

# Greater Nottingham Planning Partnership

## AGENDA

### GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

Tuesday 30 September 2025

2:00pm: via Microsoft Teams

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Green Belt Review Methodology (presentation) **MT**
5. Greater Nottingham Local Plans Update **MG/MT**
6. Waste and Minerals Local Plans Update **JS/SB**
7. Homes England Capacity Funding Projects Monitoring **MG**
8. Future Meetings



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| <b>ITEM 3</b> | <b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING<br/>ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON<br/>TUESDAY 3 JUNE 2025 VIA MS TEAMS</b> |
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1 Introduction and Apologies

Present at the Meeting:

Rushcliffe Borough Council: Councillor R Upton (Chair)

Ashfield District Council: Councillor M Relf

Nottingham City Council Councillor Hayes

Officers in Attendance:

Greater Nottingham Planning Partnership: Matt Gregory

Ashfield: Melanie Wheelwright

Broxtowe: Ruth Hyde, Dave Lawson and Mark Thompson

Erewash: Oliver Dove

Gedling: Mike Avery and Alison Gibson

Nottingham City Council: Paul Seddon and Karen Shaw

Nottinghamshire County Council: Stephen Pointer, Catherine Mayhew and Neve Bradley

Rushcliffe: Leanne Ashmore, Helen Knott, Richard Mapletoft

Derbyshire County Council: Steven Buffery

Mansfield DC: Tracey Tucker

Apologies for absence were received from Councillor M Radulovic MBE and Councillor Hollingsworth.

2 Declaration of Interests

There were no Declarations of Interest provided at the meeting.

3 Approval of Minutes of Last Meeting and Matters Arising

The minutes of the meeting held on 11 March 2025 were confirmed as a correct record.

4 Nottinghamshire Local Nature Recovery Strategy

A presentation on the Nottinghamshire Local Nature Recovery Strategy was provided at the meeting from the Local Nature Recovery Strategy Coordinator and Strategy Team of Nottinghamshire County Council, this was currently undergoing consultation. This would, when finished, be a relevant consideration for future local plan preparation.

## 5 Greater Nottingham Strategic Planning Update

Members noted the progress made on the Greater Nottingham Strategic Plan, Ashfield Local Plan, Erewash Core Strategic Review, and Gedling Local Development Document. The Greater Nottingham Strategic Plan consultation had ended with approximately 760 comments received. There were a lot of responses objecting to the approach to housing targets with the Greater Nottingham Strategic Plan, in particular what was perceived to be an opportunistic use of the National Planning Policy Framework transitional arrangements. All the comments were currently being assessed to inform a Statement of Consultation and would be submitted to the inspectorate for examination in the Autumn.

Ashfield District Council received the Inspectors post hearing letter that stated that the planned hearing sessions would be postponed for six months and requested that the Council undertakes additional work. A report of consultation along with a full response to the Inspectors queries would be taken to the Local Plan Development Committee, followed by Cabinet on 9 June 2025.

The Erewash Core Strategy was currently under examination. The Council was currently undertaking a programme of additional work to address the Inspectors concerns. A public consultation had been carried out on amendments to the plan, which included additional housing sites.

Consultation on the Issues and Options document of the Gedling Local Development Plan would be commencing July 2025.

Broxtowe Borough, Gedling Borough, Nottingham City, and Rushcliffe Borough Councils were successful in applying for Green Belt Review Funding from the Ministry of Housing, Communities and Local Government. This funding would be used to undertake a Green Belt Review and to identify the parts of the Green Belt that may qualify as Grey Belt due to compromising previously developed land or land that did not strongly contribute to any of the green belt purposes within the National Planning Policy Framework. The final assessments would be published as part of the evidence base to support local plans.

## 6 Waste and Minerals Local Plans Update

The Joint Planning Advisory Board noted the progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans. The Nottinghamshire Minerals Local Plan covered the period to 2036 and was subject to its first statutory review point in 2026. A planning application had been submitted in February 2024 for sand and gravel extraction at Mill Hill, Barton in Fabis, this remained to be determined.

The County and City Councils had been preparing a single joint Waste Local to replace the Waste Core Strategy. Public hearing sessions had taken place, and the Councils published a set of modifications to the plan. The inspectors report would be finalised and submitted to the Councils shortly, with the hope that the plan would be adopted later in the summer.

A verbal update was provided at the meeting on the Joint Derbyshire and Derby Draft Minerals Local Plan. The plan had been undergoing hearing sessions as part of its examination. The Inspector had provided some feedback as part of the examination process.

