

## AGENDA

### GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday 24 March 2020 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Presentations:
  - a. Growth Options Study (progress to date) **SS**
  - b. Housing Needs Assessment **ICENI**
5. Local Plans Update **SS**
6. Greater Nottingham Strategic Plan Review **MG**
7. Homes England Capacity Funding projects monitoring **PM**
8. East Midlands Engine Development Company **RH**
9. Joint Planning Advisory Board Future Funding **MG**
10. Any other business **ALL**
11. Future Meetings



**ITEM 3      MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING  
ADVISORY BOARD (JPAB) MEETING HELD AT 2PM ON TUESDAY  
17<sup>th</sup> DECEMBER 2019 AT BROXTOWE BOROUGH COUNCIL**

**PRESENT**

**Ashfield:** Councillor M Relf  
**City:** Councillor M Edwards  
**Erewash:** Councillor M Powell  
**Gedling:** Councillor J Hollingsworth  
**Nottinghamshire County:** Councillor T Harper (Chair); Councillor G Wheeler

**Officers in Attendance**

**Ashfield:** Christine Sarris  
**Broxtowe:** Ruth Hyde; Steffan Saunders; Tom Genway  
**Erewash:** Steve Bikinshaw, Oliver Dove  
**Gedling:** Alison Gibson  
**Growth Point:** Matthew Gregory; Peter McAnespie  
**Nottingham City:** Paul Seddon  
**Nottinghamshire County:** Sally Gill  
**Rushcliffe:** David Mitchell

**Observers**

**Barratt Homes:** Robert Galij  
**Environment Agency:** Joe Drewry  
**Green4Architects:** Steve Binch; Adrian Cox  
**Peeverill Homes:** Paul Stone

**Apologies**

**City:** Councillor L Woodings  
**Derbyshire:** Councillor Tony King; Steve Buffery  
**Homes England:** Sandhya Ward  
**Natural England:** Laura Alvey; Louisa Aspden  
**Savills:** David Bainbridge  
**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**

3.1 The minutes of the meeting held on 24 September 2019 were approved by Councillor Harper and seconded by Councillor Powell.

4. **Local Plans Update** (Steffan Saunders)

Overall good news with BBC and RBC having now adopted their Local Plans.

4.1 **Ashfield**

ADC is working on their new Local Plan to prepare the necessary evidence. They have an 'emerging plan' for Hucknall town centre and two Neighbourhood Plans.

4.2 **Broxtowe**

BBC's Nuthall Neighbourhood Plan has now been adopted and a further nine Neighbourhood Plans are emerging.

4.3 **Erewash**

EBC's Ilkeston Gateway SPD is in place, Stanton is awaiting a purchasing announcement. There are two emerging Neighbourhood Plans.

4.4 **Gedling**

GBC adopted their Local Plan two years ago. They have four Neighbourhood Plans with others emerging. An SPD for three housing allocations in Arnold including Willow Farm will be considered by Cabinet in the New Year.

4.5 **Nottingham City**

Nottingham City adopted their Part 2 Local Plan in January. The Waterside SPD was adopted in June and there are several SPDs emerging. There is one Neighbourhood Forum covering Sneinton.

4.6 **Rushcliffe**

RBC's Part 2 Local Plan has been adopted. There are three adopted Neighbourhood Plans, two nearing completion, and five emerging.

4.7 **Minerals and Waste Plans**

#### 4.7.1 Nottinghamshire/Nottingham

Nottinghamshire County Council (NCC) is currently preparing a new Minerals Local Plan covering the period up to 2036. NCC and Nottingham City (N.City) are preparing a joint Waste Local Plan in 2020 which, on adoption, will replace the 2013 Waste Core Strategy.

#### 4.7.2 Derbyshire/Derby

Work is progressing on a range of minerals topics for Derbyshire County and Derby City Councils with consultation programmed for 2020. Background and evidence papers on local and strategic waste are being consulted on early 2020 and will include drop in events around the County.

#### 4.7.3 **Implementation of Core Strategies and Delivery of Strategic Sites**

We are generally on target. Gamston/North of Tollerton is subject to some delays due to land ownership. Other sites are making good or reasonable progress.

4.7.4 ME reported following his Joint Strategy and Planning Transport meeting that Nottingham universities were attracting more student numbers. This would require an additional 3,000 to 6,000 bedspaces within the next few years. He continued to say that we needed universities to provide provisions of required numbers of student bedspaces. He also suggested BBC to become more involved due to bordering the university in order to supply student accommodation.

4.7.5 MG advised that the problem is trying to be addressed with impacts on the city centre and university campuses. Ideally need to develop more student accommodation to free up existing HMOs.

4.7.6 TH was concerned that Nottingham University was putting pressure on local councils for student accommodation and wished to be kept updated.

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

### 5. **Core Strategy (Strategic Planning Policies) Review** (Matt Gregory)

5.1 MG firstly reported a change in personnel with Derek Stebbing now providing PAS planning support and advice. He previously provided advice on a Statement of Common Ground for the partnership. He will be providing at least 8.5 day's support over the coming year.

5.2 A timetable set out at para 2.2 envisages that the Strategic Plan will be submitted for Examination in January 2021. However, it is important to note that the key dates are reliant on evidence based studies being carried out/completed. Any slippage of this evidence may have an impact on the timetable. The red squares illustrated on the timeline indicated proposed JPAB meetings although, if necessary, these could be adjusted to highlight key elements.

5.3 The first public phase will be a draft Growth Options document in April 2020 with a round of council approvals prior to this.

- 5.4 Following the Growth Options consultation the next formal consultation will be the Preferred Options consultation in the Summer of 2021. This is a very challenging timetable.
- 5.5 The HMA boundary study has been completed as has a Strategic Housing Land Availability Assessment review.
- 5.6 AG will give a presentation on the Sustainable Appraisal during this meeting.
- 5.7 AECOM have been commissioned to undertake a Growth Options Study. BBC is leading on this study which is due for completion at end of February. This will inform the draft Growth Options consultation.
- 5.8 A Housing Needs Assessment is being undertaken by Icenl and it will look at housing need across Greater Nottingham and Ashfield, breaking down elements of this need such as affordable housing, student need and the needs of the elderly. Nottingham City Council is the lead authority for this work.
- 5.9 RBC will be leading on a Gypsy and Traveller and Travelling Showpeople Housing Needs Assessment. This is due to be completed Summer 2020.
- 5.10 A Green and Blue Infrastructure brief is also being prepared. This will be a two stage process and consultants will be appointed to undertake the elements of the work that cannot be completed in house.
- 5.11 Retail and Economic Land Requirements Studies will also be commissioned.
- 5.12 A consultation portal (Inovem) is being progressed to consult on strategic plans across Greater Nottingham. It was previously agreed that this is to be funded from JPAB's existing budget.
- 5.13 It is intended to recruit a Temporary Conurbation Planning Manager as a secondment from partner councils early in the New Year. The post is intended to lead the progression of the Core Strategy/Strategies and will be part funded from the Planning Delivery Fund.
- 5.14 DM agreed it was a busy programme and to include ME's point to look at students' needs and to invite the university to the Group to understand how they can help.
- 5.15 MG advised that the City Council already liaised with the two Nottingham universities and has excluded Nottingham City's student housing need from the brief. He suggested that Broxtowe can be part of this process due to its close proximity to the university campus.
- 5.16 MP was concerned that any slippage in the programme could have an affect later on and that we had already lost a few months. He continued that we needed to commit to making a start talking to developers and understanding their practices.
- 5.17 ME considered it was difficult to predict timeframes. He asked how many extra gypsies and travellers there were since the last census. If they had moved into private or council housing then we would be unaware of numbers and they may

have moved between authorities. MP also said that we were working with fluid figures as they could have even moved out of the area.

5.18 MG explained that this matter had been raised previously. How many travellers were living in homes and other types of accommodation is part of the Gypsy and Traveller study. The census figures could be provided following the meeting. MG advised that the study would not be concluded until the summer to take into consideration the winter caravan count and also to allow time for consultations with the gypsy and traveller and travelling showman population in order to understand their needs.

