be reviewed to ensure minimisation of overlap between the two bodies.
- 4.5 The Joint Planning Advisory Board may advise on matters relating to strategic planning and transport delivery for consideration and determination by the Joint Committee.

#### **5. Frequency of Meetings**

- 5.1 The Board will normally meet on a quarterly basis, based on a timetable of key milestones. Board meetings will not be held if there is no business to conclude, equally additional Board meetings will be organised to meet specific programme deadlines/ requirements if needed.

#### **6. Chair and Vice Chair**

- 6.1 The Chair will be provided by Broxtowe Borough Council here for the next 3 years of the programme, the Vice Chair will be Erewash Borough Council.

#### **7. Organisation and Conduct of Meetings**

- 7.1 Secretariat, notice of meetings, circulation of papers, conduct of business at meetings and voting arrangements will follow the Standing Orders of the authority which holds the Chair, or such Standing Orders which may be approved by the constituent authorities. Meetings will be open to members of the public.

#### **8. Officer Support**

- 8.1 The work of the Board will be advised by an Executive Steering Group which will assist the Chair and Vice Chair in setting agendas and brief them prior to meetings. The

Executive Steering Group will be chaired by Nottinghamshire County Council and serviced by the Greater Nottingham Planning Manager.

## **9 Disagreement Between Constituent Councils**

- 9.1 Where the members of the Board cannot arrive at a view on a particular issue which enjoys the support of the majority of Members, that issue should be referred back to the relevant executive bodies of the constituent Councils.
- 9.2 Participation in the Board will not deter any Council from expressing a dissenting opinion on any specific issue. The right to make representations at any formal preparation stage of the development plan making process will not in any way be curtailed by membership of the Board.

## **10 Review**

The operation and Terms of Reference of the Board will be formally reviewed no later than July **2018 2021** (3 years following the meeting of the Board reviewing the Terms of Reference).

**ITEM 6      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 publication of the revised National Planning Policy Framework;
- (c) **NOTE** the position with regard to housing completions in Greater Nottingham in 2017/18; and
- (d) **WELCOME** the proposal to hold a workshop to engage with developers/agents to accelerate housing delivery.

**2.0      Local Plans Update**

**Progress Summary**

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

NB Erewash not included – no Part 2 Local Plan anticipated.

Key:

	Previous stages
XXXXXXXXXX	Current/Completed stage

**Ashfield District Council**

2.1 Ashfield District Council decided to withdraw the Local Plan (which was at Examination stage) on 6<sup>th</sup> September 2018.



- 2.2 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**

- 2.3 Approval to publish the Plan was obtained in July 2017 and Publication consultation ran from 18<sup>th</sup> Sept to 3<sup>rd</sup> November 2017. Subsequently the Plan was submitted for public examination on 31<sup>st</sup> July 2018. The appointed Inspector is Helen Hockenhall.
- 2.4 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**

- 2.5 Currently 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.
- 2.6 A draft Breadsall Neighbourhood Plan will begin its Regulation 14 consultation shortly and Little Eaton draft Neighbourhood Plan is due to be published in the summer.

### **Gedling Borough Council**

- 2.7 The Local Planning Document was submitted for examination on 17 October 2016. Hearings took place in February, March and May 2017. Consultation on the Proposed Main Modifications took place between 12 February and 26<sup>th</sup> March 2018. The Inspectors Report was received on 26 June 2018 and the Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018.
- 2.8 There are currently four Neighbourhood Plans emerging within Gedling Borough, based on the parishes of Calverton, Linby, Burton Joyce and Papplewick. The Calverton Neighbourhood Plan was made by the Borough Council on 31<sup>st</sup> January 2018. The Papplewick Neighbourhood Plan was approved by a local referendum on 5<sup>th</sup> July 2018 and will be taken to Cabinet on 6 September 2018 to make the Papplewick Neighbourhood Plan. The Burton Joyce Neighbourhood Submission Plan (Regulation 16 stage) is currently being consulted on until Friday 14 September 2018. The Borough Council have undertaken a Strategic Environmental Assessment Screening Report for the Linby Neighbourhood Plan prior to the issuing of the draft Neighbourhood Plan for Regulation 14 stage .

### **Nottingham City Council**

- 2.9 The Part 2 Local Plan was submitted for public Examination on 23 April 2018. It is anticipated that the hearing sessions will be in November and December. The outstanding matter regarding the change in law in respect of Habitats Regulations Assessment means that further HRA work is required, and this has been commissioned to report by the end of September.

- 2.10 An SPD for the Waterside is in preparation, with consultation also anticipated later in 2018.
- 2.11 There is currently one Neighbourhood Plan emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft Neighbourhood Plan has yet to be published.

### **Rushcliffe Borough Council**

- 2.12 The Local Plan Part 2 publication draft was published on 16 May and the representation period closed on 28 June 2018. The Local Plan was subsequently submitted for public examination on Friday 10 August, 2018.
- 2.13 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 30 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**

- 2.14 The County Council is preparing a new Minerals Local Plan that will run to 2036. Consultation on Issues and Options was undertaken between 20 November 2017 and 14 January 2018 and a fresh call for sites was also made. A Draft Local Plan has been published for consultation until 28<sup>th</sup> September along with a sustainability appraisal and transport, flood risk and landscape assessments of submitted sites. The Draft Plan will be reviewed in light of comments received and it is anticipated that the final Plan will be published in early 2019 prior to examination later in the year.
- 2.15 Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2019 to replace the 2013 Waste Core Strategy.
- 2.16 A revised Local Development Scheme containing a broad timetable for preparation of both Mineral and Waste Local Plans was published in September 2017.

### **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 Publication of a Revised Draft National Planning Policy Framework (NPPF)**

- 4.1 The Government has published a draft revised NPPF for consultation purposes. The consultation closed on the 10<sup>th</sup> May, and a joint response was submitted on behalf of JPAB. The revised NPPF was published in July.

4.2 Some of the key changes to the NPPF of interest to JPAB include:

- New tests of soundness, in particular that Local Plans are prepared based on a strategy informed by agreements over the wider area, and based on; (a) effective joint working on cross-boundary strategic priorities, evidenced in a Statement of Common Ground and (b) loosening of the “Justified” test to allow for an “appropriate strategy” (rather than “the most appropriate strategy”).
- a more flexible approach to plan-making i.e. there will be no requirement to prepare a single local plan covering a local planning authority, instead it will be possible for a strategic high level plan to be supported by targeted Local Plans focussing on areas of growth, particular corridors where significant change is expected, etc.
- Plans should be reviewed on a five year cycle.
- There is a new wider definition of ‘Affordable Housing’ which includes low cost routes to home ownership. There is a requirement that 10% of homes on large sites should be for low cost home ownership.
- Local Planning Authorities will be required to give a housing provision figure to Neighbourhood Forums for inclusion in Neighbourhood Plans.
- Tightening up of requirements when demonstrating a five year housing land supply.
- New Delivery Test for Local Plans, where penalties will apply if housing is not completed at the levels envisaged in the Local Plan.
- 10% of housing requirement to be on small or medium sites of less than 1 hectare, as identified in Local Plans and through Brownfield Registers.
- Requirement for Local Plans to set minimum densities, for City and Town centres, and for accessible locations, combined with strong emphasis on the efficient use of land.
- Further guidance on the approach to the “exceptional Circumstances” whereby Green Belt boundaries can be reviewed in Local Plans, and the approach to brownfield development in the Green Belt relaxed.

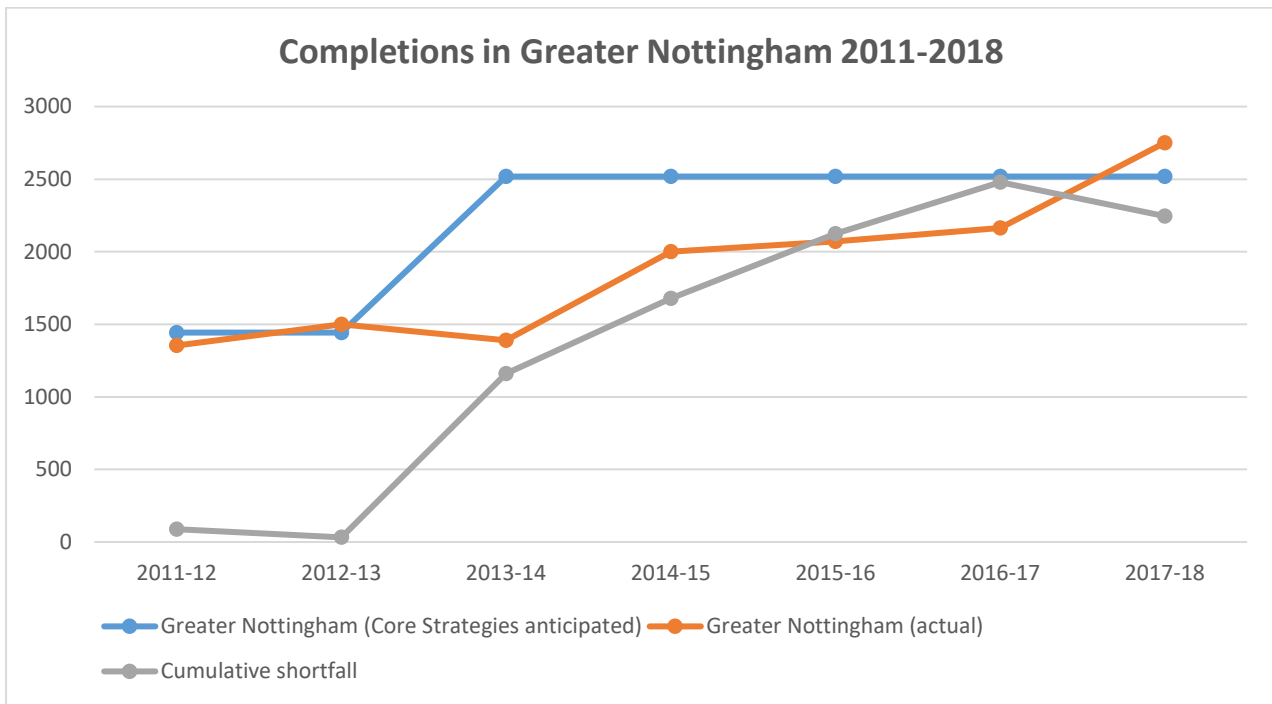
4.3 The new NPPF is a material consideration for decision making, and comes into effect immediately. Local Plans submitted before the end of 2018 will be examined under the old NPPF.

## **5.0 Housing Delivery in Greater Nottingham**

5.1 The table and graph below shows that the trend of slow delivery of housing in Greater Nottingham as reported to JPAB in September 2016 is moderating slightly, although there are significant variations across the area. (Table does not include ADC).

	2011 to 2018	2011 to 2012*	2012 to 2013*	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018
Broxtowe Borough Council (Core Strategy anticipated)	2,000	100	100	360	360	360	360	360
Broxtowe Borough Council (actual)	<b>1,145 (57.3%)</b>	140	67	150	78	101	285	324
Erewash Borough Council (Core Strategy anticipated)	2,576	368	368	368	368	368	368	368
Erewash Borough Council (actual)	<b>1,644 (63.8%)</b>	222	198	257	222	362	179	204
Gedling Borough Council (Core Strategy anticipated)	2,700	250	250	440	440	440	440	440
Gedling Borough Council (actual)	<b>1,743 (64.6%)</b>	275	227	321	311	174	198	237
Nottingham City Council (Core Strategy anticipated)	5,350	475	475	880	880	880	880	880
Nottingham City Council (actual)	<b>6,020 (112.5%)</b>	422	799	463	1,022	947	974	1,393
Rushcliffe Borough Council (Core Strategy anticipated)	2,850	250	250	470	470	470	470	470
Rushcliffe Borough Council (actual)	<b>2,683 (94.1%)</b>	294	209	199	373	487	528	593
Greater Nottingham (Core Strategies anticipated)	15,476	1,443	1,443	2,518	2,518	2,518	2,518	2,518
Greater Nottingham (actual)	<b>13,235 (85.5%)</b>	<b>1,353</b>	<b>1,500</b>	<b>1,390</b>	<b>2,006</b>	<b>2,071</b>	<b>2,164</b>	<b>2,751</b>

All figures are net of demolitions



- 5.2 For the first time, across Greater Nottingham as a whole, completions are in excess of the Core Strategies requirements of 2,518 net new homes. However, the position in individual Council areas varies widely, with Nottingham City and Rushcliffe both exceeding their requirement for 2017/18, and all other Districts experiencing a shortfall. All Councils increased their completion when compared to 2016/17.
- 5.3 This results in a cumulative shortfall of delivery against Core Strategy targets of 2,246 homes, compared to 2,469 in 2016/17, 2,125 in 2015/16 and 1,678 in 2014/15. The shortfall also needs to be considered in the light of the fact that the Core Strategies for Broxtowe, Gedling, Nottingham and Rushcliffe already anticipated lower completion figures for the early years of the plan (ie they are 'stepped', being lower at the beginning of the plan period and rising later). As a result, the five year housing requirement for Greater Nottingham will increase next year to 18,840 compared to 12,590 this year. Unless completions rise substantially, the gap will increase significantly going forward.
- 5.4 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 or only recently adopted. However, the shortfall could have short term consequences, in terms of the new housing delivery test and 5 year land supply, by both increasing the numbers of homes to be developed in future years, and due to the fact that it will be more difficult to make the case that a 5% uplift is more appropriate, rather than a 20% uplift, which is required in cases where a record of persistent under delivery exists.
- 5.5 The position in Hucknall is more positive, over the period housing targets have consistently been exceeded.

	2011 to 2018	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018
Ashfield District Council - Hucknall (withdrawn Local Plan anticipated/Submitted Plan for 2016-17)	1,028	175	175	130	130	130	144	144
Ashfield District Council - Hucknall (actual)	<b>1,227</b>	181	185	141	166	228	326	227

5.6 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. Although figures are still to be ratified, it is estimated that there are some 16,500 homes with extant planning permission (including sites under construction) in Greater Nottingham excluding Hucknall, and an additional 897 in Hucknall. There are also several large sites awaiting a Section 106 agreement, which will significantly boost these figures in due course.

## 6.0 Housing Delivery Workshop

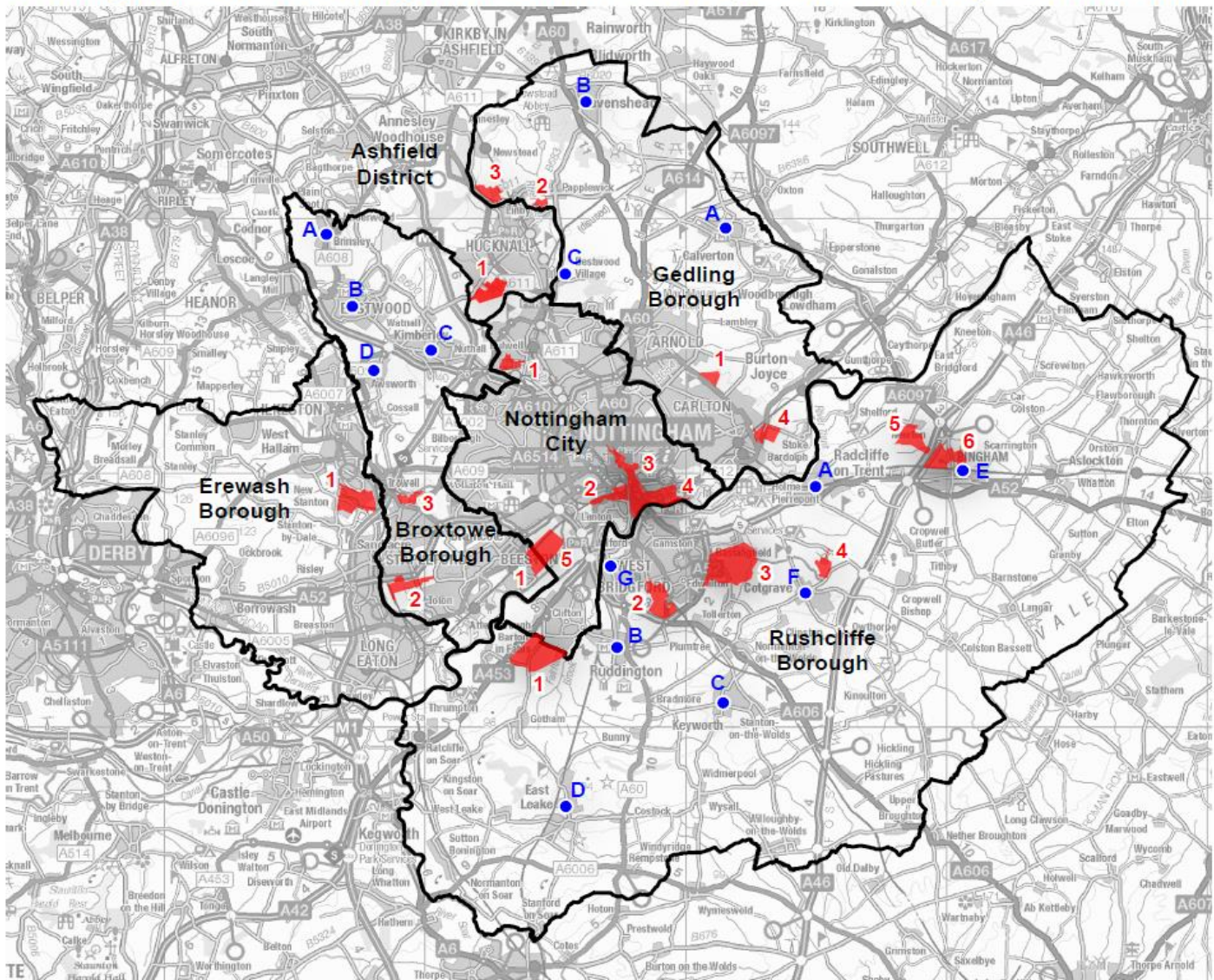
- 6.1 In the light of the delivery shortfall, a workshop was organised in autumn 2017 to explore the reasons for sites with planning permission not coming forward for development. Developers and other interested parties such as the HCA were invited to participate (see item on the Planning Protocol elsewhere on the agenda).
- 6.2 It was decided that it would be helpful to hold a similar themed meeting on an annual basis, and accordingly arrangements are in pace for a similar workshop to take place in autumn 2018. All JPAB members will be invited, and the agenda will build on progress made over the past year, since the last workshop took place, in particular focussing on accelerating housing delivery in the area.

