

Greater Nottingham Planning Partnership



AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Tuesday, 08 March 2022 2:00pm: via Microsoft Teams

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Presentation – Broad Marsh Development **PS**
5. Greater Nottingham Strategic Plan Update **MG/MT**
6. Nottingham City Housing Capacity **MG**
7. Levelling Up White Paper and County Deal **RH**
8. Homes England Capacity Funding projects monitoring **PM**
9. Waste and Minerals Local Plans Update **SG/SB**
10. Future Meetings
11. Any other business **ALL**



ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD ON TUESDAY 14 DECEMBER 2021 VIA MS TEAMS
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PRESENT

Ashfield: Councillor M Relf

Broxtowe: Councillor M Radulovic (Chair); Councillor D Watts

City: Councillor L Woodings

Gedling: Councillor J Hollingsworth

Erewash: Councillor M Powell (Vice Chair)

Nottinghamshire County: Councillor N Clarke; Councillor R Jackson

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Tom Genway; Ruth Hyde; Dave Lawson

Derbyshire County: Steve Buffery

Erewash: Oliver Dove; Adam Reddish

Gedling: Alison Gibson; Mike Avery

Growth Point: Matthew Gregory; Peter McAnespie; Mark Thompson

Nottingham City: Paul Seddon

Nottinghamshire County: Sally Gill; Stephen Pointer

Rushcliffe: Richard Mapletoft

East Midlands Councils: Andrew Pritchard (presentation)

Observers

Ian Allcock

Leanne Ashmore

David Bainbridge

Sienna Barbour

James Beverly

David Blackadder-

Weinstein

Adrian Cox

Joe Drewry

Tom Dillarstone

Robert Galij

Rob Gilmore

P Goldsmith

Chris Gowlett

Suzi Green

Katie Hancock

Kevin Hard

Greg Hutton

Steve Freek

Suzi Green

Gary Lees

Cllr Wayne Major

Rob Millbank

Richard Naylor

Richard Pitt

Jonathan Protherone

Ryan Simpson

Angela Smedley

Paul Stone

Phillipa Ward (notes)

Rob Webster

Colin Wilkinson

Apologies

Broxtowe: Ryan Dawson

Derbyshire County: Councillor Carolyn Renwick

Erewash: Steve Birkinshaw

Nottingham City: Councillor Sally Longford; James Ashton

Nottinghamshire County: Adrian Smith

Rushcliffe: Andrew Pegram; Andrew Ashcroft

EMDevCo: Ken Harrison

Environment Agency: Nick Wakefield

1. **Introductions and Apologies**

The Chair welcomed everyone to the virtual meeting and apologies were noted.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Approval of Minutes of the Last Meeting and Matters Arising**

The Minutes of the previous meeting held on 29 June 2021 were approved. Matters arising would be covered under agenda items during the meeting.

4. **Joint Planning Advisory Board Terms of Reference** (Matt Gregory)

- 4.1 MG advised that the Board reviewed its Terms of Reference (ToR) periodically to ensure that they remained relevant and up to date. The ToR were attached to the report with minor changes highlighted in yellow. These were agreed.

<p>Joint Planning Advisory Board was resolved to REVIEW the current Joint Planning Advisory Board Terms of Reference, and proposed amendments, and CONSIDER whether further changes are required.</p>
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5. **HS2 and the Integrated Rail Plan** (Andrew Pritchard)

- 5.1 AP presented a summary of the Integrated Rail Plan (IRP) and its effects on the East Midlands, particularly in relation to East Midlands Parkway and Toton. A timeline showed the confirmed projects over a 25-year period up to 2045. Individual schemes would need to be assessed on a business case by the Treasury.
- 5.2 There are proposals for extending the Maid Marion line subject to a business case and a shuttle service from East Midlands Parkway to Toton.
- 5.3 The implications of the IRP have meant that the site at Staveley will no longer be required and will need to be repurposed. Studies including "Access to Toton" and the HS2 Growth Strategy will need to be reviewed. The next steps will be a study by Network Rail for "Options to Leeds" which will look at the most effective way to run HS2 trains to Leeds.

5.4 The Chair called on the Government to fulfil its obligations to Toton. Reference was made to the Motion (below) which was being proposed at Broxtowe's Full Council:

"Following the announcement of the Integrated Rail Plan (IRP) this Council expresses its concern regarding future funding of the East Midlands Levelling Up agenda.

a) *In the light of the changes announced by the IRP Broxtowe Borough Council calls on the government, through the East Midlands Development Corporation, to fully fund the review of the business case for the Toton Masterplan and the HS2 growth strategy to ensure:*

1. *A clear fully funded connectivity package for Toton to include:*

- tram connectivity to a new station*
- the provision of wider transport improvement connectivity to the areas of Eastwood and Kimberley to ensure level up these areas and connect them to skills and economic growth opportunities*
- wider road infrastructure improvements for Toton including improvements to Bessel Lane and connectivity to the A52 and M1.*

2. *The fully funded delivery of the full aspiration of the Toton/Erewash Valley environmental vision of networked green and blue infrastructure.*

3. *A national centre for biodiversity at Toton.*

4. *A national skills centre at Toton.*

5. *The delivery of the full ambition of high quality jobs and economic growth at Toton rather than a watering down of this ambition in favour of more or lower quality housing development.*

6. *The delivery of well integrated high quality spacious environmentally sustainable homes in accordance with the original masterplan vision.*

7. *Electrification of the Midlands Main Line as an immediate priority.*

8. *The revised HS2 east link now infers the line will stop at East Midlands Parkway. Previous Midlands Connect proposals were that there should be a 'heavy' rail link from Parkway to the airport to facilitate passenger connection, which would be supported. This Council also supports an alternative proposal to run trains out of Nottingham via Ilkeston which will enable a station to be built at Toton. There would have to be a significant review of traffic movement in the Trent Junction area.*

b) *Further to the announcement of the HS2 built at Parkway, the line for the HS2 is reserved for potential future development and has reserved the line proposals. This has caused considerable concern in communities across Broxtowe and neighbouring authorities because of the blight that continues because of the reserved line. This Council therefore calls on the government to make a definitive decision on the future of HS2 leg northern link to end the uncertainty and bring to a conclusion any further speculation."*

5.5 LW expressed her disappointment that the Eastern Leg to inter-connect major cities in the north had been cancelled. She continued that there had been previous promises of electrifying the Midland Mainline but these had all been cancelled. She queried whether freight capacity would increase to reduce road congestion and made reference to more ecological friendly transport such as bi-mode trains.

- 5.6 AP confirmed that there was serious activity by DfT which was looking at new technology which would facilitate electrification.
- 5.7 MP believed that electrification was the right way but constraints were difficult, particularly where there are level crossings. Extra capacity on the lines also caused difficulties at existing level crossings. The existing railway station at Long Eaton has very short platforms. He was aware that continuing to safeguard parts of the eastern leg was causing blight.
- 5.8 AP reported that Long Eaton station was not in danger of being closed or bypassed by electrification. Level crossings are an issue but will be looked at as part of the programme. Safeguarding parts of the eastern leg is what has been reported by Government. The “Access to Leeds” study will take up to two years to complete.
- 5.9 MRelf queried the benefit of HS2’s connection to London via Birmingham if not electrifying the Midland Mainline (between Nottingham and Sheffield). He was more concerned about improving connectivity (in a northerly direction as well) and not just journey times to London. On the map it was not clear whether the Nottingham Interchange was at East Midlands Parkway or whether it would be at Nottingham train station. There is a need to look at local traffic routes and the wider implications.
- 5.10 AP explained that journey times indicated in the IRP from Nottingham to Birmingham would be less than 30 minutes via HS2 and that it would be a quicker route via Birmingham to travel to Euston. The Erewash line is an option for Access to Leeds electrification which is a more direct route north than the existing mainline. The HS2 route into East Midlands Parkway, including the connections to Nottingham and further north, require further technical work. He confirmed that there could be a local train station at Toton.
- 5.11 MRelf queried the purpose of providing frequent services from East Midlands Parkway using Intercity trains to either transport people into city centres or as an interchange for Intercity trains. If there is a different hub split where do you send local traffic? If there is little difference in journey time then he questioned the cost of £15bn being spent on the HS2 line when this could be better spent improving other rail routes.
- 5.12 AP responded that East Midlands Parkway was an interchange point but further work is still required regarding local connections. The cost of the HS2 to London from East Midlands Parkway via Birmingham is estimated at £7bn. It is recognised that there is very poor connectivity at present across the Midlands (Nottingham/ Derby/Birmingham).
- 5.13 AP announced that the Levelling Up White Paper will be published after Christmas. Legislation will follow and be included in The Queens Speech in May 2022.

Joint Planning Advisory Board was resolved to NOTE the publication of the Integrated Rail Plan and the need to consider the implications in relation to strategic planning.

6. **Joint Planning Advisory Board Communications Strategy**
(Mark Thompson)

- 6.1 MT explained that the Board agreed at its June 2021 meeting to prepare a Communications Strategy to help engage the public and various stakeholders in Strategic Planning preparation. It would explain the wider discussions and progress

being made and how The Board works in partnership with key stakeholders and statutory consultees.

- 6.2 He referred to the use of a joint database for consultations to make it easier to submit comments and direct the public to the Greater Nottingham Planning Partnership website and use of social media to improve communications for the Strategic Plan.
- 6.3 He continued that at the public consultation for Toton and Chetwynd Barracks more visuals were introduced including videos and documentation was simplified with non-technical summaries.
- 6.4 MT advised that to improve communication with people in between consultations that a briefing note would be provided for councillors who do not sit on JPAB to explain the role of the partnership to them and what work has been completed to date and by working together how we have managed to achieve that.
- 6.5 The Chair confirmed that respective councils should be kept up to date with the changing landscape especially with the IRP and that communication was absolutely essential.

Joint Planning Advisory Board was resolved to:

- 1) AGREE the Briefing Note at Appendix 1 be circulated to all Councillors within the partner councils; and**
- 2) AGREE the contents of the Communications Strategy at Appendix 2, and its publication on the Greater Nottingham Planning Partnership website.**

7. Greater Nottingham Strategic Plan Update (Matt Gregory)

- 7.1 MG reported that work on the Greater Nottingham Strategic Plan continued with two councillor workshops which were held in September and October, following two previous workshops at the beginning of this year. The outcomes from those respective workshops were intended to assist in the distribution of development across the area. Councillors felt that they were unable to offer a preferred strategy due to uncertainties about the Government's planning reforms, including reform of the standard methodology, and the ongoing uncertainty of HS2 and the development at Toton but would continue with evidence based work.
- 7.2 The Government's planning reforms in the Levelling Up White Paper are expected early 2022. This include changes as to how housing supply is determined for the Greater Nottingham area.
- 7.3 EBC under Regulation 19 would publish their Local Plan version in early 2022. MP stated that the Regulation 19 plan was due in January 2022 but will now be published in February 2022 to allow for the Plan to be taken to Council.
- 7.4 ADC's Regulation 18 consultation has now concluded. Their Local Plan is now paused, awaiting more certainty on planning reforms.
- 7.5 Following the Councillor workshops in September and October it was requested to send a letter to the Secretary of State to express their concern about Nottingham City's inability to fulfil all of its 35% uplift through the standard methodology and the need to provide funding to help facilitate the delivery of brownfield sites. A copy of the letter has been attached as an appendix to the report which was signed by members of JPAB.

- 7.6 DW considered that there was very little response from members of the public to the Strategic Plan consultation. He would like to see an improvement in future consultations.
- 7.7 The Chair confirmed that the Communications Strategy was prepared to encourage public responses for consultations and by keeping councillors informed with any changes in proposals for a better understanding and dialogue.
- 7.8 RU was concerned that we may still be unable to reach an agreed approach even once a decision regarding planning reforms and updated housing numbers are known and once the implications of the IRP are understood.

Joint Planning Advisory Board was resolved to NOTE the progress with Strategic Plan preparation in Greater Nottingham.

8. **Homes England Capacity Funding projects monitoring** (Peter McAnespie)
- 8.1 PMc gave an update on the Capacity Funding for Quarter 2 Period 5. He explained that the remaining funding for EBC would be reallocated from Stanton to land south west of Kirk Hallam. He advised that the outstanding project monies for GBC would be allocated to fund a new post.

Joint Planning Advisory Board resolved to Recommend that Executive Steering Group NOTE this report and the details set out in Appendix 1.

9. **Waste and Minerals Local Plans Update**
(Stephen Pointer/Steve Buffery)
- 9.1 **Nottingham/Nottinghamshire**
- SP reported that NCC were working with Nottingham City Council on their Draft Joint Waste Local Plan which will proceed through the council's process for consultation from the end of January to Easter 2022. A Joint Waste Steering Group of members was held recently and will continue to develop the Greater Nottingham Duty to Co-operate obligation for the Waste Local Plan.
- 9.2 **Derby/Derbyshire**
- SBuff reported timescales for their Draft Minerals Local Plan consultation. Following a Joint Advisory Committee with DCC and Derby City Council, it would run from the middle of January for a period of eight weeks. Their Joint Waste Local Plan evidence base is now complete. Following the Joint Advisory Committee in January, the Draft Joint Waste Local Plan will be out for consultation in February 2022.
- 9.3 The Chair thanked both councils and said that he would like to see the two consultations carried out over the same time period.
- 9.4 NC confirmed that the Joint Plans will be consulted over a period of six to eight weeks and would seek to address a comprehensive wide range of issues including climate change.