5.19 The programme plan was approved unanimously.

**Joint Planning Advisory Board resolved to:**

- (a) NOTE the progress with the preparation of the Strategic Plan;**
- (b) APPROVE the Project Plan set out below; and**
- (c) NOTE that Executive Steering Group has agreed that a secondment be offered to existing planning colleagues in partner Councils for a temporary planner/project manager post to support the preparation of the Strategic Plan for a period of 24 months.**

**6. Core Strategy Review Sustainability Appraisal Scoping Report**  
(Alison Gibson)

6.1 AG gave an update on the Sustainability Appraisal Scoping Report. The process involves a series of Stages A to E in line with the government's planning practice guidance. Stage A has been completed (Stage A2 was completed from the Housing Delivery Workshop in February 2019).

6.2 AG presented a list of 16 objectives which illustrated areas for improvement to help shape the SA Framework. Stages B and C will be covered in further workshops with key stakeholders. AG advised that good progress was being made and this would feed into the Growth Options process.

6.3 ME mentioned that target dates needed to be set to meet N.City's ambitious policy to be carbon neutral by 2028. Council emissions could be reduced by measures such as loft insulation, using mine water for heat capture/cooling, solar panels and greener cars. He suggested a presentation be given by N.City to share their best practices.

6.4 MG reflected on the recent Seminar for securing sustainable housing developments and asked that the work could be shared across the conurbation bearing in mind the Government's target to be carbon neutral by 2050.

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

**7. Homes England Capacity Funding projects monitoring**  
(Peter McAnespie)

7.1 PMc reported each councils funding summaries for the second quarter of Year 3. Although the project bids had continued to rise there was no additional spend in the last quarter. There were variations how the money was to be spent which has been

agreed with Homes England. There has been a lack of progress with Stanton for EBC and GBC's Rolleston Drive. EBC will update early in the New Year. The proposed re-purposing of grant funding for Rolleston Drive, Gedling will be brought back to the Group at a future meeting for noting.

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

8. **Joint Planning Advisory Board Future Funding** (Matt Gregory)

8.1 MG advised that ESG considered the current budget and agreed a proposal to increase contributions from £59k to approximately £71k.

8.2 The reasons for the increase were based on an increase of workload for the Strategic Plan preparation. MG explained that there had been considerable savings of approximately £1m made by joint working and with grant monies received. ESG sent the proposal round for councils to endorse. It was noted that ADC, BBC, GBC and RBC will be responding positively.

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

9. **Housing Developers Forum verbal feedback**  
(Dave Mitchell/All)

9.1 DM reported that it was agreed to support, across the wider Nottingham area, a Housing Development Forum on 6 December. He has not yet received full feedback from the 80 attendees.

9.2 The responses he had received were positive including comments that there were excellent presentations. There was a mixed attendance from developers, council officers and agencies.

9.3 JH (ADC) gave her congratulations saying that the event was tremendous bearing in mind it was not straight forward with regards to carbon emissions. It was interesting and a learning exercise to hear from experts in their fields; it was exactly what was asked for.

9.4 Cllr Relf (ADC) focused on what was tangible and what differences could be made to be more efficient. He was aware that it will be difficult therefore time would be of the essence.

9.5 TH suggested inviting a Cabinet Minister to a future meeting.

9.6 Mr Galij (developer) found the workshop informative however the venue's acoustics could have been improved. The subject matter was very interesting with councils and industry playing their part going forward. He believed that we need to be realistic and pragmatic - "delivery is everything".

**Joint Planning Advisory Board recommended to REFLECT ON the Housing Developers Forum held in December 2019.**

10. **Any other Business**

10.1 Cllr Powell advised that EBC would be responding to the call for sites in January.

11. **Future Meetings 2020**

<b>DATE</b>	<b>TIME</b>	<b>VENUE</b>
Tuesday 24 March	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston
Tuesday 30 June	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston
Tuesday 22 September	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston
Tuesday 15 December	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston

MEETING CLOSED AT 3.10 PM



## **ITEM 4      Presentations**

### **1.0      SUMMARY**

- 1.1      The Greater Nottingham Growth Options Study (under taken by AECOM consultants), and the Housing Needs Assessment (undertaken by IcenI Consultants) are two key elements of the evidence base underpinning future strategic planning policy in Greater Nottingham.

### **Recommendations**

It is recommended that Joint Planning Advisory Board **RECEIVE** presentations on:

- |     |   |                         |
|-----|---|-------------------------|
| (a) | Growth Options Study (progress to date) | <b>Steffan Saunders</b> |
| (b) | Housing Needs Assessment                | <b>ICENI</b>            |

**ITEM 5      Local Plans Update –**

**1      SUMMARY**

1.1      This report updates JPAB on progress with the Local Plans covering the Greater Nottingham area and with the Strategic Sites included in Core Strategies, together with other matters related to strategic planning.

**Recommendations**

It is recommended that Joint Planning Advisory Board **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.

**2.0      Local Plans Update**

**Progress Summary**

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

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

Key:

	Previous stages
XXXXXXXXXX	Current/Completed stage

### **Ashfield District Council**

- 2.1 Ashfield District Council are currently undergoing re-consultation on the submitted SHELAA sites to fact check the draft assessments made. The council are currently progressing towards a draft Local Plan. The Council will shortly be going out to consultation on the draft Kirkby Town Centre Masterplan and Stations Masterplan.
- 2.2 The Council has designated the Hucknall Town Centre Conservation Area.
- 2.3 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**

- 2.4 The Part 2 Local Plan was formally adopted on 16 October 2019.
- 2.5 One Neighbourhood Plan has been made in Nuthall, and there are a further nine Neighbourhood Plans emerging within Broxtowe Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley, 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**

- 2.6 Erewash commenced consultation on Growth Options on January 27th, which will run until April 20th. This is a Part 1 Regulation 18 consultation on a review of the Erewash Local Plan. (See also item 4).
- 2.7 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. The Council has recently commissioned a flood risk assessment to identify potential mitigation measures and help unlock the site. 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.
- 2.8 There are currently two emerging Neighbourhood Plans:  
Little Eaton Neighbourhood Plan Examination Report was received in October, and that plan will consequently be subject to a referendum on 30th March. Breadsall submitted its draft plan and is expected commence Ref 16 consultation in the new year.

### **Gedling Borough Council**

- 2.9 The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018.
- 2.10 There are currently four confirmed Neighbourhood Plans within Gedling Borough, based on the parishes of Calverton, Papplewick, Burton Joyce and Linby. The Calverton Neighbourhood Plan was made by the Borough Council on 31st January 2018, the Papplewick Neighbourhood Plan was made on 6<sup>th</sup> September 2018, the Burton Joyce Neighbourhood Plan was made on 10<sup>th</sup> January 2019 and the Linby Neighbourhood Plan was made on 27<sup>th</sup> June 2019.

- 2.11 An SPD for the development of three housing allocation sites to the north east of Arnold was adopted on 31<sup>st</sup> January 2019. An SPD for the Willow Farm housing allocation for 110 dwellings was consulted on between August and September 2019 and is scheduled to be considered by Cabinet early 2020.

### **Nottingham City Council**

- 2.12 The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4<sup>th</sup> December. Main Modifications, as agreed with the Inspector, were consulted on 17<sup>th</sup> May to 28<sup>th</sup> June. The Inspector's report is expected after the election in December 2019, with the Plan programmed for a January adoption.
- 2.13 An SPD for the Waterside was adopted in June. SPDs on Open Space in New Developments and Development Affecting Caves were adopted in November 2019, and a SPD on Biodiversity was adopted in February 2020. A revised Statement of Community Involvement was also adopted in November 2019.
- 2.14 The Sneinton Neighbourhood Forum, and associated Sneinton Neighbourhood Area designations were approved by Nottingham City Council on 24<sup>th</sup> February 2015. The Forum has not brought forward a Neighbourhood Plan. In the absence of a formal request to extend the lifetime of the Forum and Neighbourhood Area, both designations ceased to exist by virtue of S61F (8) of the Town & Country Planning Act after 5 years, on 24<sup>th</sup> February 2020.

### **Rushcliffe Borough Council**

- 2.15 The Part 2 Local Plan was formally adopted on 8 October 2019.
- 2.16 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. The Gotham Neighbourhood Plan and Upper Broughton Neighbourhood Plan were both adopted in January 2020. The Colston Bassett Neighbourhood Plan is due to go to referendum in March 2020. There are currently four other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Hickling, Ruddington and Tollerton.

