

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday 17th December 2019 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Local Plans Update **SS**
5. Core Strategy (Greater Nottingham Strategic Plan) Review **MG**
6. Core Strategy Review Sustainability Appraisal Scoping Report **AG**
7. Homes England Capacity Funding projects monitoring **PM**
8. Joint Planning Advisory Board Future Funding **MG**
9. Housing Developers Forum verbal feedback **DM/ALL**
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
24th SEPTEMBER JUNE 2019 AT BROXTOWE BOROUGH COUNCIL**

PRESENT

Ashfield: Councillor M Relf

City: Councillor M Edwards; Councillor L Woodings

Erewash: Councillor M Powell

Gedling: Councillor J Hollingsworth

Nottinghamshire County: Councillor T Harper (Chair); Councillor P Rostance; Councillor G Wheeler

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Ruth Hyde; Steffan Saunders; Tom Genway

Derbyshire: Steve Buffery

Erewash: 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: Rob Millbank

Homes England: Sandhya Ward

Mather Jamie: Rob Back

Observer: Denise Bond

Oxalis: Robert Gilmore

Peverill Homes: Paul Stone

Apologies

Broxtowe: Councillor D Watts

Nottingham City: Councillor S Longford

Erewash: Steve Birkinshaw

Highways England: Steve Freek

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 18 June 2019 were approved by Councillor Powell and seconded by Councillor Rostance.

3.2 Councillor Hollingsworth referred to Minute 6.5 from Councillor Edwards expecting there to be a presentation at the meeting on reducing carbon. Councillor Woodings advised that the City is currently preparing a strategy and SPD to work towards Nottingham City becoming carbon neutral by 2028. Item 8 on the agenda would address the issue.

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

4.1 **Ashfield**

ADC is currently working on a new Local Plan which is at its initial stage of evidence gathering with a call for sites being undertaken. Work is ongoing for other masterplans. The Council has designated Hucknall Conservation Area and has adopted two Neighbourhood Plans.

4.2 **Broxtowe**

It was anticipated to have had the Plan adopted by now but the Inspector's report has been delayed. The report is expected imminently and it will be taken to Council on 16 October to adopt the Part 2 Local Plan. Broxtowe has ten emerging Neighbourhood Plans.

4.3 **Erewash**

EBC is seeking to bring employment sites into the Ilkeston Gateway SPD close to the Ilkeston railway station. They are awaiting a purchase announcement for Stanton which will assist with those wishing to develop the site. There are two emerging Neighbourhood Plans.

4.4 **Gedling**

Gedling Local Plan Document was adopted. There are four Neighbourhood Plans. They have an SPD for three sites north east of Arnold. An SPD for Willow Farm housing allocation is being consulted on until 30 September 2019.

4.5 **City**

Nottingham City's Local Plan preparation is at a similar stage to Broxtowe with Examination Hearings and Main Modifications concluded. They are expecting their Inspector's draft report imminently. Along with the prospect to adopt their Part 2

Local Plan, the Waterside SPD was adopted in June. A new Statement of Community Involvement and SPDs on Open Space contributions and Caves is intended to be adopted in November 2019. They have one Neighbourhood Forum.

4.6 **Rushcliffe**

RBC is at a similar stage for Main Modifications as Nottingham City. They have three Neighbourhood Plans with a further seven emerging.

4.7 **Minerals and Waste Plans**

4.7.1 NCC is currently preparing a new Minerals Local Plan up to 2036. The Publication version is out for formal consultation between August and October 2019 prior to submission. Nottinghamshire County and Nottingham City Councils are preparing a single Joint Waste Plan to replace the previous Waste Core Strategy. A timetable was presented for both Plans earlier this year.

4.7.2 Derbyshire/Derby consulted on a range of topics for the Minerals Local Plan between March and May 2018. Formal consultation on the Publication version is intended next Spring 2020 and Submission late 2020. Consultation is intended Autumn/Winter 2019 including drop in events for residents.

4.8 A timetable for the **Implementation of Core Strategies and sites** was included in table form at appendix 1 in the report.

4.9 **Housing Delivery in Greater Nottingham**

4.9.1 Significant progress is being made on a number of sites in terms of housing delivery. Housing completions have been reported annually since 2011 to record trends. These figures have been positive year on year. Within the Core Strategies (except for EBC) the housing trajectories indicate increases in numbers over the plan period. Housing completions over the whole HMA are still lower than anticipated in the Core Strategies due to Part 2 site specific allocations and Green Belt amendments not yet being formally adopted. BBC is frustrated as they are not in a position yet to adopt its Plan despite Examination hearings being held almost a year ago. Both BBC and RBC propose Green Belt boundary changes. The forthcoming developer workshop should help to explore the reasons for shortfalls in delivery in more detail. TH explained the graph at Table 1 Housing Completions. The top line indicates anticipated housing figures, the middle line indicates actual figures and the bottom line indicates the shortfall to date.

4.9.2 Councillor Upton (RBC) advised that their Inspectors Report was expected to be received in time to adopt at their Council meeting on 8 October. Their CIL had already been adopted on 19 September.

Joint Planning Advisory Board was resolved to:

- (a) NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham; and**
- (b) NOTE the position with regard to housing completions in Greater Nottingham.**

