

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday 18th June 2019 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Review of the Core Strategies **OD**
5. Review of Greater Nottingham SHLAAs – presentation **Arup**
6. Sustainable Growth Workshop Feedback – presentation **MG**
7. Local Plans Update **SS**
8. Homes England Capacity Funding projects monitoring **PM**
9. Joint Planning Advisory Board 2018/19 Budget **MG**
10. Any other business **ALL**
11. Future Meetings



ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON TUESDAY 8 JANUARY 2019 AT BROXTOWE BOROUGH COUNCIL
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PRESENT

Ashfield: Councillor Sears-Piccavey
Broxtowe: Councillor T Harper (Chair)
City: Councillor D Liversidge; Councillor L Woodings
Erewash: Councillor M Powell
Gedling: Councillor J Hollingsworth

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Ruth Hyde; Steffan Saunders
Derbyshire: Steve Buffery
Erewash: Steve Birkinshaw; Oliver Dove
Gedling: Alison Gibson
Growth Point: Matthew Gregory; Peter McAnespie
Nottingham City: Paul Seddon
Nottinghamshire County: Stephen Pointer
Notts Wildlife Trust: Janice Bradley (presentation)
Rushcliffe: David Mitchell

Observers

Barratt Homes: Robert Galij
Environment Agency: Rob Millbank
Natural England: Laura Alvey
Peverill Homes: Paul Stone
Observer: Unrecorded
Observer: Unrecorded

Apologies

Ashfield: Cllr Jason Zadrozny
Environment Agency: Richard Cooper; Joe Drewry
General Public: John Hancock
Homes England: Lucy Blasdale
Natural England: Louisa Aspden
Nottinghamshire County Council: Cllr Phil Rostance
Rushcliffe: Councillor R 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. **Approval of Minutes of the Last Meeting and Matters Arising**

The minutes of the meeting held on 20 September were approved by the Chair and seconded by Councillor Powell. There were no matters arising.

4. **Wetland Landscapes for All** (Presentation by Janice Bradley, Notts Wildlife Trust)

4.1 Janice Bradley from the Notts Wildlife Trust gave a presentation on the Wetland Landscapes for All (Phase 1) which has now been completed. The Green Infrastructure project was partly funded from Growth Point monies left over from two year's ago. The £195k allocated helped to provide match funding from eight partners totalling £270k to deliver 13 projects for the area in just over 12 months within budget.

4.2 One of the carefully planned projects created a great synergy by clearing reedbeds from one area to further upstream to benefit another project. This group of volunteers together with contractors also created the first medieval educational building at Skylarks Nature Reserve and installed an otter holt along the Trent Valley.

4.3 Copies of the "Wetland Landscapes for all" brochures were available to take away. The winner of the front cover design was a pupil from William Priory School, Stapleford. JB asked for copies of the presentation slides to be circulated to the Board.

Joint Planning Advisory Board resolved to NOTE the presentation from Notts Wildlife Trust.

5. **Nottingham City Centre Southern Gateway Developments** (presentation by Paul Seddon, Nottingham City Council)

5.1 Paul Seddon gave a presentation on "Building a Better Nottingham" within the Southern Gateway to Nottingham City Centre. The scale of construction would cost over £1bn within a quarter square mile. With commercial intervention and investment, this part of the City will become regenerated. Projects included building a new college; refurbishment of existing buildings into high quality housing for graduate students and the private rental sector; Grade A offices; introducing more pedestrianised areas and green spaces which will require a new road layout. The most significant project mentioned was the refurbishment of the Broadmarsh Shopping Centre into a mixed use development for the leisure and entertainment industry including a food court due for completion by summer 2021. The central library will be sited within the new bus station and car park. The challenge being faced by the City Council is how to deal with the competition of internet shopping which may reduce the number of visitors coming into the city centre affecting the retail trade. Future projects included a new Government Regional Hub for HMRC which could attract other government departments to relocate out of London.

5.2 TH thanked PS for his comprehensive overview.

MP would be interested in a scaled down version for their own town centres within EBC.

DM commented that the changes looked very exciting for the south of the city but raised concern with the affect this would have on road planning. PS explained that throughout the two years of the construction projects this will need to be carefully planned and managed. LW also advised that the City Council would need to give advanced notification to travellers how to navigate around the city. Alternatives would be to choose the P&R and Tram rather than bringing cars through the city centre. Bus stops would need to be moved and to ensure that pedestrianised areas would be made accessible.

Joint Planning Advisory Board resolved to NOTE the presentation from Nottingham City Council.

6.1 **Local Plans Update** (Steffan Saunders)

6.1.1 **Ashfield**

Withdrew their emerging Local Plan and have now developed a new Local Plan with a new timetable for consultation in January/February 2020. Their LDS would provide further details.

6.1.2 **Broxtowe**

BBC alongside RBC and the City were all at a similar stage as each had submitted their Plan. BBC had their Examination Hearing sessions in December 2018 which went reasonably well. BBC's Inspector asked for completion of outstanding issues to be sent back to her by 18/01/19. She wanted additional clarification on a number of sites which required further work on employment and retail policies. There was no indication that she was unhappy with Housing Delivery and Green Belt boundary changes. Procedural issues went well and the Inspector was very impressed with the joint working. Nottingham City and RBC will have to provide further information for their Inspectors. RBC has pressure to bear with their key larger sites.

6.1.3 **Erewash**

A purchase announcement regarding Stanton was anticipated by the end of 2018 and work on a new SHLAA has commenced.

6.1.4 **Gedling**

Adopted Part 2 Local Plan.

6.2 **Minerals and Waste Plans**

NCC is in the process of preparing the next Minerals Local Plan to run to 2036. Consultation for Issues and Options was held between 20/11/17 to 14/01/18 and a fresh call for sites was made. Nottingham City and Nottinghamshire County Councils will prepare a single joint Waste Plan which replaces the 2013 Core Strategy. The revised Local Development Scheme has been published on their website.

6.3 **Derbyshire/Derby**

Consultation has taken place on a series of papers between March and May 2018 to support a new Minerals Local Plan. Residents will be consulted in early spring 2019 to view and comment on the background and evidence papers. It is expected that the Draft Derby and Derbyshire Minerals Local Plan will extend to a period of 15 years from the adoption date.

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

SS gave a progress report of Core Strategies and the delivery of strategic sites to check that these are on course. Gamston, within RBC, is showing a Red at risk indicator. There are ongoing issues with land owners in bringing elements forward.

6.5 **Government Technical Consultation on Updates to National Planning Policy and Guidance**

SS gave an update on the guidance for 2016 based projections not being a justification for lower housing need. The standard methodology for determining housing need was the 2014 based projections over the Greater Nottingham geography. He reported that this was a similar housing figure that was planned for in the Core Strategy. SBk explained that EBC were in negotiation by proxy regarding Stanton SPD. Unfortunately they have had a procession of potential developers over the past five years. They are currently engaging with another land owner.

TH volunteered the services of JPAB to apply pressure as a group to help move forward with any liaison.

DM referred to RBC's Gamston site where there are land owners but it has proved difficult to get them all together for a round table discussion to agree a way forward.

TH suggested holding a separate meeting away from JPAB to discuss these issues and the two access points onto the A52.

TH suggested sharing any experiences and best practices with EBC/ADC as they had not yet been through the Examination stage. CS (Hucknall part of ADC) explained that they had already been through their Examination stage which had a forensic approach by the Inspector. They are comfortable to have a more innovative approach. EBC put their strategic site in the Core Strategy and not in the Part 2 Local Plan therefore only had one Examination.

Joint Planning Advisory Board 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; and**
- (b) NOTE the Government Technical Consultation on Updates to National Planning Policy and Guidance.**

7. **Review of the Core Strategies** (Matthew Gregory)

MG split the report into two parts.

- 7.1 The first part was what had been agreed so far with the NPPF to provide a sharp and focused plan to the recommended timetable. The Government's emphasis would be to produce a plan over a five year planning cycle.
- 7.2 The second part looked at planning for local housing need requirements. The Government stipulated that Local Plans should use the 2014 household projections for determining their housing need although the level of housing is very likely to change throughout the preparation period. Using the Government's standard methodology, projected housing figures would have to be provided on an annual basis rolling forward 10 years throughout the Core Strategy.
- 7.3 In order to Work for Growth by September 2019 the next JPAB meeting in March would be devoted to a Development Workshop for councillors. This would enable an agreed Vision and Place Shaping for the Greater Nottingham area and what they would like to envisage in 20 years' time.
- 7.4 TH highlighted the table on page 32 of the agenda papers which showed household projection figures and where we would hope to be by 2038 by providing an additional 15,870 new homes. He thought it was an ambitious timetable for each authority to keep working in tandem. The forthcoming Member meeting would be during purdah but brainstorming did not constitute a formulation of policy.
- 7.5 MP queried how a group of councillors could agree this within half a day.
- 7.6 RH explained that the purpose of the workshop was to share ideas. Ideally to picture what kind of place they would want and what would make it a success with characteristics. There would be no need to provide specific numbers but would need to set goals. Additionally, RH suggested having a visionary perspective together with aspirations and ideas. Prior to the workshop she advised members to come prepared with advanced research and any reading to the meeting for what they wanted to see in their area. At the end of the exercise officers would gather ideas from members. With the forthcoming local elections could bring change so advised to start preparing now and look at interests of developers who will help shape our plan.
- 7.7 Cllr S-P agreed with the timetable and a joint vision then after the local elections to decide what it is we want for this area.
- 7.8 Endorsement proposed by the Chair and seconded by Councillor Hollingsworth.