Joint Planning Advisory Board was resolved to NOTE the progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans.

10. **Future Meetings 2022**

DATE	TIME	VENUE
Tuesday 8 March	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 7 June	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 27 September	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 13 December	2.00 pm	Microsoft Teams Virtual meeting

11. **Any other business**

11.1 The Chair respected the honest responses to the problems we faced and praised the work of officers for an informative meeting. He wished the joint working to continue with frank discussions in the future for proposing environment sustainability; East Midlands jobs; social mobility; transport and the way we live.

11.2 The Chair passed on his Christmas wishes to everyone.

MEETING CLOSED AT 3.05 PM

ITEM 4. Presentation – Broad Marsh Development

1.0 SUMMARY

- 1.1 The development of the wider Broad Marsh area is a key opportunity to re-invent part of Nottingham City Centre. “Visioning” work has been commissioned to understand what the potential of the area could be. Presentation from Paul Seddon of Nottingham City Council.

Recommendations

It is recommended that Joint Planning Advisory Board **RECEIVE** the presentation on the redevelopment of the Broad Marsh area.

Contact officer:-

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ITEM 5. Greater Nottingham Strategic Plan Update

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 with the review.

Recommendations

It is recommended that Joint Planning Advisory Board:

- i) **NOTE** the progress with Strategic Plan preparation in Greater Nottingham;
- ii) **CONSIDER** the Memorandum of Understanding and the resource commitments for each Council (Appendix 1);
- iii) **NOTE** the proposed approach to the consultation on the Draft Plan (paragraph 2.13); and
- iv) **NOTE** the intention to commission further work in relation to First Homes (paragraph 5.3).

2.0 Greater Nottingham Strategic Plan

- 2.1 At the last meeting of JPAB, it was noted that the Councillor workshops were unable to conclude on a preferred growth strategy for Greater Nottingham because participants considered that proposing a preferred strategy was premature at that time due to two factors:

- 1) The Government's intention to revisit planning reform, which may include revisiting the 'standard method' for calculating housing need; and
- 2) The ongoing uncertainty around whether HS2 would be developed at Toton, which was central to the strategic options proposed through the Growth Options consultation.

- 2.2 In respect of planning reform, further details are still awaited (DLUHC will be providing a further update on our approach to changes in the planning system in the Spring). The Levelling Up White Paper includes specific references to improving the current planning system including a new infrastructure levy and further support for re-using brownfield land. It also states that local plans will be made simpler and shorter. It states that more details on the reforms will be published in 'due course'. Further details relating to the Levelling Up White Paper are discussed under Item 7.

- 2.3 At the December Joint Planning Advisory Board meeting the implications of the Integrated Rail Plan were discussed, particularly in relation to East Midlands Parkway and Toton. A number of studies need to be updated including the East Midlands HS2 Growth Strategy and Access to Toton.
- 2.4 It was agreed that preparation and collection of evidence should continue on a joint basis, and that the matter of strategic growth would be revisited once there was more clarity around the two factors mentioned above.

Planning Advisory Service: Local Plan Project Management Support

- 2.5 The Planning Advisory Service (PAS) has previously provided support as part of the Councillor Workshops. In October 2021, PAS undertook a review of the Strategic Plan programme to identify any risks to the delivery and production of the Strategic Plan.
- 2.6 The findings of the review were received in December 2021 and three key risks were identified:
- **Risk 1: Uncertainty is preventing progress from being made on the Strategic Plan.** PAS acknowledged the uncertainty relating to HS2 and planning reforms. However, it was highlighted that there is a risk of Government intervention if an up-to-date plan is not in place by the end of 2023. It is therefore recommended that consensus is reached regarding an approach to distributing unmet housing need and a realistic but ambitious updated programme should then be established. This should then be reflected in an updated Local Development Scheme.
 - **Risk 2: The future availability of staff resources to support the Strategic Plan is difficult to predict.** PAS recommend that the four authorities should put in place additional resources that are solely dedicated to the production of the Strategic Plan. Four options are proposed which are: establishing a full time dedicated team; increasing the number of seconded posts; establishing a minimum amount of committed time on the Strategic Plan formalised through a memorandum of understanding or; increasing the level of consultancy support.
 - **Risk 3: Time associated with public consultation.** PAS highlighted that the current proposal to carry out an additional consultation under Regulation 18 on 'Preferred Options' prior to a Regulation 19 consultation would add an additional six to nine months to the timescale to submit the Strategic Plan. Following the concern regarding timescales stated under Risk 1, PAS recommend considering undertaking targeted engagement with key stakeholders on evidence base work and policy development since the 2020 consultation rather than undertaking a full consultation.
- 2.7 In respect of Risk 1, work including the City Capacity Paper (discussed under Item 4) and the work being undertaken following the publication of the Integrated Rail Plan, will enable further discussions to take place regarding

housing distribution once the Government's approach to planning reform has been clarified. An updated programme will be reflected in updated Local Development Schemes.

2.8 In respect of Risk 2, it is proposed that a memorandum of understanding should be agreed setting out a commitment by Authorities to provide appropriate staffing resources on preparing the Strategic Plan. It is considered that this approach achieves a balance between recognising the small sizes of the planning policy teams whilst also recognising the significance of preparing the Strategic Plan, a statutory requirement which needs to be a key priority. A draft memorandum of understanding is included under Appendix 1. If agreed, this can be reported back through signatory Council's approval processes.

2.9 In respect of Risk 3, it is considered that it is vital to ensure that local residents and key stakeholders have an opportunity to comment on key aspects of the emerging Strategic Plan. Whilst policy options were consulted on as part of the Growth Options Consultation, a large number of sites and 'broad areas' were also consulted on with no indication at that stage which sites may be required or any detailed information regarding the sites. It is considered that a focused consultation should be undertaken in advance of Regulation 19 that focuses on housing distribution and preferred sites. This will allow for a more targeted consultation, with the aim of moving more quickly to a formal Regulation 19 version of the Strategic Plan than would be possible if consulting on a full draft version of the Strategic Plan.

3.0 Erewash Growth Options Consultation

3.1 Following consultation on a Revised Growth Options document, Erewash Borough are intending to publish a Regulation 19 version of their Local Plan for representations in March 2022.

4.0 Ashfield Local Plan

4.1 Consultation on a Regulation 18 draft Local Plan concluded on 16 November 2021. The Council has stated that the plan making process will now be paused for a period of time, until there is more clarity about planning reform.

5.0 Strategic Plan Evidence Base Progress

5.1 A summary of progress is as follows: -

5.2 Completed work:

- Housing Market Area Boundary Study
- Review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs)
- Joint Methodology Report for Strategic Housing Land Availability Assessments
- Greater Nottingham Growth Options Study
- Housing Need Assessment

- Employment Land Needs Study
- Gypsy and Traveller Housing Needs Assessment

- 5.3 Since the publication of the Housing Needs Assessment, the Government has introduced a requirement for authorities to provide a minimum of 25% First Homes as part of the affordable housing requirement on qualifying sites. It is considered that a supplementary report is required to consider the implications of First Homes on the recommendations contained within the Housing Needs Assessment. It is proposed that Iceni, the consultants who produced the original report, should be instructed to undertake the additional work.
- 5.4 Following the completion of the Employment Land Needs study, a follow on study to consider the site needs and requirements of the logistics sector has now been commissioned, which will look at the Greater Nottingham area and the Nottingham Outer Housing Market Area. This work is now being undertaken.
- 5.5 Further work is ongoing which will take forward the Employment Land Needs Study's findings, and recommend a preferred growth scenario, together with a recommended spatial distribution of employment development across Greater Nottingham. This will be included in the draft Strategic Plan.
- 5.6 The Blue and Green Infrastructure (BGI) Strategy has now been completed. The BGI Strategy provides a detailed evidence base concerning existing strategic BGI assets and networks which should be protected, their functions and connectivity and opportunities to improve them or create more. Critically, this strategy will inform the distribution and location of strategic development and the delivery of high quality BGI, ensuring that strategic BGI and ecological networks are protected, created and enhanced.

Ongoing work

Strategic Transport Modelling

- 5.7 Transport modelling is a key piece of evidence to support any chosen development strategy. The East Midlands Gateway Model covers the whole of Greater Nottingham and it is proposed that it be used to provide an assessment of the strategic transport impacts of the selected draft growth scenario.
- 5.8 Unfortunately the Gateway Model was built around the assumption of the HS2 Hub at Toton, and therefore requires re-basing taking into account the IRP proposals before it can be used to assess accurately the transport impacts of new development. Officers have met with Systra, who are responsible for maintaining the model to assess how to approach transport modelling in the light of the IRP, and it is understood that East Midlands Councils are also considering reviewing the HS2 Growth Strategy, part of which would entail updating the Gateway Model.

Sustainability Appraisal (SA)

- 5.9 The Sustainability Scoping report has been updated in response to consultation. The next stage of the SA is now underway, and will accompany the draft Strategic Plan. This includes the assessment of reasonable alternative growth options, to inform and support the preferred option.

Green Belt Review

- 5.10 A targeted Green Belt Review is currently being undertaken. The adoption of Part 1 and Part 2 Local Plans resulted in areas of land being removed from the Green Belt. The assessments undertaken as part of previous Green Belt Reviews are therefore being reviewed to take into consideration any subsequent changes which have occurred, particularly where these may relate to the purposes of including land within a Green Belt.

Other work:

- 5.11 The responses received on the public consultation exercise on the Greater Nottingham Growth Options document (Regulation 19 consultation) have been compiled into a Report of Consultation responses, and are available to view at:
www.nottinghamcity.gov.uk/media/3373819/report-of-responses-final.pdf.
- 5.12 The Infrastructure Delivery Plan (IDP) which will support the plan review has been scoped out, and contacts established with main infrastructure providers. This will provide the basis for a draft IDP for the Preferred Option/Consultation Draft. Meetings with infrastructure providers are being undertaken to establish initial requirements, expectations, and possible funding opportunities. Future work is dependent upon identifying the level and distribution of future growth.
- 5.13 A brief for a Town Centres study has been prepared, although the commissioning of this has been postponed due to the impact of Coronavirus restrictions and the uncertainty of town centre prospects in the short term. The commissioning of this work will be kept under review.
- 5.14 The policies contained within the Core Strategies are currently being reviewed and redrafted in the light of the latest NPPF and updated evidence, where available. This is taking place in conjunction with the Sustainability Appraisal process. The next step is to undertake a targeted consultation on the draft policies with key stakeholders.

6.0 Next Steps

- 6.1 The next steps on the review of strategic policies are envisaged to be:
- Continue to consider the implications of the Integrated Rail Plan.
 - Agreeing a preferred growth option, including setting the distribution of development.
 - Continue to develop the evidence base including the City Capacity Paper and Logistics Study.

- Continue to review and work up policies for the Strategic Plan including a targeted consultation with key stakeholders.
- Continue SA process for the draft Strategic Plan.

Lead Officer:

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Appendix 1

GREATER NOTTINGHAM STRATEGIC PLAN MEMORENDUM OF UNDERSTANDING RESOURCING

PURPOSE OF THE MEMORENDUM OF UNDERSTANDING

The Memorandum of Understanding (MoU) between Broxtowe Borough Council (BBC), Gedling Borough Council (GBC), Nottingham City Council (NCC) and Rushcliffe Borough Council (RBC) (collectively 'the Authorities') sets out a commitment by the Authorities to provide appropriate staffing resources in relation to the preparation of the Greater Nottingham Strategic Plan (the 'Strategic Plan').

BACKGROUND

The Authorities agreed to the principle of preparing the Strategic Plan in December 2017. A consultation on 'Growth Options' was subsequently undertaken over two periods in 2020 and 2021 and work on the next stage of the Strategic Plan has continued to progress. In March 2020, the Government set a deadline of December 2023 for all councils to have up-to-date Local Plans in place.

The Planning Advisory Service (PAS) undertook a Project Management Review in December 2021. As part of the Review, a key recommendation was to provide greater certainty that the appropriate resources would be in place to help expedite preparation of the Strategic Plan due to it being a statutory requirement and to recognise the strategic importance to the Authorities.

With the exception of the Conurbation Planning Policy Manager, work undertaken on the Strategic Plan is undertaken by officers employed within each of the Authorities, with additional support provided by officers at Nottinghamshire County Council. The Authorities recognise that there are significant benefits through joint work including sharing skills and expertise, saving money through preparing a joint evidence base and planning for sustainable growth on a strategic scale.

This MoU seeks to provide greater certainty in respect of resources to ensure the timetable set out in the Project Plan is met.

PRINCIPLES

In preparing the Strategic Plan, each Authority commits to:

- Recognising the preparation of the Strategic Plan is a key priority and statutory requirement which requires a proportionate staff resource from each partner Council to meet the timetable set out in the Project Plan in Appendix 1.
- Meeting deadlines, as set out in Appendix 1, and agreed by the Greater Nottingham Planning Partnership Officer's Group. When deadlines cannot be

met, each Authority commits to highlighting this at the earliest opportunity and to meet an agreed amended deadline; and

- Leading on specific work areas, as set out in Appendix 1, and providing input into work areas led by others. This includes reviewing and approving documents in accordance with agreed timescales.

In the event of non-compliance of this MoU, this should first be discussed by the Greater Nottingham Planning Partnership Officer's Group. If the matter cannot be resolved, it will be referred to the Executive Steering Group (ESG).