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

- 5.1 MG explained the first part of the report was the Project Plan/Timetable which was endorsed in 2017 which unfortunately has not been met as resources had to be focused on Local Plan Part 2 Examinations across the area.
- 5.2 MG was mindful that the West of England Plan was recommended for withdrawal by the Inspectors because of shortfalls in the evidence base. Accordingly, it is essential that the project plans allows adequate time for a robust evidence base. This means that our Project Plan needs to be revisited. A revised detailed Project Plan will be brought back for approval at the next JPAB meeting in December 2019.
- 5.3 The Planning Advisory Service (PAS) had requested Expressions of Interest for free planning support. A Greater Nottingham Expression of Interest was successful and two meetings have been facilitated by PAS. Geoff Sulter, an ex-Planning Inspector, and a Consultant Derek Seddon will assist to guide us through the early part of the plan preparation. This will facilitate robust evidence and Core Strategy policies ensuring that we do not experience what happened in the West of England.
- 5.4 PAS will run a workshop on 1 October 2019 for officers to set out a detailed project plan from evidence base review through to adoption identifying key milestones etc. This will allow the complicated Core Strategy Review process to be project managed.
- 5.5 The Core Strategy review progress can now be accelerated as we are adopting our Part 2 Local Plans imminently thus allowing more resources to be directed at it. Significant progress has already been made in the completion of the HMA boundary Study, the SHLAA review, the Sustainability Assessment scoping report (which has been endorsed by statutory consultees) and the drafting of chapters etc.
- 5.6 The next stage, the Growth Options Study commission is being procured by Broxtowe on behalf of partners and is envisaged to start late September. Appendix 1 includes a copy of the brief for the commission. The existing Tribal Studies will be revisited as part of this work. The Growth Options Study will consider potential locations for development, including sites already submitted by developers and landowners in the recent 'call for sites'. The consultants will present their findings to JPAB and provide the necessary evidence to support the choice of an option/options for growth across Greater Nottingham. The £75k includes £45k from the core JPAB Revenue Budget and the remaining will necessitate further contributions from partner authorities.
- 5.7 A Housing Needs Study brief is currently being drafted and this commission will ascertain the housing needs for different groups. A Gypsy and Traveller Assessment is also being drafted and will be commissioned separately.
- 5.8 A Brief to commission an Economic Land Study is also being prepared as is an Infrastructure Delivery Plan of the Infrastructure needed to support proposed development to 2036.
- 5.9 A Growth Option consultation system will be accessed via the web by all councils to avoid duplication. At the last ESG meeting it was agreed to recommend the Board agree the purchase of the Inovem system using the core JPAB Revenue fund. Resources are currently stretched therefore grant funding is proposed to be made available for the Core Strategy Coordinator post to support the Core Strategy Review for a period of 12 months. In addition, Homes England has approved the

re-purposing of Ashfield's grant monies to allow the post to be extended to two years.

5.10 **Next Steps**

- 5.10.1 A Growth Options workshop will cover specific work around Green Infrastructure in tandem with new developments.
- 5.10.2 TH wished to draw attention to the Project Plan Growth Study with fellow councillors to ensure that adequate resources/funding is made available.
- 5.10.3 SS was aware that colleagues were keen to ensure that Growth Options were dealt with as quickly as possible. At Policy Committee on 2 October BBC approved the commissioning of the Study to avoid procurement delays.
- 5.10.4 MR (ADC) enquired about the 5,000 roamers/travellers being included in the Study. MG to check the Census numbers with his City's Housing Strategy Team. TH advised that we would need to include these higher figures in any Plan and would be interested to hear from each authority at the next meeting on the actual numbers.
- 5.10.5 RH asked Members to discuss Green Infrastructure (GI) to ensure future development is well supported by GI. MG/SS to ensure that this is written into the brief and given appropriate emphasis.
- 5.10.6 TH wished to encourage architects to attend the Workshop. MP (EBC) encouraged developers to attend as well.
- 5.10.7 MR asked how landscaping created communities. MG explained that in the Core Strategy there were a range of policies intended to secure/protect the natural environment and local green spaces to support any proposed housing. A five year housing land supply is essential to prevent decisions on development being taken out of councils hands by the Inspectorate. Housing delivery is therefore critical to ensure that we do not lose control over the planning application process.
- 5.10.8 RH advised to pay attention to detail of the planning policy for the shape and nature of developments. On a more strategic level to look at larger areas of green space for development within the Greater Nottingham area considering aspects for wildlife and sustainability from a local level.
- 5.10.9 MP asked if we adopted CIL rather than S106 where would the money be spent? SS referred to RBC who adopted a CIL. CIL can only be adopted in areas of high land value and corresponding viability. BBC may consider a CIL charging schedule subject to development viability.
- 5.10.10 DM (RBC) would look at GI from CIL. He referred to Gedling's access road where CIL would directly benefit the community with the money being spent on GI.
- 5.10.11 MR asked how the planning process could avoid developments with lower standards. He was informed that permitted development was subject to prior approval therefore we have limited controls/influence. CS advised that JPAB did lobby government with its concerns about the poor quality of housing developments delivered through permitted development.

Joint Planning Advisory Board was resolved to:

- (a) RECEIVE a report to the next JPAB meeting setting out a Project Plan for the delivery of the review of strategic planning policies;**
- (b) NOTE the progress with the Core Strategy Review;**
- (c) NOTE the approach to the Growth Options Study; and**
- (d) APPROVE the procurement of a consultation management system set out at Paras 4.13 and 4.14.**

6. Homes England Capacity Funding projects monitoring
(Peter McAnespie)

- 6.1 PMc advised that projects were progressing as planned and many were nearing completion. HE has agreed that money initially awarded to Ashfield can be used to part fund the Core Strategy coordinator post. EBC were in negotiation with a potential site developer for Stanton and are intending to use the grant to progress this site as originally intended despite Homes England deciding to withdraw their interest in the site.

Joint Planning Advisory Board was resolved to NOTE the report.

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

- 7.1 MG presented an amended revenue budget which corrected an error in the previous report.
- 7.2 Table 2 illustrated the spending.
- 7.3 The table illustrated the annual running costs of JPAB which has had a three-year agreement from partnering authorities to contribute. The report was to allow/remind councils to review their budget proposals.

Joint Planning Advisory Board recommended to NOTE the revised budget position for 2019/20.

8. Housing Developers Forum (Dave Mitchell)

- 8.1 DM announced that a workshop was being held at Rushcliffe Arena (with free parking) on Friday 1 November 2019 for officers and developers to attend. A draft agenda was provided at appendix 1 of the report. He asked for support from officers to invite developers which would help to outline the challenges faced to build more environmentally sustainable homes.
- 8.2 LW advised that the City's carbon neutral work is not ready to present but it would be helpful to hear from developers what they think they can do to make housing more sustainable. She suggested looking at the construction phase as well as the life of the house. A design quality framework for developers can ensure that the streetscape has uniformity.
- 8.3 RU drew attention to the manufacturing of building materials used during construction and whether they were locally supplied or imported.

- 8.4 GW highlighted that an ecological building would mean a higher purchase price although this would be offset by lower running costs.
- 8.5 DM explained that the workshop was not exclusive to the Greater Nottinghamshire area.
- 8.6 MR was keen to explore the latest technology available and was therefore asked to invite Alan Simpson from NTU to the workshop with any suitable green technologies.

Joint Planning Advisory Board recommended to NOTE the intention to hold a further Housing Developers Forum in late 2019.

9. **Any other Business**

Nil.

