

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

Tuesday 8th January 2019

2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Wetland Landscapes for All (JPAB grant funded project)
Presentation by **Janice Bradley**, Notts Wildlife Trust
5. Nottingham City Centre Southern Gateway Developments
Presentation by **Paul Seddon**, Nottingham City Council
6. Local Plans Update **SS**
7. Review of the Core Strategies **MG**
8. HE Large Sites and Housing Zones Capacity Fund **PM**
9. Housing Delivery Workshop **OD**
10. Joint Planning Advisory Board 2018/19 Budget **MG**
11. Any other business **ALL**
12. Future Meetings



**ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING
ADVISORY BOARD (JPAB) MEETING HELD ON THURSDAY 20
SEPTEMBER 2018 AT BROXTOWE BOROUGH COUNCIL**

PRESENT

City: Councillor D Liversidge
Erewash: Councillor M Powell (Chair)
Gedling: Councillor J Hollingsworth
Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Steffan Saunders
Derbyshire: Steve Buffery
Erewash: Steve Birkinshaw; Oliver Dove
Gedling: Joanna Gray
Growth Point: Matthew Gregory
Nottingham City: Paul Seddon
Nottinghamshire County: Sally Gill
Rushcliffe: David Mitchell

Observers

Barratt Homes: Robert Galij
Environment Agency: R Millbank
Erewash: Andrew Johnson
Highways England: Steve Freek
Natural England: Louisa Aspden
Opinion Research Services: Trevor Baker (presentation)
Peeverill Homes: Paul Stone

Apologies

Ashfield: Cllr Jason Zadrozny
Broxtowe: Cllr Tony Harper; Ruth Hyde
General Public: John Hancock
Highways England: Emma Stewart
Nottingham City: Cllr Jane Urquhart
Nottingham City Council: Peter McAnespie
Nottinghamshire County Council: Cllr Phil Rostance

1. **Introductions and Apologies**

Councillor M Powell (Chair) welcomed those attending and apologies noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

The minutes of the meeting held on 8 March were approved. There were no matters arising.

4. **Nottingham Core Housing Market Area Boundary Study 2018** (Opinion Research Services)

4.1 Trevor Baker (TB) gave a presentation outlining the Housing Market Area Boundary Study which was commissioned by the Greater Nottingham authorities to confirm the boundaries of the Housing Market Area and Functional Economic Market Area.

4.2 TB explained the relationship of where people lived and travelled to work within the area. The Broad Rental Market Area showed where people could be expected to afford to live and maintain employment split into (1) people who live in the area and move within the same area (2) people move from within the area for employment. It showed approximately 70-75% self- containment of employment within the five authorities. It was concluded that the five authorities should be included within the HMA and FEMA to fit to councils administrative/demographic areas. A copy of the presentation slides will be sent to members of the group.

4.3 P Stone (Peverill) recognised that this was a similar analysis for Hucknall. CS mentioned that it had historically shown that work with the central core authorities worked well to deliver their proportion to housing and could not see why ADC would not continue to do so.

Joint Planning Advisory Board resolved to NOTE the presentation from Opinion Research Services.
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5. **Joint Planning Advisory Board – Terms of Reference** (Matthew Gregory)

5.1 MG explained that the JPAB Body needs Terms of Reference (ToR) which is now due to be reviewed since 2015. He drew attention to suggested changes which were highlighted in the appendix covering three main points:

1. Reference to preparing a Statement of Common Ground (SCG) which is the core part of JPAB.
2. Combined Authorities' proposals did not go ahead, therefore reference was taken out.

3. Removal of Clause 3.3 Governance for HS2. HS2 has its own Governance arrangements.
- 5.2 MG wanted each authority to be comfortable with the changes and agree the revised ToR.
- 5.3 PS (City) emphasised the importance of SCG planning a statement to agree to deliver housing and growth.
- 5.4 SG raised the issue Minerals and Local Waste Planning . SCG talked about Derbyshire County Council pursuing something similar for the whole of the area.
- 5.5 MG stated that in reality there would be several statements of SCG to formalise.
- 5.6 SBk agreed that the ToR would be referenced in the SCG.
- 5.7 MG to address this as part of JPAB's periodic review to ensure the partnership as currently structured remains appropriate.
- 5.8 MP requested that reference to working together with developers be reviewed and updated.
- 5.9 MG proposed to include some wording around geography in the draft ToR and will attach to the minutes for the next meeting. This will give everyone an opportunity to bring up any issues they have with what MG proposes.