### **Minerals and Waste Plans**

#### **Nottinghamshire/Nottingham**

- 2.17 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. The Plan was published for representations between 30 August and 11 October 2019, and was submitted to the Secretary of State in February 2020.
- 2.18 Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2019 to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment have been prepared and consultation

on the Scoping, Issues and Options document is will commence on 27 February 2020 and run for 6 weeks until 9 April 2020.

- 2.19 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**

- 2.20 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. An operator has requested that the City and County Councils consider another site for potential allocation for sand and gravel working in the Trent Valley. The Councils will, therefore, be putting this out for an eight week period of consultation in Spring 2020. This will have implications for delay of the original Local Plan timetable. The Draft Plan is now likely to be published late summer (2020) and possibly submitted in early 2021 but this is yet to be agreed by the Councils.
- 2.21 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.
- 2.22 Consultation on the papers will take place in Spring 2020 and also 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 consultation in Autumn 2020. Anticipated completion and adoption of the new plan is in 2021.

## **3.0 Implementation of Core Strategies and Delivery of Strategic Sites**

- 3.1 The focus on the implementation of the Core Strategies and the delivery of strategic sites is especially important as JPAB moves towards preparing replacement plans for the Aligned Core Strategies.
- 3.2 A table setting out progress on strategic sites is attached at appendix 1, together with a plan showing site locations. It is notable that significant progress is now being made on a number of the strategic sites. Officers from each Council are available to respond to any questions.

## **4.0 Housing Delivery Test**

- 4.1 The Government has released the results of the housing delivery test for 2019<sup>1</sup>.
- 4.2 The results as they affect Greater Nottingham are set out below:

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1

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/865538/Housing\\_Delivery\\_Test\\_2019\\_Measurement.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/865538/Housing_Delivery_Test_2019_Measurement.xlsx)

Ashfield:	95%	No action required.
Broxtowe:	87%	Need to prepare an action plan.
Erewash:	62%	Need to prepare an action plan and add buffer.
Gedling:	58%	Need to prepare an action plan and add buffer.
Nottingham City:	135%	No action required.
Rushcliffe:	123%	No action required.

4.3 The implications of the test results are as follows:

- the authority should publish an action plan if housing delivery falls below 95%;
- the authority is required to provide a 20% buffer on the authority's 5 year land supply if housing delivery falls below 85%; and
- the presumption in favour of sustainable development will be applied if housing delivery falls below 75%, subject to the transitional arrangements set out in paragraph 215 of the NPPF, which states:

"... delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results published in:-

- (a) November 2018 indicate that delivery was below 25% of housing required over the previous 3 years;
- (b) November 2019 indicate that delivery was below 45% of housing required over the previous 3 years;
- (c) November 2020 and in subsequent years indicate that delivery was below 75% of housing required over the previous 3 years."

4.4 Therefore from 2020 onwards the results need to be at or above 75% to avoid the presumption in favour of sustainable development.

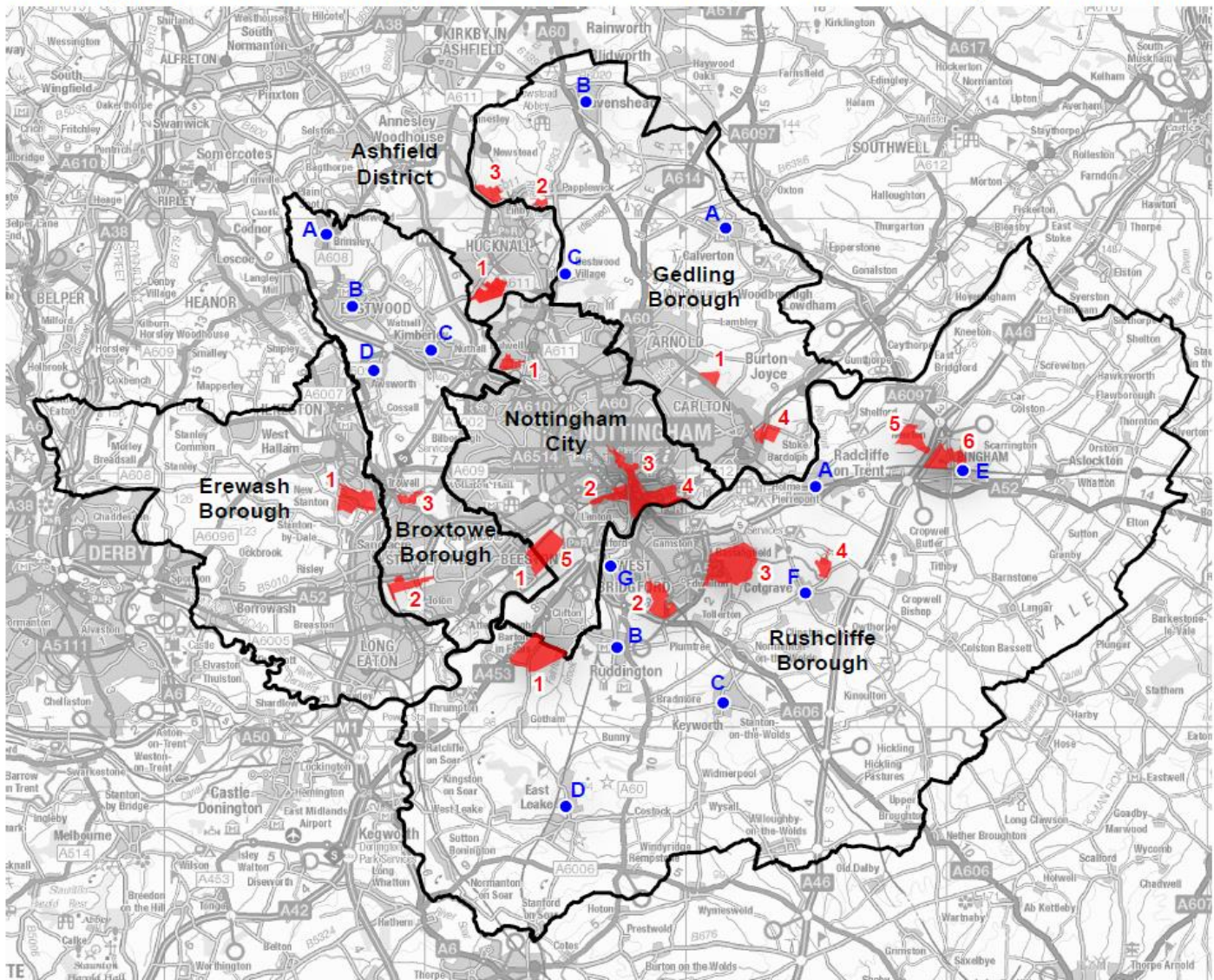
**Lead Officer:**

Matt Gregory, Greater Nottingham Planning Manager  
[matt.gregory@nottinghamcity.gov.uk](mailto:matt.gregory@nottinghamcity.gov.uk), 0115 876 3981



# 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
<b>Rolls Royce (Ashfield)</b>	900 homes	Hybrid application comprising : new business park on 27.8ha of land, two access off Watnall Road public open space provision one-form entry primary school provision for community facilities local retail, pub/restaurant, care home, strategic footpath and cycle link nature conservation enhancement on 58ha of green belt land full details of access to the proposed business park from A611.	<p>Hybrid application approved 14/11/14.</p> <p>First Reserved Matters application for first phase of infrastructure approved and first &amp; second phase of residential development approved and are nearing completion (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).</p> <p>The Developer for Phase 3 is Persimmon Homes.</p> <p>A Reserved Matters application has been submitted by Muse Developments Limited for phase 4 (V/2019/0038) for 45 dwellings, 2 flats and commercial space.</p> <p>Approximately 327 dwellings have been completed on the site as of 11 June 2019.</p> <p>Construction of the primary school is in progress, and is due to open in September 2019.</p> <p>The Trent bus service has been registered, and Ashfield were notified by Nottinghamshire County Council that the service would start in June 2019. It</p>	Development underway.