10. **Future Meetings**

DATE	TIME	VENUE
Tuesday 17 December 2019	2.00 pm	Council Chamber, Council Offices, Beeston

Future meeting dates for 2020 will be programmed and advised accordingly.

MEETING CLOSED AT 3.05 PM

ITEM 4 Local Plans Update –

1.0 SUMMARY

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

Recommendations

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				XXXXXXXXXX		
Rushcliffe						XXXXXXXX
Minerals			XXXXXXXX			
Waste						

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

Key:

	Previous stages
XXXXXXXXXX	Current/Completed stage

Ashfield District Council

- 2.1 The Council is working on a new Local Plan. As an initial stage, the Strategic Housing and Employment Land Availability Assessment (SHELAA) is being updated. The SHELAA will identify land that could be used to meet housing (including Traveller accommodation) or employment requirements, over the minimum 15-year Local Plan period. A 'call for sites' is being undertaken with a request that sites are submitted to the Council by 15th March 2019. The Sutton in Ashfield Spatial Masterplan has been completed and work is on-going on masterplans for the other town centres. .
- 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 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
- 2.7 There are currently two emerging Neighbourhood Plans:
Little Eaton has now completed its Regulation 16 consultation and moving closer to examination. Breadsall submitted its draft plan and is expected commence Ref 16 consultation in the new year.

Gedling Borough Council

- 2.8 The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018.
- 2.9 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 6th September 2018, the Burton Joyce Neighbourhood Plan was made on 10th January 2019 and the Linby Neighbourhood Plan was made on 27th June 2019.

- 2.10 An SPD for the development of three housing allocation sites to the north east of Arnold was adopted on 31st 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 in the New Year.

Nottingham City Council

- 2.11 The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications, as agreed with the Inspector, were consulted on 17th May to 28th June. The draft Inspector's report has been checked and returned and the final report is expected after the election in December 2019, with the Plan programmed for a January adoption.
- 2.12 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 has been subject to consultation with adoption programmed for February 2020. A revised Statement of Community Involvement was also adopted in November 2019.
- 2.13 There is currently one Neighbourhood Forum covering Sneinton, however a draft Neighbourhood Plan has not yet come forward.

Rushcliffe Borough Council

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

Minerals and Waste Plans

Nottinghamshire/Nottingham

- 2.16 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 Publication Plan was published for representations between 30 August and 11 October 2019 prior to submission to the Secretary of State.
- 2.17 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 are in the course of preparation. Consultation on the Scoping, Issues and Options document is timetabled for Spring 2020.
- 2.18 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

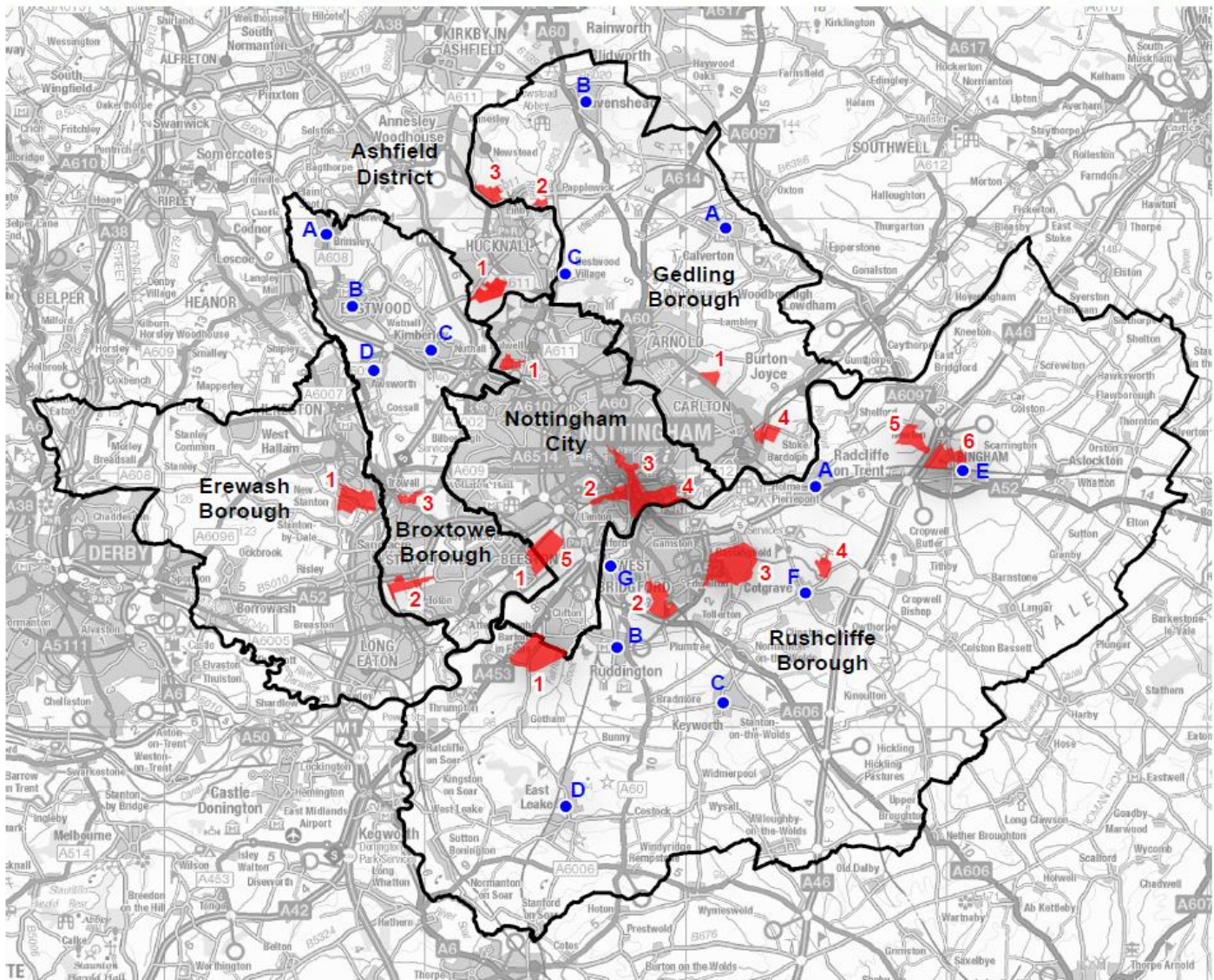
- 2.19 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. An operator has requested that the City and County Councils consider another site for potential allocation for sand and gravel working in the Trent Valley. The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

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.

