

Greater Nottingham Planning Partnership



AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

Tuesday 9 December 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. Presentation - Local Transport Plan: Emerging Principles **Tim Bellenger (EMCCA)**
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. Work Requested on Houses in Multiple Occupation and Town Centre Uses **MT**
9. Future Meetings



ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON TUESDAY 30 SEPTEMBER 2025 VIA MS TEAMS
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1 Introduction And Apologies

Present at the Meeting:

Broxtowe Borough Council: Councillor M Radulovic MBE (Chair)

Ashfield District Council: Councillor M Relf

Gedling Borough Council: Councillor Hollingsworth

Nottinghamshire County Council: Councillor B Wheatcroft; Councillor R Dodd

Officers in Attendance:

Ashfield: Christine Sarris

Broxtowe: Zulfiqar Darr, Dave Lawson

Derbyshire County Council: Steve Buffery

Erewash: Oliver Dove

Gedling: Mike Avery, Graeme Foster

Nottingham City Council: Karen Shaw

Nottinghamshire County Council: David Arnold

Rushcliffe: Richard Mapletoft, Shaza Bannon

Greater Nottingham Planning Partnership: Matt Gregory, Mark Thompson

Apologies for absence were received from Councillor R Upton (Rushcliffe Borough Council) and Councillor Hayes (Nottingham City Council)

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 3 June 2025 were confirmed as a correct record.

4 Green Belt Review Methodology

A presentation on the Green Belt Review Methodology was provided at the meeting from Mark Thompson. The methodology has recently been subject to consultation and will inform future Green Belt Reviews and will assist councils in identifying grey belt land.

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.

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). Members were asked to consider whether the plan had substantially the same effect on their areas. An update was also provided in respect of ongoing work in advance of submitting the Strategic Plan for examination later this year.

Ashfield District Council has submitted a response to the Inspectors queries and a report of consultation and is awaiting further instructions from the Inspectors.

The Erewash Core Strategy has undertaken a programme of additional work to address the Inspectors concerns and are also awaiting further instructions from the Inspectors.

Consultation on the Issues and Options document of the Gedling Local Development Plan has now ended with a significant number of responses which are currently being reviewed.

Councillors NOTED the progress made and NOTED 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.

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 will be 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. Both Councils have now adopted the Waste Local Plan (subject to period for making a legal challenge).

A verbal update was provided at the meeting on the Joint Derbyshire and Derby Draft Minerals Local Plan. The plan underwent hearing sessions as part of its examination earlier this year. The Inspector had provided some feedback as part of the examination process and the Councils are now producing additional work.

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.

There was currently £20,269 in outstanding funds which was allocated to the Waterside. A meeting was to be arranged to discuss funding.

9 Future Meetings

Cllr Radulovic requested a report to the next Joint Planning Advisory Board to coordinate an approach in relation to Homes in Multiple Occupations, the role of Article 4 Directions and changes which have taken place to uses within high streets.

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

9 December 2025 2pm

ITEM 4**LOCAL TRANSPORT PLAN: EMERGING PRINCIPLES**

Tim Bellenger of the East Midlands Combined County Authority (EMCCA) will introduce the emerging principles which will underpin a future Local Transport Plan, which are currently subject to consultation. EMCCA is the transport authority charged with preparing the next Local Transport Plan, which in due course will replace those previously prepared for Derby/Derbyshire and Nottingham/Nottinghamshire.

1.0 **SUMMARY**

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

Recommendations

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

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

- 2.1 As reported to the last meeting of JPAB, consultation on the GNSP ended on Friday 25th April. The Plan-making councils have been assessing the representations made and compiling final submission documents and additional evidence documents for submission. Alongside a report of consultation, a small number of suggested Main and Other Modifications are proposed, which will be submitted to the examination for the Inspector's consideration.
- 2.2 Final approvals to submit the GNSP are currently being sought via the Council's relevant approval purposes, and an experienced Programme Officer, Ian Kemp, has been appointed to ensure the smooth running of the examination. Submission will follow as soon as practical after the final approval anticipated on 17 December 2025.
- 2.3 The Publication Draft GNSP and supporting documentation is available on the partnership web site, at [Greater Nottingham Planning Partnership \(gnplan.org.uk\)](http://Greater Nottingham Planning Partnership (gnplan.org.uk)). A dedicated examination website will be available shortly after submission.