Joint Planning Advisory Board resolved to:

- (a) **NOTE the progress with the Core Strategy Review;**
 (b) **that the 2014-based Household Projections be USED to form the basis of determining local housing need for the review of strategic policies, as set out in paragraphs 4.1 and 4.2 of this report; and**
 (c) **ENDORSE the proposal to hold a workshop to explore growth options for Greater Nottingham up to 2038.**

8. **Homes England Large Sites and Housing Zones Capacity Fund** (Peter McAnespie)
- 8.1 PMc gave an update on the capital funding. He said £372k had been spent with £472k remaining. Progress last quarter had £40k due to be spent.

8.2 CS was asked if there was any reason why money for ADC had not been spent (withdrawal of Local Plan?). It was agreed the money could be reallocated to another project within Greater Nottingham.

8.3 PMc referred to page 39 of the agenda papers which also showed the Stanton site was at critical risk therefore asked SBk if they needed to reallocate funds.

8.4 Next Steps

PS asked if there was a risk with HE wanting any money back? PMc explained that funding had already been agreed but HE would want money back if we were unable to demonstrate project allocation. DM asked if HE could be invited to attend future meetings since they had increased their resources recently.

Joint Planning Advisory Board resolved to NOTE the report.

9. Housing Delivery Workshop (Oliver Dove)

9.1 OD reported that there will be a second Housing Delivery Workshop being held on 14 February between 10.00 am and 1.00 pm at Rufford Suite, County Hall. He referred to the draft agenda which would be sent out in due course once agreed. An invitation letter was sent out on 19 December 2018.

The workshop to include (i) a draft Planning Protocol (ii) an update from Homes England with key tasks and their new structure and (iii) a housebuilder's perspective by Robert Galij looking for ways to help each other and overcome any barriers to improve housing delivery across the HMA.

There were currently 25 acceptances from the private sector but a reminder would be sent out through officers to increase numbers.

MP recognised that officers, councillors and developers looked at different ways of doing things which might help to realise what is happening.

Recommendation proposed by Chair and seconded by Cllr Powell.

Joint Planning Advisory Board resolved to CONSIDER the agenda for the housing delivery workshop.

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

MG summarised no change to the Revenue Budget 2018/19. He will be requesting Purchase Orders from partner councils which have already been agreed.

Joint Planning Advisory Board resolved to NOTE the update on the Greater Nottingham Planning Partnership's revenue budget.

11. Any other Business

Nil.

12. **Future Meetings**

DATE	TIME	VENUE
Tuesday 26 March 2019	2.00 pm	Old Council Chamber, Town Hall, Beeston
Tuesday 18 June 2019	2.00 pm	TBC
Tuesday 24 September 2019	2.00 pm	TBC
Tuesday 17 December 2019	2.00 pm	TBC

MEETING CLOSED AT 3.45 PM

ITEM 4 Review of the Core Strategies

1.0 SUMMARY

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

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the progress with the Core Strategy Review.

2.0 Scope of the Core Strategy Review

- 2.1 JPAB previously considered the scope of the Core Strategy Review, based on the NPPF's 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. Existing policies will be scoped out and assessed for compliance against the new NPPF as the next stage.

3.0 Core Strategy Preparation Timetable

- 3.1 JPAB also recommended the following timetable be included in partner Council's Local Development Schemes upon their next review:

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

4.0 Local Housing Need

- 4.1 The starting point for determining local housing need is the Government's standard methodology. As indicated in item 3 above, the Government has confirmed that the 2014-based projections should provide the demographic baseline for the standard method of determining housing need for a time limited period, rather than the 2016-based household projections, which resulted in lower levels of need.
- 4.2 The Government is intending to revise the standard methodology in due course, and this will be subject to further consultation. This means that the approach to determining local housing need is likely to change during the course of reviewing the Aligned Core Strategies. It will therefore be necessary to manage the risk of higher or lower local housing need being established during the course of plan preparation. What impact this has will depend on how swiftly the Government reviews the standard methodology and the degree of change from local housing need established by using the 2014-based Household Projections. In order to manage the risk, JPAB has agreed that the review be commenced using a range of figures of local housing need, to cover foreseeable outcomes of the review.
- 4.3 The table below sets out local housing need using the standard methodology, and gives an indication of the housing requirements that new strategic polices will need to provide for. The figures can form the basis of a range as mentioned above.

Greater Nottingham Local Housing Need Figures Based on 2014-based Household Projections 2018 to 2038

	Housing Need Figure (annual)	Total 2018 to 2038	Current Provision 2011 to 2028	Completed at 2017/18	Already included in Plans	Residual new homes to provide*
Nottingham	1,010	20,200	17,150	6,020	11,130	9,070
Ashfield	519	10,380	N/A			
Erewash	397	7,940	6,250	1,664	4,586	3,354
Broxtowe	360	7,200	6,150	1,145	5,005	2,195
Gedling	468	9,360	7,250	1,743	5,507	3,853
Rushcliffe	600	12,000	13,150	2,683	10,467	1,533
Greater Nottingham	3354	67,080	49,950	13,255	36,695	20,005

*Assumes all allocations etc carried forward.

5.0 Current Work

- 5.1 A three stage process to lead up to Growth Options Consultation is under consideration:-
- 1 Assess the Councils SHLAAs, in order to verify the capacity of the urban area of Nottingham to accommodate housing growth;
 - 2 Revisit the settlement hierarchy to make sure it is still fit for purpose (PUA, Regional Centres, Key Settlements for Growth, other villages);
 - 3 Assess Growth Options such as further SUEs, growing existing settlements, new settlements, growth corridors, etc.
- 5.2 A meeting was held of planning officers to discuss how to progress this. It was agreed that the SHLAA assessment be commissioned early, with the Settlement Hierarchy and Growth Options following, allowing time for sufficient Councillor involvement and ownership, following the elections. Ways of involving the private sector were also discussed, and it has been decided to issue a call for strategic sites following the elections, to ensure all options are considered on a consistent basis at the beginning of the process.
- 5.3 ARUP consultants have been appointed to undertake Stage 1 of the process and the intention is to produce a final report by 14th June. A brief for stages 2 and 3 is currently being drafted and it is intended to procure this element of the work in June/July.
- 5.4 The findings of the Growth Options work will form the basis of the proposed Growth Options Consultation.
- 5.5 Although some Partnership funding is earmarked to support this work (£60,000, of which approximately £15,000 is committed for the SHLAA assessment), experience from elsewhere shows that these types of growth study can be expensive. It is recommended therefore that councils consider the budgetary implications for next year in supporting this and the range of other evidence base studies required.
- 5.6 In addition to this work, officers have also commenced scoping out other elements of the evidence base, including the Infrastructure Delivery Plan (IDP), a Housing Need Assessment, and a Gypsy and Traveller Accommodation Need Assessment.

6.0 Next Steps

- 6.1 The next steps on the review of strategic policies are envisaged to be:
- SHLAAA assessment workshop 7th June.
 - Settlement Hierarchy and Growth Options Brief.
 - Call for strategic sites.
 - IDP Scoping and initial work.
 - Housing Need Assessment, and a Gypsy and Traveller Accommodation Need Assessment scoping.

Lead Officer:

Matt Gregory, Greater Nottingham Planning Manager
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ITEM 5

Review of Greater Nottingham SHLAAs (commissioned by JPAB)
Presentation by Arup

ITEM 6 Sustainable Growth Workshop Feedback

1.0 SUMMARY

- 1.1 This report provides a note of the Joint Planning Advisory Board Councillor Sustainable Growth Workshop held on 26th March 2019.

Recommendations

It is recommended that Joint Planning Advisory Board **CONSIDER** the note of the Councillor Sustainable Growth Workshop.

2.0 Councillor Sustainable Growth Workshop

- 2.1 A workshop was held on 26th March 2019 to consider the sustainable growth options for Greater Nottingham going forward to 2038 and beyond. The workshop was facilitated by Catriona Riddell, an independent strategic planning consultant.
- 2.2 A note of the workshop has been produced, and is attached at Appendix 1 for consideration by JPAB. A short presentation has also been prepared to pull out the main points and issues raised at the workshop.



Greater Nottingham Authorities
Developing a 2050 Place Ambition
Note of Workshop, 26th March 2019

Background

1. The Greater Nottingham Authorities are considering how to take forward their shared ambition for how the area will grow between now and 2050 and what this might mean for how they plan collaboratively across the local planning areas. The workshop for the Joint Planning Advisory Board (see Annex 1 for agenda and attendees) was the first stage in this process, focusing on some of the key issues that will impact on the growth of Greater Nottingham.