Appendix 1

Nottingham Core Housing Market Area - Strategic Sites and Key Settlements



■ Strategic Allocation/Location

■ Key Settlement

Ashfield
 Rolls Royce, Hucknall 1

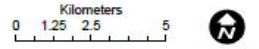
Gedling
 Gedling Colliery/Chase Farm 1
 North of Papplewick Lane 2
 Top Wighay Farm 3
 Teal Close 4
 Calverton A
 Ravenshead B
 Bestwood Village C

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



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Appendix 1 - Implementation of Core Strategy Strategic Sites

Strategic Site	Homes	Other uses	Commentary	RISK
Rolls Royce (Ashfield)	900 homes	Hybrid application comprising : new business park on 27.8ha of land, two access off Watnall Road public open space provision one-form entry primary school provision for community facilities local retail, pub/restaurant, care home, strategic footpath and cycle link nature conservation enhancement on 58ha of green belt land full details of access to the proposed business park from A611.	<p>Hybrid application approved 14/11/14.</p> <p>First Reserved Matters application for first phase of infrastructure approved and first & 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 is planned to link the estate via Lovesey Avenue to Hucknall Train Station.</p>	Development underway.

Strategic Site	Homes	Other uses	Commentary	RISK
			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).	
Boots (Broxtowe and City)	675 homes. ACS provision 1,150 homes inc Severn Trent Land.	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2020/21.	Outline planning permission. Enabling infrastructure on site.
Field Farm (Broxtowe)	450 homes	N/A.	Application approved November 2014. Anticipated dwelling completions during 2018/19. Reserved matter application submitted for SW part of site for 118 dwellings. Refused on design grounds on the basis that the scheme as submitted failed to meet the exemplar quality required in the ACS. An appeal hearing was held and the Inspector has allowed the appeal. Construction on site is underway.	Reserved Matters issued on South west part of site. Infrastructure issues resolved. Site in the control of a housebuilder seeking early delivery.
Toton (Broxtowe)	500 homes ACS provision minimum 500 homes.	380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery. 80 space care facility.	HS2/ Toton advisory committee at Broxtowe has considered the appropriate mix and location of development and Broxtowe Cabinet endorsed the approach in December 2015. An outline application was approved in February 2016. A reserved matters application for phase	Infrastructure issues resolved. Site in the control of a housebuilder seeking early

Strategic Site	Homes	Other uses	Commentary	RISK
		site for medical surgery. site for community use. education provision.	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.	delivery. Amendments to the permission secured regarding off site highways works to secure an earlier start on site.
Stanton Regeneration Site (Erewash)	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: <ul style="list-style-type: none"> - A business park of about 10ha (for B1a and b uses) - At least 10ha of land for general industry (B1c and B2) - Additional replacement employment for job losses incurred through redevelopment - Encouraging utilisation or safeguarding 	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 things, a remediation

Strategic Site	Homes	Other uses	Commentary	RISK
		<p>of rail spur and associated land for rail-freight use.</p> <ul style="list-style-type: none"> - A Centre of Neighbourhood Importance - A strategic area of GI - Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas. - Improved public transport to link the site to Ilkeston town centre and Nottingham city centre 		<p>strategy and schedule of costed infrastructure requirements helping to reduce the perceived level of risk historically connected with the site's delivery.</p>
<p>Teal Close (Gedling)</p>	<p>830 homes</p>	<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. 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 currently being determined. Reserved matters application (2019/0560) for the</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>third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. First housing phase of 199 homes is currently under construction and to date (i.e. at the end of October 2019), 52 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 currently being determined.</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 currently being determined.</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 employment area (6 employment units) was</p>	

Strategic Site	Homes	Other uses	Commentary	RISK
			submitted in June 2019 and is currently being determined.	
Gedling Colliery/Chase Farm (Gedling)	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	<p>Full application for Gedling Access Road granted in December 2014. The key milestones to delivery of the GAR to date and anticipated are as follows:-</p> <ul style="list-style-type: none"> • March 2017 - County approve making of Compulsory Purchase Order and Side Road Order • November/December 2018 - notification and publicity of Compulsory Purchase Order and Side Road Order. Objection period closes 21 December 2018; • June 2019 - Public Inquiry (all outstanding objections withdrawn in advance and Inquiry did not open); • Winter 2019 - Secretary of State's Decision; • January 2020 - proposed start of main construction works; and • Autumn 2021 - GAR opens to traffic. <p>A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission (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</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.

Strategic Site	Homes	Other uses	Commentary	RISK
			<p>construction for 506 homes and to date (i.e. at the end of October 2019), 151 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>	
North of Papplewick Lane (Gedling)	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 October 2019), 78 homes are built.	Currently under construction
Top Wighay Farm (Gedling)	38 homes. (ACS provision 1,000)	Business park. Retail. Community facilities.	Full application for 38 homes granted in April 2015 and now built. No current timetable for application for wider site, although delivery likely to commence in 2019/20. Development brief (SPD) for Top Wighay Farm adopted February 2017. Funding obtained to support site investigations. A public exhibition took place in Linby on 19 November 2019. Submission of outline planning application in due course.	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.
Stanton Tip, Hempsill Vale	500 homes	Employment space (B1/B2/B8).	Acquisition 2019. Master planning/Remediation 2019-2023	No planning permission,

Strategic Site	Homes	Other uses	Commentary	RISK
(Nottingham City)			Delivery 2024-2030.	remediation required.
Waterside Regeneration Zone (Nottingham City)	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. 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.	Developments progressing, but acquisition issues outstanding in parts of the area.
Eastside Regeneration Zone (Nottingham City)	No ACS provision	Principally employment.	Several single development sites. Now defined in Local Plan as Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed. Island Site. SPD adopted April 2016. Planning Application outline consent April 2019. Reserved Matter application in preparation.	Development progressing, active pre application discussions on Island Site.
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail	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. Queens Road student accomodation complete. Student accomodaton on former DHS building now under construction, and planning application granted for grade A	Development progressing, active pre application discussions on key sites.

