

# Greater Nottingham Planning Partnership

## AGENDA

### GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

Tuesday, 11 March 2025  
2:00pm: via Microsoft Teams

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. EMCCA Spatial Planning and Transport **EMCCA**
5. Greater Nottingham Strategic Planning Update **MG/MT**
6. Waste and Minerals Local Plans Update **JS/SB**
7. Homes England Capacity Funding Projects Monitoring **MG**
8. Future Meetings



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| <b>ITEM 3</b> | <b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON TUESDAY 10 DECEMBER 2024 VIA MS TEAMS</b> |
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1 INTRODUCTION AND APOLOGIES

Present at the Meeting

Broxtowe Borough Council: Councillor M Radulovic MBE (Chair)  
Gedling Borough Council: Councillor J Hollingsworth (Vice-Chair)  
Rushcliffe Borough Council: Councillor R Upton  
Ashfield District Council: Councillor M Relf  
Nottingham City Council: Councillor J Hayes  
Nottinghamshire County Council: Councillor R Jackson

Officers in Attendance

Ashfield: Christine Sarris  
Broxtowe: Ruth Hyde, Dave Lawson and Mark Thompson  
Erewash: Oliver Dove  
Gedling: Alison Gibson  
Nottingham City Council: Paul Seddon  
Nottinghamshire County Council: Stephen Pointer  
Rushcliffe: Leanne Ashmore  
Mansfield DC: Tracey Tucker  
Greater Nottingham Planning Partnership: Matt Gregory and Karen Shaw

Apologies for absence were received from Councillor Renwick, Derbyshire County Council.

2 DECLARATION OF INTERESTS

Councillor M Radulovic MBE declared he had planning interests but was not related to the Joint Planning Advisory Board area.

3 MINUTES

The minutes of the meeting held on 24 September 2024 were confirmed as a correct record.

4 PRESENTATION- GEDLING BOROUGH DESIGN CODE

A presentation was provided to the Members on the Gedling Design Code Framework that was adopted in November 2024. The design code sets out the general requirements for new residential development in the Borough. It was

reiterated that having early conversations at the pre application planning stage provided better planning for design and layout. Concern that Permitted Development was changing the nature and character of residential areas had been raised. The design code cannot control Permitted Development but would look to encourage and educate.

## 5 GREATER NOTTINGHAM STRATEGIC PLANNING UPDATE

Members noted the progress made on the Greater Nottingham Strategic Plan, Erewash Core Strategy Review and Ashfield Local Plan. The Greater Nottingham Strategic Plan has now been published for consultation. The Consultation is a Regulation 19 and allows for formal representations to be made. The closing date for comments was 16 December 2024. Responses would be collated and a summary of the main points arising would be prepared. The Greater Nottingham Strategic Plan would be submitted to the Planning Inspectorate for examination once parallel work on the Transport Modelling had been completed.

Statements of Common Ground were currently being prepared with Councils to inform the examination and assist in evidencing the Duty to Cooperate. Statements with the partner Councils; Ashfield District Council, Erewash Borough Council, Charnwood Borough Council, Mansfield District Council, Melton Borough Council, Newark and Sherwood District Council, and Nottinghamshire County Council had been proposed.

An update was provided at the meeting from Erewash Borough Council regarding the submission of the Erewash Core Strategy to the Inspector that was currently being examined. A response, had been sent on 22 November 2024 and they were awaiting a further update from the Inspector.

The Ashfield Local Plan was in the middle of the examination. Week one of the hearing had taken place and week two of the hearing sessions had been scheduled to commence 21 January 2025. An update would be provided at the next meeting.

## 6 WASTE AND MINERALS LOCAL PLANS UPDATE

Members noted the progress made with the Nottinghamshire, Nottingham, and Derbyshire, Waste and Minerals Local Plans. The Nottinghamshire Minerals Plan will be subject to its first statutory review in 2026. A planning application had been submitted to the City and County Councils in February 2024 for sand and gravel extraction at Mill Hill, Barton in Fabis and remains to be determined.