Work related to the preparation of the Strategic Plan includes:

- Drafting of the Strategic Plan and supporting documents.
- Preparation of a detailed Evidence Base.
- Preparing consultation material and activities associated with consultations.
- Matters relating to Joint Planning Advisory Board, including the Duty to Cooperate for strategic planning matters.
- Liaising with other Duty to Cooperate bodies and key stakeholders.

It does not include work which Authorities are required to complete outside of the Strategic Plan preparation work. This includes work relating to Annual Monitoring Reports (AMRs), Strategic Housing Land Available Assessments (SHLAAs) or other monitoring functions. It also does not include Authority specific planning policy matters including Supplementary Planning Documents and Neighbourhood Planning. Nottinghamshire County Council will continue to provide support and resources and may lead on specialist areas.

STATUS

This MoU has been approved by each Authority and will remain in place until adoption of the Strategic Plan, unless this version is reviewed and replaced before this. An officer review by ESG of the MoU will be undertaken on a quarterly basis.

This MoU does not override the statutory duties and powers of the Authorities and is not enforceable by law. It also does not override or replace the Joint Planning Advisory Board Terms of Reference.

Appendix 1: Project Plan

The Project Plan will be updated periodically.

Project	Lead	Deadline	January 22	February 22	March 22	April 22	May 22	June 22	July 22	August 22	September 22	October 22	November 22	December 22
Agree Housing Distribution*	JPAB	JUNE 2022												
Draft Policies including targeted consultation	GNPP	MAY 2022												
Site Assessments	GNPP	MAY 2022												
Preferred Sites - Consultation	GNPP	SEPTEMBER 2022												
Sustainability Appraisal	SA SUB GROUP	ONGOING**												
Report of Consultation	GNPP	JULY 2022												
Green Belt Review	GB SUB GROUP	MARCH 2022												
Transport Modelling	CITY/COUNTY	DECEMBER 2022												
Infrastructure Delivery Plan (Baseline)	IDP GROUP	MAY 2022												
Logistics	COUNTY / ICENI	MAY 2022												
BGI Strategy	RBC	FEBRUARY 2022												
City Capacity Paper	CITY	APRIL 2022												
Housing Background Paper	CITY	MAY 2022												
Housing Need – First Homes Update	CITY	APRIL 2022												
Employment Background Paper	GBC	APRIL 2022												
Town Centre Background Paper	CITY/BBC	MAY 2022												
Climate Change Background Paper	GBC/CITY	APRIL 2022												
Health and Wellbeing Impact Assessment	GNPP	TBC												
Viability Study	GNPP	TBC												
Habitats Regulations Assessment	GNPP	TBC												
Strategic Flood Risk Assessment	GNPP	TBC												
Scoping Watercycle Study	GNPP	TBC												

Key

Completed	Green
Deadline	Red
Action	Yellow

*Reaching an agreement relating to housing distribution is dependent on announcements relating to Planning Reforms.

**SA work will continue as plan preparation progresses.

JPAB – Joint Planning Advisory Board

GNPP – Greater Nottingham Planning Partnership Officers Group

BBC – Broxtowe Borough Council

GBC – Gedling Borough Council

CITY – Nottingham City Council

RBC – Rushcliffe Borough Council

SA SUB GROUP – Sustainability Assessment Sub Group

IDP SUB GROUP – Infrastructure Delivery Plan Sub Group

ICENI – Icen Projects Consultants

ITEM 6. Nottingham City Housing Capacity

1.0 SUMMARY

- 1.1 A paper (The Standard Method for Assessing Housing Need in Nottingham City) has been produced to show to what extent Nottingham City Council is capable of meeting its own housing need. This includes the additional 35% uplift which has been applied to urban local authorities in the top 20 based on population size. The Paper is presented in draft, to allow JPAB input.

Recommendations

It is recommended that Joint Planning Advisory Board **CONSIDER** the City Capacity Paper.

2.0 Background

- 2.1 As part of the Councillor Workshops held in 2021, it was agreed that the neighbouring Borough Councils of Broxtowe, Gedling and Rushcliffe required reassurance that Nottingham City is maximising the opportunities to develop housing within its own area before there is any further consideration of redistributing unmet need.
- 2.2 Prior to the introduction of the 35% uplift, Nottingham City was projected to be able to meet its own housing need for the proposed Strategic Plan period to 2038 within its administrative boundaries. However, it is not projected to be able to meet the 35% uplift in full.
- 2.3 The draft City Capacity Paper provides detail of how housing supply has been identified which includes greenfield and brownfield sites, employment land and purpose built student accommodation. The Paper outlines how the City Council has proactively sought to maximise housing supply whilst also seeking to balance other environmental, social and economic factors.
- 2.4 The paper “The Standard Method for Assessing Housing Need in Nottingham City” is attached below at Appendix 1. JPAB is invited to comment on the draft.

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APPENDIX 1

**THE STANDARD METHOD FOR ASSESSING HOUSING NEED IN NOTTINGHAM
CITY**

Nottingham City Council February 2022

DRAFT

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1 PURPOSE

- 1.1 In short, this paper provides evidence to show to what extent Nottingham City Council is capable of meeting its own housing need which includes a 35% uplift to that need, imposed on those urban local authorities in the Government's top 20 cities and urban centres list.
- 1.2 The National Planning Policy Framework 2021 (NPPF) requires local planning authorities to determine the minimum number of homes needed for their area, informed by a local housing need assessment, conducted using the government's standard method as set out in national planning guidance (NPG), unless exceptional circumstances justify an alternative approach.
- 1.3 The standard method in the NPG ([Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/441212/Housing_and_economic_needs_assessment_-_GOV.UK_(www.gov.uk).pdf)) uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure. (It does not produce a housing requirement figure, and there may be good reasons for planning for a level of housing either above or below the identified need.)
- 1.4 Once the standard need has been calculated, a 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list. Currently Nottingham City is one of the 20 on the list.
- 1.5 Prior to the introduction of the 35% uplift, Nottingham City was projected to be able to meet its own housing need for the proposed Strategic Plan period to 2038 within its administrative boundaries. However, it is not projected to be able to meet the 35% uplift in full.
- 1.6 Before any consideration of redistributing unmet need between the neighbouring Borough Councils of Broxtowe, Gedling and Rushcliffe (in line with NPPF paragraph 35a) these Councils require reassurance that Nottingham City is maximising the opportunities to develop housing within its own area.

2 HOUSING DELIVERY, HOUSING NEED AND HOUSING SUPPLY IN NOTTINGHAM CITY

Background

- 2.1 Currently Nottingham is the smallest of the eight English Core Cities geographically (7,461 hectares), and in 2020 had a density of 45.2 residents per hectare, the 2nd highest of the Core Cities.
- 2.2 The City Council is a strong promoter of new housing development, for a number of reasons:-

- It supports regeneration by bringing brownfield land and buildings back into productive use, and drives up land values, enabling other development to be more viable.
 - The more housing is provided, the more affordable housing is also provided, and the City Council’s affordable housing need is the highest of the Greater Nottingham Councils.
 - It supports revenue, through additional Council Tax (student housing excepted) and New Homes Bonus payments, and brings more spending to local centres, services etc.
 - Jobs are provided during the construction phase, and for some types of housing (especially student housing) for the operational phase too.
- 2.3 It is also of note that the City has the largest employment base of the partner Councils, with significant net in-commuting to employment opportunities from all the partner Councils, and providing regional centre facilities to Greater Nottingham residents such as shopping, leisure and culture. These aspects need to be considered alongside the delivery of housing.

Housing Delivery

- 2.4 Nottingham City is a highly sustainable location, and has a key objective of regenerating both the City Centre and its neighbourhoods. Indeed, Theme One of the emerging Nottingham City Housing Strategy is proposed to be “Driving housing growth and regeneration for a green and prosperous Nottingham” which is about supporting developers to deliver new homes to support the Council’s broader strategic context, including the economic growth of the City and its regeneration.
- 2.5 In line with this ambition, Nottingham has a history of strong housing delivery as a result of promoting new housing development, and has exceeded the housing provision set out in its Part 1 Local Plan (Aligned Core Strategy 2014) in 8 of the 10 past years (2011-2021) by a total of 1,769 homes. This equates to an average of 1,069 new net homes per year (i.e. taking into account demolitions).

Figure 1 – Housing Delivery in Nottingham vs Local Plan Provision

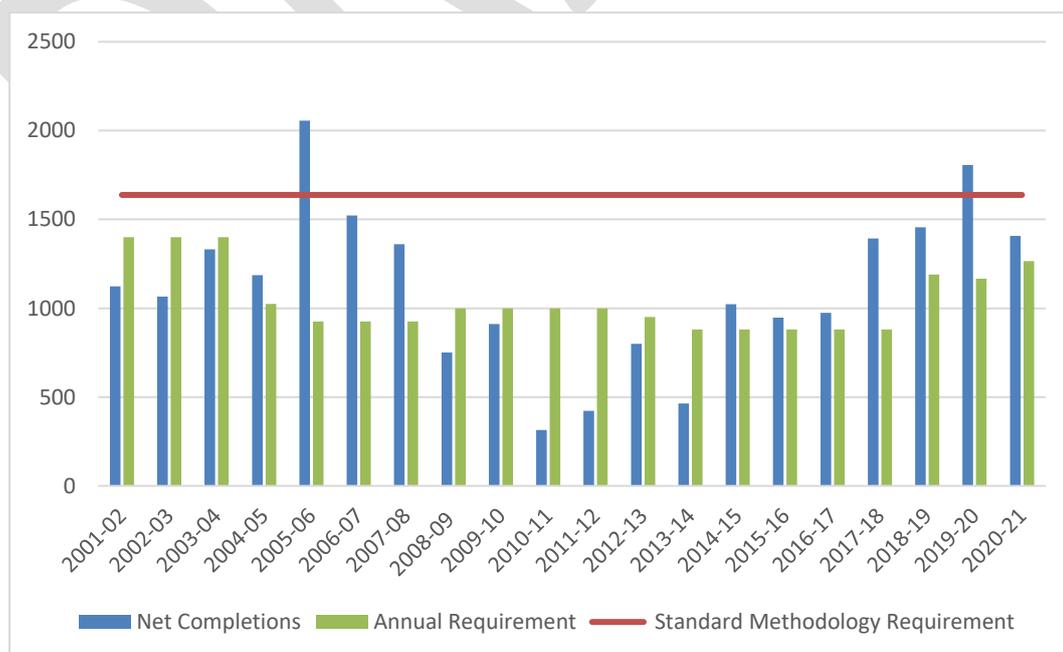
	Nottingham City Council (Local Plan provision)	Nottingham City Council (actual completions)
2011 to 2021	8,920	10,689
2011 to 2012*	475	422
2012 to 2013*	475	799
2013 to 2014	880	463

2014 to 2015	880	1,022
2015 to 2016	880	947
2016 to 2017	880	974
2017 to 2018	880	1,393
2018 to 2019	1,190	1,456
2019 to 2020	1,190	1,806
2020 to 2021	1,190	1,407

Housing Need

- 2.6 The annual housing target for Nottingham according to the standard methodology (including 35% uplift) is 1,638 homes per year. This represents an **extra 425** homes per year. The scale of the challenge in delivering this target can be illustrated by comparing it to past performance, as shown in figure 2, below. 1,638 new homes per year is significantly above past delivery rates, with a **10 year delivery average of 960** and a **20 year delivery average of 1,064 homes per year**. The annual requirement of 1,638 has only been exceeded in one year in the last 10 years (which is 2019/20) and in two years in the last 20 years (2005/06 and 2019/20).
- 2.7 In terms of the emerging Strategic Plan, the 35% uplift gives a total housing target of 27,846, and equates to an additional 7,225 dwellings to the City's base requirement of 20,621 from 2021-38.