Strategic Site	Homes	Other uses	Commentary	RISK
			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 planingng permission for Meadows Gateway.	
South of Clifton (Rushcliffe)	Maximum of 3000 homes	Up to 100,000 m ² of B1, B2, and B8. Up to 2,500 m ² of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	<p>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.</p> <p>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.</p>	GREEN
Melton Road, Edwalton (Rushcliffe)	1,641 homes (CS provision 1,500)	Primary school. Open space. Neighbourhood centre Up to 4 hectares of B1 and/or employment generating development.	<p>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.</p> <p>In total, up to 31 March 2019, 437 dwellings have been completed, with 271 being delivered between</p>	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
			April 2018 and March 2019. It is anticipated all 1,600 homes will be delivered by around 2027.	
East of Gamston/North of Tollerton (Rushcliffe)	ACS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	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 application for development may be submitted in early 2020. 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.	RED
North of Bingham (Rushcliffe)	1,050 homes	15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school. Community centre. Open space.	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. 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. 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.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
Former RAF Newton (Rushcliffe)	550	Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m ² of space for ancillary retail uses and community uses. Retention of existing hangars for Employment purposes. New primary school. Public open space.	<p>The Borough Council's current housing trajectory indicates that the site will be completed by 2026.</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 removal of the approved bus gate and the felling of further TPO trees on the site, is pending consideration. A reserved matters application for housing on the site has also been submitted (mid November 2020).</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>	GREEN
Former Cotgrave Colliery (Rushcliffe)	462 homes	Employment uses (B1, B2 & B8). Open space.	Apart from a small area of employment land, this development has been completed ahead of schedule.	GREEN

ITEM 5 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 preparation of a new strategic plan for Greater Nottingham.

Recommendations

It is recommended that Joint Planning Advisory Board:

- (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.

2.0 Peer Support and Project Plan

- 2.1 The Planning Advisory Service PAS are providing support from planning consultants to the Greater Nottingham Planning Partnership (GNPP), and Derek Stebbing from IPE is providing critical friend advice in the preparation of new strategic policies, and attended the officer meeting on 10th December. A minimum of 8.5 days have been allocated initially, with other support direct from PAS also available.
- 2.2 Separately, PAS held a workshop to update the Project Plan for the review of strategic policies which sets out the main milestones for the early part of plan preparation. The recent appointment of consultants to undertake the Growth Options work clarifies the critical path, and the project plan is attached as appendix 1 to this report, and can be summarised as follows:
- | | |
|-----------------------|---|
| ○ 25 Nov 2019 | Growth Options Inception |
| ○ 28 Feb 2020 | Growth Options Final Report |
| ○ January 2020 | Green & Blue Infrastructure baseline commissioned |
| ○ 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 |
| ○ July 2020 | Green & Blue Infrastructure opportunities mapping |
| ○ 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 |

3.0 Plan Review Progress

- 3.1 Progress with the review has now accelerated since capacity in those partners undergoing Local Plan examinations has increased as those processes draw to an end. A summary is as follows:-

Background work

- 3.2 The Housing Market Area Boundary Study is complete and has been reported to JPAB.
- 3.3 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.

Sustainability Appraisal

- 3.4 The next item on the agenda describes progress with the SA. In summary a Sustainability Scoping report has been prepared and submitted to the statutory bodies for consultation. The period of consultation ended Friday 22nd August, and no substantive comments were received. This represents the first statutory stage of preparation for the Strategic Plan.

Growth Options commission

- 3.5 A brief to commission consultants to undertake the Growth Options study (including a review of the area's settlement hierarchy) was reported to JPAB at its last meeting, and was published on behalf of GNPP by Broxtowe Borough. Eight consultancies responded.
- 3.6 AECOM was subsequently successful, and the inception meeting was held on Monday 25 November. Broxtowe Borough Council are the lead Council for this commission. The final report is anticipated at the end of February 2020.

Housing Need Assessment

- 3.7 Planning for good quality housing, of an appropriate mix of size, type, tenure and affordability is as important as planning for housing growth. 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). A brief to commission a SHMAA for Greater Nottingham (including Ashfield) has been published, and five tenders were submitted prior to the deadline of Friday 29th November. Nottingham City is the lead Council for this commission.

Gypsy and Traveller Housing Need Assessment

- 3.8 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. A brief has been prepared to procure this work, which is shortly to be procured by Rushcliffe Borough Council, who are the lead Council for this commission. The cost will be shared between the participating Councils (including Ashfield), and is anticipated to be of the order of £40,000.

Other work

- 3.9 JPAB has previously agreed that Green and Blue Infrastructure (GBI) should be at the heart of the review of strategic policies, recognising that for growth to be acceptable, it must be supported by appropriate infrastructure, integrated within new development from the earliest planning stage. GBI not only provides a sustainable backdrop for new development, but also provides health and wellbeing benefits (eg by improving air quality), and is central to mitigating climate change. This approach builds on the significant strengths in the area in terms of variety, quality and quantity of existing GBI. A scoping paper for a Green and Blue Infrastructure Study has been prepared, to inform a consultant's brief. It is envisaged that this will be procured to inform the draft Strategic Plan, programmed to be published in January 2021.
- 3.10 A brief for an Economic Land Requirements Study is in preparation, although it is not expected to be commissioned until the position with housing need and distribution is clearer.
- 3.11 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.
- 3.12 Drafting the Growth Options document has begun, and a skeleton structure agreed. 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.
- 3.13 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.
- 3.14 As reported to the last meeting of JPAB, the Inovem consultation portal is considered to best meet the needs of the partnership. As it is hosted on the web, it would enable access by all authorities from their offices.
- 3.15 JPAB also agreed that the costs associated with this system be paid from the Partnership funding, of which £48,602 remains available for Local Plan preparation.
- 3.16 It is clear from the above that work on the review is now occurring at pace. 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. Nottingham

City Council (the GNPP's accountable body) has now approved the establishment of this post, and recruitment can begin. ESG has approved that the role can be offered as secondment/development opportunity for planning officers within the partnership Councils in the first instance.

4.0 Next Steps

4.1 The next steps on the review of strategic policies are envisaged to be:

- Undertaking the Growth Options Study
- Commission other supporting studies (Housing Need, Gypsy and Travellers needs study).
- Develop a brief for the procurement of a GBI Strategy
- Review SHLAA study recommendations.
- Plan for the Growth Options Consultation.
- Begin SA process for Growth Options.