Strategic Planning in England

2. Over the last two years the Government has placed increasing importance of more effective ways of planning strategically across housing market areas to support better integration between long term spatial, infrastructure and economic priorities (see slides 1 to 3 in Annex 3). At the same time, an increasing number of local authorities are working closely together on different geographical scales (housing market area, county and sub-nationally) to develop a more robust approach to managing growth. Key drivers for this include:
 - Better coordination and alignment of strategic infrastructure investment priorities and delivery, particularly where this is likely to be transformational over a longer time period (i.e. 20-30 years) and where national infrastructure delivery is involved.
 - Stronger strategic leadership to boost investor confidence, increase opportunities for accessing funding (e.g. government deals) and influence the priorities of others e.g. Local Enterprise Partnerships (LEPs) and Sub-national Transport Bodies (STBs).
 - Access to a larger spatial canvas to ensure that growth (housing in particular) is directed to the most sustainable/ best locations, using a ‘borderless’ approach (i.e. no internal local authority boundaries).
 - A clearer articulation of what growth should look like in the longer term (Place Ambition), setting out what the unique place offer is and why it should be a priority for investment over other places. This is a critical feature of government growth deals and funding but is also necessary for other competitive funding processes, including LEP and STB funding.
 - Facilitation of a place-based approach to deliver ‘good growth’, with critical issues such as health and well-being being addressed alongside development, jobs and infrastructure.
3. Different models of strategic collaboration are being used across England (see map in Annex 2). These range from high level (non-statutory) place ambitions or growth frameworks (e.g. the Leicester and Leicestershire Strategic Growth Plan¹) within which individual local plans are being prepared and aligned, to statutory joint plans. Most joint plans so far have been prepared as full joint local plans across 2-3 local planning authority areas, but increasingly new style joint strategic plans are considered the most appropriate response across local authority boundaries (see Slide 4 in Annex 3).
4. Typically, the new style joint strategic plans (JSPs) cover wider areas than joint local plans and therefore involve a larger number of local planning authorities (LPAs). For example, the Oxfordshire 2050 Plan² is a county-wide plan with five LPAs and the County Council involved,

¹ <https://www.lstrategicgrowthplan.org.uk/>

² <https://oxfordshireplan.org/>

and the South Essex Joint Strategic Plan involves six LPAs and the County Council. Another key distinction is that, unlike most of the joint local plans, there is no shared decision-making body for the new JSPs³, with all decisions at key stages routed through individual LPAs, albeit based on recommendations from a shared (voluntary) governance structure.

5. It is important to recognise that strategic collaboration around growth can, and is, happening at different overlapping spatial levels. For example, growth in Oxford is being managed within three different scales - the Oxfordshire 2050 Plan, England's Economic Heartland STB and the Government's proposed Oxford to Cambridge Arc. Key to this working effectively is the alignment and integration of investment priorities and therefore strong collaboration between the various local authorities and bodies involved, including Government and its agencies. This was a challenge picked up by the National Audit Office in its report, Planning for New Homes, published in February (<https://www.nao.org.uk/report/planning-for-new-homes/>) which concluded that:

*"To create new homes and places for people to live, infrastructure such as transport, healthcare, schools and utilities must be in place, but this is difficult as **government departments are not required to tie their investment strategies with local authorities' infrastructure plans**, creating uncertainty about how some infrastructure will be funded."*

[NAO, 8 February 2019]

Developing a shared approach to growth in Greater Nottingham

6. In this first stage of the process, local authorities and partners attending the workshop were asked to consider what the key strategic influences on growth are likely to be over the next 20-30 years and what strategic interventions would make the most of Greater Nottingham's potential to deliver 'good growth'. In doing this, they were asked to consider:
- What is the overall appetite for growth amongst partners and how will this be articulated?
 - What is the area's USP – what makes it different to other places and therefore worth investing e.g. compared to other areas within Midlands Connect or D2N2 LEP (or nationally)?
 - What does long term growth look like in Greater Nottingham when looked at through strategic lens rather than on individual LA basis (i.e. boundary-off approach)?
 - What are the key issues that will need to be addressed on a shared basis? e.g.
 - The future role of town centres (and urban areas generally)
 - Enhancing connectivity (transport and digital)
 - Delivering 'good' growth (e.g. role of natural capital/ green infrastructure in health and well-being, ensuring high quality place-making/ design, delivering diversity in housing to meet different needs, meeting the needs of ageing

³ Joint plans (both joint local and strategic plans) are prepared under Section 28 of the 2004 Planning and Compulsory Purchase Act (<http://www.legislation.gov.uk/ukpga/2004/5/section/28>) but only a few are being prepared through a statutory joint planning committee (Section 29 of the Act - <http://www.legislation.gov.uk/ukpga/2004/5/section/29>) as these have to be established through an Order of the Secretary of State and cannot involve both county councils and unitary authorities.

population) What type of land and premises will be needed to support local industrial priorities

- Will this need a different approach to plan-making (i.e. move from aligned strategies to joint strategic plan)?
- What is the timescale, taking into account need to influence decisions of LEP (LIS) and Midlands Connect Transport Strategy, next round of local plans?
- What resources and skills will be needed?

Conclusions from the workshop discussion

Developing a **shared narrative around growth (2050 Place Ambition)** across Greater Nottingham over the next 10, 20 and 30 years:

- There is a need to understand and articulate better what the impact of HS2 will be, what the potential benefits are (e.g. increased connectivity especially to the Airports) but also how to mitigate the potential adverse impact (e.g. on the economy due to quicker commuting time to Birmingham and London).
- As part of the place narrative, it is important to define what Greater Nottingham's unique selling point is and why it is a better investment proposition than other areas, particularly other 'city-regions', particularly across the Midlands, which will be competing for the same funding pots to support growth.
- Will the combined offer from the three city regions of Nottingham, Leicester and Derby provide a stronger investment proposition, particularly when competing against West Midlands/ Greater Birmingham Authorities (e.g. transport funding via Midlands Connect)? Is the Greater Nottingham 'investment value' greater if combined with the two neighbouring areas?
- What opportunities are there for growth around the immediate HS2 station and how can this be delivered in a way that meets local needs? Should there be a locally-led Development Corporation to maximise the benefits arising from the station for the local area?

The need to **enhance the overall Greater Nottingham offer**, building on what already makes it an attractive investment proposition and a good place to live and work (e.g. good mix of housing types, jobs and attractive leisure offer):

- Greater Nottingham has a high quality of life both in terms of urban living (Nottingham) and access to the countryside (e.g. Peak District).
- Need to focus on the city centre ensuring that it enhances its offer as a 'liveable' place over time – what type of housing is needed to meet the needs of both younger/ economically active households and the ageing population? How can amenity space/ green infrastructure be increased? Is there a need for more multi-functional use of buildings?
- Outside the city centre, need to consider what the potential is for employment along transport corridors and around nodes / hubs, including what the growth potential is around the Airport.
- Green Infrastructure has always been a central tenet of JPAB work, and the quality and quantity of Green Infrastructure in the area is one of its unique characteristics. Good quality Green Infrastructure can counterbalance some anti-growth sentiments.

- Link types of premises/ land to industrial strategy sector priorities and ensure better relationship between universities, jobs and skills (make better use of large student population).
- Recognise that primary role must be to support existing residents but also need to attract workforce to support priority industries (i.e. to retain graduates).
- Need to reflect changing technology and ways of living and work practices (AI) – e.g. more shared places for people to meet and work

Prioritise strategic interventions needed to deliver the shared ambition

- In order to deliver ‘good growth’ and allay fears from local residents about the negative impacts (e.g. further loss of Green Belt), focus initially on the benefits of growth such as:
 - Green and blue infrastructure strategy building on natural assets and supporting an overall net environmental gain⁴.
 - Nurture and value cultural and sporting assets and other assets that enrich overall quality of life.
 - Maximise the urban potential, recognising that most development will continue to be focused in existing urban areas, but in a way that makes urban areas high quality (e.g. good design of higher density development, strong green infrastructure/ amenity space offer, wider choice of housing type, high quality public transport).
 - Develop a strong ‘healthy’ place-making offer (place health and well-being at the heart of Place Ambition)⁵.
 - Convince people what ‘good growth’ looks like (need a communications and engagement strategy attached to Place Ambition).
- Develop a long term strategic infrastructure plan for Greater Nottingham aligned to local plans and longer term Place Ambition – emphasise its high connectivity to other places.
- Explore delivery challenges such as low land value, working with key partners e.g. Homes England.
- Maximise the potential investment value of HS2 and the station area – have a shared vision for the area but one that nestles within the wider Place Ambition in order to put local authorities in a stronger position of influence.

Developing a long term Place Ambition for Greater Nottinghamshire – Next Steps

7. The Executive Officer Group is to consider this report and work with the Joint Planning Advisory Board to set out a clear set of recommendations for taking forward work to develop a Place Ambition.

⁴ The role of Natural Capital in supporting ‘good growth’ is now fully embedded within the Government’s overall Industrial Strategy and 25 Year Environment Plan and can be seen clearly in two very recent announcements on the Cambridge to Oxford Arc [<https://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners>] and the Thames Estuary 2050 Commission https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/789048/Thames_Estuary_Commission_Response.pdf.

⁵ There is a wealth of free information around ‘healthy place-making’ on the Town and Country Planning (TCPA) website - <https://www.tcpa.org.uk/developers-wellbeing>

ANNEX 1: WORKSHOP AGENDA

Greater Nottingham Authorities Joint Planning Workshop, 26th March 2019 AGENDA

1. **Welcome and Introductions**

Overall aim of the day: To start thinking about the key issues affecting Greater Nottingham's growth over the next 20-30 years and what this means specifically for joint working/planning amongst the local authority partners.

2. **Place Ambitions – practice from elsewhere**

To provide an overview of how long term Place Ambitions are being developed elsewhere within the context of joint planning, exploring some of the key issues that are being addressed.

3. **Discussion session (1)**

What are the key strategic influences on growth in Greater Nottingham in the next 20-30 years (opportunities & threats)?