Figure 2 - Historic Annual Completions in Nottingham City and Standard Methodology

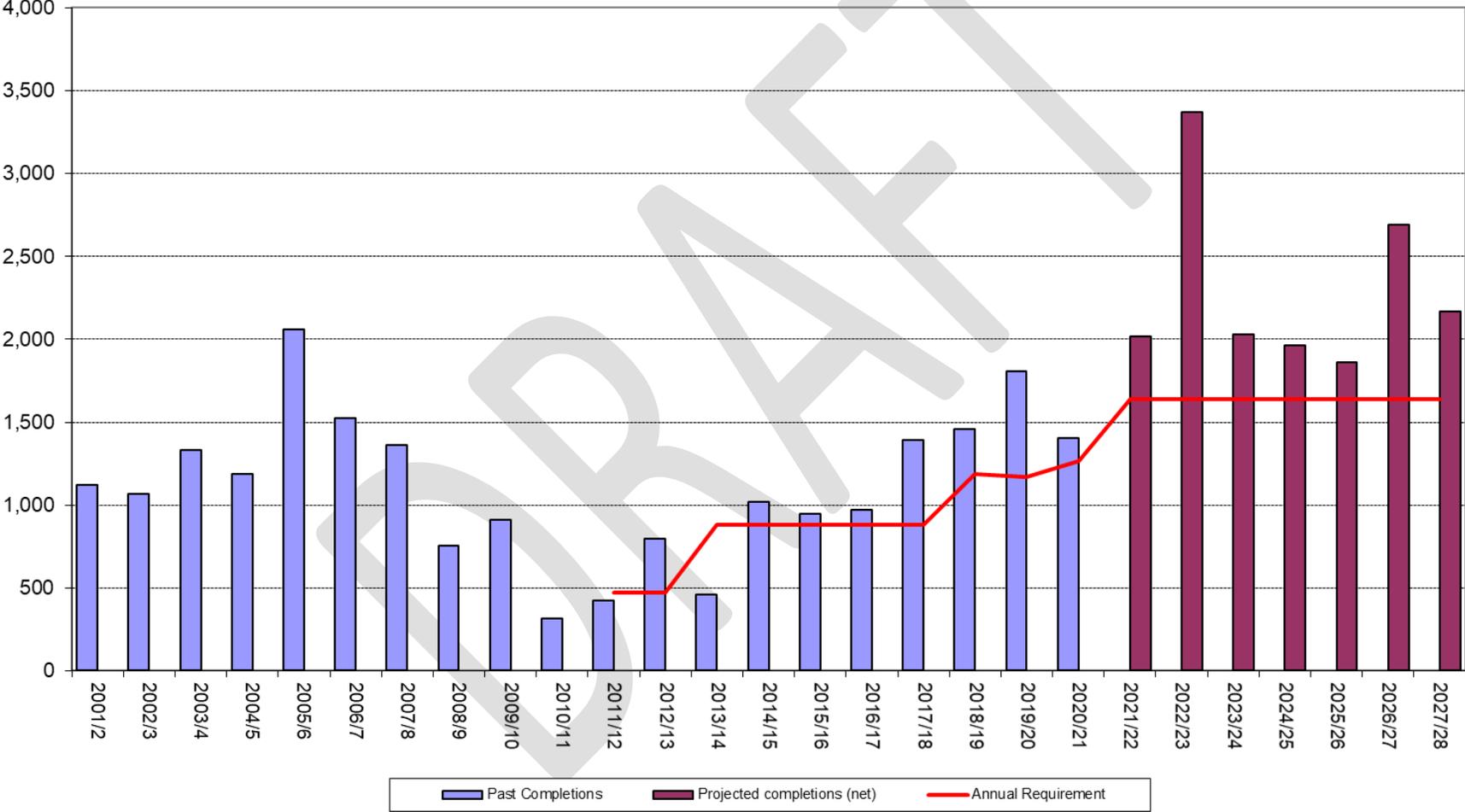


- 2.8 It is worth noting that there is no evidence that the Covid-19 pandemic during 2020 and 2021 has impacted on completion levels, which remain buoyant. The City Council's trajectory (see below) shows that high levels of completions will continue in the short term, and indeed should exceed the 1,638 target, but completions are anticipated to fall off after 2028, as allocated sites are developed and an anticipated fall in demand for purpose built student accommodation due to demographic factors (see Student Housing section below). **This means that the shortfall in meeting need plus 35% will only become an issue later in the Strategic Plan period.**

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Figure 3 – Nottingham City Housing Trajectory 2021

Housing Trajectory - Nottingham City (net completions)



Housing Supply

- 2.9 Housing supply is not static, but is kept under continual review through SHLAAs. The SHLAA review process, and revisiting some key assumptions, has resulted in an increased supply of housing land in Nottingham, as demonstrated below.
- 2.10 As of the 1st April 2020 the City had a supply of 19,278 dwellings for the period between 2020-38. 1,407 dwellings were developed 2020-21 meaning supply dropped to 17,871. However, as part of the latest 2021 SHLAA review, 30 new sites totalling 464 dwellings were identified during 2020-21. Additionally, windfall estimates have been increased by 3,628 from 4,545 to 7,663 (adjusted to take account of 510 anticipated demolitions). The estimated capacity of some existing sites also increased, some significantly, for example the City Council is now promoting an increase in the residential element of the wider Broad Marsh area from 75 to 750 homes. Together, these changes represent an increase in total supply for 2021-38 of 5,432, i.e. increasing supply from 17,871 to 23,303.

Figure 4 Housing Supply in Nottingham City (source: 2021 SHLAA)

	Supply as at 31/3/21
1. All deliverable sites (i.e. within five years)	10,067
2. Existing LP allocations not in the above category	2,382
3. Other developable sites	2,591
4. Potential GNSP site allocations not included above (i.e. included in the Broad Marsh vision)	750
5. Windfall allowance	7,663
6. Non-implementation allowance* (as no buffer provided)	- 150
HOUSING SUPPLY TOTAL	23,303

* A Non-implementation allowance is applied to planning permissions and allocations to account for development which is expected to happen, but does not come forward in the Plan period. It is only required where the local plan target does not include a buffer above the housing need requirement.

- 2.11 The shortfall in provision for Nottingham City for the Strategic Plan period is **4,543 homes**, which is the difference between housing need plus 35% uplift of 27,846 and identified housing supply of 23,303.

3 BOOSTING THE SUPPLY OF HOUSING

3.1 The sections which follow describe the steps Nottingham City has taken to significantly increase its supply of housing as described in section 2. These initiatives continue and include:-

- Regular “calls for sites” issued to developers, agents and landowners
- Active consideration of City Council owned sites for development and/or disposal
- Critical review of existing sites in terms of density, deliverability and developability (via the SHLAA review)
- Critical examination of past windfall levels, and reassessment of trends via the SHLAA
- Working with Universities to understand future impact of growing student numbers
- Allocation of several greenfield sites (and former Green Belt sites) in the Local Plan Part 2 – Land and Planning Policies Document (LAPP), which are currently being developed
- Undertaken a thorough Green Belt review in preparation for the Strategic Plan
- Recently conducting an Open Space audit
- Assessing employment land sites in the City for appropriateness for release or mixed use development including housing.
- Strongly promoting brownfield development, including developing sites itself through its ALMO, Nottingham City Homes and development partner Blueprint
- Brokering land deals between land owners and established development partnerships, uses Compulsory Purchase orders (or the threat of them) to release land owner blockages

4 APPROACH TO IDENTIFYING SUPPLY

Strategic Housing Land Availability Assessment (SHLAA)

- 4.1 The Review of Greater Nottingham SHLAAs, Final Report, 2019 was undertaken by ARUP, to review the different methodologies taken to SHLAAs by each Council, to ensure robustness and consistency (as far as this is appropriate). It made a number of recommendations on how this could be achieved, using their best practice experience from similar SHLAA reviews undertaken elsewhere.
- 4.2 Based on the advice contained in the Study, the Greater Nottingham Planning Partnership prepared the Greater Nottingham Joint Methodology Report for SHLAAs, which sets out the joint approach. Where deviation from the joint methodology is justified by the ARUP report, this is set out in appendices specific to each authority.

- 4.3 Using this methodology, the SHLAA is updated on an annual basis and provides valuable intelligence to track progress on existing sites, identify new sites to provide for the City Council's housing requirement, and make the annual assessment of the five year housing supply.
- 4.4 The annual review process includes directly contacting developers and landowners etc, who are asked to provide updated information on site capacity and delivery or anticipated delivery, and detail any issues that are causing sites to stall. They are also invited to submit new sites for consideration. The previous applicant/developer/agents of lapsed sites are contacted to ascertain future delivery prospects with the aim of identifying more developable and deliverable sites.
- 4.5 The annual review also involves City Council officers from various sections of the City Council, including Major Projects, Parks & Open Spaces, Property, Housing & Regeneration who review and provide up to date site information on which capacity and delivery assumptions are made and future potential sites are identified. Sites previously classified as 'may be suitable' and non-deliverable/non-developable are reconsidered.
- 4.6 The review allows indicative trajectories to be produced and these are sense checked with officers at the City Council and with developers and landowners. In terms of assessing site capacity, where planning permissions exist, this figure has been used for the number of houses and employment hectareage. The most up to date intelligence from Development Management and Property Services colleagues, based on local site and developer knowledge, has allowed these figures to be verified and revised as appropriate. Where sites do not benefit from planning permission, a judgement on an appropriate 'range' of development has been made. The range is based on officer expertise, an assessment of achievable densities and any comparable planning permissions in the locality, as well as a desire to promote brownfield development and make the best use of land. From this range, an estimate of the development potential uses the mid-point of the range to robustly compare the potential delivery against housing and employment land targets.
- 4.7 Other assumptions contained in the SHLAA are also monitored to refine and validate housing yield; such as site lead in times and build out rates. The City's SHLAA process is closely aligned with those of the partner Councils, and is considered to be robust.

Windfall

- 4.8 In line with the ARUP report, and in recognition of the different nature of housing supply in the City Council area, the City has adopted higher assumptions in relation to windfall allowance than the Boroughs/Districts which has resulted in a significant increase in supply. This is based on

workings in the Greater Nottingham Joint Methodology Report for SHLAAs Document – City Appendix¹.

- 4.9 Unlike the surrounding Boroughs, the City uses a 5 year average rather than 10 years as the basis for its windfall allowance. This is because data collection before 2015/16 is incomplete as it only related to schemes which received planning permission since that date, rather than also counting completions on sites granted permission prior to this. Taking a 10 year average therefore resulted in an artificially low windfall allowance, so based on past trends a windfall allowance of 560 dwellings per annum from year 4 onwards has been used (rounding down to the nearest 10 from 563 – see Column E in table 1 below). The annual SHLAA review will allow the assumptions to be reviewed and revised where necessary.

Figure 5 – Windfall in Nottingham City

	A	B	C	D	E	F
Year	Dwellings built on former employment site	Windfall dwellings on former employment site	Dwellings on sites of 5 or more dwellings	Dwellings on sites of less than 5 dwellings	Total Windfall	% of windfall >5 dwellings on previous employment sites
2016/17	791	N/A	238	144	382	N/A
2017/18	464	N/A	469	111	580	N/A
2018/19	428	N/A	650	83	733	N/A
2019/20	965	163 (inc 9 former industry)	392	79	471	41.6%
2020/21	310	280 (inc 10 former industry)	561	87	648	49.9%
Average	592 pa	222 over past 2 years	462 over past 5 years	101 over past 5 years	563 pa	46.5% over the past 2 years

- 4.10 The windfall allowance of 560 dwellings per annum compares with the 10 year net housing delivery average of 960 dwellings per annum and a 20 year delivery average of 1,064. This is 58% and 53% of total delivery respectively and significantly above the rates in partner Councils, due in large part to the different nature of housing supply in Nottingham City.

- 4.11 A significant number of these windfalls are in the City Centre and many are also for student housing (see section 5 below on the contribution of student housing to Nottingham’s City’s housing supply). The reuse of former offices is a key source of supply, and although the introduction of permitted

¹ <https://www.gnplan.org.uk/media/3371771/shlaa-joint-methodology-report.pdf>

development rights for office conversions did lead to new supply, this has now largely tailed off, as the supply of suitable buildings has reduced. The introduction of other permitted developments has not yielded significant new supply.

- 4.12 The windfall allowance is therefore considered to be justified, and there is currently no evidence that would support a higher windfall figure, although figures are monitored annually, and adjustments can be made should windfall rates change.

Density assumptions

- 4.13 The City Council also uses relatively high density assumptions when compared with the partner Councils. For City Centre flats and student housing, the densities are very high, usually in excess of 100 per hectare and often significantly more. The LAPP does not have a specific density policy, rather density is considered in the context of all design considerations to achieve an attractive development which takes the local context into account. Policies are not designed to lower density, but to secure appropriate densities in the context of scale, massing and urban grain.
- 4.14 The City currently secures high density development where appropriate, with some 50 sites at over 300 dwellings per hectare identified in the SHLAA. These are typically private flats and purpose built student accommodation. For family housing, average density in the City is over twice the 30 dwellings per hectare national average and are above comparable sites in partner Councils, for instance, Piccadilly (Former Henry Mellish School Playing Field) at 50 dwellings per hectare, Elms School at 59 per hectare, and Eastglade in Top Valley at 43 per hectare, a site which also includes a significant amount of open space. Only where site-specific information is not available are generic assumptions used, these are set out in the SHLAA methodology, and are:
- 30-35dph for low density (suburban);
 - 40-50 for medium (e.g. Victorian terraces);
 - 50+ for City Centre (flats and maisonettes).
- 4.15 Nottingham City Council has a particularly low proportion of homes suitable for families when compared to both the Housing Market Area as a whole and the national average. In 2011, only 55.6% of dwellings in Nottingham had 3 or more bedrooms compared with 63.3% in Greater Nottingham and 60.1% nationally. The part 2 Local Plan supports the current Nottingham City Housing Strategy aim of ensuring sufficient homes suitable for families to live in. It contains policies strongly in favour of the provision of family housing, HO1 promoting family housing on appropriate sites, and HO2, protecting existing houses suitable for family occupation from development. These policies seek to address the longstanding issue of families and family aged people migrating from the City to surrounding areas.

- 4.16 Although family homes are perceived to be developed at lower densities, analysis demonstrates that the City Council is achieving this policy aim in the context of higher densities, and between 2011 and 2021 41.1% of the private dwellings completed outside of the City Centre had three or more bedrooms.
- 4.17 Density in the City Centre is subject to the same design considerations as elsewhere, but in addition, the City Centre Urban Design Guide (2009) promotes taller buildings particularly in the east side of the City Centre and around the station hub. It notes that the issue of tall buildings in Nottingham is of particular importance because the city's skyline is revealed along a ridge between the high points of the Castle Rock and the Lace Market Cliff, from where St Mary's contributes so much to the city's character. The City Council uses a 3D model to ensure building heights are appropriate for their location, and recent tall buildings either developed or approved include the former petrol station at the north end of London Road (447 dwellings per hectare) former car park adjacent to the station on Queens Road (483 per hectare), and the former Gala Club in the Eastside (334 per hectare).
- 4.18 The City Centre Urban Design Guide was prepared by URBED, independent design consultants, and many major schemes are also appraised by the City Council's Design Review Panel, which is made up of independent experts. As a result, there is a high degree of confidence that the City Council's approach to high density development is appropriate to its location.