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# Appendix 1

## Nottingham Core Housing Market Area - Strategic Sites and Key Settlements



- Strategic Allocation/Location
- Key Settlement

<b>Ashfield</b>	
Rolls Royce, Hucknall	1
<b>Gedling</b>	
Gedling Colliery/Chase Farm	1
North of Papplewick Lane	2
Top Wighay Farm	3
Teal Close	4
Calverton	A
Ravenshead	B
Bestwood Village	C
<b>Broxtowe</b>	
Boots/Severn Trent	1
Land North of Toton	2
Field Farm	3
Brinsley	A
Eastwood	B
Kimberley	C
Awsworth	D
<b>Nottingham</b>	
Stanton Tip	1
Southside	2
Eastside	3
Waterside	4
Boots	5
<b>Erewash</b>	
Stanton Regeneration Site (Additional growth within/adjacent Ilkeston and Long Eaton Urban Areas)	1
<b>Rushcliffe</b>	
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
<b>Rolls Royce (Ashfield)</b>	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.	Hybrid application approved 14/11/14. First Reserved Matters application for first phase of infrastructure approved and first & second phase of residential development approved and now under construction (Watnall Road access). Build rates are at a faster rate than expected, with 2 developers on site - Persimmon Homes (171 homes) and Harron Homes (99 Homes). Reserve matters application for Phase Three by Persimmon Homes (120 dwellings). Access road and roundabout at Watnall Road is complete and works have been undertaken to a roundabout onto the Hucknall Bypass (A611). 195 dwellings were identified as built as at February 2018 The County Council is promoting the school to be built on the site to academy trusts. The business park (Harrier Park) is on the market through FHP Property Consultants and Knight Frank.	Development underway.
<b>Boots (Broxtowe and City)</b>	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.
<b>Field Farm (Broxtowe)</b>	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	Detailed permission issued on South west



Strategic Site	Homes	Other uses	Commentary	RISK
			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.	part of site. Infrastructure issues resolved and site in the control of a housebuilder with a determination to build quickly.
<b>Toton (Broxtowe)</b>	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. site for medical surgery. site for community use. education provision.	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 one (282 dwellings) was submitted in July 2017 and has been approved.	Infrastructure issues resolved and site in the control of a housebuilder with a determination to build quickly. Amendments to the permission secured regarding off site highways works to secure an earlier start on site.
<b>Stanton Regeneration Site</b>	Up to 1,950 homes	The Stanton Regeneration Site SPD stresses will stress the importance of	The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC's Full Council on January 19 2017.	Recently adopted masterplan-

Strategic Site	Homes	Other uses	Commentary	RISK
<b>(Erewash)</b>	(ECS provision approx 2,000)	<p>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"> <li>- A business park of about 10ha (for B1a and b uses)</li> <li>- At least 10ha of land for general industry (B1c and B2)</li> <li>- Additional replacement employment for job losses incurred through redevelopment</li> <li>- Encouraging utilisation or safeguarding of rail spur and associated land for rail-freight use.</li> <li>- A Centre of Neighbourhood Importance</li> <li>- A strategic area of GI</li> <li>- Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas.</li> <li>- Improved public transport to link the site to Ilkeston town centre and Nottingham city centre</li> </ul>	<p>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>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 strategy and schedule of costed infrastructure requirements helping to reduce the perceived level of risk historically connected with the site's delivery.</p>

Strategic Site	Homes	Other uses	Commentary	RISK
<b>Teal Close (Gedling)</b>	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 granted in June 2014. Section 106 Agreement signed. 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. Site anticipated to commence imminently.	Site has outline planning permission and S106 agreed.  In single ownership Vacant site no significant constraints.
<b>Gedling Colliery/Chase Farm (Gedling)</b>	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	Full application for Gedling Access Road granted in December 2014. The key milestones to delivery of the GAR are as follows:- <ul style="list-style-type: none"> <li>• March 2017 - County approvals in place for making of Compulsory Purchase and Side Road Orders</li> <li>• December 2017 - Submit Full Business Case to the D2N2 Local Enterprise Partnership;</li> <li>• January/February 2018 - Publish Compulsory Purchase Order;</li> <li>• March 2018 - Local Enterprise Partnership conditional funding approval;</li> <li>• Summer 2018 - Public Inquiry;</li> <li>• Autumn 2018 - Secretary of State's Decision;</li> <li>• Autumn 2018 - Commence construction; and</li> <li>• Spring 2020 - GAR complete and open to traffic.</li> </ul> A planning application for 1050 homes, local centre, health centre and new primary school	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

Strategic Site	Homes	Other uses	Commentary	RISK
			submitted in November 2015. Gedling Borough Council resolved to grant full planning permission 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 2018), 40 homes are built.	according to timetable. Some risk that timetable may slip.
<b>North of Papplewick Lane (Gedling)</b>	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 2018), 15 homes are built.	Reserved matters planning permission and S106 signed. Single ownership Vacant No significant constraints
<b>Top Wighay Farm (Gedling)</b>	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.	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.

Strategic Site	Homes	Other uses	Commentary	RISK
				In single ownership. Largely vacant one occupier.
<b>Stanton Tip, Hempsill Vale (Nottingham City)</b>	500 homes	Employment space (B1/B2/B8).	Acquisition 2018. Master planning/Remediation 2018-2022 Delivery 2022-2028.	No planning permission, remediation required.
<b>Waterside Regeneration Zone (Nottingham City)</b>	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.	Developments progressing, but acquisition issues outstanding in parts of the area.
<b>Eastside Regeneration Zone (Nottingham City)</b>	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 received July 2018. If development not forthcoming in reasonable timescale, CPO processes will commence.	Development progressing, active pre application discussions on Island Site.
<b>Southside Regeneration Zone (Nottingham City)</b>	No ACS provision	Employment (B1) Residential Retail Car Showroom	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. Hicking 2 uner construction, pre application discussions on neighbouring sites. Queens Road student accomodation under construction. Planning permission for student accomodaton on	Development progressing, active pre application discussions on key sites.

Strategic Site	Homes	Other uses	Commentary	RISK
			former DHS building, and planning application under consideration for grade A offices on Station Stret. Significant residential interest on Traffic Street sites and planing application for Meadows Gateway.	
<b>South of Clifton (Rushcliffe)</b>	Maximum of 3000 homes	Up to 100,000 m <sup>2</sup> of B1, B2, and B8. Up to 2,500 m <sup>2</sup> 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 2017. It is anticipated that housing delivery will begin in 2018/19 and 2,250 homes will be delivered by 2028 and 750 homes post 2028. HIF funding of £9.95m secured for infrastructure (road) through the site which should help accelerate delivery.	AMBER
<b>Melton Road, Edwalton (Rushcliffe)</b>	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
<b>East of Gamston/North of Tollerton (Rushcliffe)</b>	ACS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	Anticipated that housing delivery will begin in 2019/20 and around 2,000 homes will be delivered by the end of the plan period (2028) and a further 2,000 homes post 2028. No planning application received to date.	AMBER
<b>North of Bingham (Rushcliffe)</b>	1,050 homes	15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school.	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	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
		Community centre. Open space.	to commence at the earliest opportunity on the site. First Reserved Matters Application for 317 of the 1050 dwellings was determined in February 2018. 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.	
<b>Former RAF Newton (Rushcliffe)</b>	550	Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m <sup>2</sup> 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. It is anticipated that housing delivery will begin in 2018/19 and all 550 homes will be delivered by 2023. Resolution to grant planning permission to vary a number of matters in relating to phasing, infrastructure provision and affordable housing provision secured from the Borough Council's planning permission made in January 2017, and revised S106 agreement expected to be signed in February 2018. Bid for funding from the Borough Council submitted to Highways England of £2.9m secured for pedestrian and cycle bridge over the A46.	GREEN
<b>Former Cotgrave Colliery (Rushcliffe)</b>	462 homes	Employment uses (B1, B2 & B8). Open space.	Site well underway. 261 dwellings completed altogether on 31 March 2017, with 150 dwellings completed during 16-17. Annual delivery rates higher than expected given that only two housing developers are involved.	GREEN

## ITEM 7      Draft Greater Nottingham Statement of Common Ground

### 1.0      **SUMMARY**

- 1.1      The new National Planning Policy Framework (NPPF) includes a requirement for Councils to prepare Statements of Common Ground, setting out how strategic planning matters that cross administrative boundaries will be dealt with.

### Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **REVIEW** the draft Statement of Common Ground;
- (b) **DELEGATE** to the Executive Steering Group the making of final amendments to the draft Statement of Common Ground; and
- (c) **AGREE** to submit the Statement of Common Ground (amended as necessary) to the Ministry of Housing, Communities and Local Government, and to the Planning Advisory Service, for consideration.

### 2.0      **Background**

- 2.1      The NPPF states that councils should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships and infrastructure providers. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
- 2.2      In order to demonstrate effective and on-going joint working, the NPPF states that councils should prepare and maintain one or more statements of common ground (SCG), documenting the cross-boundary matters being addressed and progress in cooperating to address these. The tests of soundness for Local Plans has also been revised, with the “Effective” test being a demonstration that the proposals of the Local Plan are deliverable over the plan period, and the plan being based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the SCG.
- 2.3      The Planning Advisory Service is running a national pilot programme for SCGs, and has approached Greater Nottingham to be a part of this. Accordingly, a working draft SCG is in preparation and is attached at Appendix 1. Section 3 of this SCG sets out the strategic planning matters relevant to Greater Nottingham which are likely to require cross boundary agreement.
- 2.4      JPAB is requested to consider the SCG, in particular section 3, with a view to agreeing the strategic planning matters to be included.



### **3.0 Next Steps**

- 3.1 As part of the pilot programme, the draft SCG will be submitted (as amended in the light of JPAB views and subject to final amendment and sign-off by Executive Steering Group) to the Ministry of Housing, Communities and Local Government, and the Planning Advisory Service, in order for those bodies to evaluate and feed back on its content.
- 3.2 Once feedback from the sponsoring bodies had has been received, the SCG will be amended and bought back to JPAB for formal endorsement. It will then need to be considered by all the Councils' relevant executive bodies before being signed by an appropriate Councillor, and any other relevant partners, such as the D2N2 Local Enterprise Partnership and government agencies such as the Environment Agency, Natural England etc.

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# GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

## STATEMENT OF COMMON GROUND



**Ashfield District Council  
Broxtowe Borough Council  
Derbyshire County Council  
Erewash Borough Council  
Gedling Borough Council  
Nottingham City Council  
Nottinghamshire County Council  
Rushcliffe Borough Council**

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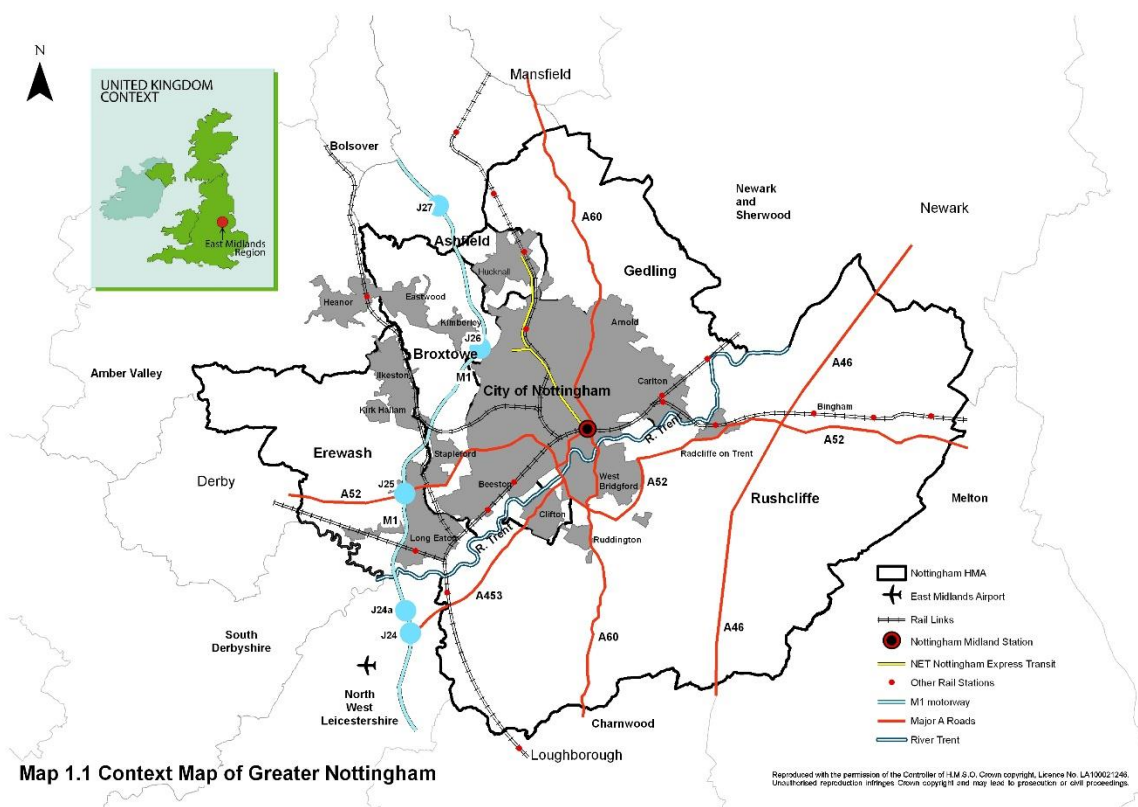
<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Geographical Area to be covered by Strategic Policies</b>	<b>2</b>
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<b>5</b>	<b>Signatories to this Statement of Common Ground</b>	<b>30</b>

## **1 Introduction**

- 1.1 The requirement for Statements of Common Ground was introduced through the National Planning Policy Framework (NPPF) in 2018. The NPPF states that: “In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.” (NPPF paragraph 27).
- 1.2 This draft Statement of Common Ground is the first to be produced for the Greater Nottingham Joint Planning Advisory Board. It explains the geographical area to be covered, the key strategic planning issues to be addressed and the governance arrangements for updating and agreeing the completed statement. Signatories are then identified for each key strategic planning issue.
- 1.3 This draft pilot Statement of Common Ground will be considered by the Greater Nottingham Joint Planning Advisory Board, before being finalised by the Executive Steering Group and submitted to the Ministry of Housing, Communities and Local Government, and the Planning Advisory Service, for their consideration. Once feedback from these bodies is received, the draft Statement of Common Ground will be amended as necessary, considered by the Joint Planning Advisory Board, and then agreed by the relevant executive bodies of each of the partner Councils.
- 1.4 Once agreed, it is proposed that this Statement of Common Ground is subject to an annual review, and will be updated as necessary.
- 1.5 As well as the Councils making up the Joint Planning Advisory Board, additional signatories are identified for specific issues, including the D2N2 Local Enterprise Partnership, the Local Nature Partnership, neighbouring Councils (or their representative Housing Market Area governance body where these exist) and other agencies and organisations such as the Environment Agency, Homes England, Historic England, Highways England, and Natural England.