## 7 Homes England Capacity Funding Projects Monitoring

Members were updated with the progress made on Homes England Capacity Funding projects. Under the conditions of the grant award the partners were provided to provide monitoring information to Homes England on a quarterly basis and identify key risks, issues, and mitigation measures.

Gedling Borough Council had identified £30,873 of further qualifying expenditure for ongoing works at their Burton and Station Road sites with the aim of social housing delivery in the future. This would close the Gedling element of the funding, leaving only Nottingham City Council to confirm expenditure and allow the full closure of the programme. There was currently £20,269 in outstanding funds which was allocated to the Waterside. A meeting was to be arranged to discuss funding.

Progress on Quarter 2, year 9 of the progress will be reported to the next JPAB meeting.

## 8 Greater Nottingham Planning Partnership Budget 2025/26

The Joint Planning Advisory Board noted the budget position at the 2024/25 close and the partner contributions to the work of the board during 2025/26 with the intention to keep these contributions under review.

Nottingham City Council was the accountable body for the Greater Nottingham Planning Partnership and was responsible for managing the partnerships budget. The revenue budget at the end of 2024/25 was £154,949. This was made up of carry forward from 2023/24 of £93,749 and partner contributions of £61,200. Any unspent budget from 2024/25 was confirmed to be carried over to the 2025/26 budget.

It was agreed that the contributions continue to be made to support the work of the partnership on an annual basis due to the uncertainties surrounding the local government reform and the planning reform and the shape for the future strategic planning system. If the Board was wound up due to the local government review and or new strategic planning arrangements, then unspent funds would be returned to the partner Councils in the same proportion as their contributions.

RESOLVED that the budget for 2025/26 be approved.

## 9 Future Meetings

The next meetings of the Greater Nottingham Joint Planning Advisory Board were confirmed as the following:

30 September 2025 2pm  
9 December 2025 2pm

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| <b>ITEM 4</b> | <b>GREEN BELT REVIEW METHODOLOGY</b> |
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Mark Thompson (Conurbation Planning Manager) will introduce the Green Belt Review methodology which has recently been subject to consultation. The need for Green Belt review is set out in the National Planning Practice Guidance for those authorities required to determine whether land constitutes grey belt in decision making.

## 1.0 **SUMMARY**

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

### **Recommendations**

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the progress made on the Greater Nottingham Strategic Plan, Ashfield Local Plan, Erewash Core Strategy Review and Gedling Local Development Document;
- (b) **NOTE** that Broxtowe Borough, Nottingham City and Rushcliffe Borough Council consider that the revised March 2025 Regulation 19 version of the GNSP has substantially the same effect on their areas as the November 2024 Regulation 19 version.

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

- 2.1 A new Regulation 19 GNSP was published on 12 March covering Broxtowe Borough, Nottingham City and Rushcliffe Borough. This version removed unnecessary references and policies for Gedling Borough, and updated housing figures for Broxtowe and Rushcliffe Borough to comply with the amended transitional arrangements included in the 2024 NPPF.
- 2.2 Gedling's withdrawal from the GNSP following the Regulation 19 consultation (November to December 2024) means Section 28 (6)-(7) of the Planning and Compulsory Purchase Act 2004 applies to the remaining Plan-making authorities, as does Regulation 32 of the Town and Country Planning Local Plan Regulations 2012 (as amended). Together these enable a joint plan to continue to progress in the event of one of the authorities withdrawing, provided that the plan has "substantially the same effect" on the remaining authorities as the original joint plan.
- 2.3 Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils consider that core objectives, policies, and outcomes of the GNSP on their areas are largely unchanged despite the withdrawal of Gedling Borough Council. The remaining Councils have assessed the impact of Gedling's withdrawal on the overall strategy, policies, and allocations within the plan and conclude:
- The overall strategy of the GNSP is unchanged from the previous version of the GNSP;
  - The Policies have been subject to minimal change as indicated in the appendix to this item; and
  - There are no changes to the allocations between the two Regulation 19 versions of the GNSP.