Strategic Site	Homes	Other uses	Commentary	RISK
			<p>is planned to link the estate via Lovesey Avenue to Hucknall Train Station.</p> <p>An application has been submitted within the business park area by Muse Developments for an industrial building comprising of B2 and B8 uses (V/2019/0433).</p>	
<b>Boots (Broxtowe and City)</b>	<p>675 homes.</p> <p>ACS provision 1,150 homes inc Severn Trent Land.</p>	<p>82,000 sqm employment floorspace.</p> <p>2,500 sqm retail &amp; food/drink.</p> <p>Residential and non residential institutions.</p>	<p>Application approved December 2014 (BBC and NCC)</p> <p>Residential development on the Broxtowe part of the site anticipated to begin 2020/21.</p>	<p>Outline planning permission. Enabling infrastructure on site.</p>
<b>Field Farm (Broxtowe)</b>	<p>450 homes</p>	<p>N/A.</p>	<p>Application approved November 2014.</p> <p>Anticipated dwelling completions during 2018/19.</p> <p>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.</p>	<p>Reserved Matters issued on South west part of site. Infrastructure issues resolved. Site in the control of a housebuilder seeking early delivery.</p>
<b>Toton (Broxtowe)</b>	<p>500 homes</p> <p>ACS provision</p>	<p>380 sqm convenience store.</p> <p>2 no. 95 sqm retail units.</p> <p>3,000 sqm B1(a) office. pub/restaurant.</p>	<p>HS2/ Toton advisory committee at Broxtowe has considered the appropriate mix and location of development and Broxtowe Cabinet endorsed the approach in December 2015.</p>	<p>Infrastructure issues resolved. Site in the control of a</p>

Strategic Site	Homes	Other uses	Commentary	RISK
	minimum 500 homes.	day nursery. 80 space care facility. site for medical surgery. site for community use. education provision.	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.	housebuilder seeking early delivery. Amendments to the permission secured regarding off site highways works to secure an earlier start on site.
<b>Stanton Regeneration Site (Erewash)</b>	Up to 1,950 homes  (ECS provision approx 2,000)	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:  - 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	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.	An 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

Strategic Site	Homes	Other uses	Commentary	RISK
		<ul style="list-style-type: none"> <li>- Encouraging utilisation or safeguarding of rail spur and associated land for rail-freight use.</li> <li>- A Centre of Neighbourhood Importance</li> <li>- A strategic area of GI</li> <li>- Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas.</li> <li>- Improved public transport to link the site to Ilkeston town centre and Nottingham city centre</li> </ul>		<p>things, a remediation strategy and schedule of costed infrastructure requirements helping to reduce the perceived level of risk historically connected with the site's delivery.</p>
<b>Teal Close (Gedling)</b>	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 (2013/0546) granted in June 2014. Section 106 Agreement signed. Variation of conditions to outline 2013/0546 granted in February 2018.</p> <p>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. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is pending a decision.</p>	<p>Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction.</p> <p>In single ownership  Vacant site no significant constraints.</p>

Strategic Site	Homes	Other uses	Commentary	RISK
			<p>Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings was submitted in June 2019 and is pending a decision. First housing phase of 199 homes is currently under construction and to date (i.e. at the end of December 2019), 76 homes are built.</p> <p>Full permission (2019/0451) for 66 bedroom residential care home for older people (Use Class C2) granted in August 2018.</p> <p>Reserved matters application (2019/0131) for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure was submitted in February 2019 and is pending a decision</p> <p>Reserved matters application (2019/0613) for the Local Centre comprising of public house, commercial/retail terrace and children's day nursery was submitted in June 2019 and is pending a decision.</p> <p>Reserved matters application (2019/0614) for the trade park and unit 1 of the employment area was granted in November 2019. Reserved matters application (2019/0615) for the development of the</p>	

Strategic Site	Homes	Other uses	Commentary	RISK
			employment area (6 employment units) was submitted in June 2019 and is pending a decision	
<b>Gedling Colliery/Chase Farm (Gedling)</b>	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	<ul style="list-style-type: none"> <li>Full application for Gedling Access Road granted in December 2014. The construction of the GAR started on 6 January 2020 and is scheduled to complete Autumn 2021.</li> </ul> <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 (2015/1376) 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 December 2019), 162 homes are built.</p> <p>Outline planning application (2017/1571) for employment units (B1c,B2,B8 use), pub/restaurant (A3/A4 use) and drive through (class A3 use) granted in November 2018 subject to the signing of the s106.</p>	Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction. In single ownership, Vacant site Whilst up to 315 homes can be built in advance of the GAR the remainder of the housing dependent upon GAR being progressed according to timetable. Some risk that timetable may slip.

<b>Strategic Site</b>	<b>Homes</b>	<b>Other uses</b>	<b>Commentary</b>	<b>RISK</b>
<b>North of Papplewick Lane (Gedling)</b>	237 homes (ACS provision 300)	Education provision. Public open space.	Reserved matters (2017/0201) granted for 237 dwellings in July 2017. Site is currently under construction and to date (i.e. at the end of December 2019), 89 homes are built.	Currently under construction
<b>Top Wighay Farm (Gedling)</b>	38 homes. (ACS provision 1,000)	Business park. Retail. Community facilities.	Full application for 38 homes on part of site granted in April 2015 and now built. Development brief (SPD) for Top Wighay Farm adopted February 2017. Funding obtained to support site investigations. A public exhibition took place in Linby on 19 November 2019. Outline planning application (2020/0050) for mixed-use development comprising 805 homes, employment B1/B8 uses, a Local Centre comprising A1-A5, B1(a) and D1 uses, a 1.5 form entry Primary School and associated infrastructure, open space and landscaping was submitted in January 2020 and is pending a decision.	No planning permission for majority of site. Development Brief adopted. Site is subject to detailed discussions with owner and key partners. Significant Infrastructure requirements but resolvable. In single ownership. Largely vacant one occupier.
<b>Stanton Tip, Hempshill Vale (Nottingham City)</b>	500 homes	Employment space (B1/B2/B8).	Acquisition 2020. Master planning/Remediation 2019-2023 Delivery 2024-2030.	No planning permission, remediation required.
<b>Waterside Regeneration Zone (Nottingham City)</b>	279 homes (ACS provision 3000)	Employment. Retail. Community facilities.	Several single development sites. SPD adopted for sites fronting onto the River Trent. Phase 1 fully occupied. Phase 2 under construction. Park Yacht Club now also under construction. Kilpin Way (new access Road) under construction.	Developments progressing, but acquisition issues outstanding in

Strategic Site	Homes	Other uses	Commentary	RISK
			<p>DfE approval for new Primary School. Considerable interest in developing other sites within the Waterside area, including 2 further planning permissions totalling circa 200 homes. Former dairy at the western end of the site now also under construction. Approval from DfE to construct a new primary school. Eastpoint, Daleside Road – new Local Centre now implemented.</p>	parts of the area.
<b>Eastside Regeneration Zone (Nottingham City)</b>	No ACS provision	Principally employment.	<p>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. Reserved Matter application in preparation.</p>	Development progressing, active pre application discussions on Island Site.
<b>Southside Regeneration Zone (Nottingham City)</b>	No ACS provision	Employment (B1) Residential Retail	<p>Several single development sites. Now defined in Local Plan as Canal Quarter. Major office scheme including retail at Unity Square (opposite Nottingham Station), now under construction. Pre-let secured. Hicking 2 complete. Queems Road student accomodation complete. 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 (with one on site) and planinng permission for Meadows Gateway.</p>	Development progressing, active pre application discussions on key sites.

