

Greater Nottingham Planning Partnership

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

Tuesday, 10 December 2024

2:00pm: via Microsoft Teams

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Presentation - Gedling Borough Design Code **AG**
5. Greater Nottingham Strategic Planning Update **MG/MT**
6. Waste and Minerals Local Plans Update **JS/SB**
7. Proposed Response to MHCLG “Brownfield Passport” consultation **MG**
8. Homes England Capacity Funding Projects Monitoring **MG**
9. Future Meetings



ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON TUESDAY 24 SEPTEMBER 2024 VIA MS TEAMS
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1 Introduction and Apologies

Present at the Meeting

Broxtowe Borough Council: Councillor M Radulovic MBE (Chair)
Gedling Borough Council: Councillor J Hollingsworth (Vice-Chair)
Rushcliffe Borough Council: Councillor R Upton
Ashfield District Council: Councillor M Relf
Nottingham City Council: Councillor J Hayes

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Ruth Hyde, Dave Lawson and Mark Thompson
Erewash: Oliver Dove
Gedling: Mike Avery
Nottingham City Council: Paul Seddon
Nottinghamshire County Council: Stephen Pointer
Rushcliffe: Richard Mapletoft and Leanne Ashmore
Mansfield DC: Tracey Tucker
Greater Nottingham Planning Partnership: Matt Gregory and Karen Shaw

Apologies for absence were received from Councillor Renwick from Derbyshire County Council and Councillor Howard, Erewash Borough Council.

2 DECLARATION OF INTERESTS

Councillor M Radulovic MBE declared he had planning interests but these are not related to the Joint Planning Advisory Board area.

3 MINUTES

The minutes of the meeting held on 4 June 2024 were confirmed as a correct record.

4 PRESENTATION: GREATER NOTTINGHAM STRATEGIC PLAN PLAN-WIDE VIABILITY ASSESSMENT, PORTER PLANNING ECONOMICS LTD

A presentation was provided at the meeting from Porter Planning Economics Ltd. The presentation provided findings of the Plan-wide Viability Assessment that had been undertaken to support the Greater Nottingham Strategic Plan.

The Chair expressed how important it was to underline the need for collaboration and to continue to work together to develop the policies and cooperate together.

5 GREATER NOTTINGHAM STRATEGIC PLANNING UPDATE

Members noted the progress made on the Greater Nottingham Strategic Plan, Erewash Core Strategy Review and Ashfield Local Plan. An explanation was provided of the Governments published draft revisions to the National Planning Policy Framework and the standard method for assessing local housing need. In order to comply with the National Planning Policy Framework transitional arrangements, the Borough Councils have increased their housing targets over the level set by the current 2023 standard method to fall within the 200 dwelling threshold of the transitional arrangements. Nottingham City Council, the draft standard method housing need was 26,118 new homes over the Strategic Plan period. Nottingham City had a housing land supply estimated at 26,690, and it was proposed that the higher figure was adopted as the revised target with the strategy promoting urban living and the Councils growth ambitions.

The Greater Nottingham Strategic Plan had been amended and was currently undergoing approval by the Councils' relevant decision making bodies. After the final approval, 22 October 2024, the Plan will be published. All the representations would be collated and submitted for examination alongside the Plan by the end of June 2025.

An update was provided from Ashfield District Council of the Ashfield Local Plan independent examination into the soundness and legal compliance plan that was likely to take place in November. However, dates were still to be confirmed. They were waiting for further questions.

Erewash Borough Council provided an update relating to the Erewash Core Strategy Review. A response letter to the Inspector had been produced and further correspondence was being undertaken since the examination that took place in June 2024.

6 WASTE AND MINERALS LOCAL PLANS UPDATE

Members were updated on progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans. The Joint Waste Local Plan was submitted for independent Examination in June 2024. The County and City Councils have now submitted detailed responses to the matters, issues and questions raised and have also submitted a set of draft modifications to help resolve some matters. Public hearing sessions to be held at County Hall, West Bridgford have been arranged. Any further modifications will need to be published for comments. It was hoped the plan would be ready to be adopted by March 2025.

Members raised queries with the plan and if upcoming changes in legislation with food waste and impact on road miles with large waste facilities rather than

considering smaller local facilities had been factored in. It was confirmed the plan had considered the changes and that the larger sites offered maximum innovation and had capacity for the changes. The question would be asked to Derbyshire Councils outside the meeting for their response.

7 PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK

Members noted the proposed reforms to the National Planning Policy Framework. The Government had published a draft National Planning Policy Framework for consultation to reverse changes made by the previous Government in 2023 and to introduce changes to Green Belt policy and introduce a new classification of Grey Belt. The Government were consulting on changes to the standard method for determining housing need.