- 2.4 The changes to Policies principally involved deleting references to Gedling Borough and the deletion of Gedling Borough site specific policies. There are also a small number of non-material amendments to improve grammar or correct typographical errors. More detail is set out at Appendix 1.
- 2.5 On this basis, Broxtowe Borough, Nottingham City and Rushcliffe Borough Council conclude that the revised March 2025 GNSP Regulation 19 version of the GNSP has substantially the same effect on their areas as the November 2024 Regulation 19 version.
- 2.6 It is likely that the Council will propose further changes to the GNSP by way of suggested Main Modifications to the GNSP at submission. It will be for the Inspector to decide whether these suggested Main Modifications are required, and it is likely that the Inspector will require further Main Modifications should the plan be otherwise found sound.
- 2.7 As reported to the last meeting of JPAB, consultation on the GNSP ended on Friday 25<sup>th</sup> April. As well as a significant number of comments from individuals on allocated sites which do not yet benefit from planning permission, there were a significant number of responses from developers and agents objecting to the approach to housing targets within the GNSP, in particular what is perceived to be an opportunistic use of the NPPF transitional arrangements, and promoting their own sites to make up the perceived shortfall.
- 2.8 These comments are now being assessed and summarised to inform a Statement of Consultation, which will be submitted to the Inspectorate alongside the GNSP and the representations for examination later in the year. As a result of consultation, it is likely that the Plan-making authorities will wish to propose some Main Modifications to the GNSP to the examination. These are being developed, together with associated Sustainability Appraisal, and these will also be submitted alongside the GNSP and supporting information.
- 2.9 The Publication Draft GNSP and all supporting evidence is available on the partnership web site, at [Greater Nottingham Planning Partnership \(gnplan.org.uk\)](https://gnplan.org.uk).

### **3.0 Ongoing work**

- 3.1 A range of evidence base documents and studies have been prepared or commissioned to support the Strategic Plan. A further round of transport modelling is now complete, but some targeted further transport work is under consideration to assist National Highways' evaluation of the congestion impact of the growth proposed by the GNSP on the strategic road network.
- 3.2 Statements of common ground have been prepared with Ashfield District, Erewash Borough and Gedling Borough, and all other surrounding local planning authorities. Consideration is being given to further Statements of Common Ground with the Environment Agency and Heritage England. Memorandums of Understanding are proposed with the East Midlands Combined County Authority and with National Highways.

#### **4.0 Ashfield Local Plan**

- 4.1 Ashfield District Council received the Inspectors post hearing letter on 6th January 2025 stating that the planned hearing sessions would be postponed for six months. The Inspectors requested the Council undertook additional work. An additional public consultation took place on 13 additional proposed housing sites to ensure the adequacy of Ashfield's housing land supply for the entire Local Plan period 2023-2040. A report of consultation, together with a full response to the Inspectors' queries was taken to Cabinet on 9th June. The information was then submitted to the Inspectors by their deadline date. The Council is awaiting further instructions from the Inspectors.

#### **5.0 Erewash Core Strategy Review**

- 5.1 The Erewash Core Strategy is currently under examination. Public Hearings were held in June 2024. Following the Inspector's post hearings letters, the council undertook a comprehensive programme of work and consulted on a revised document in April – May 2025. A consultation statement and all other relevant documents were published online in July. The council is awaiting further instruction from the Inspectorate regarding next steps and possible dates for future hearings. More information and correspondence can be found in the latest news section of the examination website - <https://www.erewash.gov.uk/planning/planning-information/erewash-core-strategy-review>.

#### **6.0 Gedling Local Development Plan**

- 6.1 The preparation of the Gedling Local Development Plan, which will cover both strategic and non-strategic matters, is progressing well with the consultation on the Issues and Options document commencing in July and closing on 1<sup>st</sup> September 2025. An encouraging number of responses were received from around 900 respondents including statutory consultees, parish councils, developers and local residents. Local residents comprised 87% of the comments received including a local petition from Calverton residents supporting Calverton Parish Council's comments.
- 6.2 Gedling Borough Council is currently reviewing the comments received alongside finalising evidence documents, including the Site Selection document, before commencing on the drafting of policies for the publication draft plan. It is anticipated that the publication draft will be issued for a six week consultation during spring 2026.

#### **7.0 Green Belt Review**

- 7.1 Members will recall that Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils successfully applied for Green Belt Review funding from the Ministry of Housing, Communities and Local Government. Using this funding, the Councils are working together to undertake a Green Belt review and to identify which parts of the Green Belt may qualify as Grey Belt due to comprising previously developed land and/or other land that, in either case, does not strongly contribute to any of Green Belt purposes (a), (b), or (d) set out in paragraph 143 of the National Planning Policy Framework (2024).

- 7.2 The first stage of this work is to agree a common methodology to ensure consistency, and then to consult on this methodology. A four week consultation period on the draft Assessment Framework commenced in August and concluded on 12<sup>th</sup> September 2025. The consultation is being led by Gedling Borough Council on behalf of Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council. Ashfield District Council and Newark and Sherwood District Council have contributed to the joint Assessment Framework but are not consulting on the Framework due to the stage of preparation of their local plans. Ashfield District Council and Newark and Sherwood District Council will consider Green Belt matters as part of the development of their new local plans.
- 7.3 Given that the review is a technical exercise, comments have been specifically invited on the Framework from local authorities, parish councils and other bodies with which the Councils have a “duty to co-operate” as well as developers/landowners.
- 7.4 Once the Framework has been finalised and the review undertaken, decisions about Green Belt release and the identification of land for development will be confirmed through the preparation of each council’s local plan.