## 2 Geographical Area to be covered by Strategic Policies

- 2.1 The geographic area for which this Statement of Common Ground is the Greater Nottingham area. Strategic policies for this area are currently set out in the adopted Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City Councils, the adopted Core Strategy for Erewash Borough Council, and the adopted Core Strategy for Rushcliffe Borough Council. Collectively these are referred to as the Aligned Core Strategies, as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively assessed need for housing and other development, and they cover the same plan period. Together they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core (Greater Nottingham) Housing Market Area. In addition, planning policies for Minerals and Waste are currently set out in the adopted and emerging Minerals and Waste Local Plans for Nottingham and Nottinghamshire and Derby and Derbyshire.
- 2.2 The Hucknall part of Ashfield District Council is also part of Greater Nottingham, but most of the District lies outside of Greater Nottingham. The District as a whole is part of the Nottingham Outer Housing Market Area, and the strategic policies for Ashfield are set out in its emerging Local Plan, which at the time of writing is undergoing public examination.



## Greater Nottingham Statement of Common Ground

- 2.3 Due to the importance of Hucknall within Greater Nottingham, Ashfield District Council is both a signatory to this Statement of Common Ground and a member of the Greater Nottingham Joint Planning Advisory Board (see paragraph 2.6 below).
- 2.4 In the wider area, the Nottingham Core HMA is adjoined by a number of other HMAs including the Derby HMA, North Derbyshire and Bassetlaw HMA, Nottingham Outer HMA and Leicester and Leicestershire HMA, which will have implications for further cross-boundary joint working on strategic planning matters.
- 2.5 There is a long history of close collaboration in strategic planning across Greater Nottingham. The Nottinghamshire part of the area was included in successive former Structure Plans as the South Nottinghamshire Sub Area. The Derbyshire part of the area within Erewash Borough, was included in successive structure plans as forming the Ilkeston, Long Eaton and part of the Derby Sub-Areas. The former East Midlands Regional Strategy (2009) was based on evidence about the geographic extent of the Housing Market Areas<sup>1</sup> within the region, and in line with government guidance, defined these on the basis of whole local authority areas. The Regional Strategy included the Nottingham Core Housing Market in the 3 Cities Sub Area and the Nottingham Outer Housing Market Area in the Northern Sub Area, but recognised the strategic role of Hucknall within the Greater Nottingham part of the 3 Cities Sub Area.
- 2.6 In recognition of the importance of planning coherently across Greater Nottingham, the Greater Nottingham Joint Planning Advisory Board was established in 2008. The membership of the Joint Board and how it operates is explained in more detail at section 4, but for the purposes of this Statement of Common Ground it is important to understand that it is an advisory body, and is not a formal Joint Planning Committee established under section 29 of the 2004 Planning and Compulsory Purchase Act. Thus any decisions it makes must be ratified by the relevant executive bodies of each member Council, and it is possible for Councils to disagree over particular issues.
- 2.7 An important part of the Joint Board's remit is to oversee the preparation and adoption of strategic planning policies, and the Joint Board was pivotal in the preparation of the Aligned Core Strategies. The Joint Board has agreed that the strategic policies for Greater Nottingham should be reviewed, and that the objectively assessed need for housing will be established using the Government's standard methodology, based on 2016-based household projections published in September 2018.
- 2.8 Given the Joint Board's role in overseeing strategic policy preparation, it will be the most appropriate vehicle for preparing and maintaining this Statement of Common Ground, in recognition of the effective joint working that has

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<sup>1</sup> Identifying the Sub-Regional Housing Markets of the East Midlands, DTZ Piedad Consulting (2005).

## Greater Nottingham Statement of Common Ground

already taken place, and is anticipated to continue through the review of strategic policies.

- 2.9 An important first stage of this was the preparation of evidence to confirm that the geographic basis of the Joint Board (and thus this Statement of Common Ground) remains robust in the light of up to date evidence. Opinion Research Services were commissioned to undertake a review of the relevant evidence, and their report “Greater Nottingham Housing Market Area Study” was published in September 2018. This confirmed that the boundaries for strategic planning remain appropriate to take forward into the review of the strategic policies, and provide assurance that this Statement of Common Ground is based on a sound geography.

DRAFT

### 3 Key Strategic Cross-Boundary Issues

This section sets out the key strategic planning issues which are subject to this Statement of Common Ground. Each issue is described in the text, and what has been agreed by the signatories is set out in the boxes at the end of each section. If there are circumstances where it has not been possible to reach agreement this is also recorded in the box.

#### 3.1 Housing

3.1.1 Strategic policies to provide for the housing need of the area are currently set out in the Aligned Core Strategies, and summarised as follows:

	<b>2011 to 2028</b>	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
Broxtowe Borough Council	<b>6,150</b>	200	1,800	2,150	2,000
Erewash Borough Council	<b>6,250</b>	736	1,840	1,840	1,840
Gedling Borough Council	<b>7,250</b>	500	2,200	2,400	2,150
Nottingham City Council	<b>17,150</b>	950	4,400	5,950	5,850
Rushcliffe Borough Council	<b>13,450</b>	500	2,350	6,500	4,100
<b>Total</b>	<b>50,250</b>	2,880	12,590	18,840	15,940
Figures are minimums. All years are financial years, April to March. Numbers rounded.					

3.1.2 Joint Planning Advisory Board has agreed that a review of the strategic policies should begin, with housing need based on the Government's Household Projections, due to be released in September 2018. The NPPF (July 2018) states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

3.1.3 The minimum housing need for Greater Nottingham will be the total of the minimum number of homes for each district as generated by the standard methodology. Joint Planning Advisory Board will consider and determine whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic policies; for instance through consideration of the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains.



## Greater Nottingham Statement of Common Ground

- 3.1.4 The distribution of homes around Greater Nottingham will be recommended by the Joint Planning Advisory Board having regard to:
- (a) the capacity of the urban area to accommodate growth;
  - (b) environmental constraints such as flood risk;
  - (c) the need to review Green Belt boundaries;
  - (d) infrastructure requirements and provision; and
  - (e) opportunities for new housing to support economic growth.
- 3.1.5 Following the Joint Plan Advisory Board's agreement of the quantum and distribution of housing requirements, each Council will be responsible for the formal endorsement of their proportion of the housing requirement. Each Council's decision will then be recorded in this Statement of Common Ground.
- 3.1.6 As well as housing delivery, Joint Planning Advisory Board is also concerned that the type of housing is appropriate to addressing housing need, especially the need for affordable housing. The Councils will work together to ensure appropriate levels of affordable housing are sought through development to address affordable housing need.
- 3.1.7 Ashfield District Council is in the Nottingham Outer Housing Market Area. Only the Hucknall part of Ashfield falls within Greater Nottingham. In line with the principle that Housing Market Areas should be drawn up on the basis of whole Council areas, Ashfield's housing need will be determined through joint working with Mansfield District Council and Newark and Sherwood District Council, and those arrangements will be subject to a separate Statement of Common Ground.

### **3.1 Housing**

The minimum housing need for Greater Nottingham will be the total of the minimum number of homes for each Council as generated by the standard methodology.

The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic policies.

The Joint Planning Advisory Board will recommend the distribution of the housing requirement between the constituent council areas.

The Councils will work together to ensure appropriate levels of affordable housing are sought through development to address affordable housing need.

Each Council's decision regarding the quantum and distribution of housing will be recorded in this Statement of Common Ground.

Housing need for Ashfield District Council will be determined through joint working across the Nottingham Outer Housing Market Area.

### 3.2 Strategic Employment

3.2.1 Strategic policies to provide for the employment needs of the area are set out in Policy 4 of the Broxtowe, Gedling and Nottingham City Aligned Core Strategies, Policy 4 of the Erewash Core Strategy, and Policy 5 of the Rushcliffe Core Strategy (all adopted September 2014). However, Councils across the Nottingham Core HMA and the Nottingham Outer HMA commissioned planning consultants in 2014<sup>2</sup> to provide a more up to date assessment of employment land and office floorspace needs that has led to slight revisions to the quantity and distribution of employment space. The table below shows the revised distribution (column A), the distribution included in the Aligned Core Strategies (column B) and comparison between the two (column C).

	<b>A</b>		<b>B</b>		<b>C</b>	
<b>Council</b>	<b>Revised distribution</b>		<b>ACS provisions</b>		<b>ACS comparison</b>	
	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>
Broxtowe	15	34,000	15	34,000	same	same
Erewash	10	42,900	10	42,900	same	same
Gedling	19	10,000	10	23,000	+ 9	- 13,000
Nottingham City	25	253,000	12	253,000	+ 13	same
Rushcliffe	50	80,000	20	67,900	+ 30	+12,100
Core HMA	119	419,900	67	420,800	+52	-900

3.2.2 In overall terms the revised distribution shows the total amount of office floorspace needed across the HMA to be very similar to that set out in the Aligned Core Strategies. For industrial warehousing space there is an increase from 67 ha to 119 ha. The revised forecasts take into account the D2N2 Strategic Economic Plan and its specific policy interventions to promote strategic employment sites especially in Nottingham City. In terms of the

<sup>2</sup> Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA, Nathaniel Lichfield and Partners, August 2015.

## Greater Nottingham Statement of Common Ground

revised distribution of office and industrial space the most significant change relates to Rushcliffe Borough where there is a significant increase in the requirement for both industrial and office floorspace which reflects a number of strategic employment sites allocated in its Core Strategy.

3.2.3 The Nottingham Core HMA will commission work during 2018/19 to assess the amount of industrial and warehouse land and office floorspace required to meet needs over the plan period (likely to be 2016 or 2038). This work will give consideration to, and be thoroughly tested against, the following factors:

- Past trends in employment space take up;
- meeting the needs of all employment sectors;
- Population forecasts and assessment of local housing need and resultant labour force supply;
- Job forecasts; and
- Economic strategies including the LEP Strategic Economic Plan.

3.2.4 The minimum industrial and warehousing land needs and office floorspace needs for Greater Nottingham will be the total of the minimum amount of industrial/warehousing land and office floorspace for each district as indicated in the forthcoming study. The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum employment land and floorspace figure being included in strategic policies.

3.2.5 The distribution of employment space around Greater Nottingham will be recommended by the Joint Planning Advisory Board having regard to:

- (a) The office floorspace capacity of Nottingham City Centre and town centres in the HMA;
- (b) The need to provide for all employment sectors;
- (c) The need to regenerate priority areas;
- (d) Environmental constraints;
- (e) The need to review Green Belt boundaries;
- (f) Infrastructure requirements and opportunities provided by new infrastructure provision; and
- (g) The need to provide employment in accessible locations to the workforce particularly by promoting employment opportunities within Sustainable Urban Extensions

3.2.8 Following the Joint Planning Advisory Board's support for the quantum and distribution of employment land and office floorspace requirements, each council will be responsible for the formal endorsement of their proportion of the employment land and office floorspace requirement. Each Council's decision will then be recorded in this Statement of Common Ground.

- 3.2.9 Ashfield District Council is in the Nottingham Outer Housing Market Area. Only the Hucknall part of Ashfield falls within Greater Nottingham. Ashfield's employment land need will be determined through joint working with Mansfield District Council and Newark and Sherwood District Council, and those arrangements will be subject to a separate Statement of Common Ground.

### **3.2 Strategic Employment**

The minimum employment land and office floorspace need for Greater Nottingham will be the total of the minimum number of the employment land identified and amount of office floorspace for each district indicated by the forthcoming assessment of employment land and floorspace.

The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum employment land and office floorspace figure being included in strategic policies.

The Joint Planning Advisory Board will recommend the distribution of the employment and office floorspace requirement between the constituent council areas.

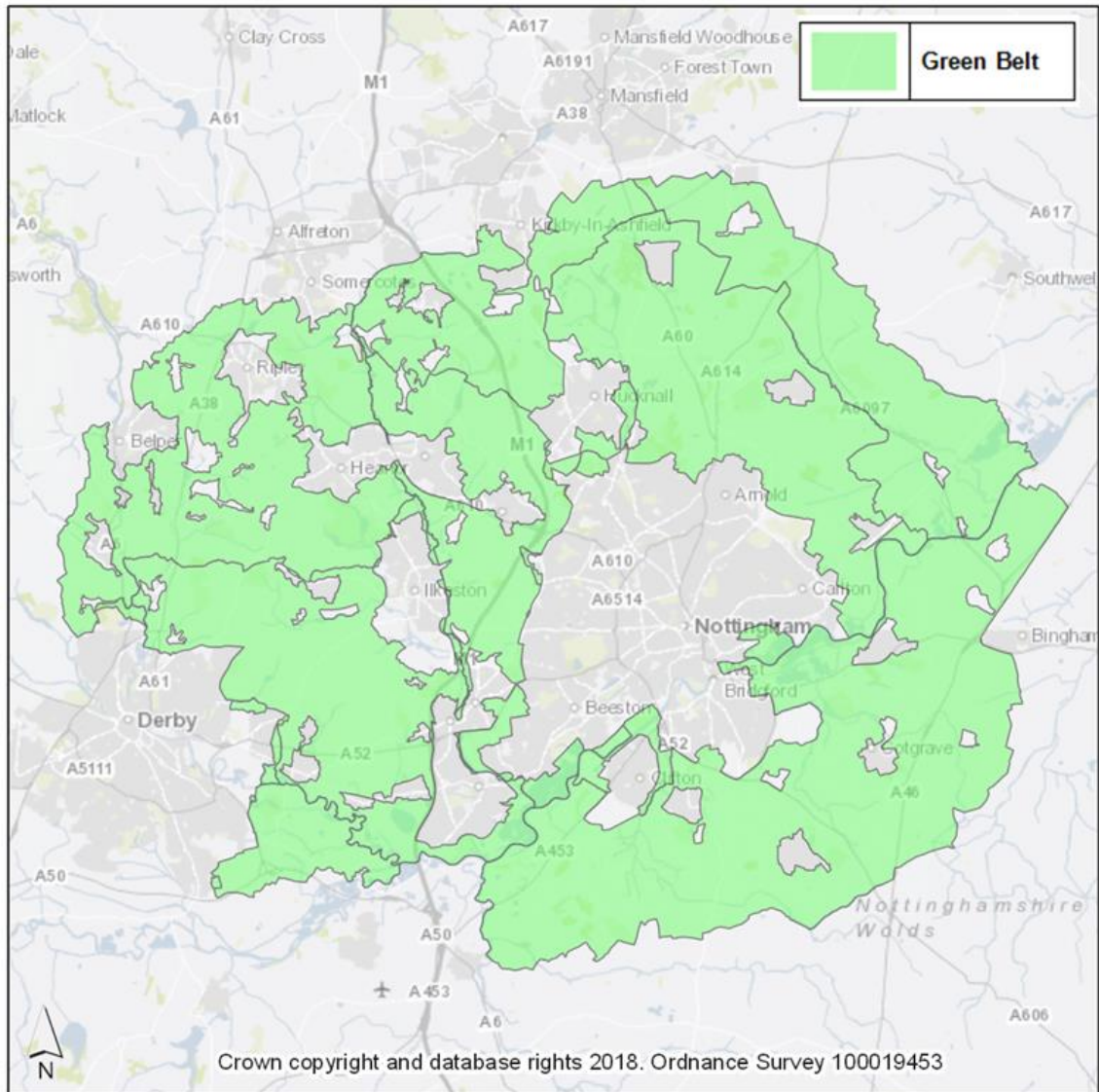
Each Council's decision regarding the quantum and distribution of employment land and office floorspace will be recorded in this Statement of Common Ground.

The employment land and office floorspace need for Ashfield District Council will be determined through joint working across the Nottingham Outer Housing Market Area.

### **3.3 Green Belt**

- 3.3.1 The Nottingham-Derby Green Belt surrounds much of the outer Greater Nottingham area, and is a major strategic planning issue in planning for growth in Greater Nottingham.

## Greater Nottingham Statement of Common Ground



3.3.2 A strategic assessment of the Nottingham-Derby Green Belt<sup>3</sup> was undertaken by Broxtowe Borough, Gedling Borough and Nottingham City Councils in 2013 as part of the production of the Aligned Core Strategies. This resulted in a revised Green Belt boundary to release strategic sites for development. For all other areas the review concluded that Green Belt release would be required through the Part 2 Local Plans.

3.3.3 The Aligned Core Strategies reflect the results of the review and state that the principle of the Nottingham-Derby Green Belt will be retained and that Part 2 Local Plans will review Green Belt boundaries to meet other development land requirements. (Except in Erewash where no Green Belt boundary review is proposed).