The County and City Councils were preparing a single joint Waste Local Plan to replace the Waste Core Strategy adopted by both Councils previously. A Pre Submission Plan was published for representations in 2023 and had been submitted for examination in March 2024. This had raised a set of matters, issues and questions. Public questions had taken place in October 2024 and currently, both Councils were preparing modifications as agreed prior and during the hearings and will be subject to agreement from the Inspector in anticipation of the plan being adopted in Summer 2025.

A report was presented to the Derbyshire and Derby Minerals and Waste Local Plans Joint Advisory Committee in April 2024, providing details of the consultation responses with a recommended timescale for submission to the Secretary of State. The final approval to submit the plan was presented to Derbyshire County Council on 27 November 2024.

Statements of Common Ground had been drafted with stakeholders to address issues and objections raised through the Regulation 19 Consultation. A Planning Performance Agreement had been agreed with the Planning Inspectorate and Programme Officer being recently appointed for the examination that would likely take place in Spring 2025. It was unknown how the revised National Planning Framework would affect this.

Preparatory work had commenced on the updated Minerals and Waste Development Scheme that provided a timescale for preparing the Waste Local Plan. This was proposed to be prepared under the new Local Plan Regulations to a 30-month timescale.

## 7 PROPOSED RESPONSE TO MHCLG BROWN FIELD PASSPORT CONSULTATION

Members noted the ongoing consultation on the Brownfield Passport and resolved that the response as set out in the appendix to the report be approved. A call for evidence had been launched for options to further increase certainty for brownfield development. Proposals included greater clarity to the principle, scale and form of brownfield development with a view to lowering the risk, cost, and uncertainty associated with planning permissions. It was noted that there was no specified date for returning the views after the options and proposals had been consulted on. Discussions ensued with the Advisory Board that brownfield sites should not be the default position and that brownfield development was not always sustainable or suitable, especially for residential development. It was recognised that brownfield sites had remained undeveloped for many reasons including poor viability, contamination, remedial cost, and land ownership.

**RESOLVED that the response as set out in the appendix of the report be approved.**

## 8 HOMES ENGLAND CAPACITY FUNDING PROJECTS MONITORING

The Joint Planning Advisory Board was updated with the progress made on Homes England Capacity Funding projects. There had been no change to the status of the finances since the last report. An invoice was expected from Gedling Borough Council, they had confirmed that works were still ongoing on the Burton and Station Road sites with the aim of social housing delivery in the future. The remaining elements of the capacity Fund included Gedling Borough Council and Nottingham City Council. A reminder would be sent to both Councils to ensure the Capital Fund was invoiced before the end of the financial year.

## 9 FUTURE MEETINGS

Future meeting of the Greater Nottingham Joint Planning Advisory Board will be circulated to Members shortly.

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| <b>ITEM 4</b> | <b>EAST MIDLANDS COMBINED COUNTY AUTHORITY:<br/>SPATIAL PLANNING AND TRANSPORT</b> |
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Ken Harrison and Nicola Weekly from EMCCA will update JPAB on EMCCA's latest thinking on spatial planning and transport.

## ITEM 5 GREATER NOTTINGHAM LOCAL PLAN UPDATES

### 1.0 SUMMARY

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

#### Recommendations

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

### 2.0 National Planning Policy Framework 2024 (NPPF)

- 2.1 Following a period of consultation as reported to JPAB in December 2024, the Government published the final NPPF on 12 December 2024.
- 2.2 In terms of housing numbers, the standard method is refined to include a different affordability factor, which when compared with the consultation draft standard method, has the effect of decreasing slightly housing need in Greater Nottingham authorities (except for Rushcliffe Borough, which has an increase of 1 dwelling per annum over the draft version).