4. **Discussion session (2)**

What will be needed (strategic interventions) to make the most of Greater Nottingham's potential and deliver 'good growth', enhancing the overall 'place value'? What will be the main challenges?

5. **Summing up and next steps**

Workshop Attendance:

Ashfield DC	Christine Sarris	Erewash BC	Steve Birkenshaw
Broxtowe BC	Ruth Hyde		Oliver Dove
	Cllr Tony Harper		Cllr Michael Powell
	Stefan Saunders	Gedling BC	Alison Gibson
Nottingham City	Paul Seddon		Cllr Jenny Hollingsworth
Nottinghamshire CC	Kathryn Haley	Rushcliffe BC	Richard Mapletoft
	David Pick	Growth Point	Matt Gregory
	Cllr Phil Rostance		Peter McAnespie
Derbyshire CC	Steve Buffery	Highways England	Steve Freek
		Homes England	Sandhya Ward

ANNEX 2: STRATEGIC PLANNING IN ENGLAND

Strategic planning 2019

Statutory Joint Strategic Plans (Statutory)

1. Greater Exeter Strategic Plan*
2. Oxfordshire Joint Strategic Plan*
3. South Essex Joint Strategic Plan*
4. South West Herts Joint Strategic Plan*
5. West of England Joint Spatial Plan*

Spatial Development Strategies (Statutory)**

6. Greater Manchester Spatial Framework*
7. Liverpool City Region Spatial Development Strategy*
8. The London Plan

Statutory Joint LAs and Joint/Aligned Strategies

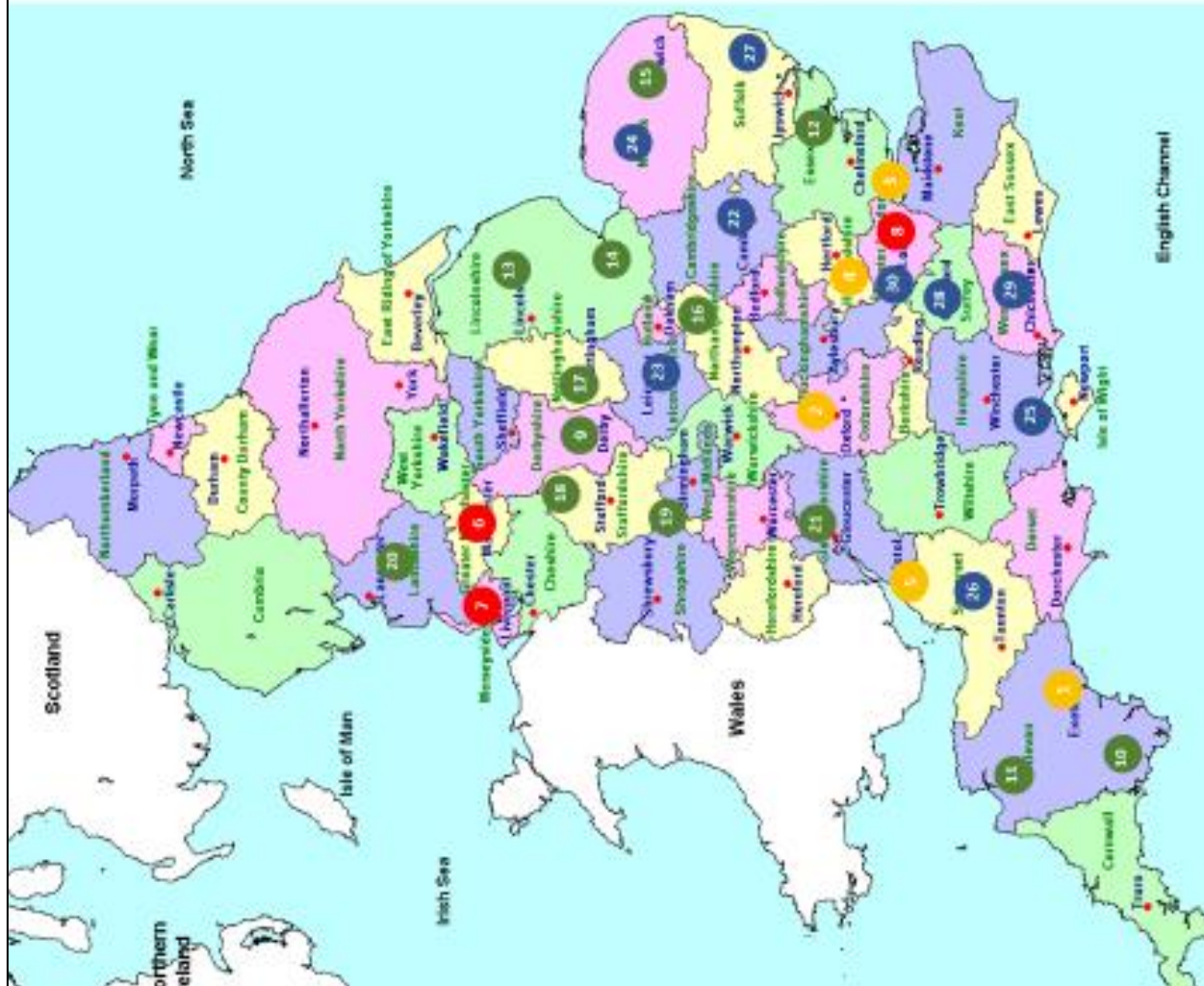
9. Greater Derby Aligned Core Strategies
10. Plymouth and SW Devon Joint Local Plan*
11. North Devon & Torridge Joint Local Plan*
12. North Essex Aligned Strategies*
13. Central Lincolnshire Joint Local Plan
14. South East Lincolnshire Joint Local Plan
15. Greater Norwich Joint Local Plan
16. North Northants Joint Core Strategy
17. Greater Nottingham Aligned Core Strategies
18. Newcastle Upon Tyne & Stoke Joint Local Plan*
19. Black Country Joint Core Strategy
20. Central Lancashire Joint Local Plan*
21. Gloucester, Tewksbury & Cheltenham Joint Core Strategy

Non-Statutory Strategic planning and/ or Growth Frameworks

22. Cambridge & Peterborough CA Spatial Framework*
23. Leicester & Leicestershire Strategic Growth Plan
24. Norfolk Strategic Planning Framework
25. PUSJ Spatial Position Statement
26. Somerset Growth Plan
27. Suffolk Strategic Planning & Infrastructure Framework
28. Surrey Local Strategic Statement (Interim)
29. West Sussex & Greater Brighton Local Strategic Statement
30. Heathrow Strategic Planning Framework*

*Emerging plans/frameworks

** subjects their own defined legislation & Regulations i.e. not development plan documents



ANNEX 3: SLIDES FROM WORKSHOP

The journey back to effective strategic planning

2016

Government Technical Consultation highlights *"the advantages of strong strategic plan-making across local planning authority boundaries, in particular in addressing housing need across housing market areas"*. Local Plan Expert Group identifies challenges around strategic planning as key barrier to local plan preparation and growth and recommends changes to provide 'more teeth' to the Duty to Cooperate, most of which have subsequently been taken forward by Government

Government set out initial proposals for planning reform in **Housing White Paper** - new 'strategic' local plan option preferably with *"...more and more local authorities working together to produce a strategic plan over a wider area on the functional economic geography that is right for their part of the world..."*; more robust approach to be introduced to Duty to Cooperate through mandatory 'statements of common ground' (to include county councils) and new examination 'tests of soundness'. Further details set out in the later **Right Homes in Right Places** consultation.

2017

Neighbourhood Planning Act 2017 provides statutory requirement to set out 'strategic priorities' through planning 'portfolio', more LP intervention powers and new powers to allow the Secretary of State to direct the preparation of a joint local plan where this would *"facilitate the more effective planning of the development and use of land in the area"*.

Joint working over strategic areas key criterion on Government decisions on **Housing Infrastructure Fund** and **Planning Delivery Fund** aimed at supporting *"greater collaboration between councils, a more strategic approach to planning, housing and infrastructure..."*

SoS LP intervention process initiated for first 15 LPAs- SoS decisions to be *"informed by the wider planning context in each area (specifically the extent to which authorities are working cooperatively to put strategic plans in place)"*.

Need for more effective strategic and infrastructure planning emphasised in wider Government announcements with **Budget 2017** endorsing Cam-MK-Ox Corridor and proposals for new 'strategic infrastructure tariff' (SIT) and 5 new towns in South East; and **Industrial Strategy White Paper** emphasising support for *"greater collaboration between councils, a more strategic approach to planning housing and infrastructure..."*

2018

First new style **Joint Strategic Plan** submitted for examination (West of England) with four others being prepared. Other LAs considering a move to the new strategic plans on joint basis.

Revised NPPF published July 2018 confirming support for joint plans and development plan 'portfolio'

1.

Strategic Planning 2019

"Our general thrust is for groups of local authorities to come together to form a kind of strategic partnership and vision for a particular region or area, fundamentally so that we can fund the infrastructure that's related to it."