3.3.4 Ashfield, Broxtowe, Gedling and Nottingham City Councils subsequently worked jointly to prepare an Assessment Framework to establish a common means of assessing the purposes of Green Belt<sup>4</sup>. As Rushcliffe was at a more

<sup>3</sup> Green Belt Review Background Paper (June 2013)

<sup>4</sup> Greater Nottingham and Ashfield Green Belt Assessment Framework (February 2015)

advanced stage of Development Plan preparation, they produced their own Green Belt Review<sup>5</sup> and Erewash were not seeking to amend their Green Belt boundaries and were therefore not included in the Framework.

- 3.3.5 The Assessment Framework established a two-step process, with part 1 consisting of broad areas being assessed using agreed criteria and an assessment matrix based on the five purposes of the Green Belt as set out in the NPPF. The part 2 assessment then applied the matrix to smaller sites. The outcome of the assessments informed Green Belt boundary alterations, including the removal of sites from the Green Belt to meet current and future development needs. The boundary changes have been included within Part 2 Local Plans.
- 3.3.6 As set out in Section 3, the Joint Planning Advisory Board has agreed that a review of the strategic policies should begin which will include determining the minimum number of homes needed and will then consider whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic policies. The distribution of employment space will also be recommended by the Joint Planning Advisory Board. The distribution will have regard to Green Belt boundaries and each Council will give consideration to whether a further Green Belt Review is required.
- 3.3.7 As the Green Belt covering Greater Nottingham forms part of a wider area of the Nottingham-Derby Green Belt in Derbyshire, it will be important for the Greater Nottingham authorities to engage with the local authorities in adjoining areas to discuss Green Belt matters, particularly where reviews are proposed to ensure there is consistency of methodology.

### **3.3 Green Belt**

The Joint Planning Advisory Board agrees that the principle of the Nottingham-Derby Green Belt will be retained.

Each Council will consider if there is a need to review Green Belt boundaries. If a review is required, any review will be based on a joint Assessment Framework agreed by the Joint Planning Advisory Board. The Framework will be informed by previous studies and assessments and in accordance with Section 13 of the NPPF and will include a mechanism for undertaking cross boundary assessments.

The agreed Framework and each Council's decision regarding the Green Belt boundary amendments will be recorded in this Statement of Common Ground.

The Greater Nottingham Authorities will engage with relevant adjoining local authorities to discuss Green Belt matters, particularly to discuss methodologies for undertaking Green Belt Reviews.

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<sup>5</sup> Rushcliffe Green Belt Reviews Part 2b (September 2017) and Addendum (April 2018)

### **3.4 Education**

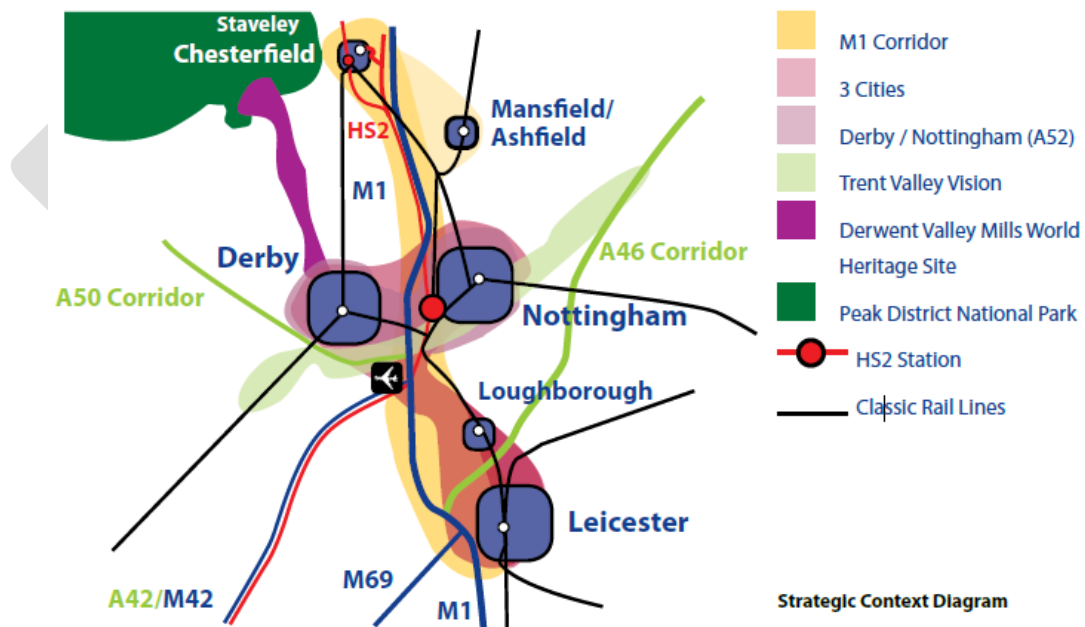
- 3.4.1 Greater Nottingham HMA is covered by three local education authorities - Nottingham City Council and Derbyshire and Nottinghamshire County Councils. All three education authorities work to a common pattern of schooling – primary schools for school age children in years 1-7 and secondary schools with sixth form colleges for pupils in years 8-14. They share a strategic role of helping raising ambition and attainment with the aim of every child being educated in a good or outstanding school. All secondary schools in Greater Nottingham and an increasing number of primary schools are managed by Academy Trusts. In Derbyshire, an increasing number of primary and secondary schools are managed by Trusts.
- 3.4.2. The three authorities seek to ensure that there are sufficient school places available for children arising from new development and engage with the development plan process accordingly. There is a common approach to calculating the yield of pupils from new development in Nottingham City and Nottinghamshire County Councils, with a similar approach adopted by Derbyshire County. Nottingham City, Nottinghamshire County Council and Derbyshire County Council actively work together, along with other neighbouring authorities with regards to school place planning and admissions. The decision however on whether the child can be offered a place will be taken by the council which runs the school or the governing body if it is a voluntary aided, academy or foundation school.
- 3.4.3 Whilst each authority organises its own policy and process, there is a history of City children being admitted to County schools and visa versa where surplus places are available, and there are similar cross border movements between Broxtowe and Erewash Boroughs.
- 3.4.4 In future reviews of the Aligned Core Strategies officers of the three education authorities will be consulted at an early stage to ensure that spatial patterns of development can assist in making appropriate provision and improving educational outcomes. The education authorities will engage constructively with the Local Plan making process to identify any capacity issues early in order to facilitate these outcomes.

### 3.4 Education

It is agreed that the local planning authorities in the Greater Nottingham area will consult the three education authorities at early stages in the formulation and review of the Aligned Core Strategies to ensure that spatial patterns of development can assist in making appropriate provision and improving educational outcomes. The education authorities will engage constructively with the Local Plan making process to identify any capacity issues in order to facilitate these outcomes.

### 3.5 HS2

3.5.1 The location for the East Midlands HS2 hub station at Toton will significantly improve the accessibility from the Greater Nottingham area to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station. The station and line are expected to be open by 2033<sup>6</sup>, although development surrounding the station is expected in advance of this<sup>7</sup>.



3.5.2 Policy 2 of the Aligned Core Strategies identified land within the vicinity of the HS2 station at Toton as a Strategic Location for Growth which would include a

<sup>6</sup> <https://www.hs2.org.uk/timeline-2b/>

<sup>7</sup> East Midlands HS2 Growth Strategy: World Class - Locally Driven (September 2017)



minimum of 500 homes, major employment provision and enhancements to provide significant Green Infrastructure.

- 3.5.3 Policy 3.2 of the Broxtowe Part 2 Local Plan identifies key development requirements for the location between 2018-2028 which includes the 500 homes. The Plan also identifies key development requirements for the Strategic Location for Growth stretching significantly beyond the end of the plan period, including the provision of an innovation village as part of a mixed use development to provide significant numbers of new high skilled jobs, large scale conferencing facilities, university research/development provision, and potential for hotels and other high tech developments seeking premises in proximity to a HS2 station. Significant transport and infrastructure improvements, including the NET tram extension to the station, are also included.
- 3.5.4 Significant growth is also planned within close proximity to the HS2 Station at the former ironworks site at Stanton and at Chetwynd Barracks in Chilwell. This will provide a significant number of new homes with up to 2000 homes planned for Stanton and 500 planned for Chetwynd Barracks (up to 2028).
- 3.5.5 East Midlands Councils, a group of 46 local authorities in the East Midlands, in partnership with D2N2, the Local Enterprise Partnership, has produced an East Midlands HS2 Growth Strategy (September 2017)<sup>8</sup> which sets out a plan for how the benefits of HS2 can be maximised for the wider area. This includes proposals to create a “high quality ‘Toton Innovation Campus’ linked to the university sector, capable of delivering up to 10,000 high quality jobs, new community facilities and a range of new housing opportunities.” Midlands Connect, which is a collaboration of local authorities, local enterprise partnerships, infrastructure providers and central government, has produced a strategy<sup>9</sup> to identify how connections between the East Midlands HS2 hub station and the Midlands can be delivered and includes an aspiration to accelerate the delivery of the station and to run HS2 services between Birmingham and Toton by 2030.
- 3.5.6 The development requirements for land within the vicinity of the HS2 station will be confirmed as part of the review of the Aligned Core Strategies and will include cooperation with the Greater Nottingham Councils.

### **3.5 HS2**

The Joint Planning Advisory Board agrees that the economic and social benefits created from the HS2 hub station at Toton must be maximised.

Land within the vicinity of the HS2 station at Toton is recognised as a Strategic Location for Growth which will include significant development, the type and amount of which will be confirmed as part of the strategic review of the Aligned Core Strategies.

<sup>8</sup> [http://www.emcouncils.gov.uk/write/East\\_Midlands\\_HS2\\_Growth\\_Strategy\\_-\\_September\\_2017.pdf](http://www.emcouncils.gov.uk/write/East_Midlands_HS2_Growth_Strategy_-_September_2017.pdf)

<sup>9</sup> Midlands Connect: Our Routes to Growth (July 2018)

The Joint Planning Advisory Board will continue to work together and with stakeholders to identify how development and infrastructure improvements within the vicinity of the HS2 hub station can be delivered.

### **3.6 Other Transport issues**

- 3.6.1 One of the core planning principles in the National Planning Policy Framework (NPPF) is to actively manage patterns of development growth to make the fullest possible use of public transport, walking and cycling which can also have positive outcomes for health & wellbeing, and to focus significant development in locations which are or can be made sustainable. The transport system should be balanced in favour of sustainable and healthy transport modes, giving people a real choice about how they travel.
- 3.6.2 Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council are the three transport authorities covering the Greater Nottingham area and will work together to ensure there is a common transport input into the development of the Aligned Core Strategy for Greater Nottingham so that it can help compliment local transport objectives.
- 3.6.3 The local transport authorities will provide timely input into the aligned core strategy, and will provide advice regarding the use of transport modelling techniques to help assess the impact of alternative scenarios. This will include advice on the suitability, sustainability, connectivity and potential mitigations to offset any adverse effects of the development on the local transport network, using guidance contained within the NPPF and other relevant guidance.
- 3.6.4 The local transport authorities will also share relevant transport information on local pressures and constraints and will seek to ensure that strategic policies are developed in such a way to either avoid such constraints or where possible help provide additional transport improvements.
- 3.6.5 A hierarchical approach to these improvements will be taken to ensure the delivery of sustainable transport networks to serve any new developments provide (in order of preference):
- area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys);
  - improvements to public transport services, and walking and cycling facilities;
  - optimisation of the existing highway network to prioritise public transport and encourage walking and cycling; and

- major highway capacity enhancements to deal with residual car demand.

### **3.6 Other Transport issues**

The transport authorities covering the Greater Nottingham area agree to work together to support strategic planning of the Greater Nottingham area through a common approach to transport planning which seeks to reduce the need to travel by private car and provides incentives to use public transport together with walking and cycling for appropriate journeys.

The authorities agree to provide prompt advice to the Joint Planning Advisory Board on the transport implications of alternative strategies and will employ common transport modelling to help inform this advice.

The transport authorities and the Joint Planning Advisory Board agree to ensure that strategic policies for the Greater Nottingham area will compliment and reflect local transport plans and programmes.

### **3.7 East Midlands Airport**

3.7.1 Whilst outside of the Greater Nottingham area, East Midlands Airport (EMA) is the largest airport within the region and is a major economic driver, contributing an estimated £440 million of total GVA to the East Midlands economy. 4.9 million passengers use the airport each year and the airport is also the UK's largest dedicated air-freight terminal, handling 350,000 tonnes a year. EMA is a significant employer for the Greater Nottingham Area. Of the 8,000 people who work on the site, 42% live in Derbyshire and 23% live in Nottinghamshire.

3.7.2 EMA has produced a Sustainable Development Plan (2015)<sup>10</sup> to identify growth at the airport which includes a target to increase passenger numbers to 10 million a year in the period 2030 – 2040 and to increase cargo to 618,000 tonnes during the same period. The airport has produced a Land Use Plan to identify the additional land required to facilitate the growth and an Economy and Surface Access Plan which seeks to encourage the increased use of public transport journeys to the airport. This includes enhancing existing links to the Greater Nottingham Area. A Draft Noise Action Plan (2019-2023) has also been produced to limit and, where possible, reduce the number of people significantly affected by aircraft noise and this includes residents living within Greater Nottingham.

3.7.3 The East Midlands Enterprise Gateway is also centred on the airport and includes the airport, Donington Park, the East Midlands Distribution Centre and

<sup>10</sup> <https://www.eastmidlandsairport.com/about-us/development-plan/>

the DHL cargo terminal. The adjacent East Midlands Gateway Freight Interchange, currently under construction, is also within the Enterprise Gateway and will generate thousands of jobs and incorporates comprehensive highway improvements including works to the M1.

- 3.7.4 The planned growth of EMA and the Enterprise Gateway will have significant economic, social and environmental impacts for the region which will include parts of Greater Nottingham. This may include the need for additional transport and infrastructure connections to the airport and the need to plan for additional demand on existing infrastructure.

### **3.7 East Midlands Airport**

The Joint Planning Advisory Board recognises the strategic and economic importance of East Midlands Airport to the region and to Greater Nottingham and the need to identify the potential impacts resulting from further growth.

The Joint Planning Advisory Board will continue to work with key stakeholders to identify how the growth of East Midlands Airport may affect the area and the implications this may have for infrastructure investment and strategic policy decisions, and this will be the subject of separate Statement of Common Ground with other relevant local partners.

### **3.8 City and Town Centres**

- 3.8.1 The Aligned Core Strategies collectively define the network and hierarchy of Centres in Greater Nottingham, using the following typology:

- Regional centre;
- Town Centre;
- District Centre; and
- Local Centre.

- 3.8.2 Nottingham City Centre is of regional significance whilst Arnold, Beeston, Bulwell, Ilkeston and Long Eaton<sup>11</sup> are defined as Town Centres serving both local needs and attracting visitors from a wider area. Hucknall in Ashfield District also forms part of the network and hierarchy of centres and defined as a Major District Centre in the Ashfield Local Plan and is equivalent to a Town Centre.

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<sup>11</sup> As defined in Policy 5 of the Broxtowe, Gedling and Nottingham Aligned Core Strategies and Policy 6 of the Erewash Core Strategy.

## Greater Nottingham Statement of Common Ground

- 3.8.3 Bingham<sup>12</sup>, Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, Sherwood and West Bridgford<sup>13</sup> are defined as District Centres<sup>14</sup>. District Centres have a smaller range and scale of offer serving local needs but attracting visitors from a wider area than Local Centres. Local Centres serving day to day needs are also defined in each Council's Part 2 Local Plan.
- 3.8.4 Further investment is planned for the City Centre, with a leisure orientated development of the Broadmarsh Centre, and further retail provision at the Victoria Centre. In addition, several centres, such as Arnold, have action plans to ensure their continued vitality and viability.
- 3.8.5 The Joint Planning Advisory Board agrees that the established network and hierarchy of main centres has served the Greater Nottingham area well and will continue to do so in future. The Joint Planning Advisory Board agrees that the regional centre of Nottingham will be the main focus for future retail and main town centre uses, and also agrees that the above named town and district centres should be identified in Part 2 Local Plans because of their strategic significance.
- 3.8.6 Local Centres perform vital roles in meeting day to day shopping needs and are important locally and in this local context each Council will be responsible for defining such centres in their Part 2 Local Plans.