Strategic Site	Homes	Other uses	Commentary	RISK
<b>South of Clifton (Rushcliffe)</b>	Maximum of 3000 homes	Up to 100,000 m <sup>2</sup> of B1, B2, and B8. Up to 2,500 m <sup>2</sup> of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	The first reserved matters application, which is for the spine road, drainage and earthworks, was submitted in September 2019 and a decision is anticipated by mid-December 2019.  The developer consortium has advised that it is currently working with a house builder and the first reserved matters application for housing is expected to be submitted in early January 2020 with housing development likely to commence by May 2020 and first occupation by the end of 2020. It is anticipated that 1,750 homes will be delivered by 2028 and 1,250 homes post 2028.	GREEN
<b>Melton Road, Edwalton (Rushcliffe)</b>	1,641 homes (CS provision 1,500)	Primary school. Open space. Neighbourhood centre Up to 4 hectares of B1 and/or employment generating development.	Housing delivery started in 2016/17. The majority of the site has full planning permission with 600 dwellings having outline planning permission. The planning application for the completion of a spine road to serve the remainder of the site with outline planning permission was approved in late September 2019 and works to the spine road have commenced.  In total, up to 31 March 2019, 437 dwellings have been completed, with 271 being delivered between April 2018 and March 2019. It is anticipated all 1,600 homes will be delivered by around 2027.	GREEN
<b>East of Gamston/North of Tollerton (Rushcliffe)</b>	ACS provision 2,500	20 hectares of employment land. Neighbourhood centre (including retail).	Delays in commencement on the site means that development will not start until 2021-22 with 1500 dwellings being completed by the end of the current plan period. It is understood that an outline	RED



Strategic Site	Homes	Other uses	Commentary	RISK
	homes by 2028.	Community facilities.	<p>application for development may be submitted in early 2020.</p> <p>RBC's Cabinet has 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.</p>	
<b>North of Bingham (Rushcliffe)</b>	1,050 homes	<p>15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school. Community centre. Open space.</p>	<p>The reserved matters application for the first phase of development (317 dwellings) was approved in February 2018. As at 31 March 2019, phase 1 is fully serviced and 20 dwellings had been completed.</p> <p>A further reserved matters application for the remaining dwellings (Phase 2 and 3) was approved in February 2019. Phase 2 is due to commence over the next year or so.</p> <p>The Car Dyke flood alleviation scheme is required for some of the later phases of development. Permission for the scheme was approved in September 2017 with a timescale to start works by Sept 2020.</p> <p>The Borough Council's current housing trajectory indicates that the site will be completed by 2026.</p>	GREEN
<b>Former RAF Newton (Rushcliffe)</b>	550	<p>Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m<sup>2</sup> of space for ancillary retail uses and community uses. Retention</p>	<p>An outline application granted in January 2014 and a variation to this and the S106 agreement was granted September 2018. A section 73 application seeking to vary conditions to amend the masterplan was submitted in August 2019. This application, which would allow the</p>	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
		<p>of existing hangars for Employment purposes. New primary school. Public open space.</p>	<p>removal of the approved bus gate and the felling of further TPO trees on the site, has been approved subject to completion of a S106 agreement.</p> <p>A reserved matters application for housing on the site was submitted in November 2019.</p> <p>A £2.9m bid to Highways England for the pedestrian bridge across the A46 has been successful and RBC is now working with HE, NCC and landowner to progress. Funding to be spent by 2021.</p> <p>It is anticipated that all 550 homes will be delivered within the plan period.</p>	
<p><b>Former Cotgrave Colliery (Rushcliffe)</b></p>	<p>462 homes</p>	<p>Employment uses (B1, B2 &amp; B8). Open space.</p>	<p>Apart from a small area of employment land, this development has been completed ahead of schedule.</p>	<p><b>GREEN</b></p>

## ITEM 6 Core Strategy (Greater Nottingham Strategic Plan) Review

### 2.0 SUMMARY

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

#### Recommendations

It is recommended that Joint Planning Advisory Board:

- (A) **NOTE** the progress with the Core Strategy Review;
- (B) **NOTE** the situation with the Erewash Growth Options Consultation; and
- (C) **AGREE** to replacing the next JPAB meeting on 30 June with a Councillor workshop to consider the outcomes of the two Growth Options consultations, and agree an approach to future stages of Strategic Plan making.

### 2.0 Peer Support and Project Plan

- 2.1 The Project Brief can be summarised as follows:

- 25 Nov 2019 Growth Options Inception
- 28 Feb 2020 Growth Options Final Report (see para 4.4 below)
- 24 March 2020 (TBC) Growth Options Presentation to JPAB
- 24 March 2020 (TBC) Draft Growth Options Document to JPAB
- March – April 2020 Council approvals
- April/May 2020 Growth Options consultation
- 15 Dec 2020 (TBC) Draft Strategic Plan to JPAB
- Jan 2021 Draft Strategic Plan consultation
- June 2021 Strategic Plan published for consultation
- Nov 2021 Strategic Plan submitted to Secretary of State

- 2.2 However, the consultants undertaking the Growth Options work have indicated that the final report will not be available until 30<sup>th</sup> March 2020, with the draft report available 16<sup>th</sup> March 2020.

### 3.0 Erewash Growth Options Consultation

- 3.1 Erewash BC are consulting on a separate “Options for Growth” document covering their Borough only. The document presents the Borough’s preferred option, proposing sufficient sites to meet the housing needs of the Borough based on the government’s current Standard Methodology. Consultation ends on Monday 20<sup>th</sup> April.

- 3.2 Erewash consider that an early consultation is required to address the danger of speculative planning applications being granted planning permission at appeal, due to their poor housing land supply position (they do not have a 5 year supply, and are required to provide a housing land buffer of 20% as a consequence of the Housing Delivery test).
- 3.3 There are clearly risks associated with this approach, both to Erewash Borough and to the rest of the partnership.
- 3.4 Erewash BC have indicated that they would like to 're-align' with a single Greater Nottingham Strategic Plan after the Growth Options consultation. This would be the best approach to mitigate risks, and accordingly, evidence continues to be collated on a Greater Nottingham geography, with the Sustainability Scoping Report for the other Greater Nottingham partners' Growth Options continuing to include Erewash.
- 3.5 In order to consider the outcomes of both the Erewash and Greater Nottingham Growth Options consultation, and the prospects for re-aligning the two plan making processes, it is proposed that the next meeting of JPAB on 30<sup>th</sup> June 2020 be replaced with a workshop for Councillors from the partner Councils (including non JPAB councillors where appropriate).
- 3.6 The next stage of strategic plan making will be the draft plan, which is due to be published for consultation in January 2021. This could be an opportunity to present a single coherent strategic plan for Greater Nottingham.

#### **4.0 Plan Review Progress**

- 4.1 A summary of progress is as follows:-

##### *Background work*

- 4.2 The Housing Market Area Boundary Study is complete and has been reported to JPAB.

- 4.3 The review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs) in so far as they relate to the Main Built Up Area has completed and reported to JPAB. Decisions on its recommendations are being implemented where appropriate, and a record created of whether recommendations are accepted or not, so that an audit trail is available to inform examinations and appeals.

##### *Growth Options commission*

- 4.4 AECOM are undertaking this study and are progressing the work, having identified broad areas of potential growth and undertaken site visits with their landscape architects to undertake more detailed assessments. Broxtowe Borough Council are the lead Council for this commission. The progress so far has been the subject of a presentation to JPAB, and the final report is anticipated at the end of March 2020.

##### *Housing Need Assessment*

- 4.6 The National Planning Policy Framework (NPPF) requires local authorities to support their Local Plans with an assessment of the need of different types of housing for different parts of the Community, such as those requiring affordable housing, or the elderly (often referred to as Strategic Housing Market Area Assessments – SHMAAs). Icenic consultants have been appointed to undertake this work. A student technical paper has been drafted for Broxtowe Borough Council and a draft report has been published. The draft findings have been the subject of a presentation to JPAB, and it is anticipated that this work will be completed mid March 2020.

#### *Gypsy and Traveller Housing Need Assessment*

- 4.7 A Gypsy and Traveller Housing Needs Assessment is part of the SHMAA, however the specialist nature of such an assessment means that it is best procured from specialist consultants separately from the rest of the SHMAA. RRR consultants have been appointed to undertake the work and an inception meeting was held on 12<sup>th</sup> February. Rushcliffe Borough Council are leading on this commission which is intended to be completed in September 2020.

#### *Green and Blue Infrastructure Study*

- 4.8 A scoping paper for a Green and Blue Infrastructure Study has been prepared, to inform the work and identify what can be undertaken in house and what elements of the work will need to be undertaken by consultants. Two meetings have been held to collate all the data held by the Councils with a view to preparing a single mapping resource of GBI across the area. Once this stage is complete, it will be used to overlay with potential growth options identified by the Growth Options study, to help inform a preferred growth option.