Greater Nottingham Growth Options Study, 2020 (AECOM)

- 4.19 The partner councils jointly commissioned AECOM to undertake a study of potential growth options for Greater Nottingham to inform the Growth Options consultation. Part of the study was a 'call for sites' whereby developers were invited to submit potential strategic development sites for assessment. Only one site was submitted in Nottingham City, a site abutting the new development at Woodhouse Park to the west of Nottingham (site ref BO8.5). The site is in the Green Belt and subject to a number of environmental constraints. It is therefore currently considered to be unsuitable, non-deliverable and non-developable.
- 4.20 Due to its relatively small size (7.9 hectares) and likely housing yield, the site is not of a strategic scale. Accordingly its appropriateness for development and associated policy restrictions will be re-assessed as part of the review of the Nottingham City Part 2 Local Plan.

5 SOURCES OF HOUSING SUPPLY

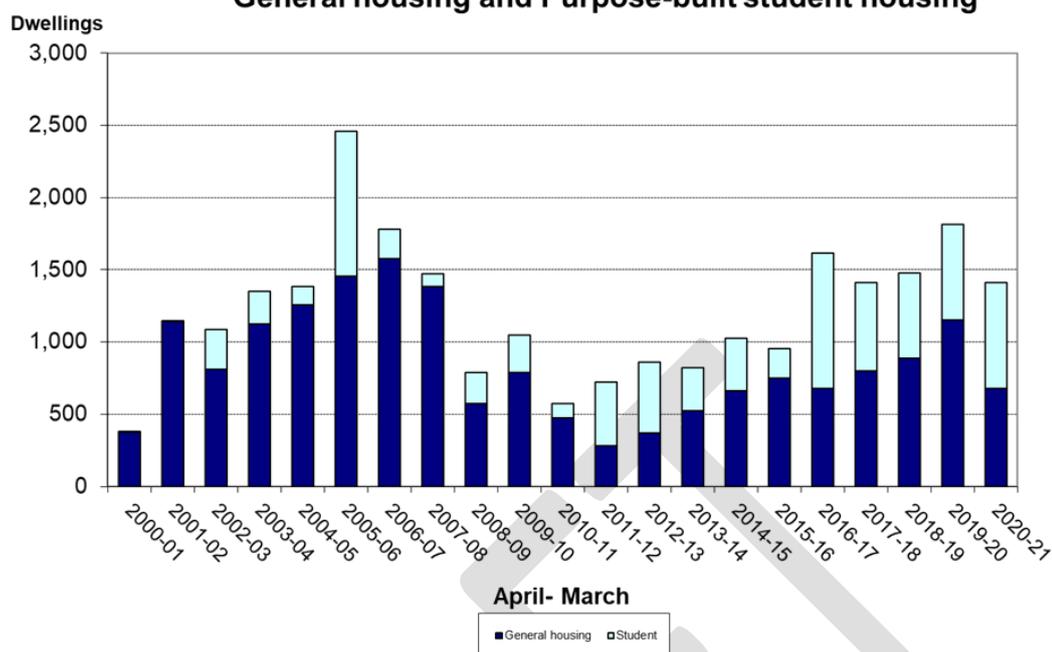
- 5.1 This section explores the nature of the City Council's land supply in more detail, describing its contribution to date, and prospects for continuing contribution/delivery going forward.

Student Housing

- 5.2 More than one in eight of Nottingham's population is a student and as such Purpose Built Student Accommodation (PBSA) forms a significant part of the City's housing supply. It is a form of accommodation that is strongly encouraged in the City Centre and on University campuses (and other specific locations) through proactive Local Plan policies. The aim of the policy approach is to provide an attractive alternative to student Houses in Multiple Occupation, freeing these up for more general occupation including family accommodation, and housing students in well managed high quality suitably located accommodation. National Planning Practice Guidance explains that student housing can contribute to overall housing provision, on a one for one basis for studio flats, and on a proportion of bed spaces for cluster flats.
- 5.3 The Government has issued guidance on how student accommodation can contribute to housing targets. Using that methodology, between 2016 and 2021 there were 3,539 student dwellings built in Nottingham, representing over 50% of net new dwellings. However, predicting how the PBSA market might develop is driven by three factors; the growth in student numbers generally, the need to meet previous undersupply of PBSA, and the shift from HMO or shared housing to PBSA.
- 5.4 Whilst the Universities are planning for continuing growth, their plans are relatively short term only look ahead 5 years. Given that the growth in student numbers has not been matched by the delivery of PBSA, there is still strong demand for further provision. This is evidenced by the City Council's annual PBSA vacancy survey, which indicates very low levels of vacancy year on year. In addition, the Council is promoting innovation in the PBSA market to bring forward new PBSA schemes which will be more attractive to under-represented student groups who choose PBSA such as returners (2nd/3rd years) and post graduates which should encourage a further switch from HMOs to PBSA.
- 5.5 There is currently a substantial pipeline of PBSA schemes with or seeking planning permission, and therefore, there is some confidence that for at least the next 5 years, PBSA will continue to contribute significantly to meeting Nottingham's housing need. (The pipeline is approximately 9,500 bedspaces, estimated to equate to approximately 1,000 PBSA units per year). However, beyond this period, the future is more difficult to assess, as the Universities may not continue to grow at their current levels, and the supply of PBSA is likely to catch up with demand. It is therefore considered prudent to expect a decline in this source of housing around the end of the decade, as the student aged population is projected to decline thereafter.

Figure 6: Purpose Built Student Accommodation as a proportion of total housing completions

**Annual completions (gross)
General housing and Purpose-built student housing**



Greenfield Development

5.6 In order to maximise housing delivery the Council has allocated a significant hecтарage of former open spaces (largely former school sites and associated playing fields) for residential development. There are nearly 200 sites in the City considered suitable for housing, set out in the SHLAA. A quarter of these sites, the larger ones, are allocated in the Local Plan Part 2. Of these, 12 are former open spaces and playing pitches, and there is also a former allotment site. The sites total about 90 hectares which will provide for over 1,800 dwellings.

Figure 7: Greenfield Development Sites

Site Name	Local Plan Ref	Hectares	Dwellings
Farnborough Road - Former Fairham Comprehensive School	SR51	7.71	196
Clifton West, Hawksley Gardens	SR49	9.59	285
Russell Drive - Radford Bridge Allotments	SR30	3.85	43
Denewood Crescent - Denewood Centre	SR22	3.04	120
Chingford Road Playing Field, Wigman Road	SR21	6.03	150
College Way - Melbury School Playing Field	SR20	1.3	50
Stanton Tip - Hempshill Vale	SR11	42.65	500
Piccadilly - Former Henry Mellish School Playing Field	SR10	1.15	57
Edwards Lane - Former Haywood School Detached Playing Field	SR09	4.38	118

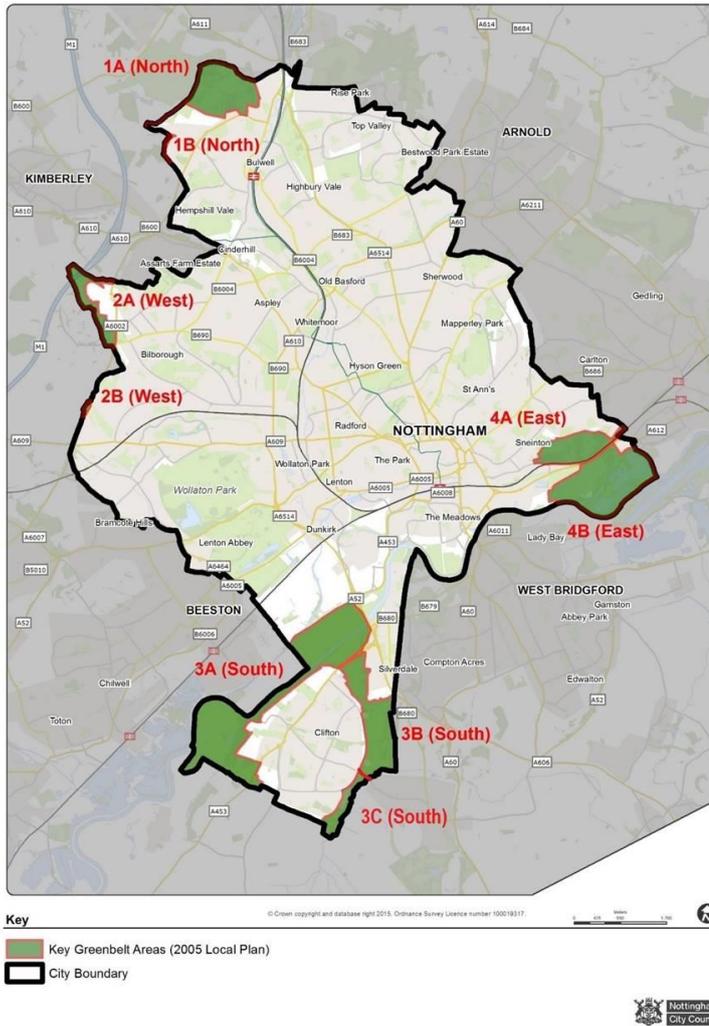
Beckhampton Road - Former Padstow School Detached Playing Field	SR06	5.13	129
Ridgeway - Former Padstow School Detached Playing Field,	SR05	2.56	55
Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	SR03	2.43	106
		89.82	1809

- 5.7 A recent (2021) Open and Green Space Quality Audit for Nottingham City was undertaken by LUC consultants. It assessed the quality and accessibility of the City's open space typologies and recommended quantity and accessibility standards per head of population of various open space typologies, and that these standards be secured through planning policy. Given population projections for the City, Open Space standards per head of population will be less likely to be met over time, and the Audit states that by 2050 Nottingham as a whole will be below the quantity standards for Public Open Space and Provision for Children and Young People. For this reason, it is unlikely that open space will form a significant source of housing land into the future.

Green Belt

- 5.8 Two of the sites identified in Figure 7 were formerly in the Green Belt. The Green Belt reviews provided the evidence for Farnborough Road to be removed from the Green Belt and allocated for housing in the current Local Plan Part 2, and Clifton West was originally allocated in the previous Local Plan. These sites will provide for almost 500 new homes.
- 5.9 The City along with the surrounding Boroughs has undertaken a Green Belt Review (with a common methodology, and peer review of areas adjacent to Council boundaries). This will be used to inform the site selection process.
- 5.10 10% of the City is Green Belt, much of which is subject to other policy constraints such as being in the floodplain, parkland or ancient woodland. The Green Belt review highlights that Green Belt land continues to play a critical role in preventing coalescence and sprawl.

Figure 8: Green Belt in Nottingham



5.11 All the Green Belt sites also have multiple designations in the current LAPP as shown in Figure 9 below which would also need to be taken into account as part of any site selection process.

Figure 9: Green Belt Assessment 2021 and Other Local Plan Designations

Broad Green Belt Area Reference	Other Designations
1A Bulwell Hall Park & Nottingham Golf Club (Assessment NC1)	<p>Local Wildlife Sites (EN6) – Bulwell Hall Park – most of the area</p> <p>Local Nature Reserves (EN6) – Bulwell Hall Park</p> <p>Open Space Network (EN1) – all of area except a small area of residential streets excluded from the network</p>

	<p>Ancient Semi-Natural Woodland (EN7) – Barker’s Wood – part of area</p> <p>Plantation on Ancient Woodland Sites (EN7) – Barker’s Wood – part of area</p> <p>Rivers, Canals, Waterways (EN5) – north of area</p> <p>Mineral Safeguarding Area – most of area</p> <p>AQMA (IN2) - City-wide</p>
<p>1B Land to West of Seller’s Wood Drive West (Assessment NC2)</p>	<p>Local Wildlife Site (EN6) – all of area</p> <p>Local Nature Reserves (EN6) – Seller’s Wood</p> <p>Open Space Network (EN1) – all of area</p> <p>Ancient Semi-Natural Woodland (EN7) – Seller’s Wood, covers most of the area</p> <p>SSSI (EN6) – Seller’s Wood</p> <p>Mineral Safeguarding Area – part of area</p> <p>AQMA (City-wide)</p>
<p>2A Land around Nottingham Business Park</p>	<p>Conservation Area (HE1) – Strelley</p> <p>Open Space Network (EN1) – all of area except a small area of residential streets excluded from the network</p> <p>Local Geological Site (EN6) - Stone Pit Plantation Quarry, Strelley</p> <p>Local Wildlife Site (EN6) – Stone Pit Plantation – 2.4ha. Also a small area of Strelley Hall Park Local Wildlife Site is within the City boundary</p> <p>Ancient Semi-Natural Woodland (EN7) – Broadoak Plantation</p> <p>Archaeological Constraints Area – Strelley Rd West</p> <p>Mineral Safeguarding Area – part of area</p> <p>AQMA (City-wide)</p>
<p>2B Land West of Bilborough Road</p>	<p><u>2B (West)</u></p> <p>Not in the Open Space Network</p> <p>AQMA (City-wide)</p>