Joint Planning Advisory Board resolved to REVIEW the current Joint Planning Advisory Board Terms of Reference, AGREE the suggested changes, and CONSIDER whether further changes are required.

6.1 **Local Plans Update** (Joanna Gray)

6.1.1 Ashfield

A decision was made at Full Council on 6 September to withdraw the emerging Local Plan. The Council has had a change in leadership and aims to pursue a more ambitious Plan that aligns with the recently published NPPF.

6.1.2 Broxtowe

The Local Plan has been submitted and an Inspector appointed. There are now 10 Neighbourhood Plans in the borough.

6.1.3 Erewash

An announcement is awaited for the Stanton Regeneration. There are two Neighbourhood Plans emerging within the area.

6.1.4 Gedling

Examination of Part 2 Local Plan Inspector's report has been received and adopted in July 2018. There are four Neighbourhood Plans emerging at Calverton, Papplewick, Burton Joyce and Linby.

6.1.5 Nottingham City

The Local Plan was submitted in April 2018. Hearing sessions will be held in November and December. Any outstanding matters in relation to Habitats Regulations Assessment and any changes in law will require other work which will be reported by the end of September. There is a Neighbourhood Forum established in Sneinton.

6.1.6 Rushcliffe

The Part 2 Local Plan draft was submitted in August 2018. There are currently 3 Neighbourhood Plans and a further seven emerging Neighbourhood Plans within the Borough.

6.2 **Minerals and Waste Plans**

Item 2.14 referred to the Nottinghamshire County Council's draft Minerals Local Plan which is currently out for consultation until 28 September with a final Plan prior to Examination. NCC and Nottingham City agreed to prepare a joint Waste Plan which will replace the 2013 Waste Core.

6.3 **Implementation of Core Strategies and Delivery of Strategic Sites**

Significant progress has been made on specific sites as set out in the schedule.

6.4 **Publication of a Revised Draft National Planning Policy Framework (NPPF)**

JG highlighted the key changes to the NPPF. These related to new tests of soundness for a Statement of Common Ground (SCG) and how joint working has taken place for an appropriate Strategy Plan for more than one Local Plan. There is a requirement that Plans should be reviewed on a five year cycle with an early review of the Core Strategy to agreed timescales. It also included a definition of Affordable Housing. LPAs are to provide housing figures/targets for Neighbourhood Plan areas. They are also required to deliver a five year land supply with penalties if delivery was not achieved. There is a new focus on smaller and medium sized sites of less than 1.0ha. A minimum density of new development is to be set with efficient use of land. There is further guidance for Green Belt exceptional circumstances. The new NPPF should now be referred to for decision making although any Local Plan policy preparation submitted before the end of 2018 will be examined under the 2012 NPPF.

6.5 **Housing Delivery in Greater Nottingham**

JG referred to the Housing Delivery Table on page 20 of the agenda. This showed that total annual completions were in excess of the Core Strategy figure 2,500 net new homes for the first time, although this varied differently within individual authority areas. Nottingham City had exceeded some of their target from 2016/17. However, there remains a significant shortfall of provision over the lifetime of the Core Strategies. Adoption of Part 2 Local Plans should increase supply of sites. The new housing delivery test however will make it more difficult to achieve the 5% uplift. It was reported that an estimated 16,500 homes had been given planning permission as well as a large number of sites awaiting S106 agreements which will help boost housing delivery figures.