#### *Other work*

- 4.9 A brief for an Economic Land Requirements Study has been prepared, and is under procurement. The early part of the commission will consider existing employment sites, whilst the remainder will begin when the position with housing need and distribution is clearer. Similarly a Town centres Brief has been prepared, with the town centre health checks being the first phase, and the remainder tying in with housing need and distribution.
- 4.10 The Infrastructure Delivery Plan which will support the plan review is being scoped out, and contacts established with main infrastructure providers. This will provide the basis for a draft IDP for the Preferred Option/Consultation Draft.
- 4.11 A Sustainability Scoping (SA) report has been prepared and submitted to the statutory bodies for consultation. The period of consultation ended Friday 22<sup>nd</sup> August, and no substantive comments were received. Comments received have been absorbed into a revised version of this report. The next stage of the SA will accompany the draft Strategic Plan, anticipated to be published in January 2021.
- 4.12 Drafting the Growth Options document is well advanced, with appropriate gaps left to be filled on completion of the Growth Options study. It is currently envisaged that consultation on this document will follow the receipt of the Growth Options Study to allow for an evidence based consultation, which is considered to be the most

appropriate approach to encouraging more meaningful responses. An outline of the proposed Growth Options Consultation Document will be presented to this JPAB.

- 4.13 One of the significant weaknesses of the approach to consultation on the last Core Strategy was the decision that each Council would undertake its own consultation. This resulted in significant duplication, and extra work in bring together all the responses into one place. Accordingly, the Inovem consultation portal has been procured, and is being prepared for the Growth Options consultation. As it is hosted on the web, it enables access by all authorities from their offices.
- 4.14 The partnership's 2017 Planning Delivery Fund (PDF) award includes funding provision for a 12 month temporary planner/project manager post to assist with the review. It has now been agreed that underspend from other PDF projects and reallocation of some Homes England (HE) funding will allow this to be extended to 24 months. The post has been subject to successful recruitment and a start date is to be agreed shortly with the preferred candidate.

## **5.0 Next Steps**

- 5.1 The next steps on the review of strategic policies are envisaged to be:
- Completing the Growth Options Study.
  - Complete the draft Growth Options document.
  - Plan for the Growth Options Consultation.
  - Completing other supporting studies (Housing Need, Gypsy and Travellers needs study).
  - Develop the GI Strategy, including procurement of later stages if required.
  - Review SHLAA study recommendations.
  - Begin SA process for the draft Local Plan.

### **Lead Officer:**

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## ITEM 7 HE Capacity Funding – October – December 2019 (Year 3 Quarter 3)

### 1.0 Summary

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

### 2.0 Recommendations

That Joint Planning Advisory Board:

- (a) **NOTE** this report: and
- (b) **NOTE** the decision of Executive Steering Group to re-purpose £45457.70 of grant funding for Gedling, as set out in Appendix 2.

### 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 – Quarter 3 (Year 3) – October to December 2020

- 4.1 Each authority's progress made on their respective projects for quarter 3 is summarised below. .

**Ashfield:**

- Project Completed.

**Broxtowe:**

- Project Completed.

**Erewash:** (no change)

- **Stanton Regeneration site:** Following the withdrawal of direct delivery interest in the site from Homes England, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose (further contamination / stability studies in order to establish a market value for the land).

**Gedling:**

- **A60 corridor** transport assessment: Detailed discussions with County to amend the draft brief for consultancy input (in light of the recent funding bid for public

realm improvements in this area). Content of the brief was uncertain until recently. This is not now the case.

- **Top Wighay Farm & Rolleston Drive:** GBC have requested the remaining £45,457 of funding allocated for these two sites is repurposed to support developments at Station Road and Burton Road. Both sites have the potential to deliver approx. 15-20 new homes. Burton Road has already been demolished and Station Road will be demolished by the end of March 2020, so both have the clear potential to be built out quickly.
- 4.2 The reallocation of the capacity fund would enable these sites to be progressed through the appointment of an external architect and project management company, and would ensure both sites progression was expatiated.
- 4.3 The Council also has a further site at Killisick with an overall capacity of around 140 homes. This approach could be utilised to progress this site with any further underspends, as GBC is keen to maximise the achievements of the capacity fund to increase the rate and speed of delivery of new homes across the borough.

#### **Nottingham City:**

- **Waterside:** Kilpin Way progressing. Property valuation undertaken to support the relocation of businesses in the Waterside.

#### **Rushcliffe sites:**

- **East of Gamston:** RBC have met with Savills to discuss the approach to pre-application discussions in respect of the allocation. They are looking at masterplanning, various technical matters and the timescale for approaching submission of a planning application
- **South of Clifton:** The first Reserved Matters Application for the spine road, drainage and earthworks has been approved.

The Borough Council are continuing to liaise with the consortium regarding possible variations to the approved outline permission as a result of the consortiums master-planning of the development and met with the Notts Wildlife Trust (NWT). Additional information was submitted seeking to address NWT concerns ahead of the Borough Council assessing the proposal.

- **North of Bingham:** (no change from previous quarter) Approval on a Non-Material Amendment to reflect revisions in the house types was approved but otherwise development is progressing on site with circa 30 dwellings now complete
- **Former RAF Newton:** The S73 applications still pending consideration due to issues over drainage and highways access concerns linked to the proposed removal of the bus gate – officers continue to work with the technical consultees and the applicants to seek a resolution. A Reserved Matters application was also submitted for consideration for the detailed layout of the entire site.

## **5.0 Anticipated Progress Next Quarter (January to March 2020)**



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

**Erewash:**

- Stanton Regeneration site: EBC to provide update.

**Gedling:**

- A60 corridor transport assessment: Commission the consultants to undertake feasibility and highway accessibility works.

**Nottingham City:**

- **Waterside:** Full commitment of Homes England funding anticipated. Remainder to be utilised to progress relocation of business strategy to release land for housing, or for feasibility work on a building for relocating existing occupiers.
- **Rushcliffe sites:**
- **East of Gamston:** A further meeting will be arranged with Savills who are currently representing Taylor Wimpey and Barwood with the County Education and Highways Departments to better understand the onsite requirements for the development to assist them in masterplanning the site.

RBC Policy will be present to better understand how any SPD for the site might work and the timeframes to draft. It has also been arranged for the consortium to attend the Strategic Growth Board at the end of March to present the progress to relevant Members of the Borough Council.

- **South of Clifton Strategic Allocation:** The Borough Council anticipate the submission of further reserved matters applications, including phase 1 housing and additional infrastructure applications. The Borough Council will also need to make a decision on the proposed revisions to the layout sought by the developer.
- **North of Bingham:** *(no change from previous quarter)* Continued build out phase 1 of the site is expected. Full planning permission for the residential element is now approved so bar any revisions/variations no further residential planning applications are anticipated.
- **Former RAF Newton:** Determination of the s73 application and the REM application along with Discharge of condition applications.

## 6.0 Project Re-purposing

- 6.1 Gedling have put a case together to justify the re-purposing of Rolleston Drive and Top Wighay Farm funding - details of which are attached at Appendix 2. Having contacted HE, HE have confirmed that they are content that ESG/JPAB endorses, and authorises where appropriate, any such variations. It is clear that the proposal satisfies the original grant criteria in that it is intended to accelerate housing delivery.

6.2 The sum to re-purposed is £45457.70. The delegated approval levels for JPAB projects were agreed in 2008, and are set out at appendix 3. Any new projects of £5,001 to £50,000 are delegated to the Greater Nottingham Planning Manager in consultation with the Chair of Executive Steering Group. ESG considered and agreed the proposal at its meeting of 27<sup>th</sup> February 2020, and it is therefore recommended that JPAB note the re-purposing of this funding.

## **7.0 Risks and Issues**

7.1 The lack of progress made on Stanton Regeneration Site, Erewash is highlighted as amber, however, Erewash have stated that they hope to announce an update on this imminently. 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.

## **8.0 Next Steps**

8.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on quarter 3 and anticipated progress for quarter 4 will be reported to the next JPAB meeting.