A presentation was provided at the meeting to the Members to provide a better understanding of the proposed reforms. The main proposed changes that impacted on strategic planning were the presumption in favour of Sustainable Development, Strategic Planning and Duty to Cooperate and the need to plan across local authority boundaries. It is proposed that the duty to cooperate will remain, rather than being replaced by an alignment test. The Standard Method for determining housing need proposals would generally increase the level of housing required to be planned for within Greater Nottingham. Proposed changes to meeting the needs of modern economy including logistics, mega factories, data centres, digital infrastructure, and freight and logistics. Changes to the development on brownfield land, Green field and the introduction of Grey Belt. A need for a vision led approach to transport infrastructure to support growth.

8 HOMES ENGLAND CAPACITY FUNDING PROJECTS MONITORING

An update was provided to the board on progress made on Homes England Capacity Funding Projects. There had been no change to the status of finances since the last report. The only remaining elements of the Capacity Fund that remained was Gedling Borough Council with outstanding funds available for Burton and Station Road sites and Nottingham City Council Waterside site. Members had previously agreed to consider some reserve projects for both any underspend of the funding and any further opportunities arise.

9 GREATER NOTTINGHAM PLANNING PARTNERSHIP BUDGET 2024/25

Members noted the partner contributions to the work of the Joint Planning Advisory board during 2024/25 and the proposals for 2025/26. The unallocated amount of £24,460 from the 2024/25 budget was available for the work of preparing the Greater Nottingham Strategic Planning Policies.

Following the agreement of the partner Councils in 2016, each Council contributed an amount to the work of the board. The contributions would be kept under review given to some uncertainties around planning reform and the shape of the future strategic planning system.

10 FUTURE MEETINGS

The next meeting of the Joint Planning Advisory Board would be held on Tuesday 10 December 2024 at 2pm. Future meetings for 2025 would be confirmed shortly.

The Chair thanked Members and Officers who contributed to the Joint Planning Advisory Board.

ITEM 4	PRESENTATION - GEDLING BOROUGH DESIGN CODE (ALISON GIBSON)
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The Gedling Design Code Framework was adopted in November 2024 and sets the general requirements for good design for new residential development in the Borough.

1.0 **SUMMARY**

- 1.1 JPAB agreed to the principle of preparing a new Strategic Plan covering Greater Nottingham at its December 2017 meeting. This report updates on progress on strategic plans across the area.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the progress made on the Greater Nottingham Strategic Plan, Erewash Core Strategy Review and Ashfield Local Plan.

2.0 **Greater Nottingham Strategic Plan (GNSP)**

- 2.1 Following the meeting of JPAB in September, which considered the updated GNSP approach to housing targets taking account of the draft National Planning Policy Framework transitional arrangements, the GNSP has now been published for consultation. This is a “regulation 19” consultation, which allows for formal representations to be made. Consultation will close on 16 December 2024, following which the responses will be collated and a summary of the main points arising will be prepared. Once parallel work on Transport Modelling has been completed, the GNSP will be submitted to the Planning Inspectorate for examination.
- 2.3 The Publication Draft GNSP and all supporting evidence is available on the partnership web site, together with guidance on how to make representations, at [Greater Nottingham Planning Partnership \(gnplan.org.uk\)](http://gnplan.org.uk).

3.0 **Ongoing work**

- 3.1 A range of evidence base documents and studies have been prepared or commissioned to support the Strategic Plan, and these have been published alongside the GNSP. A further round of transport modelling is underway, which will inform the submitted plan.
- 3.2 A number of Statements of Common Ground are under preparation with relevant Councils, to inform the examination and assist in evidencing the Duty to Cooperate. Statements with the following partners are proposed; Ashfield District Council, Erewash Borough Council, Charnwood Borough Council, Mansfield District Council, Melton Borough Council, Newark and Sherwood District Council and Nottinghamshire County Council.

4.0 Erewash Core Strategy Review

- 4.1 The Erewash Core Strategy is currently under examination. Hearings were held in June 2024. On 10th September, the council provided its response to the Inspector's post hearings letter and submitted a proposed work programme. The Inspector responded to this on 5 November and has asked the council to respond by 22 November. More information and correspondence can be found in the latest news section of the examination website - [Core Strategy Review \(erewash.gov.uk\)](https://www.erewash.gov.uk/core-strategy-review).

5.0 Ashfield Local Plan

- 5.1 The Ashfield Local Plan is currently under examination. Week 1 of the hearing sessions into the soundness and legal compliance of the Plan has been completed. Week 2 of the hearing sessions is scheduled to commence on 21st January 2025.