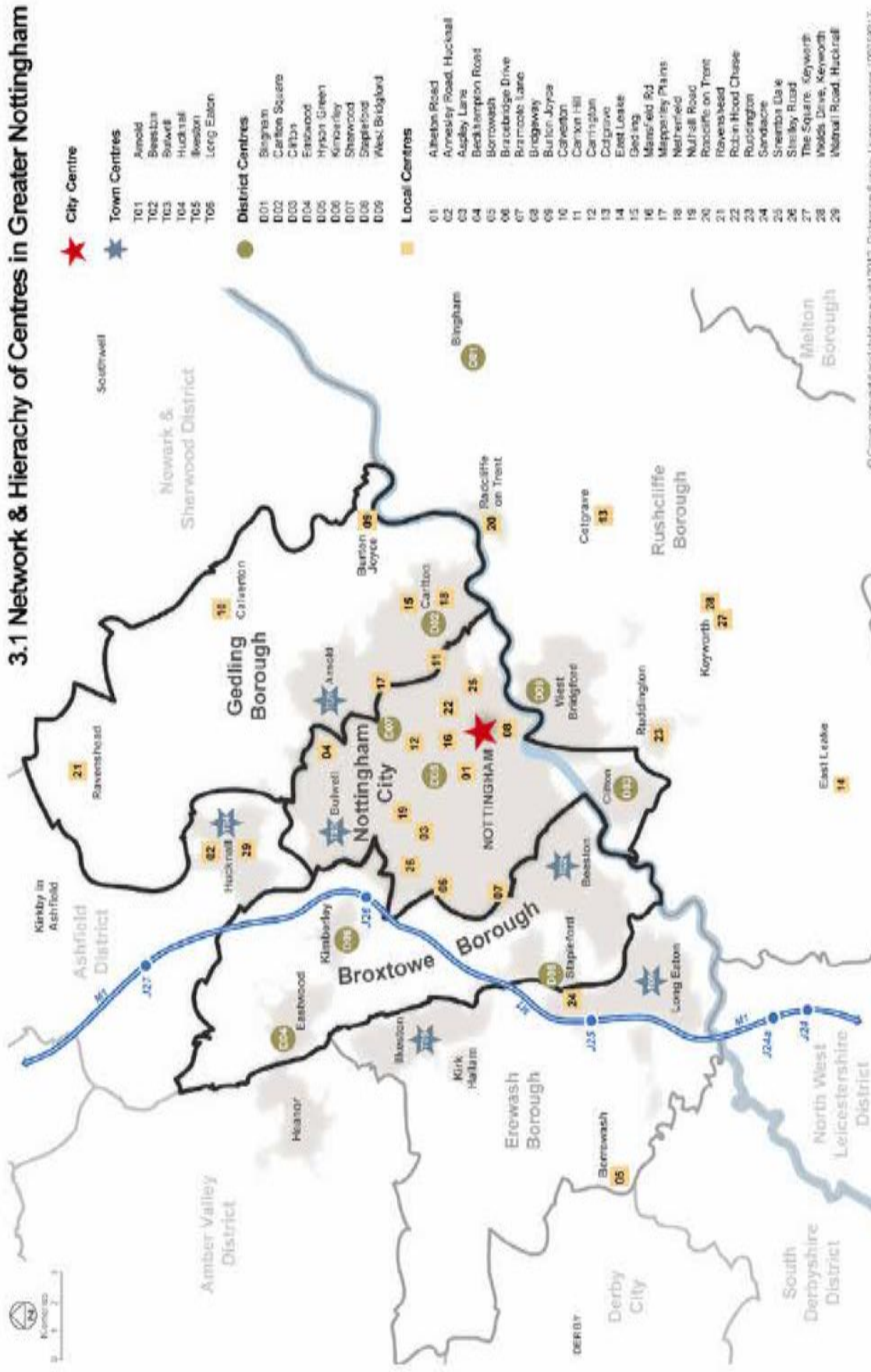
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<sup>12</sup> Bingham is defined as a District Centre in the Rushcliffe Borough Core Strategy Policy 6.

<sup>13</sup> West Bridgford is defined as a District Centre in the Rushcliffe Borough Core Strategy Policy 6.

<sup>14</sup> Carlton Square is redefined as a Local Centre in LPD 49 of the Gedling Borough Local Planning Document Part 2 Local Plan.

3.1 Network & Hierarchy of Centres in Greater Nottingham



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- 3.8.7 Greater Nottingham also has a number of out of centre retail facilities some of which are of a significant scale. The Joint Planning Advisory Board agrees that the policy provisions in both the NPPF and Aligned Core Strategies or their future replacement will be applied consistently to proposals for out of centre retail proposals. However, certain out of centre retail parks are of such a scale as to be of wider than local significance and where authorities face pressure for their continued expansion. The Joint Planning Advisory Board agrees to consider the need for special policy provision to be applied to such out-of-centre retail locations.
- 3.8.8 The Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015 provides the basis for agreement over the quantity of retail floorspace needed. It may be necessary to commission new retail floorspace assessments and this will be reported in a future update of the Statement of Common Ground.

### **3.8 City and Town Centres**

The Joint Planning Advisory Board agrees that the Regional Centre of Nottingham will be the principal focus for retail and main town centre uses. Town Centres are next in the hierarchy performing a lesser but significant role than Nottingham City Centre, followed by District Centres which are of strategic importance in the Retail Network and Hierarchy as follows:

- Regional Centre – Nottingham City Centre.
- Town Centres: Arnold, Beeston, Bulwell, Ilkeston and Long Eaton.
- District Centres: Bingham, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, Sherwood and West Bridgford.
- Local Centres meeting day to day shopping needs: to be defined by each Council through the preparation of their local plans.

Retail needs in Ashfield District will be determined across the Outer Nottingham HMA. Hucknall which is a town centre is recognised as part of the network and hierarchy of Greater Nottingham Centres.

The Joint Planning Board will recommend whether special policy provision may be applied to other out of centre shopping locations where these are of a strategic scale with a wider than local significance, and where pressures and proposals for their expansion raises cross boundary issues and which could potentially threaten the vitality and viability of the agreed network and hierarchy of centres.

### **3.9 Health and Wellbeing**

- 3.9.1 The Joint Planning Advisory Board recognises that to be sustainable, new development must be supported by adequate health facilities, and that the built environment is an important determinant of health and wellbeing outcomes.
- 3.9.2 The Joint Planning Advisory Board will therefore work with the Clinical Commissioning Groups and with the relevant Health and Wellbeing Boards covering the area to ensure appropriate health provision for new development, and that where ever possible new development supports enhanced health and wellbeing outcomes.

### **3.9 Health and Wellbeing**

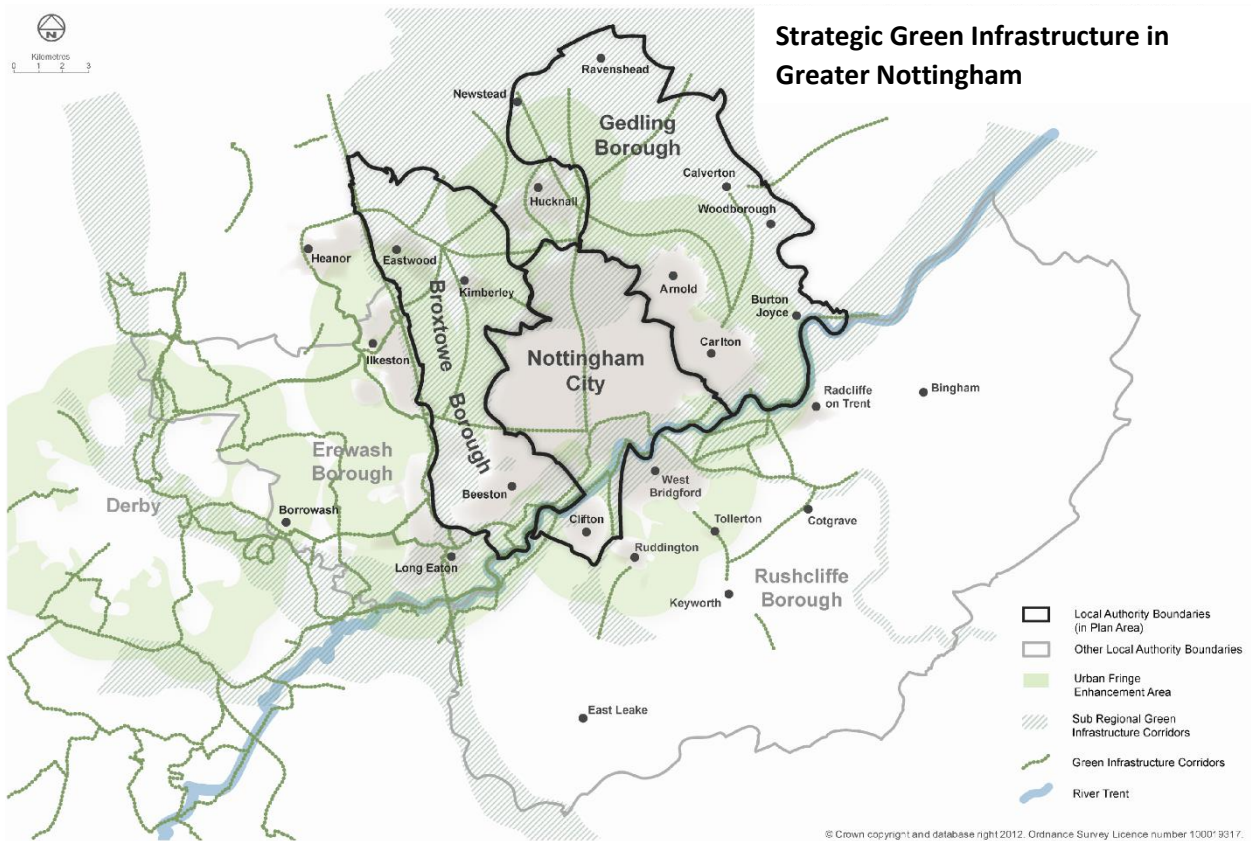
The Joint Planning Advisory Board agrees to work with the Clinical Commissioning Groups and with the relevant Health and Wellbeing Boards covering the area to ensure appropriate health provision for new development, and that where ever possible new development supports enhanced health and wellbeing outcomes.

### **3.10 Green Infrastructure, Flooding and Nature Conservation**

- 3.10.1 The Aligned Core Strategies seek to take a strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure (GI), through the establishment of a network of regional and sub regional GI corridors and assets.
- 3.10.2 Priority is given to new GI in association with major new development, the strategic river corridors of Trent Erewash and Leen rivers, canal corridors, the Greenwood Community Forest and urban fringe areas.



## Greater Nottingham Statement of Common Ground



3.10.3 The priorities identified above will continue to be reflected in strategic policies, which will seek to ensure opportunities are taken to further develop, protect and enhance the strategic GI network.

3.10.4 The Aligned Core Strategies were supported by a Strategic Flood Risk Assessment covering the major watercourses in the area, prepared in partnership with the Environment Agency. A Water Cycle Study also formed part of the evidence base, prepared in partnership with the Environment Agency and Severn Trent Water. The Strategic Flood Risk Assessment has recently been updated.

3.10.5 The Joint Planning Advisory Board will continue to work with the Environment Agency and Severn Trent Water to ensure that water issues, especially flood risk, are properly taken into account in the review of strategic policies.

3.10.6 The Aligned Core Strategies refer to the prospective Sherwood Forest Special Protection Area which is not a formal designation as a European Site, but is an area under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. On the advice of Natural England, the Aligned Core Strategies therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. The timing of a decision on the extent of any possible Special Protection Area is not currently known.

- 3.10.7 The Greenwood Community Forest surrounds the urban area of Greater Nottingham and continues to deliver environmental, social and economic benefits to the Greater Nottingham area.
- 3.10.8 The Aligned Core Strategies seek to increase the level of biodiversity in Greater Nottingham. Designated international, national and local sites of biological and geological importance are protected. Policies in Part 2 Local Plans provide more detail and apply this protection to identified International, National, Local Wildlife sites and Regionally Important Geological sites identified on their Policies Maps.
- 3.10.9 In light of the emerging joint Local Cycling and Walking Infrastructure Plan (LCWIP) and in line with the DfT Cycling and Walking Investment Strategy (CWIS), it is important that consideration is given to the connectivity and cross boundary alignments between Derbyshire and Nottinghamshire of shared use access paths. The potential for development opportunities for shared use access paths, and opportunities for Section 106 and CIL contributions presented across new development sites and local authority boundaries is particularly important.
- 3.10.10 A well co-ordinated approach to developing a wide reaching and well connected shared use path network would be beneficial across the area. The joint area for the LCWIP is Nottingham City Council, Derby City Council and Nottinghamshire County Council and Derbyshire County Councils. The 4 Authorities make up the D2N2 Local Economic Partnership Area. The provision of shared use cycle infrastructure can have multi-discipline benefits for Transport, Health and Well-being, and Green Infrastructure. Many routes are developed as wildlife corridors and so also have benefits to Nature Conservation.
- 3.10.11 Derbyshire County Council is working towards the development of a Key Cycle Network and there is strong potential for connecting routes to and through existing and planned housing and employment sites. It would be advantageous to share these desired and planned routes across the Greater Nottingham area.
- 3.10.12 The River Trent is a major strategic river and the Trent Valley was, and in part still is, a distinctive landscape focused on the river, rich in historical features and wildlife. The development of a landscape vision and strategy for the Trent Valley is a priority project that the Lowland Derbyshire and Nottinghamshire Local Nature Partnership LNP supports and promotes. There is increasing pressure for change in the Trent Valley for instance the need to identify further mineral sites and the allocation of land for new housing, which will place further demands on the landscape of the Trent Valley in both the short and long-term. The opportunity exists to shape this change to deliver a new and attractive landscape where people want to live, which attracts people to the area, provides new economic and recreational opportunities and at the same time maintains and enhances its rich history and diverse wildlife.

3.10.13 Landscape character is an overarching component of environmental policy. Derbyshire and Nottinghamshire County Councils have developed landscape character assessments that create a comprehensive framework for landscape and wider environmental considerations as part of a sustainable approach to delivering new development. The two County Councils have also undertaken cross boundary work relating to the identification of Areas of Multiple Environmental Sensitivity, which is a methodology that uses landscape character as a framework to identify the strategic environmental sensitivity of the landscape.

### **3.10 Green Infrastructure, Flooding and Nature Conservation**

The Joint Planning Advisory Board agrees that the existing priorities will continue to be reflected in strategic policies, which will seek to ensure opportunities are taken to further develop, protect and enhance the strategic GI network.

The Joint Planning Advisory Board will continue to work with the Environment Agency and Severn Trent Water to ensure that water issues, especially flood risk, are properly taken into account in the review of strategic policies.

The Joint Planning Advisory Board agrees to keep the situation relating to the prospective Sherwood Forest Special Protection Area under review and continue to take a precautionary approach in relation to plan making, until its future status is confirmed.

The Joint Planning Advisory Board agrees to work with partners to make the most of opportunities and benefits offered by the Greenwood Forest.

The Joint Planning Advisory Board agrees to seek to increase and enhance the level of biodiversity across Greater Nottingham.

The Joint Planning Advisory Board agrees to work with partners to make the most of opportunities and benefits offered by shared use access paths and shared use cycle infrastructure.

The Joint Planning Advisory Board agrees to work with partners to take forward the aspirations to develop a Trent Valley Vision.

The Joint Planning Advisory Board agrees to ensure that landscape character is taken into consideration as part of a sustainable approach to delivering new development.

### **3.11 Utilities**

3.11.1 Utilities issues, such as electricity and gas supplies, broadband, water supply and treatment etc were considered through the Aligned Core Strategies Infrastructure Delivery Plan, which was prepared with direct input from the utilities providers.

3.11.2 The forthcoming review of the strategic policies will be supported by a new and updated Infrastructure Delivery Plan, which will address any anticipated deficiencies in infrastructure provision. Derbyshire County Council is undertaking a refresh of its Infrastructure Investment Plan that will set out priorities for new infrastructure provision that will support new planned housing and employment growth.

#### **3.11 Utilities**

The Joint Planning Advisory Board agrees that the forthcoming review of the strategic policies will be supported by a new and updated Infrastructure Delivery Plan, which will address any anticipated deficiencies.

### **3.12 Gypsies and Travellers**

3.12.1 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (GTAA) (January 2016) establishes the additional pitch provision requirements for Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough from 2014 to 2029. The Derby, Derbyshire, Peak District National Park and East Staffordshire GTAA (June 2015) establishes additional pitch requirements covering Erewash Borough from 2014 to 2034. The current round of Part 2 Local Plans in Greater Nottingham address the pitch needs of Gypsies and Travellers arising from each Council.

3.12.2 Further Gypsy and Traveller needs assessment work will be required as part of the review of strategic policies across Greater Nottingham. This work will highlight future pitch needs, and if appropriate, the approach to meeting the need for pitches will be included in future versions of this Statement of Common Ground.

#### **3.12 Gypsies and Travellers**

Each Council will plan to meet its own identified need for pitches.

Whether Gypsy and Traveller pitch needs require a strategic approach will be kept under review.