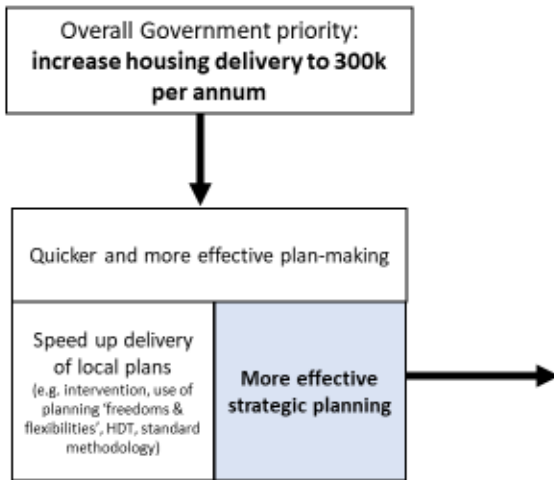
"We are unable to put the infrastructure that's required through the [Housing Infrastructure Fund] against proposals unless they have that kind of pan-regional or cross-area coordination."



Kit Malthouse, Minister for Housing

2.

Strategic planning 2019



- New **local plan 'portfolio'** approach introduced with emphasis on **joint planning**
- Duty to Cooperate strengthened through **Statement of Common Ground** and **new tests of soundness** to ensure DtC is 'duty to agree' - Strategic policies to be "informed by agreements with other authorities" and "based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground".
- **Strategic Infrastructure Tariff** to be introduced - but can only be levied by combined authorities or through statutory joint local plan committee (as currently proposed).
- Increasing number of **housing and growth deals** with more effective joint planning a key part.
- **Fiscal incentives** offered for more effective strategic planning through government infrastructure & capacity funding.
- Strategic planning **key factor in government agency priorities** e.g. Highways/ Homes England.
- Strategic approach to transport beginning to emerge through **Sub-national transport bodies**
- Strong influence beginning to emerge from **Local Industrial Strategies** that will set out 20 year strategies, including some spatial priorities
- **National spatial priorities** begin to emerge from Government e.g. CAMKOX Corridor, Thames Estuary, Northern Powerhouse, new towns (in South East)

3.

Joint Strategic Plans 2019

- Five groups of authorities preparing new style Joint Strategic Plans: Greater Exeter, Oxfordshire, South Essex, South West Herts, West of England
- Long term (2050) strategic investment strategies with statutory status being prepared within clear growth narrative & strategy
- Focused scope with small number of strategic policies and no site allocations
- Larger areas covered than traditional LPs with 'boundary-off' approach focusing on 'place' and not numbers
- All are S28 joint plans but with no joint decision-making (S29 committee) therefore decisions made by individual LPAs.
- Main drivers - planning on bigger spatial canvas, access to funding and stronger place leadership.
- Cost approx. £2-3m but significant potential savings due to shared evidence base, skills and capacity
- West of England JSP first to be examined with Hearings starting in May.



4.

Aligning strategic ambitions and priorities

The role of Local Industrial Strategies

- Local industrial strategies to be prepared by mayoral/ combined authorities or LEPs – initial round to be agreed by March 2019, the rest March 2020
- Focus on rebalancing Britain with investment in transport managed through CAs and sub-national transport bodies
- 20 year plans with sectorial and spatial priorities
- Strong emphasis on infrastructure priorities and on clean growth – clear links with 25 Year Environment Plan (including role of natural capital)
- NPPF now requires LIS to be taken into account in plan-making



"We want to support greater collaboration between councils, a more strategic approach to planning housing and infrastructure, more innovation and high quality design in new homes and creating the right conditions for new private investment."



The role of Sub-national Transport Bodies (STBs)

- Focus of single conversation around strategic transport priorities and investment to help deliver improved collective transport planning and decision making over areas larger than current transport authorities
- Will eventually be statutory bodies with significant funding potential and key role in influencing spatial priorities
- Develop integrated transport strategies and plans for their areas.
- Strong focus on supporting growth – investment to be directed where can achieve 'biggest bang for your buck'

5.

Strategic collaboration– some of the key issues

- **Place-based v housing numbers** - Move away from 'planning by numbers' to place-based approach but housing numbers still main measurement of success by Government (Treasury!).
- **Place Narrative**– clearly articulated narrative around long term growth potential of a place, including what the USP is, and strategic investment priorities are essential for competitive funding processes (whether via government or LEPs/STBs) –must go beyond spatial planning.
- **Strategic geography** - Many LAs still looking for perfect strategic planning geography when it often needs to be managed at different spatial levels (e.g. city-region-LEP-STB).
- **Place leadership** – Key driver is stronger collective leadership to influence priorities of others and access funding but sensitivities around shared governance remain in many parts of the country, particularly in two-tier areas – LGR also beginning to impact.
- **Alignment in strategic investment priorities** – Alignment (vertical and horizontal) between spatial, economic and infrastructure priorities still too fragmented – increasing number of bodies involved in 'place agenda' (e.g. LEPs, STBs, NIC, Government).
- **Statutory v non-statutory** – As with strategic governance, approach will depend on what you want to get out of the process e.g. statutory JSP a prerequisite for Oxfordshire style housing and growth deal
- **Skills and capacity** – Need to rethink what is needed in terms of skills and expertise (e.g. partnership, negotiation, strategic planning, delivery skills) and access these in different ways (e.g. South Essex 'co-located' team). Need to reinvent strategic planning 'ringmaster' role!

6.

ITEM 7	Local Plans Update
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2.0 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

<p>It is recommended that Joint Planning Advisory Board 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.</p>
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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		XXXXXXX				
Waste						

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

Key:

	Previous stages
XXXXXXXXXX	Current/Completed stage

Ashfield District Council

- 2.1 The Council is working on a new Local Plan. As an initial stage, the Strategic Housing and Employment Land Availability Assessment (SHELAA) is being updated. The SHELAA will identify land that could be used to meet housing (including Traveller accommodation) or employment requirements, over the minimum 15-year Local Plan period. A 'call for sites' is being undertaken with a request that sites are submitted to the Council by 15th March 2019. Work is currently being undertaken in relation to updating the town centre masterplans for the District. A Consultation Draft Local Plan is timetabled for Jan/Feb 2020. The Council has consulted on the proposal to identify a Conservation Area for Hucknall Town Centre and Cabinet will consider whether to designate the Conservation Area in March.
- 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 The Plan was submitted for public examination on 31st July 2018. The appointed Inspector is Helen Hockenhall. The Examination Hearings started on 4th December and finished on 13th December. Local Plan main mods consultation running from 24th May to 9th July 2019. Inspector's report anticipated in August and adoption currently anticipated in September.
- 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 seeking to bring forward employment sites set out in the adopted Ilkeston Gateway SPD, which aims to deliver new floorspace close to Ilkeston railway station. 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 Work is underway on a new SHLAA. All site assessments now complete. There are currently two emerging Neighbourhood Plans: Little Eaton has now completed its Regulation 14 consultation and submitted its plan to the Council (Reg 15). Breadsall has recently completed its regulation 14 consultation and is expected to submit shortly.

Gedling Borough Council

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

Joyce Neighbourhood Plan was made on 10th January 2019. In addition, the Linby Neighbourhood Plan was approved by referendum on 2nd May 2019 and now forms part of the development plan for Linby Parish. The Borough Council propose to recommend that the Plan be formally “made” at the Cabinet meeting in June 2019.

- 2.9 An SPD for the development of three sites to the north east of Arnold was adopted on 31st January 2019.

Nottingham City Council

- 2.10 The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications, as agreed with the Inspector, are being consulted on 17th May to 28th June. An Inspector’s report is expected in Summer/Autumn 2019.
- 2.11 An SPD for the Waterside is being reported to Executive Committee for adoption in June. Three other SPDs, covering Open Space in New Developments, Biodiversity and Caves are being consulted on in June/July as is a revised Statement of Community Involvement.
- 2.12 There is currently one Neighbourhood Plan potentially emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft Neighbourhood Plan has not yet been published.

Rushcliffe Borough Council

- 2.12 The Local Plan was submitted for public examination on Friday 10 August, 2018. The Examination Hearing Sessions started on 27th November and finished on 13 December. It is expected that a limited number of modifications to the plan will be published for consultation shortly. It is hoped that the plan will be in a position to be adopted in September 2019.
- 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 in May 2018. There are currently seven other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Colston Bassett, Gotham, Hickling, Ruddington, Tollerton and Upper Broughton.

Minerals and Waste Plans

Nottinghamshire/Nottingham

- 2.15 Nottinghamshire County Council is preparing a new Minerals Local Plan for the period to 2036. Consultation on Issues and Options was undertaken between 20 November 2017 and 14 January 2018 and a Draft Local Plan was published for consultation between 27 July and 28 September 2018. Feedback from the consultation has been analysed and is informing the Publication Version which is anticipated will be considered by Committee/Council in June/July and published in September 2019.
- 2.16 Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2018 to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment are in the course of preparation

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

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

Derbyshire/Derby

- 2.18 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. Officers have been assessing representations since then and considering their implications for the preparation of a Draft Derby and Derbyshire Minerals Local Plan for consultation in early 2019. Consideration is being given, in particular, to the need to extend the Plan period so that it has a 15 year time horizon from its likely adoption date, which may have implications for the need to identify additional minerals sites. Statements of Common Ground are currently being drafted with a number of respondents on the previous consultation to address key issues and concerns.
- 2.19 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach to waste capacity need across the plan period. It also provides a summary of the quantities of waste generated which now encompasses the period from 2006-2016. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The consultation will be a hybrid between issues and preferred approach.
- 2.20 Consultation on the papers will take place in 2019 and also (around early spring) include running some drop in events around the County to give residents the opportunity to view and comment. This will then be used to draw up the draft plan for summer consultation. Anticipated completion and adoption of the new plan is in late 2019.