| Local Authority Name      | Local Housing Need (LHN) under the previous 2023 standard method | LHN under the new 2024 standard method | July Consultation Method |
|---------------------------|--|--|--------------------------|
| Ashfield                  | 446  | 535                                    | 604                      |
| Broxtowe                  | 384  | 621                                    | 658                      |
| Erewash                   | 376  | 523                                    | 569                      |
| Gedling                   | 460  | 609                                    | 665                      |
| Nottingham City           | 1,845  | 1,247                                  | 1,451                    |
| Rushcliffe                | 609  | 830                                    | 831                      |
| <b>Greater Nottingham</b> | <b>4,121</b>   | <b>4,366</b>                           | <b>4,779</b>             |

- 2.3 The main changes from the consultation draft insofar as they impact on plan making processes relate to the transitional arrangements which apply where local plans are at a relatively advanced stage of preparation. The draft NPPF included provision for local plans to progress to Regulation 19 stage provided the housing targets fell within 200 dwellings of the new standard method. The final NPPF has changed this threshold to 80% or less of the new standard method, and allows plans which meet this threshold

to be examined under the 2023 NPPF provided they are published by 12 March 2025. The new NPPF can be found at [National Planning Policy Framework - Guidance - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance).

### 3.0 Greater Nottingham Strategic Plan (GNSP)

- 3.1 The GNSP was published for a Regulation 19 consultation between 4 November 2024 and 16 December 2024. It followed the draft NPPF transitional arrangements, in that the housing targets for Broxtowe, Gedling and Rushcliffe fell within 200 dwellings of the draft standard method need, whilst Nottingham City's housing target was above its draft standard method need.
- 3.2 As noted above, the final NPPF was published on 12 December 2024. Whilst the overall housing target of the GNSP did meet the new 80% threshold, those of the individual Boroughs did not, their housing targets would need to be increased to meet the new threshold.
- 3.3 As a consequence of the new housing targets and NPPF transitional arrangements, and subject to full Council approval, Gedling Borough Council has decided to withdraw from the GNSP to focus on its own Local Plan. A new Gedling Local Development Plan will address all of the borough's housing and development needs, meeting the government's updated requirements for councils. A press release setting out Gedling's reasoning is attached at appendix 1 to this report.
- 3.4 Broxtowe Borough, Rushcliffe Borough and Nottingham City intend to continue to progress the GNSP, in order to have an adopted plan as soon as possible. Accordingly, a new Regulation 19 document has been prepared which does not include Gedling, and with updated and increased Borough housing targets to fall within 80% of the new standard method, as shown in the table below. (It is worth noting that the combined housing targets of the three authorities is within 98% of the new standard method housing need for the GNSP area, due to Nottingham City's target exceeding its standard method need).

|                            | <b>2024<br/>Standard<br/>Method<br/>Housing<br/>Need</b> | <b>Housing<br/>Target</b> | <b>Housing<br/>Target<br/>minus<br/>Housing<br/>Need<br/>(2023-2041)</b> | <b>Housing<br/>Target as<br/>percentage<br/>of Housing<br/>Need</b> |
|----------------------------|--|---------------------------|--|---|
|                            | <b>2023-2041</b>   | <b>2023-2041</b>          |  |   |
| Broxtowe                   | 11,175   | 8,950                     | -2,225   | 80%   |
| Nottingham City            | 22,451   | 26,690                    | 4,239  | 119%  |
| Rushcliffe                 | 14,946   | 11,960                    | -2,986   | 80%   |
| <b>Strategic Plan area</b> | <b>48,572</b>  | <b>47,600</b>             | <b>-972</b>  | <b>98%</b>  |

- 3.5 Subject to appropriate approvals, the plan making authorities intend to publish the new Regulation 19 document on 12<sup>th</sup> March 2025 in line with transitional arrangements, to allow the GNSP to be examined under the 2023 NPPF. As a consequence, the previous Regulation 19 document and consultation will be



withdrawn. However, it is intended that comments from the previous consultation can be carried forward where consultees so wish.

- 3.6 The new Publication Draft GNSP and all supporting evidence will be available on the partnership web site, together with guidance on how to make representations, at [Greater Nottingham Planning Partnership \(gnplan.org.uk\)](https://gnplan.org.uk).