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ITEM 6 WASTE AND MINERALS LOCAL PLANS UPDATE

1.0 Summary

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

Recommendations

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

2.0 Plans Update

Nottinghamshire/Nottingham

- 2.1 The Nottinghamshire Minerals Local Plan covering the period to 2036 was adopted by the County Council at its meeting on 25 March 2021. The Plan will be subject to its first statutory review point in 2026. A planning application for sand and gravel extraction at Mill Hill, Barton in Fabis was submitted to the City and County Councils in February 2024 and remains to be determined. This site is allocated for mineral extraction in the Plan.
- 2.2 The County and City Councils are preparing a single joint Waste Local Plan to replace the Waste Core Strategy adopted by both Councils in December 2013. A Pre Submission Plan was published for representations between 30th August and 11 October 2023 and was submitted for examination on 5 March 2024.
- 2.3 Planning Inspector Stephen Normington was appointed at the end of March to undertake an independent Examination of the Plan. He issued a set of Matters, Issues and Questions related to the Plan on 25 June 2024. Public hearing sessions were held on 15th and 16th October to be held at County Hall, West Bridgford. Following this, both Councils are now preparing modifications as agreed prior to and during the hearings which will be published for comment, subject to agreement of the Inspector. The Inspectors Report will be finalised and submitted to the Councils following this. It is hoped that the Plan might be able to be adopted by July 2025 at the latest.

Derbyshire/Derby

- 2.4 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' – Proposed Approach was carried out in Spring 2018. Consultation on a Regulation 18 Joint Derbyshire and Derby Draft Minerals Local Plan was published on 2nd March 2022 and ran for a period of 8 weeks to 26th April 2022. A Pre-Submission Draft Regulation 19 Joint Derbyshire and Derby Local Plan was published for consultation on 7th March 2023 and ran for 8 weeks until 2nd May 2023, this included six public drop-in events across at a range locations in the County. Over 400 representations were received from over 50 different organisations.
- 2.5 A report was presented to the Derbyshire and Derby Minerals and Waste Local Plans Joint Advisory (JAC) Committee on 25th April 2024, providing details of the consultation responses and a recommended timescale for submission of the Minerals Local Plan to the Secretary of State. A report was also presented to JAC on 25th April on the need to update the Joint Minerals and Waste Development Scheme, which set out updated timescales for preparation the Councils' Minerals and Waste Local Plans, which was endorsed by Committee for further agreement by each Council's Cabinet Members. A further update report was presented to JAC on 20th August 2024, which was endorsed to submit the Minerals Local Plan to the Secretary of State in November 2024, subject to further County and City Council Member approval processes. A report was then presented to the County Council's Cabinet on 18th September, which was approved to submit the Plan in November, subject to Full Council approval, for which a further report will be presented to Council on 27th November seeking final approval to submit the Plan.
- 2.6 Statements of Common Ground have been drafted with a range of other stakeholders to address issues and objections raised through the Reg 19 Consultation, together with a Schedule of Proposed Major and Minor Modifications. A Planning Performance Agreement has been agreed with the Planning Inspectorate and a Programme Officer has recently been appointed for the examination, which is likely to take place in the Spring 2025.

Joint Waste Local Plan

- 2.7 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach on waste capacity need across the plan period. It also provides a summary of the quantities of waste generated. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The first consultation is likely to be a hybrid approach between issues and options and a preferred approach. Duty to Cooperate Statements are being updated with relevant local authorities. Approaches have been made by the County Council to all the District and Borough Councils in the County to seek to identify broad locations to accommodate potential new waste facilities on existing employment sites. The updated

Minerals and Waste Development Scheme sets out an indicative timescale for preparing the Waste Local Plan, which is proposed to be prepared under the new Local Plan Regulations to a 30-month timescale with preparatory work commencing in November/December 2024.

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ITEM 7	PROPOSED RESPONSE TO MHCLG “BROWNFIELD PASSPORT” CONSULTATION
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1 Introduction

- 1.1 As part of its brownfield first approach to development (set out in the 2024 draft of the National Planning Policy Framework), the Government has published a policy paper for informal consultation “Brownfield Passport: Making the Most of Urban Land” in September 2024.

Recommendations

<p>It is recommended that Joint Planning Advisory Board NOTE the ongoing consultation on the Brownfield Passport, and AGREE the response set out in the appendix to this report.</p>

Background

- 2.1 A call for evidence/consultation has been launched on options to further increase certainty in relation to brownfield development. These will include proposals that provide greater clarity as to the principle, scale, and form of brownfield development with a view to lowering the risk, cost and uncertainty associated with securing planning permissions.
- 2.2 The options will then be discussed with key stakeholders, before specific proposals are consulted on, and any new policies implemented. There is no specified end date for the return of views. The document can be found at [Brownfield Passport: Making the Most of Urban Land - GOV.UK](#).
- 2.3 The paper includes a number of questions, which officers have considered. A proposed response from Joint Planning Advisory Board is included at Appendix 1.