Lead Officer:

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Greater Nottingham Strategic Plan Review Timelines																																			
Year	2019				2020								2021								2022														
Quarter (financial year)	4			1			2		3			4			1		2			3			4		1		2		3						
Month Calendar	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Month No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Key Task:																																			
JPAB Meetings																																			
Prepare Growth Options (Reg 18)																																			
Approve Growth Options																																			
Consult Growth Options																																			
Consider Responses, Prepare Draft Strategic Plan (Reg 19)																																			
Approve Draft Strategic Plan																																			
Consult Draft Strategic Plan																																			
Consider Responses, Pre-Submission Draft Strategic Plan (Reg 19)																																			
Approve Pre-Submission Draft Strategic Plan																																			
Consult Pre-Submission Draft Strategic Plan																																			
Consider Responses, Prepare for Submission																																			
Submit Strategic Plan to Secretary of State, Examination Begins																																			
Examination																																			
Dependencies:																																			
Growth Options Study																																			
Housing Need Study																																			
GBI Study Phase 1																																			
GBI Study Phase 2																																			
Green Belt Review Work																																			
Gypsy and Traveller Assessment																																			
SA Growth Options																																			
Empoyment and Retail Needs Assessment																																			
SA Strategic Plan																																			
Habitats Regulations Assessment																																			
Transport Modelling																																			
Scoping Watercycle Study																																			
SA Submission Plan																																			
Infrastructure Delivery Plan																																			
Plan-wide Viability Assessment																																			

APPENDIX 1 - Strategic Plan Review Project Plan

1 **SUMMARY**

- 1.1 The Scoping Report comprises the first stage of the Sustainability Appraisal (SA) of the Core Strategy Review and provides the scope and level of detail of the SA. It lists out the proposed sustainability issues and sets the Sustainability Framework against which the effects of the Core Strategies Review will be assessed.

2 **Background**

- 2.1 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of a new or revised Local Plan. The National Planning Policy Framework 2018 makes it clear that Local Plans should be informed throughout their preparation by a sustainability appraisal, demonstrating how the plan has addressed relevant economic, social and environmental objectives. It is an ongoing process aiming to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes.
- 2.2 The importance of undertaking a robust and comprehensive SA cannot be overstated. Members will recall the High Court Challenge to the Aligned Core Strategy which was heard by Mr Justice Jay in March 2015. The challenge revolved around three grounds one of which was that it was contended that the SA for the Aligned Core Strategy failed to satisfy the requirement of the SEA Regulations. Reassuringly the judge found that the correct process had been followed and the appeal was dismissed.
- 2.3 The SA of the Core Strategies Review will take place over several stages and the Government guidance identifies five key stages (**A** to **E**) when carrying out an SA (**slide**). The Scoping Report covers Stage A of the SA process which is in itself broken down into five stages.
- 2.4 **Stage A1** looked at reviewing the relevant international, national and local plans, policies and programmes to identify key requirements and assess their relationship to the Core Strategies Review. Input was provided from the partner authorities to develop the necessary baseline information and this list of relevant documents will be kept under review during the SA process.
- 2.5 The next three stages were considered at an officer workshop in March 2019. This workshop highlighted the key sustainability issues (**Stage A3**) which were identified from the review of other relevant plans, policies and programmes and the baseline

data on social, economic and environmental characteristics for each council area (**Stage A2**).

- 2.6 The SA Framework (**Stage A4**) was developed at the workshop which contains a list of objectives based on the review of other relevant plans, policies and programmes (Stage A1), the analysis of the baseline data (Stage A2) and the identification of key sustainability issues (Stage A3). The Framework will be used to assess the reasonable alternative options for the policies and the strategic site allocations. When assessing these options a score will be given to each SA objective to indicate whether the effect is likely to be positive, negative, uncertain or no impact. The score includes a colour coding system to help provide a visual summary of the overall results against the SA objectives (**slide**).
- 2.7 For **Stage A5**, in accordance with the SEA Directive, the Scoping Report was sent to the three statutory consultation bodies for England (the Environment Agency, Historic England and Natural England) in July 2019 for their comments. The responses received have been considered by the Councils and have helped to shape the SA Framework.

3 Next Steps

- 3.1 The SA Scoping Report will be issued alongside the consultation on the Growth Options in April 2020 and will be open for further comment and amendments where appropriate.
- 3.2 The SA will then move onto **Stages B** and **C** which will develop and refine the reasonable alternatives which will be progressed following a further workshop with key stakeholders. The aim will be to assess the likely effects, consider ways of mitigating adverse effects and to maximise the beneficial effects. **Stage D** represents the consultation stage when the SA report will be published alongside the publication draft of the Core Strategies Review in order to seek comments. The remaining **Stage E** will be completed on adoption of the Core Strategy.

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**ITEM 7 Homes England Capacity Funding projects monitoring
July – September 2019 (Quarter 2, Year 3)**

1.0 Summary

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

2.0 Recommendations

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

3.0 Background

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

4.0 Progress – Quarter 2 (Year 3) – July to September 2019

4.1 Each authority's progress made on their respective projects for quarter 2 is summarised below. Although progress has largely been in line with the project bids and has continued to rise significantly over the course of the year there was no additional spend this quarter. There have been some variations in how the money is to be spent which have been agreed in advance with HE. A number of payments have been made by Nottingham City Council as the Accountable Body.

Ashfield:

- **Harrier Park/Rolls Royce:** project completed.
- **Broomhill Farm:** HE agreed that the grant for Broomhill Farm can be re-purposed to part fund Core Strategy Coordinator post.

Broxtowe:

- **Walker Street:** Transport study of existing and proposed transport infrastructure undertaken by AECOM. BBC invoice currently being processed.

Erewash: (no change from last quarter)

- **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: Brief, specification and contract agreed with legal colleagues. Tender document for consultants being finalised.
- **Top Wighay Farm:** in position to claim £5k HE funding for consultancy fees.
- **Rolleston Drive:** GBC are proposing that capacity funding should not be used to fund the viability work as the site is to be put on the market. GBC preparing proposal to re-purpose funds to progress other sites.

Nottingham City:

- **Island site:** Homes England funded element of work complete.
- **River Leen sites:** Homes England funded element of work complete .
- **Waterside:** Kilpin Way progressing. Site assembly/relocation work to continue.
- **Padstow:** All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

- **East of Gamston:** The consortium have advised that they are seeking to undertake topographical surveys of the entire site and that this could take up to 16 weeks to complete. They requested contact details for the county Council to arrange the necessary access arrangements so that the whole site could be surveyed, however the county Council have refused to grant right of access to any third party involved with the allocation.
- **South of Clifton:** Officers 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. This includes the Borough Council seeking the professional views of various technical consultees. The first Reserved Matters Application for the spine road, drainage and earthworks has been submitted for consideration.
- **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:** An S73 application seeking to vary the approved masterplan and therefore the conditions that relate to the approved masterplan.