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## Appendix 1

### **Greater Nottingham Strategic Plan - Regulation 32 of the Town and Country Planning Local Plan Regulations ("substantially the same effect") compliance**

- 1 Gedling Borough Council resolved to withdraw from the preparation of the Greater Nottingham Strategic Plan (GNSP) in March 2025, following a Regulation 19 consultation running from November to December 2024. This was due to the publication of the revised National Planning Policy Framework published in December 2024, which changed the transitional arrangements for Local Plans at an advanced stage of preparation, and increased the Borough's housing target such that Gedling Borough considered that preparing a new Local Plan for the Borough under the revised NPPF was required. Broxtowe Borough, Nottingham City and Rushcliffe Borough resolved to continue to prepare GNSP. The November 2024 Regulation 19 version of the GNSP was withdrawn, and a new Regulation 19 document was published for consultation between March and April 2025
- 2 Due to Gedling's withdrawal from the GNSP Section 28 (6)-(7) of the Planning and Compulsory Purchase Act 2004 applies as does Regulation 32 of the Town and Country Planning Local Plan Regulations 2012 (as amended). Together they enable a joint plan to continue to progress in the event of one of the authorities withdrawing, provided that the plan has "substantially the same effect" on the remaining authorities as the original joint plan.
- 3 The core objectives, policies, and outcomes of the GNSP for the remaining authorities are largely unchanged despite the withdrawal of Gedling Borough Council. The remaining Councils have assessed the impact of Gedling's withdrawal on the overall strategy, policies, and allocations within the plan and conclude:
  - The overall strategy of the GNSP is unchanged from the previous version of the GNSP;
  - The Policies have been subject to minimal change as indicated below; and
  - There are no changes to the allocations between the two Regulation 19 versions of the GNSP.
- 4 The changes to Policies principally involved deleting references to Gedling Borough and the deletion of Gedling Borough site specific policies. There are also a small number of non-material amendments to improve grammar or correct typographical errors. Other Policy changes made which are not non-material amendments or deleting references to Gedling Borough are as follows:

Policy 3: Housing Target. An increase of 700 homes in the Broxtowe Borough housing target and an increase of 600 homes in the Rushcliffe Borough Council housing target. This is due to the changed transitional arrangements included in the revised NPPF published in December 2024. Overall housing target changed from 54,670 to 47,600 homes, reflecting both Gedling Borough withdrawal and the Borough's changed targets. The Borough's changed targets are within their existing identified housing land supply, have

required no further land to be allocated, and represent 2.7% of the revised GNSP housing provision. This change is therefore not considered to significantly impact on the effect of the GNSP on the three Council areas and is required to ensure that the GNSP accords with National policy and statutory requirements.

Policy 5: Employment Provision and Economic Development. Employment targets for Broxtowe Borough, Nottingham City and Rushcliffe Boroughs remain unchanged, but the total changes due to Gedling withdrawing. This change is therefore not considered to significantly impact on the effect of the GNSP on the three Council areas.

Policy 31: Strategic Allocation East of Gamston / North of Tollerton (Rushcliffe). Clarification has been added as to how development on the site should contribute towards the site specific infrastructure requirement. This change is not considered to significantly impact on the effect of the GNSP on the three Council areas.

- 5 On this basis, Broxtowe Borough, Nottingham City and Rushcliffe Borough Council conclude that the revised GNSP Regulation 19 version of the GNSP has substantially the same effect on their areas as the November 2024 Regulation 19 version.