#### **4.0 Ongoing work**

- 4.1 A range of evidence base documents and studies have been prepared or commissioned to support the Strategic Plan, and these will be published alongside the GNSP. A further round of transport modelling is underway, which will inform the submitted plan.
- 4.2 Where statements of common ground have been prepared for the withdrawn Regulation 19, these will be revised and reissued. New statements of common ground will be required with Ashfield District, Erewash Borough and Gedling Borough.

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

- 5.1 The Erewash Core Strategy is currently under examination. Hearings were held in June 2024. On 10 September, the council provided its response to the Inspector's post hearings letter and submitted a proposed work programme. This was revised further in November 2024 in response to the Inspector's additional questions. More information and correspondence can be found in the latest news section of the examination website - [Core Strategy Review \(erewash.gov.uk\)](https://erewash.gov.uk).

#### **6.0 Ashfield Local Plan**

- 6.1 Ashfield District Council received the Inspectors post hearing letter on 6<sup>th</sup> January 2025. The letter stated that the planned hearing sessions would be postponed for six months. The Inspectors requested that the Council undertakes additional work.

#### **Contact Officers:**

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# Press Release

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**FOR IMMEDIATE RELEASE**

**REF 25.02.05 GNSP**

## **Gedling Borough Council prioritises local housing needs with new plan**

Subject to full Council approval, Gedling Borough Council has decided to withdraw from the Greater Nottingham Strategic Plan to focus on its own Local Plan. The new Gedling Local Development Plan will address all of the borough's housing and development needs, meeting the government's updated requirements for councils.

The decision follows recent changes to the National Planning Policy Framework (NPPF), which introduced new housing targets. By withdrawing from the Greater Nottingham Strategic Plan, the council can ensure Gedling's full housing need of 609 homes per year is met, compared to the 80% coverage that the previous plan would have achieved.

The council's updated Local Development Scheme sets out a clear timetable for completing the new plan, with a goal of adoption by late 2027. The council will consult with residents, businesses, and community groups throughout the process to ensure their voices are heard.

The Gedling Local Development Plan will also address key issues such as sustainability and climate change. A Climate Impact Assessment and Sustainability Appraisal will guide the development of the plan, ensuring it aligns with the council's goal to become net zero by 2030.

Deputy Leader of Gedling Borough Council, Councillor Jenny Hollingsworth said:

"This decision to withdraw from the Greater Nottingham Strategic Plan was not taken lightly but it allows us to take full control of our borough's future development. We're committed to meeting housing needs in a way that benefits residents and provides affordable, sustainable homes. We have enjoyed a very productive and positive relationship with our

partners in Broxtowe, Rushcliffe, and Nottingham City and we will continue to work with our neighbours on key infrastructure and planning projects. Work already completed on the Greater Nottingham Strategic Plan will not be wasted. Shared evidence and agreed policies will be used where they benefit Gedling's new plan. However, the council's focus will now be on identifying sites that can deliver market and affordable homes more quickly and efficiently."

**- ENDS -**

**NOTE TO EDITORS**

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## ITEM 6      WASTE AND MINERALS LOCAL PLANS UPDATE

### 1.0      Summary

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

#### Recommendations

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

### 2.0      Plans Update

#### Nottinghamshire/Nottingham

- 2.1      The Nottinghamshire Minerals Local Plan covering the period to 2036 was adopted by the County Council at its meeting on 25 March 2021. The Plan will be subject to its first statutory review point in 2026. A planning application for sand and gravel extraction at Mill Hill, Barton in Fabis was submitted to the City and County Councils in February 2024 and remains to be determined. This site is a principal allocation for sand and gravel extraction in the Plan.
- 2.2      The County and City Councils are preparing a single joint Waste Local Plan to replace the Waste Core Strategy adopted by both Councils in December 2013. A Pre Submission Plan was published for representations between 30th August and 11 October 2023 and was submitted for examination on 5 March 2024.
- 2.3      Planning Inspector Stephen Normington has been appointed to undertake an independent Examination of the Plan. Public hearing sessions were held on 15th and 16th October 2024 at County Hall, West Bridgford. In January 2025 the Councils published a set of modifications to the Plan as agreed prior to and during the hearings in order to address matters of soundness. The period for making representations on the Modifications closes on 19 February. The Inspectors Report will be finalised thereafter and submitted to the Councils. It is hoped that the Plan will be adopted in July 2025 following the County Council elections.