3.0 Implementation of Core Strategies and Delivery of Strategic Sites

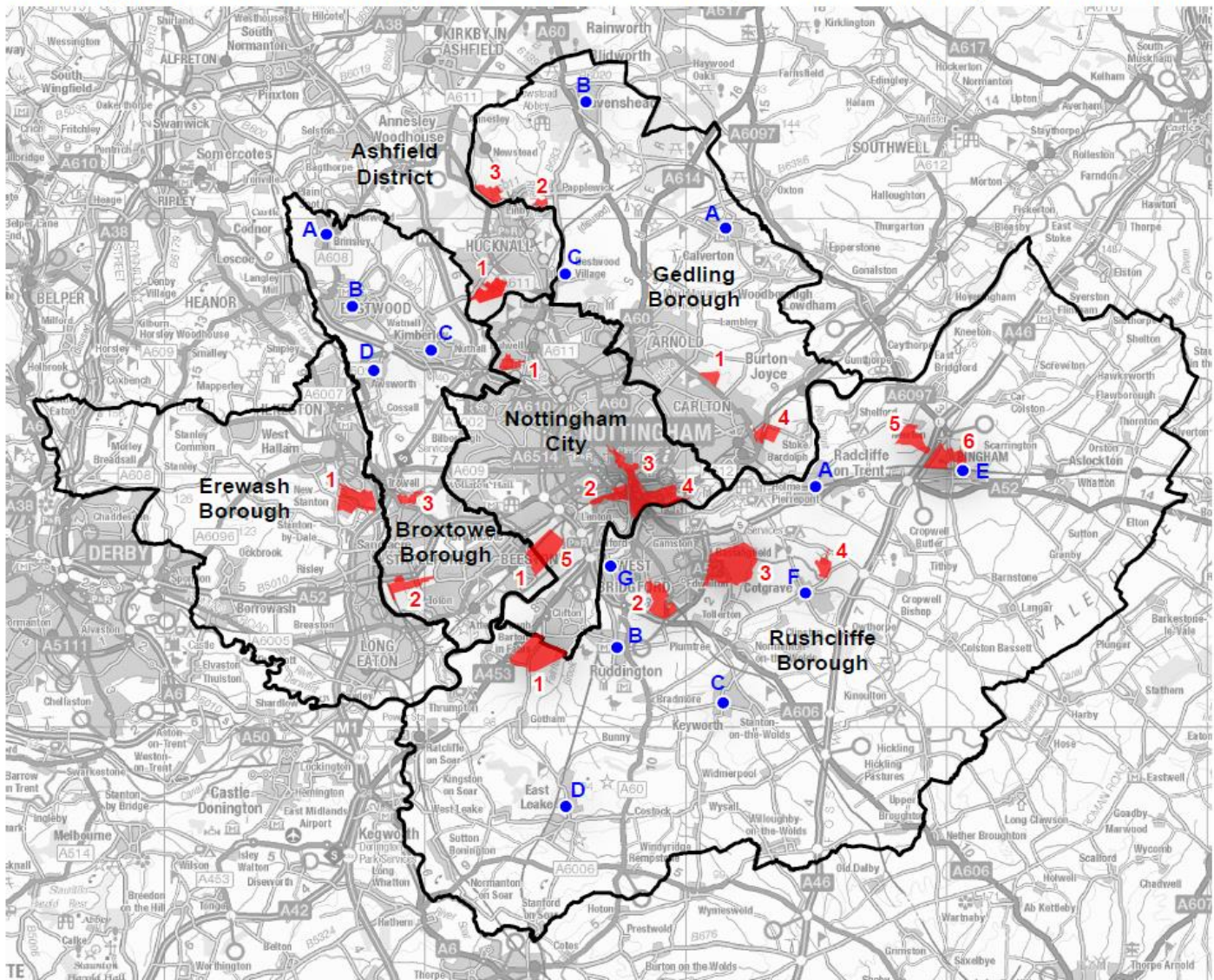
- 3.1 The focus on the implementation of the Core Strategies and the delivery of strategic sites is especially important as JPAB moves towards preparing replacement plans for the Aligned Core Strategies.
- 3.2 A table setting out progress on strategic sites is attached at appendix 1, together with a 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.

Contact officer:-

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Appendix 1

Nottingham Core Housing Market Area - Strategic Sites and Key Settlements



■ Strategic Allocation/Location
■ Key Settlement

Ashfield
 Rolls Royce, Hucknall 1

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

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

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

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

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

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

Strategic Site	Homes	Other uses	Commentary	RISK
Rolls Royce (Ashfield)	900 homes	Hybrid application comprising : new business park on 27.8ha of land, two access off Watnall Road public open space provision one-form entry primary school provision for community facilities local retail, pub/restaurant, care home, strategic footpath and cycle link nature conservation enhancement on 58ha of green belt land full details of access to the proposed business park from A611.	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). Access road and roundabout at Watnall Road is complete and works have been undertaken to a roundabout onto the Hucknall Bypass (A611). Approximately 275 dwellings have been constructed on the site. Construction of the primary school is in progress with the first intact of pupils anticipated for September 2019. The business park (Harrier Park) is on the market through FHP Property Consultants and Knight Frank.	Development underway.
Boots (Broxtowe and City)	675 homes. ACS provision 1,150 homes inc Severn Trent Land.	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2019/20.	Outline planning permission. Enabling infrastructure on site.

Strategic Site	Homes	Other uses	Commentary	RISK
Field Farm (Broxtowe)	450 homes	N/A.	Application approved November 2014. Anticipated dwelling completions during 2018/19. Reserved matter application submitted for SW part of site for 118 dwellings. Refused on design grounds on the basis that the scheme as submitted failed to meet the exemplar quality required in the ACS. An appeal hearing was held and the Inspector has allowed the appeal. Construction on site is underway.	Detailed permission issued on South west part of site. Infrastructure issues resolved and site in the control of a housebuilder with a determination to build quickly.
Toton (Broxtowe)	500 homes ACS provision minimum 500 homes.	380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery. 80 space care facility. 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. A revised approach to secure residential development on the southern part of the site and a masterplan led approach for the remainder, which is consistent with Growth Strategy principles, has been promoted through the Broxtowe Part 2 Local Plan.	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

Strategic Site	Homes	Other uses	Commentary	RISK
				secure an earlier start on site.
Stanton Regeneration Site (Erewash)	Up to 1,950 homes (ECS provision approx 2,000)	<p>The Stanton Regeneration Site SPD stresses will stress the importance of new proposals for the site needing to show conformity to the provisions of Core Strategy Policy 20, which consist of:</p> <ul style="list-style-type: none"> - A business park of about 10ha (for B1a and b uses) - At least 10ha of land for general industry (B1c and B2) - Additional replacement employment for job losses incurred through redevelopment - Encouraging utilisation or safeguarding of rail spur and associated land for rail-freight use. - A Centre of Neighbourhood Importance - A strategic area of GI - Provision of and improvements to cycle and pedestrian infrastructure to 	<p>The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC's Full Council on January 19 2017. The main modification to the SPD from the version consulted upon was the addition of guidelines setting out the priorities for neighbourhood traffic mitigation in response to discussions with local groups and representations. The SPD is now a material consideration and the Council will expect to see redevelopment proposals follow guidance on location, scale and phasing of development types as part of any future application.</p>	<p>Recently adopted masterplan-based SPD sets out a clear and realistic programme for the comprehensive regeneration of the site. The SPD is beginning to raise the profile of the site across the wider development sector, with amongst other things, a remediation strategy and schedule of costed infrastructure requirements helping to reduce the</p>

Strategic Site	Homes	Other uses	Commentary	RISK
		<p>maximise sustainable travel within the site, to Ilkeston town centre and to other areas.</p> <p>- Improved public transport to link the site to Ilkeston town centre and Nottingham city centre</p>		perceived level of risk historically connected with the site's delivery.
Teal Close (Gedling)	830 homes	<p>Up to 18,000 sq. m employment uses (B1/B2/B8). Community hub (A1-A5 and D1). Primary school. Hotel. Care home. Playing pitches and changing facilities. Public open space.</p>	<p>Outline application 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.</p>	<p>Site has outline planning permission and S106 agreed.</p> <p>In single ownership Vacant site no significant constraints.</p>
Gedling Colliery/Chase Farm (Gedling)	First phase 315 homes. (ACS provision minimum 600)	<p>Gedling Access Road. Retail. Employment.</p>	<p>Full application for Gedling Access Road granted in December 2014. The key milestones to delivery of the GAR are as follows:-</p> <ul style="list-style-type: none"> • March 2017 - County approvals in place for making of Compulsory Purchase and Side Road Orders • December 2017 - Submit Full Business Case to the D2N2 Local Enterprise Partnership; • January/February 2018 - Publish Compulsory Purchase Order; • March 2018 - Local Enterprise Partnership conditional funding approval; 	<p>Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction. In single ownership, Vacant site</p>