3.0 **Ongoing work**

- 3.1 A range of evidence base documents and studies have been prepared or commissioned to support the Strategic Plan. Some targeted further transport work is underway to assist National Highways' evaluation of the congestion impact of the growth proposed by the GNSP on the strategic road network. This additional work will not alter the transport modelling findings, so can feed into the examination once complete.

4.0 **Ashfield Local Plan**

- 4.1 The Inspectors have issued a draft hearings programme for the Ashfield Local Plan examination. The dates are as follows

- Week 2 Commences Wednesday 26 November 2025 at 10am
- Week 3 Commences Tuesday 16 December 2025 at 10am
- Week 4 commences Tuesday 13 January 2025 at 10am

- 4.2 Respondents who wish to submit updated hearing statements must comply with the Inspectors deadlines of 31st October and 1st December 2025. Further information can be found on the [Ashfield District Council Examination Latest News](#) section of the examination website.

5.0 Erewash Core Strategy Review

- 5.1 On 20 November, the Inspector issued a letter advising the council to withdraw the Core Strategy Review by applying to the Secretary of State to remove the holding direction. Alternatively, should the council continue with the examination, it has been advised the plan would be found unsound. In either scenario the council would not be able to meet its objectively assessed housing need over the medium term. The council is concerned that this could result in developers raising the issue of unmet need, not just in Erewash but in the wider HMA. Erewash has written to the Secretary of State alerting him to this outcome and if other authorities share this concern, Erewash would encourage them to do the same.

6.0 Gedling Local Development Plan

- 6.1 The preparation of the Gedling Local Development Plan is progressing well with the Council currently reviewing the comments received from the Issues and Options consultation which took place in the summer, before commencing on the drafting of policies for the publication draft plan. A number of evidence documents are being updated to ensure that emerging development proposals are appraised in light of the latest evidence including an update to the Landscape and Visual Assessment of Development Sites; Transport Modelling; Archaeology Assessment; Habitats Regulations Assessment; Green Belt Review and Plan Wide Viability. It is anticipated that the publication draft will be issued for a six week consultation during spring 2026 and the Council are keen to ensure it meets the target for submission of December 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 have worked together to refresh the Green Belt Framework methodology in advance of undertaking a Green Belt review and the identification of which parts of the Green Belt may qualify as grey belt. The updated joint methodology will be piloted and form the basis of the Green Belt review for the emerging Gedling Local Development Plan.

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ITEM 6 WASTE AND MINERALS LOCAL PLANS UPDATE
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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 is now commencing 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 new Nottinghamshire and Nottingham Joint Waste Local Plan was adopted by both City and County Councils in September 2025 and replaces the former Waste Core Strategy. The period for the making of any legal challenge expired at the end of October and now the Plan has 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 2025.
- 2.6 Since submission, two Inspectors were appointed in January 2025 for the Examination in Public and hearing sessions took place between 20th and 22nd 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 was received on 5th September 2025, essentially confirming the main areas of additional work that will be required by the Councils. Since then, work has been progressed by officers to address the requirements, including drafting Main Modifications to the Plan; the production of a Minerals Capacity Assessment; and updating the Minerals and Waste Local Development Scheme. This work is anticipated to be completed by end of February 2026.

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 a first Regulation 18

consultation to be published in March – April 2026, for which an updated Waste Needs Assessment is shortly to be commissioned from consultants.

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ITEM 7	HOMES ENGLAND CAPACITY FUNDING – QUARTER 3 (YEAR 9) JULY TO SEPTEMBER 2025
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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

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

2.0 Background

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

3.0 Progress/updates – Quarter 3 (Year 9) October to December 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. Commitment of this funding has been on hold pending the formation of a new Regeneration Team. Recruitment to the new team is anticipated to commence shortly.

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 4, year 9 will be reported to the next JPAB meeting.

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ITEM 8	WORK REQUESTED ON HOUSES IN MULTIPLE OCCUPATION AND TOWN CENTRE USES
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1.0 Summary

- 1.1 At its September meeting Joint Planning Advisory Board requested officers compile a schedule of current actions each authority is taking in respect of Houses in Multiple Occupation (HMOs) and certain town centre uses (e.g. vacant units, Barbers and Nail Bars).