<p>3A Land North-west of Clifton</p>	<p>Open Space Network</p> <p>Conservation Area – Clifton Village – small part of area</p> <p>Registered Parks and Gardens – Clifton Hall – small part of area</p> <p>SSSI – Holme Pit</p> <p>Local Wildlife Site (EN6) – Clifton Wood</p> <p>Local Nature Reserve (EN6) – Holme Pit Pond</p> <p>Local Geological Site (EN6) – Holme Pit, Clifton – small area</p> <p>Rivers, Canals, Waterways – River Trent</p> <p>Archaeological Constraints Area – Wilford, Clifton Grove/Trentside, Clifton Village, Clifton Fox Covert Lane, and Clifton Barton Lane</p> <p>Indicative Proposed Cycle Route improvements</p> <p>PEDL</p> <p>Mineral Safeguarding Area – all of area</p> <p>AQMA (City-wide)</p> <p>Flood zone 2 and 3 – majority of the area</p>
<p>3B Land north-east of Clifton (Assessment NC6)</p>	<p>Open Space Network</p> <p>Local Wildlife Sites (EN6) - Fairham Brook (North of Fairham Bridge)</p> <p>Rivers, Canals, Waterways</p> <p>Allotments – Merevale Allotments, and Farnborough Rd Allotments</p> <p>Archaeological Constraints Area - Wilford</p> <p>PEDL</p> <p>Mineral Safeguarding Area – all of area</p> <p>AQMA (City-wide)</p> <p>Flood zone 2 and 3 – northern part of the area</p>
<p>3C Land between Ruddington and south east of</p>	<p>Open Space Network</p>

Clifton (Assessment NC7)	Local Wildlife Sites (EN6) - Fairham Brook Nature Reserve Rivers, Canals, Waterways – River Trent Allotments – Summerwood Lane Allotments PEDL Mineral Safeguarding Area – all of area AQMA (City-wide)
4A Colwick Woods (Assessment NC8)	Open Space Network Local Nature Reserves (EN6) – Colwick Woods Local Wildlife Sites (EN6) – Colwick Woods Local Geological Site (EN6)– Colwick Wood Cliffs SSSI – Colwick Cutting PEDL Mineral Safeguarding Area AQMA (City-wide)
4B Colwick Park/ Racecourse	Open Space Network Rivers, Canals, Waterways Scheduled Monuments - St John Baptist's Church and graveyard, Colwick Indicative Proposed Cycle Route improvements PEDL Mineral Safeguarding Area AQMA (City-wide) Flood zone 2 and 3 - majority of area

Brownfield Sites

- 5.12 In accordance with policies of the Aligned Core Strategy, most housing has been developed on brownfield sites or by conversion of existing buildings - between 2011 and 2021, 94.9% of dwellings were built on brownfield sites. A frequent argument put forward at recent Local Plan examinations is that if more brownfield sites were to be developed, then there would be less need for greenfield development. However, Inspectors have always supported the City Council's arguments that all appropriate brownfield sites are already included in the housing land supply.

- 5.13 Plans showing all the brownfield sites in the City Council's SHLAA are included in appendix 1 below.
- 5.14 The three most significant brownfield sites in the City are the Waterside area (1,234 homes), the Island Quarter (1,275 homes), and Broad Marsh (750 homes currently anticipated). There are also a large number of smaller Brownfield sites included as allocations in the Local Plan, or identified in the SHLAA. It is appropriate that the larger brownfield sites (especially those in the City Centre) include a range of uses to support the economy of the City Centre, provide for sustainable communities, and provide employment opportunities and functions appropriate to a Core City. The map at Appendix 1 shows all brownfield sites of over 50 homes allocated or identified for development.

Case Study - Sherwood Library

An opportunity was identified to improve a dated and unattractive 1970's street frontage in Sherwood District Centre, owned by the City Council, and comprising retail units with a library above, together with the adjacent public shoppers car park.

There was a strong community desire for a replacement good quality library, to replace the old and outdated one present on the site, and the site was allocated in the 2019 Local Plan. The site was marketed with a brief requiring re-provisioning of the library, new homes and active frontage to Mansfield Road. Following an evaluation of bids, the site was sold to a specialist developer, and granted planning permission in 2021 for library, retail unit and 7 flats above with further development to provide 12 houses, 22 flats and a (smaller) public car park.

Phase 1 is now underway, and includes the 7 apartments above the new Library, and is anticipated to complete in September 2022, Phase 1a – the other 22 flats are anticipated to complete in March 2023, and Phase 2 - the 12 houses, are due to complete in June 2023.

Brownfield Register

- 5.15 The Brownfield Register is a subset of the SHLAA, and therefore does not represent additional supply, but nonetheless it is published annually to promote opportunities to interested parties. See section above for more detail on brownfield sites.

Employment Land

- 5.16 Nottingham provides an employment base for the whole of Greater Nottingham, based on 2019 figures, 197,000 of 315,000 jobs in Greater Nottingham were based in the City, i.e. 63%.
- 4.17 Former employment sites can provide a significant source of new housing land. National and local policies support redevelopment or change of use where existing employment sites are of poor quality, and no longer meet the needs of business. These types of sites usually come forward at short notice, and are therefore included in the windfall figures already. Over the last 5 years, an average of 592 dwellings per annum have been delivered on former employment sites. This represents 42% of net completions.
- 5.18 Nottingham City monitors employment sites, and they were assessed for their suitability for development as part of Local Plan preparation. The employment land study which informed the Local Plan concluded that about 35 hectares of industrial and warehousing were needed in the City for 2011-28. As this exceeded the amount of industrial and warehousing land available, the target was reduced to 25 hectares, with the remainder being provided elsewhere in Greater Nottingham. Employment land is therefore in short supply in Nottingham City, and the study recommended the local plan limit losses of good quality employment land or land that served a particular employment need. (It should be noted however, that Nottingham provides 67% of Greater Nottingham's office floorspace requirements to 2028, reflecting its role as a regional office hub).
- 5.19 Most recently, the Nottingham Core HMA and Nottingham Outer HMA Employment Land Need Study (2021) undertaken by Lichfields has similarly identified a need for more employment land than is available in the City, and concludes that in the City the existing approach to policy protection for employment sites should continue.
- 5.20 Permitted Development allowing changes of use to residential, particularly of offices has provided additional supply. The number of dwellings developed on previous office sites peaked in 2016/17 and have tailed off since then, as the most attractive opportunities are taken up. This is shown in the table below.

Figure 10: Annual number of dwellings provided by Office Development Permitted Development

Year	Annual number of dwellings provided by Office Development Permitted Development
11/12	0
12/13	0
13/14	0

14/15	29
15/16	131
16/17	582
17/18	190
18/19	101
19/20	51
20/21	32
Total '11 to '21	1,116

- 5.21 Given the already significant proportion of housing supply from former employment sites, the needs to retain good quality employment sites, and the using up of Permitted Development opportunities, it is not considered realistic to expect this source of housing supply to increase in the future.
- 5.22 The Government has introduced further permitted development rights in respect of retail, restaurants, light industry, nurseries and gyms. However, given these uses are likely to involve changes beyond simple change of use, they are therefore likely to require planning permission, and it is considered that the scope for housing delivery is already accounted for in the windfall allowance (paragraph 4.8-4.12).

The City Centre

- 5.23 The City Centre is a continuing strong focus for residential development, including student housing, office conversions, and build to rent schemes. The population of the City Centre was 13,854 in 2011, and had more than doubled to 28,275 by 2020.
- 5.24 In the future, at least in the short term, it is anticipated that the current level of development will continue. The emerging proposals for the wider Broad Marsh site include 750 new homes, and the development of the Island Quarter will also provide 1,275 new homes.
- 5.25 There is much speculation about the future of City Centres post Covid 19, and certainly there will need to be adaption and change as there is a move towards diversifying the offer away from retail, with more food and beverage and other leisure development likely. It is too soon to say what the scale and nature of this change will be, and how it will impact on land use (residential in particular) in the City Centre, but the current high level of vacancies shows encouraging signs of reducing, and in the medium term new developments such as Broad Marsh will help to restore vitality and viability.
- 5.26 At present there is little evidence that the recent broadening of permitted development will have a significant impact on housing delivery, and as noted above, the conversion of existing office buildings is unlikely to reach past levels, as many of the more attractive opportunities have now been developed. Despite Covid 19, there is still strong demand for good quality office space, with several schemes in the pipeline. Whilst conversions and changes of use of non office buildings are probable, the scale of development

is likely to be much smaller, and as noted above will help to support the level of windfall development at its current levels.

Case Study: Island Quarter

Located within the south east of Nottingham City Centre, the Island Quarter is a 17 hectare site that has been a longstanding ambition of the City Council, it being a prominent brownfield site that has remained available but undeveloped for over 20 years. It is one part of wider jigsaw of regeneration initiatives, linking the City Centre to the Waterside area, and complementing the development centred on the area between the railway station and the Broad Marsh area, known as the Southern Gateway.

The Council's vision for the site was for a new urban business and residential community within the City's Creative and Canal Quarters, a safe, attractive, high quality and mixed neighbourhood, with its own identity and character.

The site was bought from Boots by the City Council in 1994, who sold it shortly thereafter to Simons, with the intention of achieving early development. The City also acquired the Railway Lands to the south and east of the site. A masterplan was approved, involving largely offices and some workshops, and the site was remediated using public funding.

Apart from some piecemeal development to the west of the site, (NHS walk in centre, BBC offices etc) no substantive development took place. In 2003 the Simons' interest was acquired by developers Eastside and City, who started assembling the remaining land.

An application for a mixed use project, comprising 131,000 sqm of offices, 123,000 sqm of apartments, and 16,000 sqm of retail and leisure was granted in 2008. Apart from an early proposal for a large supermarket, there was very little activity on the site, and the City Council bid for the land unsuccessfully in 2014. This long period of inaction on the site has undermined the regeneration of the southern part of the City Centre, and has been a source of significant frustration to the City Council. This led to approval to consider the potential use of Compulsory Purchase powers to acquire the site, to facilitate accelerated development. However, the sale of the site to a new owner ultimately resulted in planning permission being granted in 2020 for 17,300sq.m of Creative Market uses; 58,885 sqm of offices; 14,413 sqm of non-residential institution; 91,888sq.m of residential; 4,153 sqm of local retail; 8,118 sqm of hotel (Class C1) and 27,030 sqm of student accommodation. The first phase is now under development, with a second phase subject to a planning application.

6 PROACTIVE ACTION TO BOOST HOUSING SUPPLY

6.1 Housing delivery is very much a corporate priority for Nottingham City Council, and is a key theme of the Nottingham City Housing Strategy. Though

Nottingham has had many successes in delivering new housing against challenging targets, it remains challenging due to a constrained land supply and lack of larger (100+ unit) sites, poor land values and the brownfield/post industry nature of potential sites that require remediation often being outside the remit of funding and assistance.

- 6.2 It is therefore necessary for the City Council to take proactive action to deliver or bring delivery to sites where the market has failed to do so, and there are many examples of where it adopts and is adopting an ambitious and creative approach. In support of this aim, a Housing Delivery Action Plan has been completed, despite there being no requirement to do so in terms of its housing Delivery test results. The Plan sets out the proactive action taken by the Council in delivering housing on both its own sites and on those owned by others.
- 6.3 The City Council has two partner organisations who directly undertake housing delivery in the City on the council's behalf; its Arm's Length Management Organisation, Nottingham City Homes (NCH), and its part ownership of Blueprint, a multi-award winning developer specialising in the development of sustainable homes on sites that are often unattractive to mainstream developers, such as Trent Basin in the Waterside which has been successfully delivered with a high 'specification, aspirational homes. Blueprints market leading activities at Waterside have had a catalytic effect in the regeneration zone, with a range of private sector developers now investing in the area following Blueprint's success.
- 6.4 The City Council encourages new products to the market and the private rented sector continues to grow at pace, with purpose built student accommodation and built to rent gaining traction. The City Council and its partners have particular experience in delivering new homes on highly constrained sites, with significant abnormal costs. These are often sites which would not be viable for commercial developers or where the council needs to prepare the sites in order to de-risk and make them more attractive to the market.
- 6.5 In partnership with NCH, the Council has delivered or is on site with over 90 new homes on smaller more challenging sites, for example at former garage sites at Knights Close, Tunstall Drive and Kieron Close. The same partnership, with NCH as managing agent, is also bringing forward the smallest of the former/school and playing field sites at Eastglade for a further 106 new homes. Development of the Beckhampton site for a further 129 Council homes is now in contract, pre-start.
- 6.6 For sites not owned by the City Council, partnerships are established with landowners and developers in the interest of bringing land forward for development. However, consideration will be given to using Compulsory Purchase powers in line with policy RE1 of the Local Plan Part 2, where negotiations are not successful, as it resolved to do at the Island Site (see

case study above), and working with agencies such as Homes England to assist in brokering a way forward.