Strategic Site	Homes	Other uses	Commentary	RISK
			<ul style="list-style-type: none"> • Summer 2018 - Public Inquiry; • Autumn 2018 - Secretary of State's Decision; • Autumn 2018 - Commence construction; and • Spring 2020 - GAR complete and open to traffic. <p>A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission 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.</p>	<p>Whilst up to 315 homes can be built in advance of the GAR the remainder of the housing dependent upon GAR being progressed according to timetable. Some risk that timetable may slip.</p>
<p>North of Papplewick Lane (Gedling)</p>	<p>237 homes (ACS provision 300)</p>	<p>Education provision. Public open space.</p>	<p>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.</p>	<p>Reserved matters planning permission and S106 signed. Single ownership Vacant No significant constraints</p>
<p>Top Wighay Farm (Gedling)</p>	<p>38 homes. (ACS provision 1,000)</p>	<p>Business park. Retail. Community facilities.</p>	<p>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.</p>	<p>No planning permission for majority of site. Development Brief adopted. Site is subject</p>

Strategic Site	Homes	Other uses	Commentary	RISK
				to detailed discussions with owner and key partners. Significant Infrastructure requirements but resolvable. In single ownership. Largely vacant one occupier.
Stanton Tip, Hempsill Vale (Nottingham City)	500 homes	Employment space (B1/B2/B8).	Acquisition 2019. Master planning/Remediation 2019-2023 Delivery 2024-2030.	No planning permission, remediation required.
Waterside Regeneration Zone (Nottingham City)	279 homes (ACS provision 3000)	Employment. Retail. Community facilities.	Several single development sites. SPD in preparation for sites fronting onto the River Trent. Phase 1 fully occupied. Phase 2 under construction. Park Yacht Club now also under construction. Considerable interest in developing other sites within the Waterside area, including 2 further planning permissions totalling circa 200 homes. Eastpoint, Daleside Road – new Local Centre now implemented.	Developments progressing, but acquisition issues outstanding in parts of the area.
Eastside Regeneration Zone (Nottingham City)	No ACS provision	Principally employment.	Several single development sites. Now defined in Local Plan as Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed. Island Site. SPD adopted April 2016. Planning Application outline consent April 2019.	Development progressing, active pre application discussions on Island Site.

Strategic Site	Homes	Other uses	Commentary	RISK
			If development not forthcoming in reasonable timescale, CPO processes will commence.	
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail	Several single development sites. Now defined in Local Plan as Canal Quarter. Outline Permission granted for major office scheme including retail at Unity Square (opposite Nottingham Station), demolition commenced. Pre-let secured. Hicking 2 uner construction, pre application discusions on neighbouring sites. Queens Road student accomodation under construction. Student accomodaton on former DHS building now under construction, and planning application granted for grade A offices on Station Street. Crocus Place outline planning permission for Grade A office. Significant residential interest on Traffic Street sites and planing permission for Meadows Gateway.	Development progressing, active pre application discussions on key sites.
South of Clifton (Rushcliffe)	Maximum of 3000 homes	Up to 100,000 m ² of B1, B2, and B8. Up to 2,500 m ² of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	Outline application submitted July 2014 and a resolution to grant permission subject to the S106 agreement being signed was made in January 2018. Reserved Matters applications expected Spring/Summer 2019. It is anticipated that housing delivery will begin in 2020/21 and 1,750 homes will be delivered by 2028 and 1,250 homes post 2028. HIF funding of £9.95m secured for infrastructure (road) through the site which should help accelerate delivery.	AMBER
Melton Road, Edwalton (Rushcliffe)	1,641 homes (CS provision 1,500)	Primary school. Open space. Neighbourhood centre	Three full applications have been approved for 927 homes and outline planning permission have also been granted for a further 52 homes.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
		Up to 4 hectares of B1 and/or employment generating development.	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.	
East of Gamston/North of Tollerton (Rushcliffe)	ACS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	Anticipated that housing delivery will begin in 2021/22 and around 1,600 homes will be delivered by the end of the plan period (2028) and a further 2,400 homes post 2028. No planning application received to date. Cabinet have granted Authority to the Chief Executive of RBC to take the necessary actions to facilitate the delivery of the site either in full or part.	RED
North of Bingham (Rushcliffe)	1,050 homes	15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school. Community centre. Open space.	Outline application granted in December 2013. Developer secured for the site and they have applied to vary certain conditions in relation to timing and phasing in order to enable development to commence at the earliest opportunity on the site. First Reserved Matters Application for 317 of the 1050 dwellings was approved in February 2018, and the remaining 733 dwellings approved in February 2019. Construction has commenced on site and the developer anticipates that housing delivery will begin in 2018/19. The developer has not given an indication on completion date however the Borough Councils current housing trajectory indicates that the site will be completed by 2026.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
Former RAF Newton (Rushcliffe)	550	Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m ² of space for ancillary retail uses and community uses. Retention of existing hangars for Employment purposes. New primary school. Public open space.	Outline application granted in January 2014. Variations to that application are expected in Spring 2019 closely followed by Reserved Matters applications for the dwellings. It is anticipated that housing delivery will begin in 2019/20 and all 550 homes will be delivered by 2023. . Bid for funding from the Borough Council submitted to Highways England of £2.9m secured for pedestrian and cycle bridge over the A46.	GREEN
Former Cotgrave Colliery (Rushcliffe)	462 homes	Employment uses (B1, B2 & B8). Open space.	The site is close to completion. 386 dwellings completed altogether on 31 March 2018. The remaining 77 dwellings are expected to be completed by the end of 2018/19.	GREEN

**ITEM 8 Homes England Capacity Funding projects monitoring
Third and Fourth Quarter Monitoring Report (Year 2) Oct 18 – Mar 19**

1.0 Summary

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

2.0 Recommendations

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

3.0 Background

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

4.0 Progress - Third Quarter (Oct to Dec 2018)

- 4.1 Each authority's progress made on their respective projects for quarter 3 is summarised below. Progress has largely been in line with the project bids and has continued to rise significantly over the course of the year. There have been some variations in how the money is to be spent which have been agreed in advance with HE. A number of payments have been made by Nottingham City Council as the Accountable Body.

Ashfield:

- Harrier Park/Rolls Royce: claim submitted in full.
- Broomhill Farm: ADC unable to progress scheme due to land ownership issues (NCC). Funding to be made available for other projects.

Broxtowe: (no change from last quarter)

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

Erewash: (no change from last quarter)

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

Gedling:

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

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Feasibility study to include site investigations, contamination and geotechnical testing completed.
- Waterside: Marketing assessment, viability analysis and Sustainable Transport assessment are now complete. Moreland Court Feasibility & Structural investigations are now complete. School Master planning has been completed and a bid for the school has been submitted. SPD Consultation has also been completed.
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

No risk to spending of Homes England funding:

- East of Gamston: Legal issue between Taylor Wimpey and Havenwood has been resolved which should help progress submission of an outline application during 2019. Taylor Wimpey have ongoing discussions with the City Council regarding potential options for their land, however progress is slow.
- South of Clifton: Final few changes to the S106 agreement being agreed between the legals, issues have been delayed by one of the landowners who are a signatory to the agreement being based in a foreign country and the requisite checks being undertaken.
- North of Bingham: Revisions to the layout of the reserved matters submission and clarification of matters sought and provided to address technical consultee and community comments.
- Former RAF Newton: Deed of Variation to the S106 agreement signed and completed. Planning permission issued.

5.0 Progress - Fourth Quarter (Jan to March 2019)

5.1 Appendix A is reported to HE for monitoring purposes. Each authority's progress for the fourth quarter is set out below:

Ashfield:

- Harrier Park/Rolls Royce: claim submitted in full.
- Broomhill Farm: No further action from ADC. Agreement to be sought from ESG/JPAB on alternative/reserve project to be authorised by HE.

Broxtowe:

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

Erewash:

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

Gedling:

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

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Feasibility study to include site investigations, contamination and geotechnical testing completed.
- Waterside: Land Assembly Strategy work has been continuing. SPD consultation feedback has been collated.
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

- **East of Gamston:** Officers have met with Oxalis who are representing the consortium of private sector (willing) landowners regarding the level of information required and potential type of application that may be submitted. Indication is that earliest an application could be submitted would be Winter 2019/20. It is understood that the City Council have signed an option with one of the current private sector landowners
- **South of Clifton:** The S106 has still not been signed but the Borough Council has met with site promoters CWC and has confidence that it will be signed in this quarter. The delay to the signature of the Section 106 associated with land ownership has now been resolved. Officers met with representatives of the consortium and their engineers (BWB) to discuss technical matters relating to internal infrastructure within the site. The Infrastructure Sub-Board also had their first meeting to discuss connections to existing infrastructure.
- **North of Bingham:** All residential development now has reserved matters approval i.e. all 1050 dwellings. Development has commenced on phase 1 (first 317 homes) and works are also progressing with the Car Dyke improvements.
- **Former RAF Newton:** Discussions and meetings have taken place with the applicants regarding possible revisions that would benefit the whole Newton community and how these might be best addressed.

6.0 Anticipated Progress Next Quarter (April to June 2019)

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

Ashfield:

- No further action from ADC. Agreement to be sought from JPAB on alternative/reserve project by way of an officer to support the progression of the Core Strategies, to be authorised by HE.

Broxtowe:

- Walker Street completed, 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: Commission masterplanning.
- Top Wighay Farm & Rolleston Drive: Further valuations to support the ongoing discussions between NCC and HE expected to be completed within the next quarter.

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Homes England funded element of work now complete.
- Waterside: Outcome of school bid to be announced mid-April. Land Assembly strategy to be completed. SPD consultation feedback to be incorporated into the final SPD. Relocation options to be explored for businesses' and opportunities for HE support to be established in order to help with the relocation of businesses to release land for housing. Full commitment of Homes England funding anticipated.
- Padstow: Homes England funded element of work now complete.