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Appendix 1

Brownfield Passport Consultation 2024

- Could national policy be clearer if it were explicit that development on brownfield land within urban settlements is acceptable unless certain exclusions apply?

Yes, and proposed changes to the NPPF already acknowledge this. However, at a national level, specific guidance on heights/built form etc are unlikely to be sufficiently flexible to address all circumstances and local situations where brownfield land occurs. Exclusions including heritage or other design considerations are often very local in nature, and do not lend themselves to national solutions.

- What caveats should accompany any general expectation that development on brownfield land within urban settlements is acceptable?

In addition to design and heritage considerations, the amenity and living conditions of residents of the new development should be paramount, including suitable sustainable access to daily needs, and avoidance of flood risk. There are many examples of poor PD conversions in Greater Nottingham, and it is imperative that any brownfield passport does not inadvertently result in similar outcomes. Another issue relates to the poor viability of brownfield development in Greater Nottingham, which often results in reduced S106 contributions. This in turn means that required infrastructure such as school places has to be provided at public expense.

- How best can urban areas be identified and defined if this approach is pursued?

Through Local Plan making or design coding.

- Could national policy play a role in setting expectations about the minimum scale of development which should be regarded as acceptable in accessible urban locations?

For the reasons set out in answer to the first question, national policy is likely to be too blunt a tool to deal with the variety of local circumstances which apply to this type of development.

- What parameters could be set for both the scale of development and accessibility?

See response to question above, parameters should generally be set locally. However, positive statements such as “maximising development density in line with local any design guidance or codes, and other planning constraints” etc may encourage higher densities where this is appropriate.

- Could more use be made of design guidance and codes to identify specific forms of development that are acceptable in particular types of urban area?

Potentially, yes. Design guidance and codes are not yet universally well developed within local authorities, but in due course could play a positive role.

- What sort of areas would be most suited to this approach, and at what geographic scale could such guidance and codes be used?

Such guidance is likely to be most effective at the neighbourhood or character area level, where local design characteristics and vernaculars can be adequately expressed.

- How could Local Development Orders be best used with these proposals?

Use of LDOs would have to be selective, given the very significant resources needed to put them into place. The impact and scale of the new development would have to be significant to make LDOs a cost effective mechanism to use. In addition, LDOs do not attract S106, so where there is no CIL, the LPA could potentially lose infrastructure funding.

- Are there any other issues that we should consider if any of these approaches were to be taken forward, in particular to ensure they provide benefits as early as possible?

It needs to be recognised that the main impediment to brownfield development is not the planning system. Brownfield sites remain undeveloped for a variety of reasons, principally poor viability and contamination / remediation costs, but also other reasons such as fragmented ownership etc. Funding to bridge the viability gap, decontaminate and remediate land, together with simpler CPO mechanisms will be the most effective mechanisms to bring development forward. The emphasis on large sites that Homes England has is not helpful when considering small difficult to develop sites, as they usually fall below any threshold for intervention.

- In addition to streamlining permissions on urban brownfield sites, where else do you consider this type of policy could be explored to support economic growth?

The approach is likely to be less applicable outside of urban areas, as brownfield sites are less likely to be sustainably located.

ITEM 8	HOMES ENGLAND CAPACITY FUNDING – QUARTER 2 (YEAR 8) JULY TO SEPTEMBER 2024
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1.0 Summary

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

Recommendations

It is recommended that 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 HE on a quarterly basis and identify key risks, issues and mitigation measures.

3.0 Progress/updates – Quarter 4 (Year 7) January to March 2024

- 3.1 In summary there has been no change to the status of finances since the last report. However, Gedling have confirmed that works are still ongoing on their Burton and Station Road sites with the aim of social housing delivery in the future. These have previously received Capacity funding, and further qualifying expenditure would be acceptable.
- 3.2 The only remaining elements of the Capacity Fund are as follows:
- Gedling Borough Council – £33,195 in outstanding funds available for Burton and Station Road sites.
 - Nottingham City Council - £20,269 in outstanding funds which is allocated to the Waterside.

4.0 Risks and Issues

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

5.0 Next Steps

- 5.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on quarter 3, year 8 will be reported to the next JPAB meeting.

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ITEM 9	FUTURE MEETINGS
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Meetings for 2024

JPAB Date

Tue 10 Dec 2:00PM

Dates for 2025 to be confirmed