### **3.13 Minerals**

- 3.13.1 Derbyshire and Nottinghamshire County Councils and Nottingham City Councils as the Minerals Planning Authorities have a statutory duty to prepare Minerals Local Plans.
- 3.13.2 The Nottinghamshire Minerals Local Plan was adopted in December 2005 and covers the County Council administrative area. Minerals policies for the City Council area are contained in the City's Local Plan Part 2, Land and Planning Policies Document which is currently at examination. There are no minerals extraction proposals in the Local Plan Part 2
- 3.13.3 Work is underway to prepare a new Nottinghamshire Minerals Local Plan which will cover the period up to 2036 and is currently at the draft plan consultation stage.
- 3.13.4 The Derby and Derbyshire Minerals Local Plan was adopted in April 2000. Derbyshire County Council and Derby City Council are currently working together to prepare a new joint Minerals Local Plan which will cover the period up to 2030. In the Spring of 2018, the councils published a Proposed Approach Minerals Local Plan for consultation, and are currently considering responses to that consultation. A Draft Minerals Local Plan is likely to be published at the end of 2018.

### **3.13 Minerals**

The District Councils will take account of the minerals safeguarding areas and consultation areas as set out in the emerging Derbyshire and Nottinghamshire Minerals Local Plans to ensure that allocations in the District Local Plan would not sterilise important mineral reserves.

### **3.14 Waste**

- 3.14.1 The Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy was adopted in December 2013 and covers the County and City Council administrative areas over the period to 2031. The strategy sets out the County and City Councils strategic planning policies for the development of future waste management facilities.
- 3.14.2 The District and City Councils will take account of the need to safeguard existing and proposed waste management facilities as set out in the

Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy.

3.14.3 The Derby and Derbyshire Waste Local Plan was adopted in March 2005. A new Waste Local Plan is currently being prepared by Derbyshire County Council and Derby City Council for which an Issues and Options consultation will be published later in 2018.

### **3.14 Waste**

The Councils will take account of the need to safeguard existing and proposed waste management facilities as set out in the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy and adopted and emerging Derby and Derbyshire Waste Local Plans.

DRAFT

## 4 Governance Arrangements

4.1 The Greater Nottingham Joint Planning Advisory Board was established in 2008. It builds on a history of joint working in the area which spans several former Structure Plans and the former Regional Plan.

4.2 The Board is made up Council members covering each of the following remits:-

Ashfield District Council - Planning  
Broxtowe Borough Council - Planning  
Derbyshire County Council - Planning  
Derbyshire County Council - Transport  
Erewash Borough Council - Planning  
Gedling Borough Council - Planning  
Nottingham City Council - Planning  
Nottingham City Council - Transport  
Nottinghamshire County Council - Planning  
Nottinghamshire County Council - Transport  
Rushcliffe Borough Council - Planning

4.3 In addition, observer representatives from N2D2 LEP, Homes England, Natural England, Historic England, Highways England and the Environment Agency are also invited.

4.4 The Joint Board meets approximately 4 times per year. Meetings are open to the public, and papers are also publically available on request. Its role is set out in Terms of Reference as follows:

“To facilitate the sustainable development and growth of Greater Nottingham by discharging the Duty to Cooperate (S110 of the Localism Act), and advising the constituent Councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern.”

4.5 The Terms of Reference set out key tasks for the Board, which include

“To advise on the review of aligned Local Plans, including:

- Agreeing the objectively assessed housing needs of Greater Nottingham;
- In the light of this housing need, agreeing future housing provision levels for each Council on which to base Local Plan reviews;
- Commissioning further evidence on matters such as the future of the Greater Nottingham economy, environmental matters and infrastructure requirements;
- Liaising with other Duty to Cooperate bodies;
- Working with the D2N2 Local Enterprise Partnership (LEP) to ensure that new Local Plans and LEP objectives are aligned.”

4.6 The Joint Board is thus well equipped to prepare and agree this Statement of Common Ground.

## Greater Nottingham Statement of Common Ground

- 4.7 The Joint Board is advisory, in that each Council is separately responsible for strategic planning decisions for its area, informed by the views of the Board. Where the members of the Joint Board cannot arrive at a view on a particular issue which enjoys the support of the majority of Members, that issue will be referred back to the relevant executive bodies of the constituent Councils. Participation in the Joint Board will not prevent any Council from expressing a dissenting opinion on any specific issue. The right to make representations at any formal preparation stage of the development plan making process is not curtailed by membership of the Joint Board.
- 4.8 The Joint Board's agendas are set by the Executive Steering Group, which is made up of senior officers from each Council, and the planning policy lead officers from each Council meet on a regular basis to conduct work on behalf of the Board.
- 4.9 Once this Statement of Common Ground has been agreed by the Joint Board, it will be referred to each Council's executive bodies for ratification as follows:

Ashfield District Council	Full Council/Committee/Portfolio Holder etc
Broxtowe Borough Council	TBC
Derbyshire County Council	TBC
Derbyshire County Council	TBC
Erewash Borough Council	TBC
Gedling Borough Council	TBC
Nottingham City Council	TBC
Nottinghamshire County Council	TBC
Rushcliffe Borough Council	TBC

<< LEVEL OF POLITICAL SIGN OFF TO BE AGREED >>



## **5 Signatories to this Statement of Common Ground**

Signed on behalf of:

Ashfield District Council

Broxtowe Borough Council

Derbyshire County Councils

Erewash Borough Council

Gedling Borough Council

Nottingham City Council

Nottinghamshire County Council

Partner Signatories:

D2N2 Local Enterprise Partnership

ETC

## Greater Nottingham Statement of Common Ground

For illustrative purposes only at this stage.

Key Issue	Ashfield DC*	Broxtowe BC	Erewash BC	Gedling BC	Nottingham City	Rushcliffe BC	Derbyshire CC	Nottinghamshire CC	Others
3.1 Housing (and where it goes)	Y	Y	Y	Y	Y	Y			Surrounding HMAs
3.2 Strategic Employment	Y	Y	Y	Y	Y	Y			D2N2 LEP
3.3 Green Belt		Y	Y	Y	Y	Y	Y	Y	
3.4 Education		Y	Y	Y	Y	Y	Y	Y	
3.5 HS2	Y	Y	Y	Y	Y	Y	Y	Y	
3.6 Other Transport		Y	Y	Y	Y	Y	Y	Y	HE
3.7 East Midlands Airport		Y	Y	Y	Y	Y	Y	Y	
3.8 City and Town Centres		Y	Y	Y	Y	Y			
3.9 Health and Wellbeing					Y		Y	Y	
3.10 Green Infrastructure, Flooding and Nature Conservation	Y	Y	Y	Y	Y	Y	Y	Y	D2N2 LNP, NE
3.11 Utilities		Y	Y	Y	Y	Y	Y	Y	
3.12 Gypsies and Travellers		Y	Y	Y	Y	Y			
3.13 Minerals					Y		Y	Y	
3.14 Waste					Y		Y	Y	

\*See paragraph 2.2 for an explanation of Ashfield District Council's relationship to Greater Nottingham.

## ITEM 8      **Review of the Core Strategies**

### 2.0      **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) **NOTE** the progress with the Core Strategy Review;
- (b) **RECOMMENDS** that partner Councils consider including the timetable at paragraph 3.1 in the next review of their Local Development Schemes; and
- (c) **NOTE** the publication study to consider the geographic basis for strategic planning in Greater Nottingham.

### 2.0      **Scope of the Core Strategy Review**

- 2.1      The new National Planning Policy Framework (NPPF) is clear that strategic planning across functional areas is key to delivering sound Local Plans. The NPPF includes a list of the minimum requirements for a strategic plan, which are:-

- a)      an overall strategy for the pattern and scale of development;
- b)      the homes and workplaces needed, including affordable housing;
- c)      appropriate retail, leisure and other commercial development;
- d)      infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- e)      community facilities (such as health, education and cultural infrastructure); and
- f)      climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.

- 2.2      Subject to covering the matters required by the draft NPPF, there is an opportunity to reduce the number of policy areas covered by the existing Core Strategies, in order to speed up preparation, whilst also providing suitable guidance for Part 2 Local Plans, where these are prepared.

- 2.3      A potential approach could be:

Policy area 1	Overall strategy and housing numbers
Policy area 2	Green Belt
Policy area 3	Employment provision (job numbers)
Policy area 4	City, town and local centres
Policy area 5	Affordable Housing/housing mix (inc Gypsies and Travellers)
Policy area 6	Built and Historic environment (design)
Policy area 7	Landscape and green infrastructure.
Policy area 8	Transport, health, education and cultural infrastructure
Policy area 9	Climate change/flooding

### **3.0 Core Strategy Preparation Timetable**

3.1 The following timetable is proposed for undertaking the review:

<b>Stage</b>	<b>Date</b>
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

3.2 It is acknowledged that the latter part of the timetable in particular is ambitious and may be challenging to achieve. However it is important to get a Plan in place as soon as possible given the NPPF requirement to review Local Plans every 5 years and the introduction of a housing delivery test. It also signals that the councils are committed to getting a new strategic plan in place for Greater Nottingham as soon as practicable.

### **4.0 Initial work**

4.1 Consultants have been appointed to undertake a piece of work looking at the most appropriate area to be covered by the review of strategic policies in Greater Nottingham, and to confirm that the current geographic basis remains appropriate. This work will be paid for by Planning Delivery Fund grant monies identified for this purpose.

4.2 The purpose of the study is to confirm the current boundaries of the Housing Market Area as the most appropriate geography under which to prepare strategic plans over whole District Council areas.

4.3 The consultants have now completed the study, and the key finding is that the geographic basis under which JPAB operates remains appropriate and fit for purpose going forward into the review of the Core Strategies. A presentation of its findings are an item on this agenda.

- 4.4 This delivery of this study dovetails with the Government's release of 2016-based Household Projections, anticipated on 20<sup>th</sup> September 2018, which will form the basis of determining housing need across Greater Nottingham, in line with the Government's newly introduced standard methodology for determining housing need.

**Lead Officer:**

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## ITEM 9      **Greater Nottingham Planning Protocol**

### 1.0      **Summary**

- 1.1      To highlight an additional response to the consultation on the draft Greater Nottingham Planning Protocol and to agree the attached changes to the Planning Protocol in response to comments raised.
- 1.2      To launch this protocol at the Housing Delivery Workshop planned for November 2018.

### **Recommendations**

It is recommended that Joint Planning Advisory Board

- (a)      **NOTE** the report and **AGREE** the revised Planning Protocol;
- (b)      **RECOMMENDS** that each Council seek approval to adopt the protocol; and
- (c)      **AGREE** to launch this Protocol at the next Housing Delivery Workshop.

### 2.0      **Background**

- 2.1      Following a Housing Delivery Workshop which took place on 12th October 2017, a draft development protocol was drawn up and circulated to all those who attended (or were invited to) the Workshop for comment. Five responses were reported to the previous JPAB.
- 2.2      A response was also subsequently received from Oxalis Planning who raised the following issues:
  - Lack of clarity about how this draft document relates to Nottingham City Development Protocol;
  - The need for a more joined up approach to strategic planning (joint statutory spatial strategy);
  - The need for the Protocol to get buy-in from all internal and external stakeholders;
  - The need for a more ambitious approach to securing growth and regeneration;
  - A number of more detailed comments such as needing clarity about who the document is targeted towards and how the aspirations in the document will get delivered in practice.

### 3.0      **Revised Protocol**

3.1 A summary of the main comments received and potential responses and changes to the Planning Protocol are included at Appendix 1. Appendix 2 highlights changes to the Protocol. It is now proposed that each Council take the draft Protocol through its own approval processes, to give the Protocol some weight before it is released/launched at the next Housing Delivery Workshop proposed to be held in the autumn.

#### **4.0 Next Steps**

4.1 This final version of the Protocol will be shared with key stakeholders at the next Housing Delivery Workshop, proposed for October/November 2018.

4.2 Further thought will be given to how to widen engagement with the development industry and explore ways of implementing the Protocol with a view to obtaining a consistent approach across Greater Nottingham or individual authority agreements where that is considered more appropriate.

4.3 Specific actions to progress the Protocol could take the form of:

- pre-agreed committee dates and pre-application/application engagement and programme management on all major schemes
- service level agreements
- timely engagement with applicants and stakeholders following consultation periods
- consistent, prompt pre-application advice across Greater Nottingham
- early and proactive engagement with statutory consultees and members
- agreed standard planning conditions and timely discharging of conditions
- agreed programmes/timescales/requirements for S106 and other subsidiary issues

#### **Contact Officer**

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## Appendix A – Summary of Representations

Representor	Comments	JPAB response	Proposed changes to Protocol
Environment Agency	<ol style="list-style-type: none"> <li>1) Very keen to sign up to protocol</li> <li>2) Keen to align pre-app services (EA charge for pre-app advice)</li> <li>3) LPAs could be more pro-active in pointing applicants their way. Creating some links/material for websites</li> <li>4) Could also work on how to encourage developers to submit more flood risk information up front, thus reducing pre-commencement conditions</li> </ol>	All comments noted. Meeting to be set up with EA to discuss the practicalities of this further.	Protocol to make reference to EA comments.
Highways England	Suggest an additional paragraph is included in Protocol “Highways England would welcome early engagement with developers in the form of pre application advice. If a development is on or near the strategic road network then it would be advisable to engage with Highways England prior to submitting an application to the LPA to address potential issues early in the planning process”.	Support inclusion of relevant section of this paragraph	Section of paragraph to be inserted into Protocol.
Langridge Homes	<ol style="list-style-type: none"> <li>1) Welcome Protocol to speed up the rate of housing development.</li> <li>2) Frustrated by unnecessary barriers which are placed in the way of new development at all stages in the development process from securing Local Plan allocations, to obtaining consent, discharging conditions and commencing works on site.</li> <li>3) Langridge Homes Ltd has faced difficulties bringing forward seemingly easy to develop greenfield sites despite them being allocated in an adopted Local Plan.</li> <li>4) S106 agreements have taken too long.</li> <li>5) Long delays in discharging conditions relating to drainage.</li> <li>6) Delayed Local Plan processes.</li> <li>7) Local Plan processes need to be speeded up and LDS timescales rigidly adhered to.</li> </ol>	<ol style="list-style-type: none"> <li>1) Noted</li> <li>2) Protocol is intended to tackle these barriers</li> <li>3) “</li> <li>4) “</li> <li>5) “</li> <li>6) “</li> <li>7) “</li> <li>8) “</li> <li>9) Local Plans are required to demonstrate that they meet their housing requirement and build in a contingency of sites to allow for any stalled sites etc. No addition to protocol proposed.</li> </ol>	No changes proposed as these suggestions represent the next stage in the process of taking forward the Protocol. Reference is made in the Protocol to how it is intended to be carried forward.