Rushcliffe sites:

- East of Gamston: Meeting arranged, with all landowners/developers invited to attend, for 1st May 2019.
- South of Clifton Strategic Allocation: S106 now signed. 3x Reserved Matters Applications (for Phase 1 housing; phase 1 employment and also for Infrastructure) are anticipated Spring/Summer 2019. It is anticipated that housing delivery will begin in 2020/21 and 1,750 homes will be delivered by 2028 and 1,250 homes post 2028. HIF funding of £9.95m secured for infrastructure (road) through the site which should accelerate delivery.
- North of Bingham: Anticipate discussions commencing regarding the employment land and the applicants may in a position to submit their flood challenge to the Environment Agency.
- Former RAF Newton: Anticipate a S73 application swiftly followed by Reserved Matters Submissions for the residential element of the allocation.

7.0 Risks and Issues

7.1 The lack of progress made at Broomhill Farm, Ashfield means that agreement is to be sought from HE on a reserve project to utilise remaining funding. Similarly if Stanton

Regeneration site is not progressed a reserve project will have to be worked up. This group and JPAB agreed to work up some reserve projects for both underspend of the HE funding and also to have projects 'ready' should further opportunities for grant funding come forward. This will continue to be progressed.

- 7.2 It is proposed that HE agreement be sought to re-purposing the HE finding intended for Broomhill Farm to support the project management of the review of strategic policies in Greater Nottingham. Ashfield are supportive of this proposal.
- 7.3 JPAB was awarded £53,000 of Planning Delivery Fund towards a Project Manager/Planner post. The underspend on Broomhill Farm is £40,000, and there is also underspend of £14,000 on the HMA Boundary Study. Together, these would allow JPAB to offer longer term contract, which would provide dedicated support to the Core Strategy Review, which would be a more attractive proposition for any potential applicants than the envisaged one year contract.
- 7.4 It is therefore recommended that a Business case be prepared for HE, highlighting that this would fit the grant conditions in terms of expediting housing delivery, and to seek their agreement to repurposing the £40,000 underspend.

8.0 Next Steps

- 8.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on the third and fourth quarters will be reported to the next JPAB meeting.

Contact Officer:

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Nottingham City Council

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Appendix A – Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	1st May 2019		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 4 (Year 2) Jan – 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: claim submitted in full.
- Broomhill Farm: ADC unable to progress scheme due to land ownership issues (NCC). Funding to be made available for other projects.

Broxtowe: (*No change from last quarter*)

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

Erewash: (*No change from last quarter*)

- Stanton Regeneration site: EBC in direct discussions with Homes England to agree

Anticipated Progress Next Quarter:

Ashfield:

- No further action from ADC. Agreement to be sought from JPAB on alternative/reserve project- a dedicated post to project manage the review of strategic policies in Greater Nottingham - to be authorised by HE.

Broxtowe:

- Walker Street: Completed. Invoice pending.

Erewash:

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

best use of money to accelerate development on the site.

Gedling: (No change from last quarter)

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

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Feasibility study to include site investigations, contamination and geotechnical testing completed.
- Waterside: Land Assembly Strategy work has been continuing. SPD consultation feedback has been collated.
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

- **East of Gamston:** Officers have met with Oxalis who are representing the consortium of private sector (willing) landowners regarding the level of information required and potential type of application that may be submitted. Indication is that earliest an application could be submitted would be Winter 2019/20. It is understood that the City Council have signed an option with one of the current private sector landowners
- **South of Clifton:** The S106 has still not been signed but the Borough Council has met with site promoters CWC and has confidence that it will be signed in this quarter. The delay to the signature of the Section 106 associated with land ownership has now been resolved. Officers met with representatives of the consortium and their engineers (BWB) to discuss technical

decontamination work to three transport studies.

Gedling:

- A60 corridor transport assessment: Commission masterplanning.
- Top Wighay Farm & Rolleston Drive: Further valuations to support the ongoing discussions between NCC and HE expected to be completed within the next quarter

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Homes England funded element of work now complete.
- Waterside: Outcome of school bid to be announced mid-April. Land Assembly strategy to be completed. SPD consultation feedback to be incorporated into the final SPD. Relocation options to be explored for businesses' and opportunities for HE support to be established in order to help with the relocation of businesses to release land for housing. Full commitment of Homes England funding anticipated.
- Padstow: Homes England funded element of work now complete.

Rushcliffe sites:

- **East of Gamston:** Meeting arranged, with all landowners/developers invited to attend, for 1st May 2019.
- **South of Clifton Strategic Allocation:** S106 now signed. 3x Reserved Matters Applications (for Phase 1 housing; phase 1 employment and also for Infrastructure) are anticipated within this quarter.
- **North of Bingham:** Anticipate discussions commencing regarding the employment land and the applicants may in a position to submit their flood challenge to the Environment Agency.
- **Former RAF Newton:** Anticipate a S73 application swiftly followed by Reserved Matters Submissions for the residential element of the allocation.

<p>matters relating to internal infrastructure within the site. The Infrastructure Sub-Board also had their first meeting to discuss connections to existing infrastructure.</p> <ul style="list-style-type: none"> • North of Bingham: All residential development now has reserved matters approval i.e. all 1050 dwellings. Development has commenced on phase 1 (first 317 homes) and works are also progressing with the Car Dyke improvements. • Former RAF Newton: Discussions and meetings have taken place with the applicants regarding possible revisions that would benefit the whole Newton community and how these might be best addressed. 	<p>No major risk to spending of Homes England funding noted:</p>
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Risks / Issues / Escalations / Change requests					Red: Requires escalation Amber: Can be treated, transferred within delegated authority Green: Progressing as planned		
		Severity	Action	Owner	Live/Closed		
1. Erewash: Lack of progress on Stanton Regeneration Site		Red	If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency	SB/AR	Live		
2. Risk of loss of Homes England grant due to lack of spend		Amber	All partners to provide information on planned spend and provide details of reserve projects.	ALL	Live		
Funding Allocation: £855,000					RAG Status		AMBER
Forecast spend Y2/Q3	£855,000	Actual & Committed Expenditure	£492,492.46	MP Fee	£9,585	Remaining	£352,922.54
Actual & Committed Spend (inc MP Fee)	Year 1	£9,585 (Quarter 1)	£61,543 (Quarter 2)	£98,303 (Quarter 3)	£294,086 (Quarter 4)		
	Year 2	£352,769 (Quarter 1)	£367,078 (Quarter 2)	£487,078 (Quarter 3)			
Notes on reasons for budget variances:							
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned							

Item 9 Joint Planning Advisory Board 2018/19 Budget

1.0 SUMMARY

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

Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the budget position at the close of 2018/19; and
- (b) **APPROVE** the budget for 2019/20; and
- (c) **NOTE** the intention to revisit partner contributions to the work of JPAB during 2019/20.

2.0 Financial Position at close of 2018/19

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

2.2 Table 1 below shows the JPAB revenue budget position at the end of the financial year 2018/19. Those elements not spent during 2018/19 are available to roll forward to 2019/20.

Revenue Budget 2018/19 £266,110

Made up of:-

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

2.3 Table 1: JPAB Revenue Budget at beginning of 2018/19

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Paid
NCC Ad hoc support	£2,000	Carry forward
BBC Secretariat	£2,000	Paid
Audit	£500	Paid
Admin Travel	£1,000	Carry forward
Developer 'stalled sites' second workshop	£468	Paid
BBC Masterplanning	£5,700	Carry forward
HE Capacity Fund Monitoring	£3,420	Carry forward
SHMAA (2018)	£60,000	Carry forward
HMA Boundary Study	£6,000	Paid

HMA Boundary Study underspend	£14,000	Carry Forward
Project Management/Planner support (PDF)	£53,000	Carry forward
Severence Risk Contingency	£10,000	Carry forward
Total Anticipated Expenditure	£213,088	
Unallocated Budget*	£53,022	Carry forward

*available for studies, evidence base work, etc

2.4 Table 2 below shows the JPAB revenue budget for the financial year 2019/20. This includes £202,142 of unspent funds from 2018/19 from

Revenue Budget 2019/20 £301,142

Made up of:-

- Carry forward from 2018/19 of £202,142
- Partner contributions of £59,000
- Re-allocation of Homes England Capacity Fund grant funding to ACS support of £40,000 (if agreed by HE)

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

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Anticipated
BBC Secretariat	£2,000	Committed
Audit	£1,000	Anticipated
Admin Travel	£1,000	Anticipated
Developer 'stalled sites' third workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (2018/19)	£3,420	Committed
HE Capacity Funding Monitoring (2019/20)	£3,420	Anticipated
Councillor Workshop facilitation/report	£2,000	Committed
SHLAA Audit Study	£14,875	Committed
Growth Options Study	£45,125	Anticipated
Project Management/Planner support (PDF)*	£106,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
Total Committed & Anticipated Expenditure	£250,540	
Unallocated Budget**	£48,602	

*Two year contract

**Available for studies, evidence base work, etc

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

Other Funding

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

Table 3: Other Funding

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

3.0 Future Funding

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

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

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

Contact officer:-

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ITEM 10 Any other business

ITEM 11 Future Meetings 2019

JPAB	Time and Venue
24 Sep	2pm Broxtowe Old Council Chamber
17 Dec	2pm Broxtowe Old Council Chamber