6.6 **Housing Delivery Workshop**

- 6.6.1 It was agreed to hold annual delivery workshops comprising officers, members and developers to consider reasons for this shortfall and explore potential solutions. JPAB members will be invited, and will consider progress being made ways of increasing housing delivery across Greater Nottingham.
- 6.6.2 SS provided feedback on BBC's Local Plan. He stated that the Inspector will be holding hearing sessions during the first two weeks in December 2018. SS thanked MG for assisting with the early questions including the work of this group. The Nuthall Neighbourhood Plan has not yet been published. If the Plan is approved this will be put before a Referendum Council which will also be held in December 2018.
- 6.6.3 DL (City) commented on Lowdham as an area commuting into Nottingham City and asked if there was any knowledge about housing development issues. MG explained that this area was not covered under the work of JPAB but through colleagues at Newark & Sherwood.
- 6.6.4 PS (City) had noticed that information on the delivery was getting better for the Plan. Housing delivery failings will be subject to punitive sanctions by Government. Each authority knows what the risks and needs to flag up and share these risks with the group.
- 6.6.5 SBk recognised that all authorities were at risk so need to work as a partnership and work collaboratively.
- 6.6.6 SS agreed that this was serious for councils needing better timescales in order to meet any circumstances where there may be any shortfall in housing numbers which may only be addressed when Plans have been adopted.
- 6.6.7 DM (RBC) stated that they will receive initial feedback from their Inspector in early December. There are high levels of appeals relating to their five year land supply and are waiting to receive their housing figures as well.

6.6.8 CS reported that ADC had met its housing delivery therefore considered they were in a comfortable position over the next two years with the Housing Delivery Test.

Joint Planning Advisory Board resolved to:

- (a) NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham; and**
- (b) NOTE the publication of the revised National Planning Policy Framework;**
- (c) NOTE the position with regard to housing completions in Greater Nottingham in 2017/18;**
- (d) WELCOME the proposal to hold a workshop at County Hall on 8 November to engage with developers/agents to accelerate housing delivery; and**
- (e) WELCOME guidance for a more consistent approach to housing delivery.**

7. **Draft Greater Nottingham Statement of Common Ground** (Matthew Gregory)

7.1 MG explained that the 2018 NPPF requires councils to prepare Statements of Common Ground (SCG) on cross boundary matters. Greater Nottingham had been approached by the Planning Advisory Service to prepare the first SCG as JPAB already had an established partnership. JPAB had accepted this offer and is working hard to prepare the draft. The purpose of the document is to address strategic matters over the wider area and record progress made on those matters. This draft would need reviewing regularly as agreements are reached. It will need to be agreed by the Board and signed off by each constituent council at a political level.

7.2 In the draft SCG appendix there were four key factors to note.

- (i) Geography remains appropriate for the area over which the SCG operates.
- (ii) Key strategic planning issues across boundary areas are identified
- (iii) Government arrangements and work in the future to keep the SCG up to date
- (iv) Section setting out which key issues each council is signed up to

7.3 MG highlighted that housing numbers and distribution was a critical part of the SCG. It also required Planning Authorities to consult with Education Authorities. Transport was a separate issue surrounding HS2. Green Infrastructure should reflect nature conservation and flooding, and will involve consulting with utility providers through a revised Infrastructure Delivery Plan. Minerals and Waste planning matters have cross boundary implications between counties and conurbation.

7.4 Once the draft SCG has been agreed it will be submitted to the Planning Advisory Service (and ultimately Government) and returned with suggestions before reporting back to JPAB.

- 7.5 MG recommended individual councils to take the SCG back through their own political groups but JPAB will need to come to some agreement.
- 7.6 SBf (DCC) asked for MG to contribute on behalf of DCC with cross boundary issues. He commended the first draft.
- 7.7 RU broadly supported the Housing draft on page 41 Item 3.1 to recommend the distribution of the housing requirement between constituent council areas as RBC had made a significant contribution.
- 7.8 SBk was pleased that it recorded joint working and the work we do. It will help to facilitate member discussions on core issues. We need an appropriate agreement and mechanism at an appropriate level.
- 7.9 RU agreed to take to Full Council in RBC to flag up timescales.
- 7.10 CS appreciated item Agenda 3.1.7 on page 41 referring to ADC's arrangements.
- 7.11 MG explained that the Draft is already in the public domain through the distribution of the JPAB papers. He advised that there was no guarantee from MHCLG to turn this around by the end of 2018 as there were several pilots across the country. It is hoped that MHCLG will look at it in a timely way and understand the importance of a quick turnaround.
- 7.12 MP preferred this Group to agree the SCG before being submitted to the Minister.
- 7.13 SBk recognised that full approval would be out of timescale therefore needs the pilot operating but needs guidance to be given how to do this.