- 6.7 An internal project team – The Private Partnership Housing Delivery Group - has been assembled to examine ways to accelerate housing delivery and raise awareness of potential development sites - both with land owners and developers – and to tackle blockages. The Council has also set up a programme of disposal of Council owned sites whereby sites are parcelled together to sell to one developer. This group feeds into the council's overall Building a Better Nottingham group and vision.
- 6.8 The Council has disposed of a number of vacant ,former playing field sites for housing development including Denewood and Chingford. Others such as the Haywood detached site and the Fairham site are in preparation for disposal. The Council worked to de-risk these sites prior to sale, creating access and carrying out a suite of investigations to maximise developer confidence. The Padstow and Ridgeway sites were packaged together and used as part of a procurement exercise to secure a quality 350+ housing development across these sites involving 30% new Council Housing.
- 6.9 A Development Protocol has been adopted to ensure efficiency in the planning application process. This includes developers, infrastructure providers and government agencies such as the Environment Agency and Highways England, and other statutory consultees. All parties are encouraged to sign up to the principles of this advisory document to demonstrate their commitment to the sustainable development and growth of the area.
- 6.10 Under the existing Housing Delivery Action Plan, unimplemented planning permissions are monitored to investigate underlying causes of sites stalling and necessary actions are identified and undertaken to progress these sites. In this respect, the Council works with developers to challenge unrealistic expectations regarding land values and scheme compositions.
- 6.11 The City Council also helps to reduce the risk of site ownership fragmentation by establishing development partnerships to facilitate joint working and cooperation between different land owners/developers and coordination with relevant service providers. The City Council is proactive in promoting collaboration agreements and brokering cross working between land owners, as demonstrated by the approach taken at the Trent Basin resulting in the waterside development, Clifton West with plans for a large mixed tenure residential development, and the Chronos Richardson Local Plan site, which is being taken forward as a mixed commercial and residential development.
- 6.12 The City Council continues to engage regularly with key stakeholders to obtain up-to-date information on the build out of current sites, identify any barriers, and discuss how these can be addressed. This is via direct contact with developers and agents, and also SHLAA annual monitoring/mail outs. On large sites opportunities are taken to work with developers to see if there are any options to partner with other house builders to secure and accelerate housing delivery.

- 6.13 The Council has also worked hard to maximise the contribution of smaller sites to its overall housing delivery vision. It has been successful in a pilot of gaining outline planning permission on small, former garage sites (3-5 homes) before taking them to market. These sites have sold, at or above estimate, to small local firms, who intend to build them out and then re-sell individual properties or as a whole. As a result the Council and NCH are continuing to build a pipeline of smaller sites for the above sale route, and have also secured funding via the LGA for expert advice on the potential of these and other small/challenging sites, for residential development including by Registered Providers and for specialist housing.
- 6.14 Balanced with general neighbourhood traffic management issues that a lack of parking can cause, a flexible approach to car parking provision in developments is promoted which optimises the number of homes that can be delivered on sites. This is having a marked impact on some of the more constrained or landlocked sites, particularly where viability is marginal. The Council is also encouraging facilities for electric vehicles and bicycles, such as charge points and storage, to enable fit with its “Carbon Neutral 28” agenda and encourage uptake of sustainable transport options.
- 6.15 Masterplans and Development Briefs are prepared for key sites and recent examples include the preparation of SPDs for the Island Site and for the Waterside area, both of which are complex brownfield sites which have now commenced development. An SPD is also to be prepared to guide the development of the Broad Marsh site.
- 6.16 Where infrastructure delivery is holding up supply, the City Council identifies funding opportunities, bids for monies, and/or evolves new local infrastructure funding mechanisms. The Council explores how new delivery vehicles can help drive delivery, for example housing development companies, joint ventures and statutory vehicles such as development corporations. The development of Waterside has been complimented by securing a new primary school, link road and footbridge over the Trent. City Council driven partnerships have also had a significant impact in the Meadows area, with Blueprint’s developments at Green Street and around providing confidence to allow private sector developments to follow, for instance along Arkwright Street. Blueprint’s pipeline developments also include the Former Elms School and Bath Street in the City centre.
- 6.17 Nottingham City Council continues to work closely and build a strong relationship with Homes England, utilising their expertise, influence and networks to find development solutions or request funding that can overcome barriers such as decontamination and flood risk.

7 BALANCING THE MAXIMUM DEVELOPMENT WITH OTHER FACTORS

- 7.1 Of course, housing is not the only priority for Nottingham City, and many factors need to be taken into account when balancing maximum development of housing whilst maintaining quality of life, employment and leisure opportunities.
- 7.2 As noted above, Nottingham is the smallest geographically (7,461 hectares) of the Core Cities and has a density of 45.2 residents per hectare in 2020. Currently Nottingham City has the 7th highest population and the 2nd highest density of the eight English Core Cities. Given the tight geographical boundaries, there is a need to ensure that the full range of opportunities are provided for all development types.
- 7.3 The City is currently ranked 11th most disadvantaged out of 317 areas and there is therefore a significant risk that prioritising housing over all other land uses will result in an unsustainable City, town cramming, loss of viable job opportunities and all the associated environmental, social and health issues.
- 7.4 These balancing factors include the need to provide employment opportunities for the City and Greater Nottingham, in the context of a constrained employment land supply, the danger of creating unsustainable/unbalanced communities, including pressure on infrastructure such as health facilities, unacceptable living conditions and poor residential amenity.
- 7.5 Even if theoretically possible, meeting the full standard method housing need plus 35% uplift would also increase the pressure to release open space and remaining open space would fall below recommended standards, and thus be unable to satisfy leisure needs. This would likely also result in a loss of biodiversity and inadequate Blue and Green Infrastructure, involve building on land at high risk of flooding, and harm the City's built heritage.
- 7.6 It could also prejudice the provision of new services and facilities, such as the Nottingham College Hub in the City centre, harm night time economies through proximity of incompatible uses, and potentially harm the historic environment of the City centre.
- 7.7 The City Council's approach to housing supply seeks to maximise the delivery of new housing whilst taking these factors into account. It is considered to be an approach that provides the most housing possible, but does mean that some of the 35% uplift cannot be met within the City Council's area.
- 7.8 This unmet need amounts to approximately 4,550 homes in the context of 23,300 anticipated new homes over the Strategic Plan period. To meet the housing needs of Greater Nottingham as a whole would therefore require land to be allocated for these homes outside of the City Council's area.

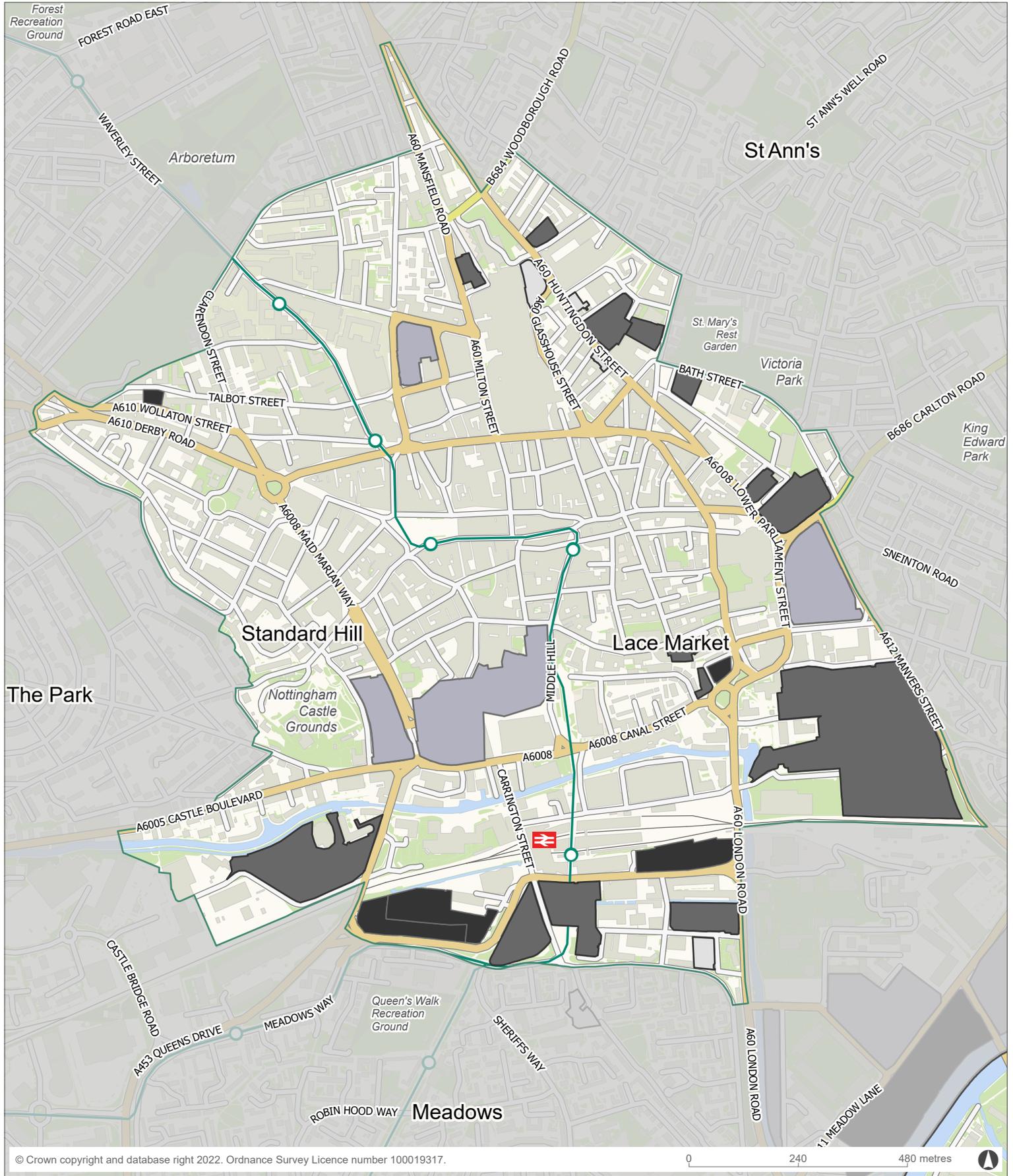
APPENDIX 1

**BROWNFIELD SITES OF OVER 50 DWELLINGS INCLUDED
IN NOTTINGHAM CITY SHLAA**

Map 1	City Centre
Map 2	Nottingham Central
Map 3	Nottingham South
Map 4	Nottingham North