	<p>8) Changes brought about by new national planning policies and guidance etc. should be absorbed into the originally agreed timescales.</p> <p>9) Local Plans should identify 'Reasonable Alternative Sites' in case of delays in bringing forward allocated sites.</p> <p>10) Early reviews of adopted plans should commence immediately to strict timescales.</p> <p>11) For major applications, particularly those which are acceptable in principle (i.e. sites which are allocated in a Local Plan) LPAs should agree to holding a meeting involving the Planning Case Officer, applicant and other relevant stakeholders expressing issues of concern immediately after the 3 week consultation period has ended. Matters might include Viability, Highways, Drainage, Design, layout and housing mix, need for additional Ecological surveys, Agreement on the Heads of Terms for any S106 Agreement.</p> <p>12) Once detailed applications are approved, consideration should be given to applicants and the LPA entering into a protocol to discharge pre-commencement conditions.</p>	<p>10) GN Authorities are all progressing Local Plan Part 2s in accordance with their Local Development Schemes.</p> <p>11) &amp; 12) A commitment to Pre-agreed committee dates and application engagement with stakeholders etc and then S106 agreements and discharge of conditions will be progressed on agreement of the Protocol</p>	
Oxalis Planning	<p>1. Welcomes the intention to agree a joint approach to dealing with planning matters across the Nottinghamshire authorities and is grateful for the opportunity to contribute to the process</p> <p>2. Lack of clarity about how this draft document relates to Nottingham City Development Protocol;</p> <p>3. The need for a more joined up approach to strategic planning (joint statutory spatial strategy);</p> <p>4. The need for the Protocol to get buy-in from all internal and external stakeholders;</p> <p>5. The document is introduced as assisting authorities with meeting their Duty to Co-operate but then doesn't go as far as involving agencies such as 'Prescribed Bodies'. Similarly, in respect of Development Management matters, it would have been helpful if statutory consultees were on board with providing a responsive and pro-development approach in partnership with Nottinghamshire authorities. Perhaps</p>	<p>1) Noted.</p> <p>2) Nottingham City Development Protocol includes a delivery agreement and specific actions. It is intended that similar commitments will be progressed across Greater Nottingham on agreement of the Protocol.</p> <p>3) There is a 'joined up approach' to strategic planning across Greater Nottingham most notably in the aligned Core Strategy work, the evidence base for which is</p>	<p>2) No changes proposed as these suggestions represent the next stage in the process of taking forward the Protocol. Reference to be made in the Protocol to how it is intended to be implemented.</p> <p>3) No change to Protocol proposed.</p>

	<p>one option may be to produce a separate planning stakeholder protocol.</p> <ol style="list-style-type: none"> <li>6. Local authorities need to find ways to work effectively together to tackle strategic and cross-cutting planning issues, aligning investment and spatial growth priorities. Greater Nottingham will fall behind other authorities, miss out on incentives, and risk failed Local Plan examinations if there is not the commitment to fully integrated collaborative working.</li> <li>7. It is not clear from the document whether this is intended to be a public or an internal-facing document (or both).</li> <li>8. How will staff will be retained, skilled and supported in the relevant authorities? How will staff positively engage through the pre-application process? How can planning permissions can be granted without unreasonable delay? How are planners going to get stakeholders, such as Highways England, on board to deal with their elements of the agreement promptly? How are they going to ensure that obligations are fair and reasonable and payment triggers are commercially realistic? How will the number of pre-commencement conditions be minimised?</li> <li>9. It would be beneficial if the document described tools to ensure effectively developer / council partnership working through the pre-application and planning application process. This might include planning performance agreements or less formal arrangements involving developers and other stakeholders.</li> <li>10. It would be helpful if the Protocol secured commitment to a consistent approach across the Greater Nottingham authorities to Member engagement at all stages of the strategic planning and planning application process, including an opportunity for developer presentations.</li> </ol>	<p>currently being jointly reviewed.</p> <ol style="list-style-type: none"> <li>4) The intention, as set out in the draft protocol is to 'encourage continued collaborative working between all those involved in delivering sustainable growth in Greater Nottingham. As stated in the Protocol, all parties (internal and external) will be encouraged to sign up to its principles.</li> <li>5) Prescribed bodies are referenced as 'statutory consultees' in the Protocol.</li> <li>6) Agree, reference to aligning investment and spatial growth priorities will be made in the Protocol.</li> <li>7) The Protocol is intended to be a public facing document.</li> <li>8) This represents the next stage in the process of taking forward the Protocol.</li> <li>9) Reference can be made to the potential for planning performance agreements.</li> <li>10) Reference is made under Commitment 4 to the opportunity there will be for engagement with Councillors.</li> </ol>	<ol style="list-style-type: none"> <li>4) No change to Protocol proposed.</li> <li>5) No change to Protocol proposed.</li> <li>6) Reference to aligning investment and spatial growth priorities by way of a Statement of Common Ground (in accordance with the draft NPPF) will be made in the Protocol.</li> <li>7) No change</li> <li>8) No change, but note that both highways England and the Environment Agency have engaged positively with the protocol.</li> <li>9) Reference to be made to the potential for planning performance agreements or similar project management approaches.</li> <li>10) No change</li> </ol>
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## Appendix 2

### A PLANNING PROTOCOL FOR DELIVERING GROWTH IN GREATER NOTTINGHAM

This planning protocol was developed jointly by the Greater Nottingham Joint Planning Advisory Board (JPAB) and XXX.

JPAB is a partnership of all the Local Authorities making up Greater Nottingham<sup>2</sup>, with the principal aim of ensuring consistent and coherent strategic planning across the area. Its members include the lead planning and transport Councillors from the partner Councils, and it is the overarching body which ensures the Duty to Cooperate is met in the area.

The role of this protocol is to encourage continued collaborative working between all those involved in delivering sustainable growth in Greater Nottingham. As well as JPAB, this includes developers, infrastructure providers and government agencies such as the Environment Agency and Highways England, and other statutory consultees. All parties will be encouraged to sign up to the principles of this protocol, which is an advisory document and as such it is not binding, but by following the principles set out below, Greater Nottingham authorities and XXX demonstrate their commitment to the sustainable development and growth of the area.

### INTRODUCTION

Greater Nottingham is ambitious for growth. Over the next twenty years, our population will rise by over 47,000 – an increase of 5.6%. This, together with other demographic change such as changing household size, will mean delivery of some 41,250<sup>3</sup> new homes (2017-2028), the equivalent of around 4,125 per year – making a major contribution to the Government's commitment to a million new homes by 2020.

Yet in recent years delivery has failed to keep pace with demand. There are currently X000 homes with extant planning permission in Greater Nottingham. However, since 2011 we have built around 1,663 homes a year therefore it is vitally important that we continue to plan strategically for growth. We will strive to meet projected demand and build resilient, sustainable communities for the future. Good progress is being made across Greater Nottingham in producing Development Plans to support growth as demonstrated by the adoption of aligned Core Strategies and progress made on Part 2 Local Plans.

However, it will be councils and communities together with developers that will secure the right growth for Greater Nottingham. This Protocol sets out our commitment to working with developers, stakeholders (including infrastructure providers) and the community.

It builds on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. The Greater Nottingham local authorities will seek to work with developers and infrastructure providers to deliver high quality, sustainable development: this Protocol is our shared commitment.

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<sup>2</sup> JPAB is a voluntary arrangement that brings together the six local planning authorities that comprise Greater Nottingham (Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, and the Hucknall part of Ashfield District Council), together with Nottinghamshire and Derbyshire County Councils.

<sup>3</sup> Includes Hucknall part of ADC.

**OUR GOALS  
TOGETHER WE AIM TO:**

Deliver, through the planning process, the environment for high quality and sustainable growth in Greater Nottingham to strive to meet the area's employment and housing needs. Provide increased efficiency and certainty in the planning process for communities and developers.

**Commitment 1: We will ensure timely Local Plan coverage providing a coherent common policy framework for Greater Nottingham in respect of which we will**

(Debate about whether this should go into the introduction or be a commitment in its own right.)

- Publish and keep up to date timetables for Local Plans in Greater Nottingham.
- Seek to ensure sufficient resources are in place to prepare and monitor our Local Plans
- Work with developers and landowners, infrastructure providers, communities and statutory consultees at all stages of Plan preparation.
- Share information in a timely manner to keep all parties informed, such as publishing key elements of the evidence base underpinning Local Plans.
- Work positively together to collectively seek to meet the full objectively assessed need for development in the area **aligning investment with spatial growth priorities through the Statement of Common Ground.**

**Commitment 2: We will ensure that appropriate resources are made available to deliver an efficient, high-quality planning service in which respect we will**

- Seek to ensure that there are sufficient planning officers with the right skills and qualifications to meet demand, work collaboratively and pro-actively to manage development proposals through the planning system, and facilitate sustainable development.
- Encourage developers to allocate sufficient resources to make clear, evidenced, quality applications. This will ensure that development proposals are made with sufficient and accurate supporting information and are well-presented, enabling planners to efficiently manage the application through the planning system for determination in a timely manner.
- Encourage developers, where appropriate, to provide financial support to authorities to buy in additional resources to assist in the efficient management of larger and more complex schemes.
- Support a high quality pre-application advice service, maximising the availability of planning officers to provide advice to developers and developers should utilise this service at the earliest opportunity.

### **Commitment 3: We will promote training opportunities**

- Those involved with the planning process will have opportunities to develop their skills, participate in quality continuous professional development and the sharing of skills between sectors and across Councils will be encouraged.
- Councils will work jointly with developers and other bodies to provide training opportunities for all groups, including Councillors, to build capacity and to promote a common understanding of issues, approaches and good practice.

### **Commitment 4: We will communicate effectively**

- Developers will be encouraged to engage early, openly and collaboratively with community and amenity groups and where relevant, Town and Parish Councils before and when planning applications are made. Where appropriate, developers will demonstrate in support of any subsequent planning application, how the responses to this engagement have been taken into account and have shaped the scheme
- Planners will positively engage through the pre-application process to **identify** ~~allow early identification~~ of key issues **early in the planning process. This will include involving statutory consultees such as the Environment Agency in relation to flooding issues and Highways England in relation to development on or near the strategic road network.**
- High quality and consistent pre- application advice will be provided, with service standards published on the website of each council. This will increase certainty for developers and will include clear advice on consultation requirements and the information to be submitted with a formal planning application.
- Where appropriate, for large strategically important development, there will be an opportunity for engagement with Councillors, through briefings at the pre-application stage.
- Council officers will ensure that applicants are kept updated with information about their applications and developments to facilitate greater common understanding and consensus on planning matters.
- We will encourage developers to engage positively and directly with planners and provide the required, high quality, information in a clear and accessible format within a reasonable timescale, including at pre-application stage.

### **Commitment 5: We will increase certainty and consistency**

- We will engage positively and proactively with consultees to ensure that all considerations are addressed at an early stage.
- A **planning performance agreement or similar** project management/project team approach to strategic applications will be encouraged to achieve a more efficient and effective application process. Where appropriate, Greater Nottingham Council's Highways, and the legal departments of other relevant parties will be included in approach, the scope of which should be established and set up at pre-application stage.

- Local Authority Officers including Housing, Transport and Education Officers will provide planners with clear and consistent advice at an early stage in the planning process and will maintain dialogue throughout the application process up to and including the heads of terms of the section 106 agreement.
- Developers will be encouraged to provide draft heads of terms of section 106 agreements in advance of applications and at the earliest opportunity to ensure that all necessary information about the proposed development is available to decision makers.
- We will seek to negotiate and conclude section 106 agreements so that planning permissions can be granted without unreasonable delay.
- Registered Providers (RPs) will be involved where appropriate at the earliest possible stage in the planning process where affordable housing is required or proposed.
- We will seek to minimise the number of pre-commencement conditions requiring the submission of further details.
- We will seek to develop a better shared understanding of design quality standards, and, where appropriate, to engage in a Design Review at the earliest stage.

### **Monitoring success**

This protocol sets out a shared approach to development by developers and local authorities. Greater Nottingham Joint Planning Advisory Board and XXX will periodically review the implementation and effectiveness of the Protocol and share best practice that emerges from such reviews. **Monitoring indicators could include:**

- achievement of pre-agreed committee dates and pre-application/application engagement and programme management on all major schemes
- service level agreements
- achievement of an agreed timescale for engagement with applicants and stakeholders following consultation periods.
- timescales achieved for pre-application advice.
- timescales achieved for engagement with statutory consultees and members
- number of agreed standard planning conditions and timely discharging of conditions
- number of agreed programmes/timescales/requirements for S106 and other subsidiary issues

## ITEM 10 Homes England Large Sites and Housing Zones Capacity Fund

- 1.0 This report updates JPAB on the progress made on Homes England (HE) Capacity Funding projects summarising the fourth quarter monitoring reports of year 1 (January to March 2018) and first quarter monitoring report of year 2 (April to June 2018). It also details the anticipated progress for the second quarter of year 2.

### Recommendations

It is recommended that the Joint Planning Advisory Board **NOTE** this report.

## 2.0 Background

- 2.1 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 the Homes and Communities Agency on a quarterly basis and identify key risks, issues and mitigation measures.
- 2.2 Appendices A and B provide detailed information which is reported to HE. Each authority's progress made on their respective projects is summarised below. Progress has largely been in line with the project bids. There have been some variations in how the money is to be spent which have been agreed in advance with the HE. A number of payments have been made by Nottingham City Council.

## 3.0 Progress Fourth Quarter of year 1 (January to March 2018)

### Ashfield:

- Harrier Park/Rolls Royce: Awaiting final invoice for remainder of allocation for Project Support.
- Broomhill Farm: Discussions with landowner not progressing

### Broxtowe:

- Walker Street: Commissioning of AECOM to undertake Transport Studies

### Erewash:

- Stanton Regeneration site: Awaiting feedback from Homes England on proposals to re-purpose money from decontamination work to three transport studies. High level meeting has been set up.

**Gedling:**

- A60 corridor transport assessment: Capacity of consultants under review in advance of quotes.
- Top Wighay Farm and Rolleston Drive: Scheme under review as part of Homes England due diligence process for Accelerated Construction Funding. Outcome will inform type of support required, procurement route and business case to Homes England.

**NCC:**

- Island site: Homes England funded element of work now complete.
- River Leen sites: Intention to divert grant monies towards flood alleviation scheme
- Waterside: Marketing assessment commissioned.
- Padstow: Homes England funded element of work now complete and has come in under budget. Confirmation from Homes England on proposal to utilise remaining monies on other works on Padstow and to broaden the Savills study to include other nearby sites.

**Rushcliffe:**

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Resolution to grant outline permission made by RBC Planning Committee subject to completion of the S106 Agreement. Continue to work with landowners to complete S106 Agreement.
- North of Bingham: Reserved Matters Approval for phase 1 given; pre-commencement conditions also submitted and determined.
- Former RAF Newton: S106 agreement with the applicants Bank for consideration. Ongoing discussions with various bodies regarding funding streams for development. LPA met with the site promotor to discuss potential variations to the site that might see certain on site services/facilities delivered sooner than anticipated.

**4.0 Progress First Quarter of year 2 (April to June 2018)****Ashfield:**

- Harrier Park/Rolls Royce: completed.
- Broomhill Farm: ADC in direct discussions with Homes England re lack of progress/potential refocussing the project.

**Broxtowe:**

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

**Erewash:**

- Stanton Regeneration site: EBC in direct discussions with Homes England to agree best use of money to accelerate development on the site.



**Gedling:**

- A60 corridor transport assessment: Capacity of consultants have been reviewed in advance of quotes, and deemed acceptable.
- Top Wighay Farm & Rolleston Drive: Scheme has been under review as part of Homes England due diligence process for Accelerated Construction Funding. Use of capacity funding for consultancy work to support up-front infrastructure requirements has been reviewed by HE and, subject to provision of brief, is considered reasonable to use.

**NCC:**

- Island site: HE funded element of work now complete.
- River Leen sites: Proposal to divert grant monies towards flood alleviation scheme agreed by HE.
- Waterside: Marketing assessment and viability analysis undertaken.
- Padstow: All of market analysis studies completed and masterplanning done on site. Final drawdown of funding pending.

**Rushcliffe sites:**

No major risk to spending of HE funding noted:

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Continue to work with landowners to complete S106 Agreement following the resolution to grant planning permission in January 2018.
- North of Bingham: Following pre-application discussions the Reserved Matters approval for remaining 733 dwellings (of the overall 1050 dwellings) submitted for consideration in late June 2018.
- Former RAF Newton: S106 agreement with the applicants bank for consideration. Ongoing discussions with various bodies regarding funding streams for development.

**5.0 Anticipated Progress Next Quarter (July to September 2018)**

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

**Ashfield:**

- Broomhill Farm: Awaiting conclusion of discussions with Homes England.

**Broxtowe:**

- Walker Street: Completed.

**Erewash:**

- Stanton Regeneration site: Homes England confirmation on re-purposing of money from decontamination work to three transport studies. If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency.

**Gedling:**

- A60 corridor transport assessment: Issue brief and invite quotes.
- Top Wighay Farm & Rolleston Drive: Preferred delivery route confirmed. Confirm brief for consultants and procure.

**NCC:**

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Commissioning of feasibility study to include site investigations, contamination and geotechnical testing anticipated by end of Dec 2018.
- Waterside: Commission traffic assessment, Moreland Court feasibility, School feasibility/masterplanning. Full commitment of HE funding.
- Padstow: HE funded element of work now complete.

**Rushcliffe sites:**

- East of Gamston: Date for next meeting with the consortium currently pending as reliant on availability of the entire consortium.
- South of Clifton Strategic Allocation: Complete S106 Agreement by the end of September 2018.
- North of Bingham: Discussions with agent, technical consultees and community regarding the determination of the application.
- Former RAF Newton: Anticipated that the Deed of Variation to the S106 Agreement will be completed imminently.

**6.0 Risks and Issues**

6.1 A number of risks and issues were previously identified as well as potential mitigation measures that could be employed. These are set out in Appendix A. This group and JPAB agreed to work up some reserved projects for both underspend of the HCA funding and also to have projects 'ready' should further opportunities for grant funding come forward. This has only been partly progressed.

**7.0 Next Steps**

7.1 Authorities will continue to populate the monitoring spreadsheet and progress on the next quarter will be reported to the next JPAB meeting.

7.2 Authorities will continue to work up reserve projects.

**Contact Officer:**

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## Appendix A – Homes England Monitoring Report – 4<sup>th</sup> Quarter Year 1

Project Name	Homes England Capacity Funding	Report Date:	24 <sup>th</sup> May 2018		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 4 January – March 2018		
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: Awaiting final invoice for remainder of allocation for Project Support.
- Broomhill Farm: Discussions with landowner not progressing. Reserve project to be put forward for consideration by Homes England.