Joint Planning Advisory Board resolved to:

- (a) REVIEW the draft Statement of Common Ground;**
- (b) DELEGATE to the Executive Steering Group the making of further amendments to the draft Statement of Common Ground; and**
- (c) AGREE to submit the Statement of Common Ground (amended as necessary) to the Ministry of Housing, Communities and Local Government, and to the Planning Advisory Service, for consideration.**

- 8. **Review of the Core Strategies** (Oliver Dove)
- 8.1 OD referred to the new NPPF to deliver sound Local Plans and potential policy areas. Item 3.0 illustrated the timetable of the Core Strategy in order to progress as quickly as possible taking account of local elections in May 2019. Consultants had been appointed to verify the HMA boundary. This work has now been completed and the existing HMA boundary is considered to be fit for

purpose. The timetable was amended into specific months to try to be more ambitious in order to aim towards Adoption in December 2021.

- 8.2 It was recommended to keep the timetable tight and hoped that it reflected what we are intending to do. .
- 8.3 PS acknowledged that it was an ambitious timetable. Officers and councillors will need to accept a collaborative approach by taking it back to their respective councils.
- 8.4 CS (ADC) advised that their revised Local Development Scheme (LDS) had been published to dovetail with the Core Strategy Review timetable and they will continue to co-operate.
- 8.5 MP referred to page 67 of the agenda for a decision for partner councils to consider in their next review of the LDS and publication if they sign up to it and resources are available.

Joint Planning Advisory Board resolved to:

- (a) NOTE the progress with the Core Strategy Review;**
- (b) RECOMMENDS that partner Councils consider including the timetable at paragraph 3.1 in the next review of their Local Development Schemes; and**
- (c) NOTE the publication study to consider the geographic basis for strategic planning in Greater Nottingham.**

9. **Greater Nottingham Planning Protocol** (David Mitchell)

DM congratulated JG who provided an excellent workshop last year at GBC.

- 9.1 He stated that we can only achieve planning growth if we work together as a team. He suggested taking the draft protocol to developers, statutory consultees and agents. It was reported that the next stage would be to bring this protocol back into the next Housing Delivery Workshop on 8 November, 2018 hosted by EBC. The protocol would need to be regularly reviewed for what it could achieve from all signatories.
- 9.2 SF (Highways England) would welcome pre-application discussion with new developers to give them an understanding of what Highways England require as they currently receive little information on planning applications.
- 9.3 DM aimed for the next workshop to be held on 8 November and for the Board to agree. Suggested that each constituent authority think if their portfolio holders could sign off this document.
- 9.4 RG (developer) asked for consistency, confidence and certainty throughout their developments as they are investing £millions to deliver housing and economic growth.

Joint Planning Advisory Board resolved to

- (a) NOTE the report and AGREE the revised Planning Protocol;**
- (b) ENDORSE councillor representation / Portfolio Holders from each council to seek APPROVAL to adopt the protocol.**
- (c) RECOMMENDS this protocol to its constituent members; and**
- (d) AGREE to launch this Protocol at the next Housing Delivery Workshop.**

10. **Homes England Large Sites and Housing Zones Capacity Fund**
(Matt Gregory)

The report set out where we are with progress on monies spent and received. MG highlighted that we needed to consider reserved projects (i) may be due to underspend (ii) to respond quickly for any claims of further grants.

Joint Planning Advisory Board resolved to NOTE this report.

11. **Retention of the Major Projects Team** (Matt Gregory)

MG explained that when funding was received we used the Major Projects Team (City) to oversee monitoring. They were only engaged for a 12 month period but it would be very useful to engage them for a further 12 month period at a cost of £3,420 which has been discounted further from the original cost. It was proposed to use existing money from the JPAB Revenue Budget. It was voted to support this future work.

Joint Planning Advisory Board resolved to:

- (a) AGREE to retain Major Projects to continue to monitor HE Capacity Funding; and**
- (b) AGREE that the cost of £3,420 be funded from the JPAB Revenue Budget.**

12. **Member Design Workshop** (Steve Birkinshaw)

SBk advised that EBC were hosting a Design Workshop for Members to work together to achieve high quality design across the conurbation area. He advised to note that the new time would be at 2.00 pm to 6.00 pm on 2 October, Long Eaton Town Hall. There were 60 spaces available therefore invitations would also be sent to all JPAB Members.

Joint Planning Advisory Board was resolved to ENDORSE proposals to hold a Member Design Workshop at Long Eaton Town Hall from 2.00pm to 6.00pm on Tuesday 2 October 2018.