Additional project for Rushcliffe Borough Council to use £5k of Homes England funding to appoint external facilitators to plan, develop and enhance workshop discussions for Greater Nottingham Developer Forum in November 2019.

5.0 Anticipated Progress Next Quarter (Quarter 3, Oct to Dec 2019)

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

Ashfield:

- **Harrier Parks/Rolls Royce** Project complete. Core Strategy Coordinator role to be progressed by NCC.

Broxtowe:

- **Walker Street** Completed. Invoice paid.

Erewash:

- **Stanton Regeneration site:** Stanton Regeneration site: ongoing discussions with potential site developers. Update/progress anticipated for the New Year.

Gedling:

- **A60 corridor transport assessment:** ongoing
- **Top Wighay Farm:** GBC to confirm how remainder of funds to be utilised (£4,210).
- **Rolleston Drive:** Repurposing of Rolleston Drive funding: To await agreement.

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:** It is assumed that the survey work will take less than the originally envisaged 16 weeks and therefore the topographical survey should be completed by the start of early 2020, and provided that all other necessary surveys are completed a submission could follow shortly after.
- **South of Clifton Strategic Allocation:** Once the views of the technical consultees are fully understood the Borough Council can advise the consortium further on the possibility of a variation to the outline permission and any possible mechanism for doing to. The consortium is also planning a Public Exhibition to engage with local residents about how the site will be developed. The Developers have also requested meeting with the CCG and the Education Authority to discuss possible early provision of the services/facilities required on site and this is arranged for October 2019. Assuming no significant issues arise the Reserved Matters application should be determined by mid December 2019.
- **North of Bingham:** 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:** Determine the S73 application.

6.0 Risks and Issues

- 6.1 The lack of progress made on Stanton Regeneration Site, Erewash is highlighted as amber as is Gedling's Rolleston Drive. EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose and is anticipating making significant progress early 2020. Gedling are putting a case together to justify the re-purposing of Rolleston Drive funding which it is hoped will be endorsed. This group and JPAB agreed to work up some reserve projects for both underspend of the HCA funding and also to have projects 'ready' should further opportunities for grant funding come forward. This will continue to be progressed.

7.0 Next Steps

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

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Appendix A – Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	13 th November 2019		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 2 (Year 3) July – September 2019		
Client Lead	Matt Gregory	Overall Status (RAG)	Amber	Budget (RAG)	Amber

Brief description of Project

The Greater Nottingham Joint Planning Advisory Board (GNJPAB) successfully bid for £855,000 of HCA grant funding in Spring 2017. The grant will support the delivery of 9,096 new dwellings by funding a range of technical surveys and specialist consultancy advice. The GNJPAB Partners comprise Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Rushcliffe Borough Council and Nottingham City Council. The Partners will now submit funding requests/supporting information to Nottingham City Council as accountable body to access grant.

The project is to administer the distribution of the funding and report on its use by the Partners to the GNJPAB Executive Steering Group.

Approval (last governance route)

Homes & Community Association award letter 7 March 2017
DDM 27/04/2017

Business benefits expected

Maximise efficiencies and outputs through joint commissioning, sharing of specialist staff and expertise and a single point of contact via Nottingham City Council as Accountable Body.

The Capacity fund provides an opportunity for Local Authorities to work with landowners and developers to fully investigate and understand the barriers to site delivery, undertake appropriate feasibility work, site investigation, optioneering and drawing on specialist skills to broker meaningful and realistic development programmes and infrastructure phasing.

Progress

Progress Last Quarter:

Ashfield:

- Harrier Park/Rolls Royce: Homes England funded element of work now complete.
- Broomhill Farm: ADC unable to progress scheme due to land ownership issues (NCC). HE agreement to repurpose the £40k underspend to part-fund a Conurbation Planning Policy Manager post.

Broxtowe: (No change from last quarter)

- Walker Street: invoice being processed.

Erewash:

- Stanton Regeneration site: Following the withdrawal of direct delivery interest in the site from Homes England, EBC is in

Anticipated Progress Next Quarter:

Repurposing of Broomhill Farm funding:

- NCC to procure Conurbation Planning Policy Manager post.

Broxtowe:

- Walker Street: Completed. Invoice paid.

Erewash:

- Stanton Regeneration site: ongoing discussions with potential site developers.

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)

- No further update for this quarter however, update anticipated for the New Year.

Gedling: (*highlighted no change from last quarter - awaiting further detail from GBC*)

- A60 corridor transport assessment: Exploring the development potential of this land whilst identifying the capacity issues of the A60 strategy road network and the junction capacity at the roundabout.
- Top Wighay Farm: GBC in position to claim £50k for survey work. Invoice pending payment.
- Rolleston Drive: GBC are proposing that capacity funding should not be used to fund the viability work as the site is to be put on the market. GBC preparing proposal for HE approval for re-purposing funds to progress other sites.

NCC:

- Island, River Leen and Padstow sites: Homes England funded element of work now complete.
- Waterside: Kilpin Way progressing. Site assembly/relocation work to continue.

Rushcliffe sites:

- **East of Gamston:** The consortium have advised that they are seeking to undertake topographical surveys of the entire site and that this could take up to 16 weeks to complete. They requested contact details for the county Council to arrange the necessary access arrangements so that the whole site could be surveyed, however the county Council have refused to grant right of access to any third party involved with the allocation.
- **South of Clifton:** Officers 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. This

Gedling:

- A60 corridor transport assessment: Exploring the development potential of this land whilst identifying the capacity issues of the A60 strategy road network and the junction capacity at the roundabout.
- Top Wighay Farm: ongoing discussions with Notts CC to allocate funding on a range of surveys and site inspections which will enable the site to progress more quickly.
- Rolleston Drive: GBC will await HE endorsement.

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. funded element of work now complete.