##### Broxtowe:

- Walker Street: Commissioning of AECOM to undertake Transport Studies

##### Erewash:

- Stanton Regeneration site: Awaiting feedback from Homes England on proposals to re-purpose money from

#### Anticipated Progress Next Quarter:

##### Ashfield:

- Further details required from ADC as to barriers to progression of Broomhill Farm project.

##### Broxtowe:

- Walker Street: Production of Transport Studies

##### Erewash:

- Stanton Regeneration site: Homes England confirmation on re-purposing of money from

decontamination work to three transport studies

**Gedling:**

- A60 corridor transport assessment: Capacity of consultants under review in advance of quotes.
- Top Wighay Farm & Rolleston Drive: Scheme under review as part of Homes England due diligence process for Accelerated Construction Funding. Outcome will inform type of support required, procurement route and business case to Homes England.

**NCC:**

- Island site: Homes England funded element of work now complete.
- River Leen sites: Proposal is to divert grant monies towards grant alleviation scheme. Awaiting confirmation from Homes England on repurposing of this funding.
- Waterside: Marketing assessment commissioned.
- Padstow: Homes England funded element of work now complete and has come in under budget. Confirmation from Homes England on proposal to utilise remaining monies on other works on Padstow and to broaden the Savills study to include other nearby sites.

**Rushcliffe sites:**

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Resolution to grant outline permission made by RBC Planning Committee subject to completion of the S106 Agreement. Continue to work with landowners to complete S106 Agreement.
- North of Bingham: Reserved Matters Approval for phase 1 given; pre-commencement conditions also submitted and determined.
- Former RAF Newton: S106 agreement with the applicants Bank for consideration. Ongoing discussions with various bodies regarding funding streams for development. LPA met with the site promotor to discuss

decontamination work to three transport studies. expected 3rd May 2018.

**Gedling:**

- A60 corridor transport assessment: Issue brief and invite quotes.
- Top Wighay Farm & Rolleston Drive: County to confirm delivery route and type of support required for next stage. Subject to this, GBC to submit business plan to Homes England.

**NCC:**

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Commissioning of feasibility study to include site investigations, contamination and geotechnical testing.
- Waterside: Commission viability report and traffic assessment, Moreland Court feasibility, School feasibility/masterplanning.
- Padstow: Commission Savills to extend study and to review and provide commentary on existing site delivery information.

**Rushcliffe sites:**

- East of Gamston: Next meeting with the consortium pending completion of masterplan document.
- South of Clifton Strategic Allocation: Complete S106 Agreement by the end of April 2018.
- North of Bingham: Discussions with agent regarding pre-application advice for the subsequent housing layout for the remainder of the site, pending the submission of a reserved matters application for phases 2, 3 and 4.
- Former RAF Newton: Anticipated that the Deed of Variation to the S106 Agreement will be completed by the end of April 2018.

<p>potential variations to the site that might see certain on site services/facilities delivered sooner than anticipated.</p>	
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<b>Risks / Issues / Escalations / Change requests</b>			<b>Red:</b> Requires escalation above Programme Board levels <b>Amber:</b> Can be treated, transferred within delegated authority <b>Green :</b> Progressing as planned	
	Severity	Action	Owner	Live/Closed
1. Risk of loss of Homes England grant due to lack of spend	Amber	All boroughs to provide information on planned spend up to end of June 2018 and provide details of reserve projects.	ALL	Live
2. Rushcliffe: Post for Strategic Sites Delivery Officer as dedicated resource to support all four sites advertised however no suitable applicants	Green	Appointed to post	RM	Closed
3. Erewash Walker Street: Deferred acquisition date now compromising ability to achieve spend on contamination study project by year-end.	Green	Scheme now progressing. Confidence in Walker Street ahead and therefore not in remit yet of needing to spend the money elsewhere	SB/AR	Closed

## Appendix B – Homes England Funding Monitoring Report – First Quarter Year 2

Project Name	Homes England Capacity Funding	Report Date:	30 <sup>th</sup> August 2018		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 1 (Year 2) April - June 2018		
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 (now Homes England – HE) 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: claim submitted in full; pending payment on receipt of further information from ADC.
- Broomhill Farm: ADC in direct discussions with Homes England re lack of progress/ repurposing project.

##### Broxtowe:

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

#### Anticipated Progress Next Quarter:

##### Ashfield:

- Broomhill Farm: Pending confirmation on discussions with HE.

##### Broxtowe:

- Walker Street: Completed.

**Erewash:**

- Stanton Regeneration site: EBC in direct discussions with HE to agree best use of money to accelerate development on the site.

**Gedling:**

- A60 corridor transport assessment: Capacity of consultants have been reviewed in advance of quotes, and deemed acceptable.
- Top Wighay Farm & Rolleston Drive: Scheme has been under review as part of HE due diligence process for Accelerated Construction Funding. Use of capacity funding for consultancy work to support up-front infrastructure requirements has been reviewed by HE and, subject to provision of brief, is considered reasonable to use.

**NCC:**

- Island site: HE funded element of work now complete.
- River Leen sites: HE have approved the proposal to divert grant monies to support flood alleviation scheme.
- Waterside: Marketing assessment and viability analysis undertaken.
- Padstow: All of market analysis studies completed and masterplanning done on site. Final drawdown of funding pending.

**Rushcliffe sites:**

No major risk to spending of HE funding noted:

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Continue to work with landowners to complete S106 Agreement following the resolution to grant planning permission in January 2018.
- North of Bingham: Following pre-application discussions the Reserved Matters approval for remaining 733 dwellings (of the overall 1050 dwellings) submitted for consideration in late June 2018.

**Erewash:**

- Stanton Regeneration site: HE confirmation on re-purposing of money from decontamination work to three transport studies. If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency

**Gedling:**

- A60 corridor transport assessment: Issue brief and invite quotes.
- Top Wighay Farm & Rolleston Drive: Preferred delivery route confirmed. Confirm brief for consultants and procure.

**NCC:**

- Island site: HE funded element of work now complete.
- River Leen Sites: Commissioning of feasibility study to include site investigations, contamination and geotechnical testing anticipated by end of Dec 2018.
- Waterside: Commission traffic assessment, Moreland Court feasibility, School feasibility/masterplanning. Full commitment of Homes England funding anticipated.
- Padstow: HE funded element of work now complete.

**Rushcliffe sites:**

- East of Gamston: Date for next meeting with the consortium currently pending as reliant on availability of the entire consortium.
- South of Clifton Strategic Allocation: Complete S106 Agreement by the end of August 2018.
- North of Bingham: Discussions with agent, technical consultees and community regarding the determination of the application.
- Former RAF Newton: Anticipated that the Deed of Variation to the S106 Agreement will be completed imminently.

<ul style="list-style-type: none"> <li>Former RAF Newton: S106 agreement with the applicants bank for consideration. Ongoing discussions with various bodies regarding funding streams for development.</li> </ul>	
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<b>Risks / Issues / Escalations / Change requests</b>				<b>Red:</b> Requires escalation <b>Amber:</b> Can be treated, transferred within delegated authority <b>Green:</b> Progressing as planned			
	Severity	Action	Owner	Live/Closed			
1. Lack of progress on Broomhill Farm site	Red	Mitigation to involve HE in bringing this site forward and coming up with two reserve projects should progress fail to be made on this site.	CS/NO	Live			
4. Risk of loss of HE grant due to lack of spend	Amber	All partners to provide information on planned spend up to end of September 2018 and provide details of reserve projects.	ALL	Live			
5. Rushcliffe: Post for Strategic Sites Delivery Officer as dedicated resource to support all four sites advertised however no suitable applicants	Green	Appointed to post	RM	Closed			
6. Erewash Walker Street: Deferred acquisition date now compromising ability to achieve spend on contamination study project by year-end.	Green	Scheme now progressing. Confidence in Walker Street ahead and therefore not in remit yet of needing to spend the money elsewhere	SB/AR	Closed			
<b>Funding Allocation: £855,000</b>			<b>RAG Status</b>		<b>AMBER</b>		
Forecast spend	£715,000*	Actual & Committed Expenditure (Year 2 - Quarter 1)	£337,493.06	MP Fee	£9,855	Remaining	£367,651.94
Actual & Committed Spend (inc MP Fee)	£9,855 (Quarter 1)	£61,813 (Quarter 2)	£98,573 (Quarter 3)	£297,356.06 (Quarter 4)			



Notes on reasons for budget variances:

\*£140,000 to be spent and monitored by Rushcliffe Borough Council 2018/19 and 2019/20  
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned

## ITEM 11      Retention of the Major Projects Team

### 1.0      Summary

- 1.1      This report recommends that the contract awarded to the Major Projects Team at Nottingham City Council to monitor the HE Capacity Fund is rolled forward for a further 12 months.

### Recommendations

It is recommended that the Joint Planning Advisory Board:

- (a) **AGREE** to retain Major Projects to continue to monitor HE Capacity Funding; and  
(b) **AGREE** that the cost of £3,420 be funded from the JPAB Revenue Budget.

### 2.0      Background

- 2.1      The agreed Scope of Works that has been undertaken by the City Council's Major Projects group to date is due to end in September 2018. Given that the projects are still ongoing, Major Projects has been asked for a cost to continue to support the project monitoring for a further 12 months after which a pro-rata charge could be levied, should JPAB wish to continue with their support. The works detailed below have been costed at £3,420 which represents a significant reduction in the original fee of £9,585 for the year in recognition of the cost saving in using the monitoring systems that have already been set up.

### 3.0      Details of Scope of Works

#### 3.1      Project Objectives

Administer the distribution of previously agreed funding allocations to the Partners in concert with the Growth Point Planning Manager.

Liaise with Partners to obtain quarterly updates on project spend.

Provide quarterly spend and monitoring reports to the Growth Point Planning Manager for inclusion in the Executive Steering Group and JPAB meetings.

Provide monitoring reports to and respond to other requests from the Homes England as necessary

#### Key Issues to be taken into consideration

Regular monitoring will identify planned against actual spend.

#### Scope of works and outputs

1. Supporting delivery of the project.
2. Collecting detailed bid information from partners

3. Tracking progress, updating the risks and issues log
4. Providing quarterly spend and programme monitoring information
5. Day to day project management.
6. Respond to additional Homes England information requests.
7. Record good practice and lessons learned.

#### **4.0 Next Steps**

- 4.1 An option for splitting the fee amongst partners was considered on the basis of the amounts each authority has remaining to be spent (considering actual or actual plus committed spend) on their projects as a percentage of the total amount still to be claimed. However, it is proposed that the cost be funded from the JPAB revenue budget in line with its intended purpose of assisting the delivery of new housing.

#### **Contact Officer:**

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Local Plans and Research Manager

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## ITEM 12 Member Design Workshop

### 1.0 Summary

OPUN, the architecture and design centre for the East Midlands, have secured support from the Government's Planning Delivery Fund to provide design skills training to Local Planning Authorities in the East Midlands.

Erewash Borough Council have held a preliminary discussion with OPUN around how this could be delivered for the Nottingham HMA, and OPUN are agreeable to hold a Member Design Workshop at Long Eaton Town Hall from 6pm to 8pm on Tuesday 2<sup>nd</sup> October 2018.

### Recommendations

It is recommended that **ENDORSE** proposals to hold a Member Design Workshop at Long Eaton Town Hall from 6pm to 8pm on Tuesday 2<sup>nd</sup> October 2018.

### 2.0 Background

- 2.1 OPUN is the trading name of Architecture East Midlands, a charitable company limited by guarantee. Originally established as one of a number of regional centres of urban design excellence by CABE, OPUN is known to most Local Planning Authorities as the main delivery body for design review in the East Midlands. Like CABE, OPUN maintains a panel of leading built environment professionals in order to deliver design services for public benefit.
- 2.2 The Planning Delivery Fund is a £25 million national resource set up by the Government to support local authority planning services. The fund supports three strands of work: joint planning, design quality, and innovation. The Housing Market Area has already secured funds under the joint working strand, and the workshop offered by OPUN is funded under the design quality strand.
- 2.3 All the Nottingham Housing Market Area Planning Authorities share the same development plan design policy (Core Strategy Policy 10). The workshop offers the opportunity to develop a consistent interpretation of that policy and so achieve a step change in design quality up to the highest common denominator across the conurbation.
- 2.4 Erewash Borough Council have offered their Long Eaton Town Hall Council Chamber for free, with a view to an evening event targeted at the Planning Committee Members of all five partner authorities, but open to attendance by all Members.

### Contact Officer

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Erewash Borough Council

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## ITEM 13 Joint Planning Advisory Board 2018/19 Budget

### 1.0 SUMMARY

1.1 This report updates Joint Planning Advisory Board on the Partnership's revenue and capital budgets.

### Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the update on the capital and revenue programmes.

### 2.0 Capital Programme Update

2.1 In line with the report to the last meeting of JPAB, the original Growth Point capital allocation has now been fully spent. Final claims for the last two projects, Knights Close (Nottingham City) and Wetland Landscapes for All (Greater Nottingham-wide) have been paid and there is no carry forward to 2018/19.

### 3.0 2018/19 Revenue Budget

3.1 The 2018/19 JPAB revenue budget is made up of three elements:

- Carry forward from 2017/18 of £154,110
- Anticipated Planning Delivery Fund grant of £53,000
- Partner contributions of £59,000

3.2 The total available to JPAB for 2018/19 is therefore **£266,110**.

#### **(a) Carry Forward from 2017/18**

3.3 The carry forward from 2017/18 is **£154,110** calculated as follows:

**Revenue Budget 2017/18            £214,571**

Made up of:-

- Carry Forward from 2016/17    £135,571
- Partner contributions            £59,000
- Planning Delivery Fund        £20,000

3.4 Table 1: JPAB Revenue Budget at end of 2017/18

<b>Anticipated expenditure: Description</b>	<b>Amount</b>	<b>Status</b>
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Salaries/Partnership Support	£55,000	Paid
NCC Ad hoc support	£2,000	Carry forward
BBC Secretariat	£2,000	Paid
Audit	£1,500	Paid
Capital Projects Programme Monitoring recharge	£1,796	Paid
Admin Travel	£1,000	Carry Forward
Stalled Sites Workshop	£165	Paid
BBC Masterplanning	£5,700	Carry forward
SHMAA (2018)	£60,000	Carry Forward
HMA Boundary Study	£20,000	Carry Forward
Severence Risk Contingency	£10,000	Carry Forward
<b>Total Actual Expenditure</b>	<b>£60,461</b>	
<b>Unallocated Budget (Carry forward)</b>	<b>£154,110</b>	

### (b) Anticipated Planning Delivery Fund grant

- 3.5 JPAB successfully bid for planning Delivery Fund Grant and in addition to the £20,000 paid in 2017/18 is anticipating a further allocation of **£53,000** to be paid in in 2018/19, specifically for project management/planning support for the review of the Greater Nottingham Core Strategies.

### (c) Partner contributions

- 3.6 In 2016, the partner Councils agreed to contribute **£59,000** to the ongoing work of the partnership. This was an 'in principle' agreement to fund the work of JPAB for three years, based on contributions of:

- 3.7 Table 2: Partner contributions 2018/19

<b>Partner</b>	<b>Contribution</b>
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
<b>TOTAL</b>	<b>£59,000</b>

- 3.8 Invoices for this funding will be issued in due course.

3.9 Following on from the above, the JPAB Revenue Budget for 1018/19 is as follows:

**Revenue Budget 2017/18            £266,110**

Made up of:-

- Carry forward from 2017/18 of £154,110
- Anticipated Planning Delivery Fund grant of £53,000
- Partner contributions of £59,000

3.10 Table 3:        JPAB Revenue Budget at beginning of 2018/19

<b>Anticipated expenditure: Description</b>	<b>Amount</b>	<b>Status</b>
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Committed
BBC Secretariat	£2,000	Committed
Audit	£1,500	Anticipated
Admin Travel	£1,000	Anticipated
Developer 'stalled sites' second workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (if agreed)	£3,420	Committed
SHMAA (2018)	£60,000	Under review
HMA Boundary Study	£20,000	Committed
Project Management/Planner support (PDF)	£53,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
<b>Total Anticipated Expenditure</b>	<b>£214,620</b>	
<b>Unallocated Budget*</b>	<b>£51,490</b>	

\*available for studies, evidence base work, etc

**4.0    Other Funding**

4.1 In addition, Brownfield Land Pilot funding was awarded to some partners in 2016, which is held by Nottingham City as the accountable body for JPAB budgets, and this has been rolled forward to 2018/19.

4.2 Table 4:        Other Funding

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

**Lead Officer:**

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12. **Any Other Business**

13. **Future Meetings 2018**

<b>DATE</b>	<b>TIME</b>	<b>VENUE</b>
Thursday 13 December	2.00 pm	Old Council Chamber, Town Hall, Beeston