Recommendations

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

2.0 Background

- 2.1 HMOs fall into two categories for planning purposes; large HMOs (those that contain seven or more people), and small HMOs (those that contain three to six people). Large HMOs are in the Sui Generis planning use classification and planning permission is always required for a new or existing building to be used for this purpose. Small HMOs fall in the classification of C4.
- 2.2 In 2015 the Government introduced a Permitted Development Right for buildings to have a change of use from C3 (a dwelling house, i.e. a residential property for one household) to C4 without the need for planning permission.
- 2.3 Within a number of authority areas, concerns have been raised about the increasing numbers of HMOs. These concerns include the impact on the local character, antisocial behaviour, and the strain on local services and infrastructure. It should be noted that HMOs also provide an important source of housing for a range of people including young professionals.
- 2.4 A summary of the actions taken by each Council is provided below:

HMOs

Ashfield District Council: In September, the Council's Cabinet resolved to prepare an Article 4 direction(s) for areas of the district where evidence demonstrates any significant concentrations of Houses in Multiple Occupation and to start the preparation of a Supplementary Planning Document for Houses in Multiple Occupation. However, the Cabinet report noted that further detailed work is needed to fully justify the direction and the area it will cover.

Broxtowe Borough Council: An Article 4 Direction is in place which covers the central and eastern parts of Beeston and the northern part of Beeston

Rylands. The Council also has an adopted Houses in Multiple Occupation SPD. Analysis is currently being undertaken to identify whether there are further concentrations of HMOs in other areas and whether the Article 4 Direction should be expanded. Options are going to be reported to Policy Overview Working Group in January which will then inform a recommendation to Cabinet in February.

Erewash Borough Council: Seeking approval from the Council Executive to introduce Article 4 Directions to cover large parts of the Ilkeston Urban Area including Kirk Hallam and the Long Eaton Urban Area.

Gedling Borough Council: An analysis was undertaken of the HMOs within the Netherfield Ward and presented to Cabinet on 5th September 2025. The Report concluded that there is currently insufficient evidence to justify an Article 4 Direction in this area. Cabinet requested that an analysis be undertaken of HMO numbers across the borough and reported to the meeting in January 2026.

Nottingham City Council: A City-wide Article 4 Direction came into force in March 2012. The Council also introduced a City-wide Additional Licensing Scheme in January 2024. Additional Licensing requires small HMOs to have a licence.

Rushcliffe Borough Council: A motion at a Full Council meeting in September debated a perception the authority is experiencing an increase in applications, particularly small HMOs. Councillors agreed for officers to investigate and collate an evidence base to look at whether there is a case for introducing an Article 4 Direction across the Borough. There will be a report brought to Cabinet by the end of February 2026 to consider the evidence.

- 2.5 In 2021, the Government amended the National Planning Policy Framework (NPPF) making it harder for Councils to introduce Article 4 Directions. This was achieved by restricting the use of Article 4 directions to situations where it is necessary to protect local amenity or wellbeing of the area. In addition, the changes require all directions to be based on robust evidence and apply to the smallest possible geographical area. The Secretary of State has the power to cancel or amend Article 4 directions.

Town Centre Uses

- 2.6 Following the introduction of 'Class E' in 2020, the majority of commercial and retail properties fall within the same use class. The Use Class Order specifies that a change of use within the same use Class is not to be taken to involve development of land and therefore does not require planning permission. This removes planning control in relation to a number of uses which would have previously required planning permission (for example nail bars which a number of Councils previously considered to be 'sui generis').

2.7 In September 2025, the Government announced that local communities would be handed new powers to revitalise high streets. This includes:

- *Community Right to Buy: handing local people the power to buy beloved assets.*
- *Compulsory Purchase powers: allowing communities in England to acquire assets and eyesores like boarded up shops and derelict abandoned businesses*
- *Power to block unwanted shops: empowering councils in England to say no to new betting shops, vapes stores and fake barbers.*

<https://www.gov.uk/government/news/communities-to-seize-control-over-high-streets-and-restore-pride>

2.8 The announcement was made as part of the Pride in Place Programme which includes Carlton, Clifton and Kirkby-in-Ashfield and includes funding to support regeneration. There is currently no detail regarding the power to block unwanted shops and how this would be achieved.

2.9 High Street Rental Auctions (HSRA) are a new power for local authorities to require landlords to rent out persistently vacant commercial properties to new tenants, such as local businesses or community groups. Ashfield and Broxtowe have both designated areas where HSRA can apply.

2.10 Gedling Borough Council has developed a long term vision for Arnold town centre through the 'Ambition Arnold' programme and has a grants to bring empty shop units back into use across the Borough. Erewash Borough Council has a similar scheme to provide grants to businesses to address empty shops and to support shop front improvements. Rushcliffe Borough Council has used UKSPF to improve town centres, including enhancements to West Bridgford Town Centre.

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ITEM 9	FUTURE MEETINGS
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Meetings for 2026 to be confirmed.