DRAFT

Map Showing Brownfield Sites - Nottingham City Centre | Nottingham City Council



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0 240 480 metres

Brownfield Sites > 49 Dwellings Allocated or Identified for Development

Simplified Reporting Status

- Not permitted
- Local Plan Allocation
- Permissioned
- Under Construction

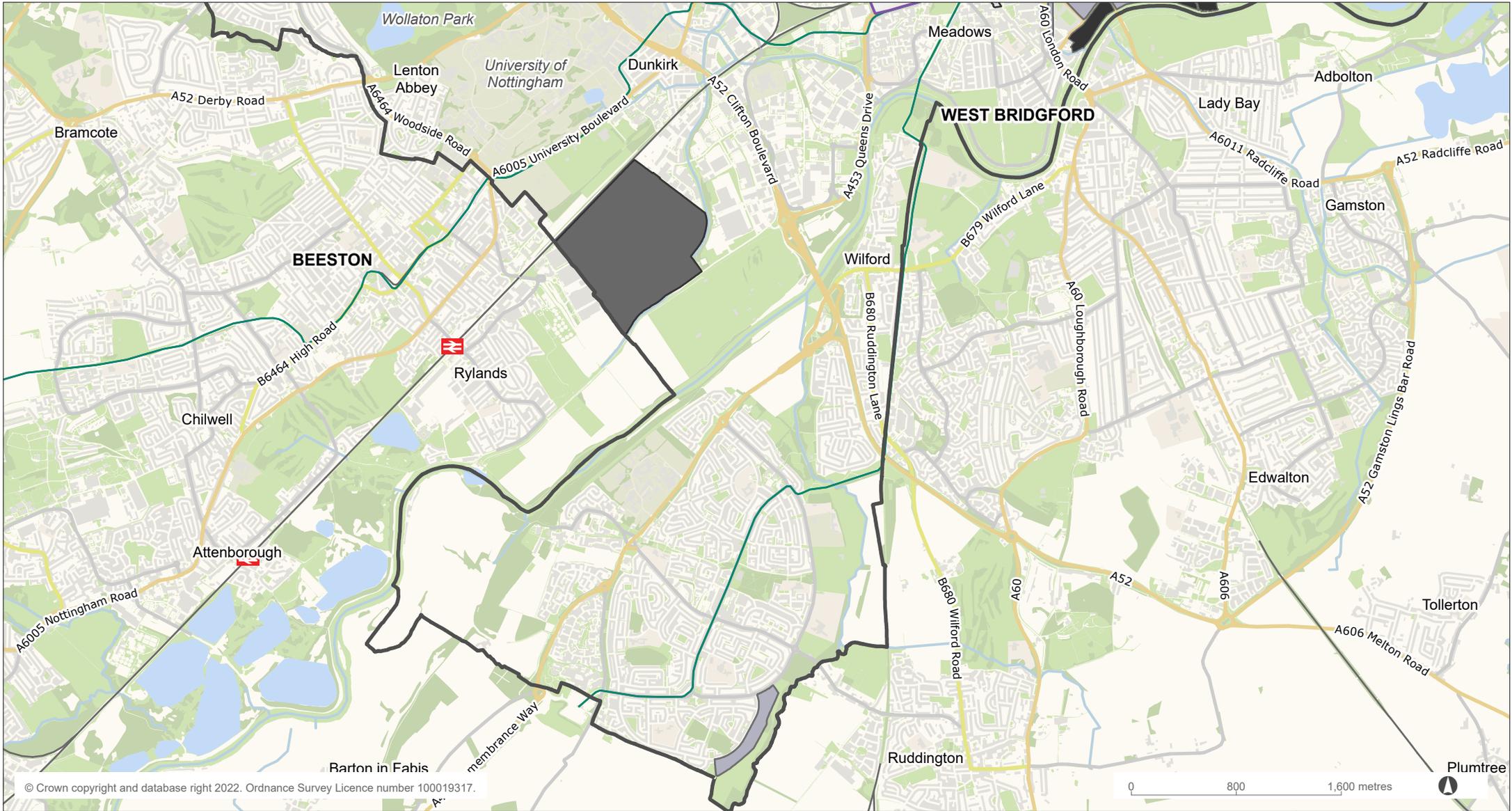
City Centre

City Boundary



Nottingham
City Council

Map Showing Brownfield Sites - Nottingham South | Nottingham City Council



Brownfield Sites > 49 Dwellings Allocated or Identified for Development

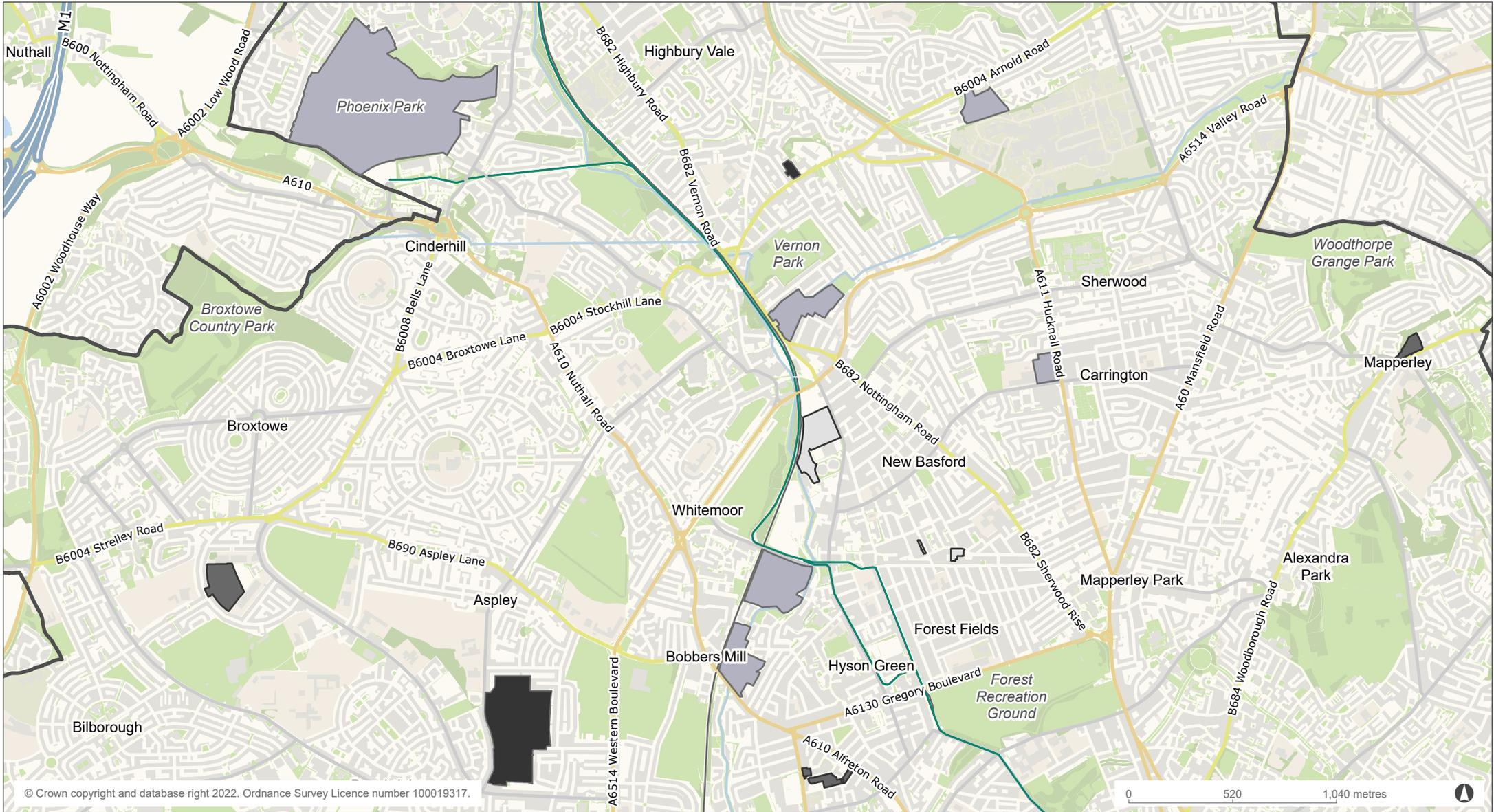
Simplified Reporting Status

- Not permitted
- Local Plan Allocation
- Permissioned
- Under Construction

City Boundary

Regeneration Zones

Map Showing Brownfield Sites - Nottingham North | Nottingham City Council



Brownfield Sites > 49 Dwellings Allocated or Identified for Development

Simplified Reporting Status

- Not permitted
- Local Plan Allocation
- Permitted
- Under Construction

City Boundary



ITEM 7. **Levelling Up White Paper and County Deal**

1.0 **SUMMARY**

- 1.1 The Government published the Levelling Up White Paper on 2nd February 2022. The White Paper seeks to address regional disparities and contains a number of focus areas including living standards, transport infrastructure, education and skills, housing and local leadership.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the publication of the Levelling Up White Paper, and the preparation of a County Deal for Nottingham and Nottinghamshire, and Derby and Derbyshire.

2.0 **Levelling Up White Paper**

- 2.1 The Levelling Up White Paper (here) includes proposals that will be of interest to JPAB. As part of proposals for extending devolution in England, Nottingham and Nottinghamshire, and Derby and Derbyshire are included in a list of authorities invited to start formal negotiations to agree new County Deals. Existing devolution deals have included greater local influence over employment support and some strategic planning and regeneration powers. The content of the Nottingham and Nottinghamshire proposals are currently being developed, with a view to presenting them to Government.
- 2.2 In respect of planning, the White Paper makes a number of references including:
- **Local communities will continue to have “a meaningful say on individual planning applications”.**
 - **Local plans "will be made simpler and shorter".**
 - **The government will "look to pilot greater empowerment of communities to shape regeneration and development plans".**
 - **The government is to develop plans for improving and “further greening the green belt”.**
 - **The government will be "encouraging more accessible hybrid models for planning committees in England".**
 - **The government is to set “a more positive approach to employment land in national policy to support the provision of jobs.**
 - **The government will "enhance compulsory purchase powers to support town centre regeneration".**

- The paper reiterates that the government is looking at some form of land value capture as part of its proposed new "infrastructure levy".
- The government will support "transformational developments" in the 20 areas of the country taking part in its "regeneration programme".
- Funding for housing delivery to be focused on brownfield sites and away from London and the wider south east.
- Devolution deals are promised for every part of England that wants one.

2.3 The White Paper states that the Government will undertake engagement with a wide range of stakeholders and will "introduce legislation to Parliament to underpin in statute the changes fundamental to levelling up, alongside wider planning measures." It states that more details on the reforms will be published in 'due course'.

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ITEM 8 HE Capacity Funding – Quarter 2 (Year 5) July to Sept 2021

1.0 Summary

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

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** this report and the details set out in Appendix 1.

2.0 Background

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

3.0 Progress/updates – Quarter 3 (Year 5) October to December 2021

- 3.1 Progress/updates for this quarter is set out in Appendix 1.
- 3.2 At its meeting of 3 June 2021, ESG approved the repurposing of £98,684 funding, initially secured for Stanton Regeneration site, for studies in relation to accelerating housing delivery on Land South West of Kirk Hallam. A report was scheduled for Erewash Borough Council's Executive in November 21 to authorise disbursement of these monies. This has been delayed and will now be taken to its April 22 Executive meeting.
- 3.3 Gedling will provide a verbal update on progress to JPAB.

4.0 Risks and Issues

- 4.1 JPAB 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 5 will be reported to the next JPAB meeting.

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Erewash:

- At its meeting of 3 June 2021, ESG approved the repurposing of £98,684 funding, initially secured for Stanton Regeneration site, for studies in relation to accelerating housing delivery on Land South West of Kirk Hallam. A report was scheduled for Erewash Borough Council's Executive in November 21 to authorise disbursement of these monies. This has been delayed and will now be taken to its April 22 Executive meeting.
- Grant total: £100,000. Remaining: £98,684.

Gedling: To be Updated verbally

- **A60 corridor transport assessment:** The transport modelling of the initial and additional scenario has now been completed and the report finalised. The remaining funding has been repurposed to fund a temporary post to support the delivery of housing in Gedling Borough and the successful candidate started in post on 22nd July 2021.
- Grant total: £90,000. Actual: £42,675. Committed: £46,140.36 (Full commitment of funds).

Station Road and Burton Road:

Savills were appointed to comment on the business case, factoring in issues such as Right to Buy in Quarter 3. Since then the decision has been taken to tender for a design and build partner to develop both sites. The draft tender is currently being worked on. A claim will be submitted shortly for both the Savills consultancy (£5k) and the costs of resolving a right of way issue with Severn Trent (£15k).

Killisick Fields

This is a significant land holding for the Council, however the identified site includes 2 further land owners. Discussions have taken place with Homes England's Acquisitions team, in view of the number of land owners involved, however the decision has been taken to progress the whole site with the Council being represented by an independent land agent – Bruton Knowles. Initial expenditure is expected to be around £20k and an invoice is expected quarter 2 - 3.

- Grant total: £42,967. Remaining: £42,967. Full commitment of funds anticipated.

NCC:

- **Waterside:** Ownership is complex in this area and due to historic uses viability is likely to be challenging. However, on the basis of dialogue to date the team have managed to introduce stakeholders to Blueprint and engage them positively about relocation.
- Progressing with a feasibility brief for viability work. Landowners are to share contamination information prior to the report being commissioned however this has been delayed as landowners have had a fire on site so all energies have been on day to day operation matters.
- Grant total: £70,000 plus £5,120 repurposed from Island Site. Remaining: £19,424. Full commitment of funds anticipated.

Closed Projects: Homes England funded element of work complete:

- Ashfield: Harrier Park/Rolls Royce. Broomhill Farm - funding repurposed to procure Conurbation Planning Policy Manager post.
- Broxtowe: Walker Street
- NCC: Island, River Leen and Padstow sites. Remaining Island Site funding repurposed for Waterside site.
- Rushcliffe: SSDO to support delivery of housing at Former RAF Newton, North of Bingham, South of Clifton Strategic Allocation, East of Gamston.

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ITEM 9 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 new Nottinghamshire Minerals Local Plan covering the period to 2036 was adopted by the County Council at its meeting on 25 March 2021.
- 2.2 Nottinghamshire County and Nottingham City Councils are preparing a single Joint Waste Plan to replace the 2013 Waste Core Strategy. Consultation on Issues and Options for the Plan was completed in May 2020. AECOM were commissioned by the two Councils to prepare a Waste Needs Assessment which reported in August 2021. This provides an estimate of future waste arisings and in light of available waste treatment capacity, inform what levels of additional facility the Joint Waste Local Plan will need to plan for.
- 2.3 The Councils have now approved a Joint Draft Plan which has been released for the purposes of community engagement. This phase will last between 7 February and 4 April 2022. Following this stage, the comment and feedback generated will be considered and amendments made where considered necessary. It is planned that the final Plan will be published later in 2022 for formal representations prior to submission and examination in 2023.

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. Following publication of the NPPF in 2019 which now stipulates that local plans should cover a 15 year period from adoption of the plan the Councils are extending the Plan period to 2036. This meant that the Councils have had to re-examine the situation regarding the supply of sand and gravel from the Plan area to determine the scale of additional provision that the Plan must make and the amount that will be required from new

sites. As part of this re-examination, the Councils asked sand and gravel operators within the county if they wished to promote additional sites for working during the Plan period to 2036. This resulted in three further sites being put forward. These sites were assessed through a Sustainability Appraisal alongside the other sites that were previously considered and five preferred sites have been identified. The Councils published a Sand and Gravel Site Allocations Document for consultation between 20th October and 13th December 2020 that included all eight sites. Responses to the consultation have been logged and assessed that included the promotion of an additional site in Derbyshire Dales. Chapters have been drafted for the full Draft Minerals Local Plan, which have been agreed for publication by the Derby and Derbyshire Joint Advisory Committee and it is anticipated that, subject to Cabinet Member authorisation in February 2022 by the County and City Council's Cabinet Members, consultation on the Draft Plan will be carried out in early March 2022 for eight weeks, including a number of public drop-in sessions.

- 2.5 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 which now encompasses the period from 2006-2018. 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
- 2.6 Subject to agreement by the Derby and Derbyshire Joint Advisory Committee, it is anticipated that consultation on the papers will take place in Spring 2022 and will also include running some drop in events (subject to ongoing Covid-19 restrictions) around the County to give residents the opportunity to view and comment. This will then be used to draw up the draft plan for consultation in Autumn 2022.

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ITEM 10 Future Meetings

Date	Time	Venue
Tuesday 7 June, 2022	2.00 pm	Microsoft Teams Virtual meeting (TBC)
Tuesday 27 Sept, 2022	2.00 pm	Microsoft Teams Virtual meeting (TBC)
Tuesday 13 Dec, 2022	2.00 pm	Microsoft Teams Virtual meeting (TBC)

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