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

13.1 **Capital Programme**

All money from the Capital Programme has been spent and is now closed.

13.2 Revenue Budget 2018/19

The budget of £266,110 includes monies from the following three elements:

- (i) Outstanding monies carried forward to 2018/19 financial year
- (ii) Planning Delivery Fund grant
- (iii) Partner contributions

13.3 MG advised that invoices will be sent to partner authorities following the meeting. Resourcing will need to be included/committed in future budgets .

13.4 DM fully supported the hard work of the team with Growth Point allocation. He asked if there was any opportunity for MG to replenish the money in any way centrally.

13.5 MG would feedback if there were any opportunities.

13.6 SBk endorsed partner contributions were good value for money. He suggested to start setting budgets for next year with respective councils due to the amount of money required for studies.

Joint Planning Advisory Board resolved to NOTE the update on the capital and revenue programmes.

14. Any other Business

The Chair thanked Broxtowe Borough Council for hosting the meeting.

15. Future Meetings

15.1 SG asked if future meetings could avoid clashing with NCC Full Council.

15.2 SS asked to reconsider the date of next meeting due to Local Plan commitments which would also impact on room availability.

15.3 MG announced that a programme of meeting dates for 2019 will be proposed at the next meeting. Please see below.

DATE	TIME	VENUE
Tuesday 8 January 2019 (replaces 13 December 2018 meeting)	2.00 pm	Old Council Chamber, Town Hall, Beeston
Tuesday 26 March 2019	2.00 pm	Old Council Chamber, Town Hall, Beeston

Tuesday 18 June 2019	2.00 pm	TBC
Tuesday 24 September 2019	2.00 pm	TBC
Tuesday 17 December 2019	2.00 pm	TBC

MEETING CLOSED AT 4.05 PM

ITEM 4 Wetland Landscapes for All (JPAB grant funded project) Presentation
by **Janice Bradley**, Notts Wildlife Trust

ITEM 5 Nottingham City Centre Southern Gateway Developments
Presentation by **Paul Seddon**, Nottingham City Council

ITEM 6 Local Plans Update

1.0 SUMMARY

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

Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham; and
- (b) **NOTE** the Government Technical Consultation on Updates to National Planning Policy and Guidance.

2.0 Local Plans Update

Progress Summary

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

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

Key:

	Previous stages
XXXXXXXX	Current/Completed stage

Ashfield District Council

- 2.1 The Council on 6th September 2018 resolved to withdraw the emerging Local Plan and commence development of a new Local Plan immediately. The Plan was subsequently withdrawn from Examination on 11th September. The Cabinet approved a new Local Development Scheme on 1st October, which is available on the Council's website. A Consultation Draft Local Plan is timetabled for Jan/Feb 2020.
- 2.2 Two Neighbourhood Plans have been made in Ashfield, the JUS-t (Selston) Neighbourhood Plan and the Teversal, Stanton Hill and Skegby Neighbourhood Plan.

Broxtowe Borough Council

- 2.3 The Plan was submitted for public examination on 31st July 2018. The appointed Inspector is Helen Hockenhall. The Examination Hearings started on 4th December and ran until 13th December.
- 2.4 There are currently ten Neighbourhood Plans emerging within Broxtowe Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley, Nuthall, and the Town Council areas of Kimberley, Stapleford and Eastwood, whilst Neighbourhood Forums have been established for Bramcote and Toton and Chilwell.

Erewash Borough Council

- 2.5 Currently seeking to bring forward employment sites set out in the adopted Ilkeston Gateway SPD, which seeks to deliver new floorspace close to Ilkeston railway station. Awaiting a purchase announcement regarding The Stanton Regeneration Site. The adopted SPD will assist those who wish to redevelop the site by providing clear, informative guidance on what the Borough Council expects to see form part of any future planning application
- 2.6 Work is underway on new SHLAA, due for completion by the end of 2018. There are currently two emerging Neighbourhood Plans. Little Eaton has now completed its Regulation 14 consultation and Breadsall due to begin Reg 14 in the new year.