### **Contact Officer:**

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## Appendix 1 - Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	18 <sup>th</sup> February 2020		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 3 (Year 3) October - December 2019		
Client Lead	Matt Gregory	Overall Status (RAG)	Amber	Budget (RAG)	Amber
<b>Brief description of Project</b>					
<p>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.</p> <p>The project is to administer the distribution of the funding and report on its use by the Partners to the GNJPAB Executive Steering Group.</p>					
<b>Approval</b> (last governance route)		Homes & Community Association award letter 7 March 2017 DDM 27/04/2017			
<b>Business benefits expected</b>					
<p>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.</p> <p>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.</p>					
<b>Progress</b>					
<u>Progress Last Quarter:</u>			<u>Anticipated Progress Next Quarter:</u>		
<p><b>Erewash (no change from last quarter – awaiting further update from Erewash):</b></p> <ul style="list-style-type: none"> <li>Stanton Regeneration site: Following the withdrawal of direct delivery interest in the site from Homes England, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose (further contamination / stability studies in order to establish a market value for the land)</li> </ul>			<p><b>Erewash:</b></p> <ul style="list-style-type: none"> <li>Stanton Regeneration site: EBC to provide update.</li> </ul>		

**Gedling:**

- A60 corridor transport assessment: Detailed discussions with County to amend the draft brief for consultancy input (in light of the recent funding bid for public realm improvements in this area). Content of the brief was uncertainty until recently. This is not now the case.
- **Top Wighay Farm & Rolleston Drive:** GBC have requested the remaining £45,457 of funding allocated for these two sites is repurposed to support developments at Station Road and Burton Road. Both sites have the potential to deliver approx. 15-20 new homes. Burton Road has already been demolished and Station Road will be demolished by the end of March 2020, so both have the clear potential to be built out quickly.

The reallocation of the capacity fund would enable these sites to be progressed through the appointment of an external architect and project management company, and would ensure both sites progression was expatiated.

The Council also has a further site at Killisick with an overall capacity of around 140 homes. This approach could be utilised to progress this site with any further underspends, as GBC is keen to maximise the achievements of the capacity fund to increase the rate and speed of delivery of new homes across the borough.

**NCC:**

**Waterside:** Kilpin Way progressing. Property valuation undertaken to support the relocation of businesses in the Waterside.

**Gedling:**

- A60 corridor transport assessment: Commission the consultants to undertake feasibility and highway accessibility works.

**NCC:**

- **Waterside:** Full commitment of Homes England funding anticipated. Remainder to be utilised to progress relocation of business strategy to release land for housing, or for feasibility work on a building for relocating existing occupiers.

**Rushcliffe sites:**

- **East of Gamston:** RBC have met with Savills to discuss the approach to pre-application discussions in respect of the allocation. They are looking at masterplanning, various technical matters and the timescale for approaching submission of a planning application

- **South of Clifton:** The first Reserved Matters Application for the spine road, drainage and earthworks has been approved.

The Borough Council are continuing to liaise with the consortium regarding possible variations to the approved outline permission as a result of the consortiums master-planning of the development and met with the Notts Wildlife Trust (NWT). Additional information was submitted seeking to address NWT concerns ahead of the Borough Council assessing the proposal.

- **North of Bingham:** *(no change from previous quarter)* Approval on a Non-Material Amendment to reflect revisions in the house types was approved but otherwise development is progressing on site with circa 30 dwellings now complete
- **Former RAF Newton:** The S73 applications still pending consideration due to issues over drainage and highways access concerns linked to the proposed removal of the bus gate – officers continue to work with the technical consultees and the applicants to seek a resolution. A Reserved Matters

**Rushcliffe sites:**

- **East of Gamston:** A further meeting will be arranged with Savills who are currently representing Taylor Wimpey and Barwood with the County Education and Highways Departments to better understand the onsite requirements for the development to assist them in masterplanning the site.

RBC Policy will be present to better understand how any SPD for the site might work and the timeframes to draft. It has also been arranged for the consortium to attend the Strategic Growth Board at the end of March to present the progress to relevant Members of the Borough Council.

- **South of Clifton Strategic Allocation:** The Borough Council anticipate the submission of further reserved matters applications, including phase 1 housing and additional infrastructure applications. The Borough Council will also need to make a decision on the proposed revisions to the layout sought by the developer.

- **North of Bingham:** *(no change from previous quarter)* Continued build out phase 1 of the site is expected. Full planning permission for the residential element is now approved so bar any revisions/variations no further residential planning applications are anticipated.
- **Former RAF Newton:** Determination of the s73 application and the REM application along with Discharge of condition applications.

application was also submitted for consideration for the detailed layout of the entire site.

Closed Projects: Homes England funded element of work now complete:

- Ashfield: Harrier Park/Rolls Royce. Broomhill Farm - funding repurposed to procure Conurbation Planning Policy Manager post.
- Broxtowe: Walker Street
- NCC: Island, River Leen and Padstow sites

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. <b>Erewash:</b> Lack of progress on Stanton Regeneration site	Amber	EBC to provide update on progress and commitment to spend capacity funding. Alternative proposal to be put forward for consideration if Stanton Regeneration site is not to progress.	SB/AR	Live

Funding Allocation: £855,000					RAG Status		AMBER
Forecast spend Y3/Qtr 1	£855,000	Actual & Committed Expenditure	£524,153.06	MP Fee	£9,585	Remaining	£321,261.94
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)	£502,078 (Quarter 4)		
	Year 3	£502,078 (Quarter 1)	£532,078 (Quarter 2)				
Notes on reasons for budget variances:							
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned							

**Appendix 2 – Gedling Borough Council’s proposed re-purposing of HE grant monies.**

Site	Allocation	Spend	Remainder
New Farm	£90k	£1,184.64	£88,815.36
Top Wighay Farm	£60k	£57,449.85	£2,550.15*
Rolleston Drive	£45k	£2,092.45	£42,907.55*
	£195k	£60,726.94	£134,273.06

\* To be repurposed.

Permission is requested to move the underspend on both Rolleston Drive and Top Wighay Farm to create a small sites fund which would progress specific sites within the borough. This totals **£45457.70**.

Quotes have been received from a local architect to carry out:

- Site appraisals
- Full Planning application
- Project Management

This equates to about £25k per site and so a virement is sought to contribute to the costs for both Station Road and Burton Road. Both these sites are within the Councils ownership and we are keen to progress both sites to deliver new homes. These sites have the potential to deliver approx. 15 – 20 new homes, Burton Road has already been demolished and Station Road will be demolished by the end of March 2020, so both have the clear potential to be built out quickly.

The re-allocation of the capacity fund would enable these sites to be progressed far quicker, through the appointment of an external architect and project management company and would ensure that both the sites progression was expatiated, the funding was used within the timeframe and the best use was made of the capacity funding.

The Council also has a further site at Killisick, with an overall capacity of around 140 homes, so this approach could also be utilised to progress this site with any further underspends, as Gedling Borough Council is keen to maximise the achievements of the capacity fund to increase the rate and speed of delivery of new homes across the Borough.



**Appendix 3 – GNPP Delegated Approval Levels**

<b>Project Cost</b>	<b>Approval Level</b>	<b>Other Requirements</b>
Below £5,000	GP Manager	Project Application Form Positive Appraisal by GP Manager Include in programme report to ESG/JPAB
£5,001 to £50,000	Delegated to GP Manager in consultation with the Chair of ESG.	Project Application Form Positive Appraisal by Appraisal Team, Include in programme report to ESG/ JPAB
£50,001 - £100,000	Delegated to ESG.  If urgent approval required between ESG meetings, approval to be sought from ESG Chair plus one ESG member.	Project Application Form Positive Appraisal by Appraisal Team Report to ESG on impact on programme. Include in overall programme report to ESG/JPAB
Over £100,001	Approval via JPAB.  If urgent approval required between JPAB meetings approval to be sought from ESG Chair, JPAB Chair plus one JPAB member)	Project Application Form Positive Appraisal by Appraisal Team Report to JPAB on impact on programme. Include in overall programme report to ESG/JPAB

## Item 8 East Midlands Development Corporation

### 1 SUMMARY

- 1.1 To update JPAB on the Midlands Engine Development Corporation programme and seek endorsement to next steps including a statement of intent.

It is recommended that JPAB **NOTE** the content of this report.

### 2 **Background**

- 2.1 In October 2018 Government announced £2m of funding to explore the business case for a locally led development delivery vehicle for the East Midlands. The catalyst for establishing a focussed delivery vehicle was HS2 and proposals for a new hub station at Toton. The East Midlands HS2 Growth Strategy published in September 2017 established the regions ambitions to maximise the opportunity presented by a scale of investment not seen for several generations.
- 2.2 Development corporations have been used successfully to deliver complex and co-ordinated delivery of development and infrastructure at scale. These have included new town development corporations (NTDCs) and urban development corporations (UDCs) for the renewal of former industrial areas such as Canary Wharf in London. More recently other forms of development corporation are now emerging, that are locally led, and which can pump prime investment and economic growth in those areas.
- 2.3 The Midlands Engine development corporation programme was asked to consider three geographical areas in the East Midlands including Ratcliffe on Soar Power Station and Toton and Chetwynd Barracks in Nottinghamshire, and East Midlands Airport in Leicestershire.