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## ITEM 6      WASTE AND MINERALS LOCAL PLANS UPDATE

### 1.0      Summary

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

#### Recommendations

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

### 2.0      Plans Update

#### Nottinghamshire/Nottingham

- 2.1      The Nottinghamshire Minerals Local Plan covering the period to 2036 was adopted by the County Council at its meeting on 25 March 2021. Work will commence shortly to carry out its first statutory review which must be completed before March 2026 to determine if the Plan requires amendment or replacement. A planning application for sand and gravel extraction at Mill Hill, Barton in Fabis was submitted to the City and County Councils in February 2024 since it falls within the two authorities' areas. Following a number of additional supporting documents being submitted and subsequent public consultation, the County Council expects to be in a position to determine the application shortly. This site is a principal allocation for sand and gravel extraction in the Plan.
- 2.2      The County and City Councils are preparing a single joint Waste Local Plan to replace the Waste Core Strategy adopted by both Councils in December 2013. A Pre Submission Plan was published for representations between 30th August and 11 October 2023 and was submitted for examination on 5 March 2024.
- 2.3      Planning Inspector Stephen Normington was appointed to undertake an independent Examination of the Plan. Public hearing sessions were held on 15<sup>th</sup> and 16<sup>th</sup> October 2024 at County Hall, West Bridgford. The Inspector's Report was issued on 10 June 2025 and recommends that the Plan be adopted subject to the Councils making a series of modifications which were agreed during the examination. The Plan is being reported to the Nottingham City Council meeting on the 8th of September and Nottinghamshire County Council meeting on the 18th of September 2025 to recommend its formal

adoption. A copy of the Plan as recommended for adoption can be read [here](#). Once a notice of adoption is issued, there is a period for the making of any legal challenge but after this period has expired, the Plan will have full effect.

## **Derbyshire/Derby**

### **Joint Minerals Local Plan**

- 2.4 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' – Proposed Approach was carried out in Spring 2018. Consultation on a Regulation 18 Joint Derbyshire and Derby Draft Minerals Local Plan was published on 2nd March 2022 and ran for a period of 8 weeks to 26th April 2022. A Pre-Submission Draft Regulation 19 Joint Derbyshire and Derby Local Plan was published for consultation on 7th March 2023 and ran for 8 weeks until 2nd May 2023, this included six public drop-in events across at a range locations in the County.
- 2.5 A report was presented to the Derbyshire and Derby Minerals and Waste Local Plans Joint Advisory (JAC) Committee on 20th August 2024, which was endorsed by Members to submit the Minerals Local Plan to the Secretary of State in November 2024, subject to further County and City Council Member approval processes. Reports were then presented to, and approved at, the County Council's Cabinet on 18th September and Full Council on 27th November 2024 to submit the Plan to the Secretary of State. The Plan was then submitted on 29th November 2024.
- 2.6 Since submission, Inspectors have been appointed for the Examination in Public and hearing sessions took place between 20<sup>th</sup> and 22<sup>nd</sup> May 2025. The Inspectors highlighted a number of soundness issues through the hearing sessions, which will require additional work to be undertaken by the County and City Councils to address. Particular issues related to the need for landbanks for sand and gravel and crushed rock extraction to be demonstrated at the end of the Plan period; the conformity of the joint policy approach with national policy agreed between the County and City Councils with the Peak District National Park Authority for a reduction in extraction of limestone within the National Park and a compensatory increase in Derbyshire; and the need to carry out an update to the Strategic Flood Risk Assessment Sequential Test. The Inspectors' Post Hearing Letter is anticipated shortly.

### **Joint Waste Local Plan**

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

Statements are being updated with relevant local authorities. Approaches have been made by the County Council to all the District and Borough Councils in the County to seek to identify broad locations to accommodate potential new waste facilities on existing employment sites. The updated Minerals and Waste Development Scheme sets out an indicative timescale for preparing the Waste Local Plan, which is proposed to be prepared under the new Local Plan Regulations to a 30-month timescale with preparatory work commencing in November/December 2024, with a first Regulation 18 consultation proposed for the end of 2025, for which an updated Waste Needs Assessment is shortly to be commissioned from consultants.

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| <b>ITEM 7</b> | <b>HOMES ENGLAND CAPACITY FUNDING – QUARTER 2 (YEAR 9)<br/>JULY TO SEPTEMBER 2025</b> |
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## **1.0 Summary**

- 1.1 To update Joint Planning Advisory Board on the progress made on Homes England (HE) Capacity Funding projects.

### **Recommendations**

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| It is recommended that Joint Planning Advisory Board <b>NOTE</b> this report. |
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## **2.0 Background**

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

## **3.0 Progress/updates – Quarter 2 (Year 9) June to September 2025**

- 3.1 All elements of the Capacity Fund projects are now complete, except for Nottingham City Council, which still has £20,269 in outstanding funds allocated to the Waterside. A meeting to facilitate the spending or reallocation of this funding is to be arranged.

## **4.0 Risks and Issues**

- 4.1 JPAB previously agreed to work up projects to have projects 'oven ready' should further opportunities for grant funding come forward. These will continue to be progressed.

## **5.0 Next Steps**

- 5.1 Progress on quarter 3, year 9 will be reported to the next JPAB meeting.

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| <b>ITEM 8</b> | <b>FUTURE MEETINGS</b> |
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**Meetings for 2025**

**JPAB Date**

Tue 9 Dec 2:00PM