Rushcliffe sites:

- **East of Gamston:** It is assumed that the survey work will take less than the originally envisaged 16 weeks and therefore the topographical survey should be completed by the start of early 2020, and provided that all other necessary surveys are completed a submission could follow shortly after.
- **South of Clifton Strategic Allocation:** Once the views of the technical consultees are fully understood the Borough Council can advise the consortium further on the possibility of a variation to the outline permission and any possible mechanism for doing to. The consortium is also planning a Public Exhibition to engage with local

<p>includes the Borough Council seeking the professional views of various technical consultees. The first Reserved Matters Application for the spine road, drainage and earthworks has been submitted for consideration.</p> <ul style="list-style-type: none"> • 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 <p>Former RAF Newton: An S73 application seeking to vary the approved masterplan and therefore the conditions that relate to the approved masterplan.</p> <p>Additional project from Rushcliffe Borough Council for £5k of Homes England funding to be used towards appointment of external facilitators to plan, develop and enhance workshop discussions for Greater Nottingham Developer Forum in November 2019.</p>	<p>residents about how the site will be developed. The Developers have also requested meeting with the CCG and the Education Authority to discuss possible early provision of the services/facilities required on site and this is arranged for October 2019. Assuming no significant issues arise the Reserved Matters application should be determined by mid December 2019.</p> <ul style="list-style-type: none"> • North of Bingham: 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: Determine the S73 application. <p>No major risk to spending of Homes England funding noted:</p>
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Risks / Issues / Escalations / Change requests			Red: Requires escalation Amber: Can be treated, transferred within delegated authority Green : Progressing as planned	
	Severity	Action	Owner	Live/Closed
1. Erewash: Lack of progress on Stanton Regeneration Site	Amber	Following the withdrawal of direct delivery interest in the site from HE, EBC is in negotiation with potential site developers over use of the funds for their originally approved purpose.	SB/AR	Live
2. Rolleston Drive: original project not progressed.	Amber	GBC are proposing that capacity funding should not be used to fund the viability work as the site is to be put on the market. GBC preparing proposal for HE approval for re-purposing funds to progress other sites.		

3. Risk of loss of Homes England grant due to lack of spend	Amber	All partners to provide information on planned spend and provide details of reserve projects.	ALL	Live
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Funding Allocation: £855,000					RAG Status		AMBER
Forecast spend Y3/Qtr 1	£855,000	Actual & Committed Expenditure	£532,493.06	MP Fee	£9,585	Remaining	£312,921.94
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)					
Notes on reasons for budget variances:							
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned							

Item 8 **Future Funding for Joint Planning Advisory Board**

1.0 SUMMARY

- 1.1 This report follows the report to JPAB in September, which reported that the three year agreement to fund the work of the Board has run its course, and the funding of the work of JPAB therefore requires reassessment.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the report.

2.0 Background

- 2.1 In order to allow time for budget planning in 2020/21, it is necessary for the Councils to agree whether the principle of ongoing contributions is appropriate, and if appropriate, what the level of those contributions should be having regard to the workload of the JPAB over the next few years.
- 2.2 Each of the partner Councils agreed to contribute to the ongoing work of the partnership in 2017, for a period of three years. Each Council with the exception of Derbyshire County Council¹, makes annual contributions to the work of JPAB.
- 2.3 Executive Steering Group agreed that the following proposal for funding the work of JPAB be considered by each partner Council. Again, it is suggested that these annual contributions should be made for three years, following which a further review of resources to support the work will be required. Council decisions are anticipated shortly.

¹ Derbyshire County Council have previously been approached with regard to making a £2,000 contribution.

Partner	Current Contribution	Proposed Contribution	
Ashfield District Council	£4,000	£4,800	
Broxtowe Borough Council	£8,000	£9,600	
Derbyshire County Council	£0	£0	
Erewash Borough Council	£8,000	£9,600	
Gedling Borough Council	£8,000	£9,600	
Nottingham City Council	£15,000	£18,000	plus £5,000 in kind
Nottinghamshire County Council	£8,000	£9,600	
Rushcliffe Borough Council	£8,000	£9,600	
TOTAL	£59,000	£70,800	

2.4 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:

Matt Gregory, Greater Nottingham Planning Manager
matt.gregory@nottinghamcity.gov.uk, 0115 876 3981

Item 9 Housing Developers Forum

1 SUMMARY

- 1.1 JPAB hosted another successful Housing Developers Forum on December 6th, the third to be held in the past two years. The Focus was on understanding and overcoming the barriers to ensuring more sustainable housing development in Greater Nottingham.

Recommendations

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

2 Background

- 2.1 The purpose of the meeting will be to understand how JPAB can work together with local developers to improve delivery of homes which help to deliver the Government's target of carbon neutrality by 2050.
- 2.3 The agenda is attached at appendix 1.

Lead Officer: Dave Mitchell
Rushcliffe Borough Council
DMitchell@rushcliffe.gov.uk

Appendix 1 - Greater Nottinghamshire Developer Forum

9.30am Friday 6 December 2019

Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham

In greater Nottinghamshire we are about to embark on our Core Strategy review process as a part of this we want to raise the environmental sustainability standard of housing developments. This includes the homes themselves as well as the quality of the environment within which a development sits, sustainable transport links and design quality.

This workshop is an opportunity for us to explore with our key developer partners how we build this ambition in to our plans. Attendees will hear about national and regional policies and plans as well as existing opportunities that we can take advantage of. However, the focus of the event will be round table discussions focussed on identifying:

- The aspirations of local authorities around responding to the climate change agenda by using innovative approaches
- Challenges and obstacles faced to achieving the objectives and how we might be able to overcome them.
- Incentives and best practise.
- What we can do together and where we need Government intervention and support.
- Shared ambitions for environmentally sustainable housing development in Greater Nottinghamshire

How can we work better together to set the standard for future development; building places people want to live for the benefit of all.

Agenda

1	Welcome Kath Marriott, Rushcliffe Borough Council	10.00
2	Rising to the climate crisis Dr Daniel Slade, Royal Town Planning Institute	10.10
3	Midlands Energy Strategy Michael Gallagher, Midlands Energy Hub	10.50
4	Local Government perspective <ul style="list-style-type: none">• Cllr Roger Upton, Rushcliffe Borough Council• Matt Gregory, Nottingham City Council	11.20
5	Developers perspective <ul style="list-style-type: none">• Kevin Parker, Redrow Homes• Martin Valentine, Positive Homes• Mike Stipling, Cobalt Carbon Free	11.45
6	Making housing fit for the future Workshop/roundtable discussion facilitated by Arup (working lunch)	12.15
7	Close	2.30

ITEM 10 Any other business

ITEM 11 Future Meetings

Tuesday 24 March at 2.00 pm	Council Chamber, Council Offices, Beeston
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