#### The Proposition

- 2.4 For the purposes of Government assessment, the team are considering a range of different scenarios. The initial analysis by the consultant team indicates that the emerging proposition could deliver:
- 4,500 homes
  - Total employment of over 40,000 jobs across the three areas, with a net additional 84,000 jobs across the region
  - 1 million tonnes of freight handled at East Midlands Airport
  - 1 Wildway - connecting the areas through the existing green infrastructure.
  - £4.8bn GVA growth per annum for the region.

2.5 The propositions are summarised as follows:

**Ratcliffe on Soar Power station:**

Employment-led development through a joint university and industry research and demonstrator facility. This would build on the energy-generating heritage of the site and wider region. A range of complementary uses are also being explored, including a new skills centre, energy generation, data storage, and advanced manufacturing. There is also consideration being given to the potential for 'freeport' status with East Midlands Airport. In total, the emerging proposition highlights the potential to deliver up to 20,000 jobs.

**Toton and Chetwynd Barracks**

Proposals centre on Toton and Chetwynd Barracks and include a mix of housing and employment, including the potential to deliver around 4,500 homes and up to 6,500 knowledge driven jobs. It will provide a highly connected community, with unrivalled national, regional and local public transport links. The vision of a station in a park with a mixed-use innovation campus connects well with the concept of a 'Wildway' integrating the three development locations via the River Erewash and canal.

**East Midlands Airport**

East Midlands Airport is a major economic driver for the East Midlands economy. Some 9,500 people are employed at over 100 businesses across the airport site. To the immediate north of the airport lies the 700 acre East Midlands Gateway served by a major new rail freight terminal. The gateway will create 7,000 additional jobs on completion. The development proposition will include sustainable growth and acceleration of the freight handling capacity beyond existing plans. Consideration is also being given to the potential for 'freeport' status in the area.

- 2.6 Each key site is significantly in excess of 200 hectares. Together they have the potential to drive a level of co-ordinated investment in the enabling infrastructure not seen for several generations. It is intended that the whole region stands to benefit from this infrastructure; together with the skills, knowledge and capacity offered by a development corporation. These qualities are likely to be transferable to the region and the programme will continue to actively engage with, and consider, how proposals will complement and align with the plans and aspirations of partners across the region including the Local Industrial Strategies of the regions LEP's.
- 2.7 The infrastructure under consideration will include social, environmental and physical infrastructure including transport, digital and utilities. Specific measures will include improved roads and a concerted focus on a comprehensive approach to public transport provision reflecting the findings and recommendations of the East Midlands Gateway Connectivity Study. Delivery will involve close working with Midlands Connect. Ultimately, the proposition will demonstrate the investment case for much needed supporting infrastructure and how it will optimise and accelerate the potential of the area.
- 2.8 To ensure inclusive growth, the initiative will consider skills and training. It will provide an opportunity to consider integrated approaches working with industry, education and research institutions. This will reflect the on-going restructuring of the economy with continued technological advancement. A hub and spoke approach should help to link areas of higher deprivation to the opportunities here.

- 2.9 Finally, the proposal makes provision to invest in a 'wildway' linking the areas distinctive green infrastructure that connects the three development locations alongside the River Trent; River Erewash; River Soar and the canal network; and Attenborough Nature Reserve which all underscore the areas credentials as an attractive place to live and do business.

#### Programme Governance

- 2.10 The development corporation work is subject of an Oversight Board supported by an Executive Group. The Oversight Board is made up of leaders from the region's upper tier local authorities and directly affected districts alongside private sector; business community; central government; LEP's; and university representatives. The Executive Group is a smaller group of executive officers. Both are chaired by Sir John Peace, as chairman of the Midlands Engine.
- 2.11 The business case will set out to Government the preferred option and demonstrate how it meets the criteria for public-sector intervention. It establishes a case for change, a value for money assessment, commercial viability, financial affordability, and a route to delivery. The detail of some of the key elements is still being developed. The local authority Chief Executives have proposed a statement of intent (Appendix 1) to set out the shared aspirations of the local authorities for the development corporation proposition.

#### **Contact officer:-**

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## APPENDIX 1

### Statement of intent

1. The developments will generate next generation **inclusive and sustainable growth** – high quality jobs, housing and transport, accessible and tailored to meet the needs and aspirations of current and future generations.
2. The focus for the developments is on **next generation innovation, enterprise**, the future of industry, not lower value or productive forms of employment.
3. Local people as well as those who come here to live and learn will be equipped with the **skills to benefit from the job opportunities** resulting from the creation of the development corporation.
4. Beyond the economic benefits, the developments will enhance and improve the environment, reduce emissions and **achieve net gains in natural capital**.
5. Partners in the region recognise and support the development corporation as a **regional endeavour with a common purpose** and a commitment to maximise this opportunity for the East Midlands; **the whole being greater than the sum of the parts**.
6. The developments will enhance the region and add value to the region's economy, adding to existing strengths in the cities and counties across the East Midlands.
7. The development corporation will be funded by a range of sources and use a range of financial instruments. It is **not intended that existing business rates are redirected** from local authorities to the development corporation. (Further analysis of business rate uplift and associated models will be explored)
8. There will be appropriate mechanisms for **local democratically elected representation to oversee** the work of the development corporation board and its **independent chair**. The board will be selected through a skills based recruitment process.
9. Lessons learned from the work on the initial 3 sites will be used to help drive further opportunities in other parts of the region, **including additional sites and development corporations** for the (East) Midlands.

## Item 9 Future Funding for Joint Planning Advisory Board

### 1.0 SUMMARY

- 1.1 This report follows the report to JPAB in December, which reported a proposed approach to funding the work of JPAB.

### Recommendations

It is recommended that Joint Planning Advisory Board **ENDORSE** the decision of the Executive Steering Group to the approach to funding JPAB for a three year period (financial years 2020/21 to 2022/23).

### 2.0 Background

- 2.1 Executive Steering Group agreed that the following approach to funding the work of JPAB be adopted. Again, it was agreed that these annual contributions should be made for three years, following which a further review of resources to support the work will be required. JPAB are requested to endorse the decision.

Partner	Proposed Contribution	
Ashfield District Council	£4,800	
Broxtowe Borough Council	£9,600	
Derbyshire County Council	£0	
Erewash Borough Council	£9,600	
Gedling Borough Council	£9,600	
Nottingham City Council	£18,000	plus £5,000 in kind
Nottinghamshire County Council	£9,600	
Rushcliffe Borough Council	£9,600	
<b>TOTAL</b>	<b>£70,800</b>	

- 2.2 The proposal is considered to represent good value for money for all partners, for example:-

- There has been no increase in contribution since 2017.
- A very significant increase in workload is anticipated for the next few years as JPAB prepares the new Greater Nottingham Strategic Plan.
- There are considerable savings to be made by working together (£600,000 estimated for the preparation of the Core Strategies).
- Significant grant income has been won through joined-up bidding (eg HCA funding £855,000, PDF funding £73,000).

- Servicing 8 meetings of ESG and JPAB a year, and occasional Councillor workshops etc are included.
- Includes servicing a fortnightly meeting Greater Nottingham Planning Partnership officer meetings, which will increase in frequency over the Plan preparation period.
- Includes overseeing and joining up the production of the Strategic Plan, eg commissioning and project managing studies.
- Comprehensively addresses the Duty to Cooperate, a sticking point in many Local Plan processes.
- It represents a modest sum compared to the (say) half a post per authority that would be required in its absence.
- A single point of contact for strategic planning in Greater Nottingham, giving a higher profile with MHCLG/Planning Advisory Service etc (recently granted PAS consultancy critical friend support throughout the preparation process).

**Lead Officer:**

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**ITEM 10     Any other business**

**ITEM 11     Future Meetings**

Tuesday 30 June at 2.00 pm	Council Chamber, Council Offices, Beeston
Tuesday 22 September at 2.00 pm	Council Chamber, Council Offices, Beeston
Tuesday 15 December at 2.00 pm	Council Chamber, Council Offices, Beeston