## **Derbyshire/Derby**

- 2.4 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' – Proposed Approach was carried out in Spring 2018. Consultation on a Regulation 18 Joint Derbyshire and Derby Draft Minerals Local Plan was published on 2nd March 2022 and ran for a period of 8 weeks to 26th April 2022. A Pre-Submission Draft Regulation 19 Joint Derbyshire and Derby Local Plan was published for consultation on 7th March 2023 and ran for 8 weeks until 2nd May 2023, this included six public drop-in events across at a range locations in the County. Over 400 representations were received from over 50 different organisations.
- 2.5 A report was presented to the Derbyshire and Derby Minerals and Waste Local Plans Joint Advisory (JAC) Committee on 20th August 2024, which was endorsed by Members to submit the Minerals Local Plan to the Secretary of State in November 2024, subject to further County and City Council Member approval processes. Reports were then presented to, and approved at, the County Council's Cabinet on 18th September and Full Council on 27th November 2024 to submit the Plan to the Secretary of State. The Plan was then submitted on 29th November.
- 2.6 Since submission, Inspectors have been appointed for the Examination in Public and hearing dates have been confirmed for 20th and 21st May 2025, with a contingency day of 22nd May 2025. The Inspectors' Final Matters, Issue and Questions were received by the two Councils on 19th February with a deadline for submissions by 11th April 2025.

## **Joint Waste Local Plan**

- 2.7 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach on waste capacity need across the plan period. It also provides a summary of the quantities of waste generated. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The first consultation is likely to be a hybrid approach between issues and options and a preferred approach. Duty to Cooperate Statements are being updated with relevant local authorities. Approaches have been made by the County Council to all the District and Borough Councils in the County to seek to identify broad locations to accommodate potential new waste facilities on existing employment sites. The updated Minerals and Waste Development Scheme sets out an indicative timescale for preparing the Waste Local Plan, which is proposed to be prepared under the new Local Plan Regulations to a 30-month timescale with preparatory work commencing in November/December 2024, with a first Regulation 18 consultation proposed for the end of 2025.

## **Lead Officers:**

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| <b>ITEM 7</b> | <b>HOMES ENGLAND CAPACITY FUNDING – QUARTER 4 (YEAR 8)<br/>JANUARY TO MARCH 2025</b> |
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## **1.0 Summary**

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

### **Recommendations**

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

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

## **3.0 Progress/updates – Quarter 4 (Year 8) January to March 2025**

- 3.1 In summary there has limited change to the status of finances since the last report. However, Gedling have now invoiced £2,322.34 (net) for ongoing works at their Burton and Station Road sites with the aim of social housing delivery in the future. Further qualifying expenditure has been made and is expected to be invoiced in March 2025. This will close the Gedling element of the funding, leaving only Nottingham City to confirm expenditure and allow the closure of the programme.
- 3.2 The remaining elements of the Capacity Fund are as follows:
- Gedling Borough Council – £30,873 in outstanding funds available for Burton and Station Road sites.
  - Nottingham City Council - £20,269 in outstanding funds which is allocated to the Waterside.

## **4.0 Risks and Issues**

- 4.1 JPAB previously agreed to work up some reserve projects for both any underspend of the HCA funding and also to have projects ‘oven ready’ should further opportunities for grant funding come forward. These will continue to be progressed.

## **5.0 Next Steps**

- 5.1 Authorities will continue to populate the monitoring spreadsheet and work up reserve projects. Progress on quarter 3, year 8 will be reported to the next JPAB meeting.

### **Contact Officer:**

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

**JPAB Date**

Tue 3 June 2:00PM

Tue 30 Sept 2:00PM

Tue 9 Dec 2:00PM