Gedling Borough Council

- 2.7 The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018.
- 2.8 There are currently four Neighbourhood Plans emerging within Gedling Borough, based on the parishes of Calverton, Linby, Burton Joyce and Papplewick. The Calverton Neighbourhood Plan was made by the Borough Council on 31st January 2018. The Papplewick Neighbourhood Plan was made on 6th September 2018. The Burton Joyce Neighbourhood Plan was approved by referendum on 29th November 2018 and will be reported to

Cabinet in January 2019. The Linby Neighbourhood Plan has been submitted and the Regulation 16 consultation will take place between 11th January and 22nd February 2019.

Nottingham City Council

- 2.9 The Part 2 Local Plan was submitted for public examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications are in the process of being agreed with the Inspector. An Inspector's report is expected in late summer 2019.
- 2.10 An SPD for the Waterside is in preparation and currently out for consultation. Two other SPDs are in preparation covering Open Space in New Developments and Biodiversity.
- 2.11 There is currently one Neighbourhood Plan emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft plan has not yet been published.

Rushcliffe Borough Council

- 2.12 The Local Plan was submitted for public examination on Friday 10 August, 2018. The Examination Hearing Sessions started on 27th November and ran until 13 December.
- 2.13 The East Leake Neighbourhood Plan was adopted in November 2016. The Radcliffe on Trent Neighbourhood Plan was adopted on 19 October 2017. The draft Keyworth Neighbourhood Plan referendum is scheduled to take place on 30 May 2018. There are currently seven other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Colston Bassett, Gotham, Hickling, Ruddington, Tollerton and Upper Broughton.

Minerals and Waste Plans

Nottinghamshire/Nottingham

- 2.14 Nottinghamshire County Council is preparing a new Minerals Local Plan that will run to 2036. Consultation on Issues and Options was undertaken between 20 November 2017 and 14 January 2018 and a fresh call for sites was also made. A Sustainability Appraisal Scoping Report for the Minerals Local Plan was also consulted on over the same time period. Officers are now considering the responses to help assess the preferred approach to the Minerals Plan and have commissioned transport, flood risk and landscape assessments to help assess potential site allocations. Consultation on the second stage of the new Minerals Local Plan, the Draft Minerals Local Plan closed on 28 September 2018. Feedback from the consultation period is now being analysed and will inform the ongoing development of the minerals plan.

- 2.15 Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2018 to replace the 2013 Waste Core Strategy.
- 2.16 A revised Local Development Scheme containing a broad timetable for preparation of both Mineral and Waste Local Plans was published in September 2017. Consultation on the Scope, Issues and Options is timetabled for April 2019.

Derbyshire/Derby

- 2.17 Consultation on a range of minerals topic papers entitled 'Towards a Minerals Local Plan' was carried out between March and May 2018. Representations are being reviewed their implications considered for the preparation of a Draft Derby and Derbyshire Minerals Local Plan for consultation in early 2019. Consideration is being given, in particular, to the need to extend the Plan period so that it has a 15 year time horizon from its likely adoption date, which may have implications for the need to identify additional minerals sites. Statements of Common Ground are currently being drafted with a number of respondents on the previous consultation to address key issues and concerns.
- 2.18 A series of background and evidence papers on local and strategic waste matters have been prepared. This includes an updated forecasting approach to waste capacity need across the plan period. It also provides a summary of the quantities of waste generated which now encompasses the period from 2006-2016. The papers include a series of questions or gaps in knowledge/evidence which will be used as the basis for the consultation roll out. The consultation will be a hybrid between issues and preferred approach.
- 2.19 Consultation on the papers will take place in 2019 and also (around early spring) include some drop in events around the County to give residents the opportunity to view and comment. This will then be used to draw up the draft plan for summer consultation. Anticipated completion and adoption of the new plan is in late 2020.

3.0 Implementation of Core Strategies and Delivery of Strategic Sites

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

4.0 Government Technical Consultation on Updates to National Planning Policy and Guidance

4.1 This consultation covered a number of matters of relevance to JPAB. Due to the pressures of examination work within the Councils, responses to the consultation were made by individual authorities. Matters of interest included:

- That 2014-based projections should provide the demographic baseline for the standard method of determining housing need for a time limited period, rather than the 2016 household projections, which resulted in lower levels of need.
- Clarifying that 2016-based projections are not a justification for lower housing need.
- Clarifications to the definition of local housing need and to the definition of deliverable sites.

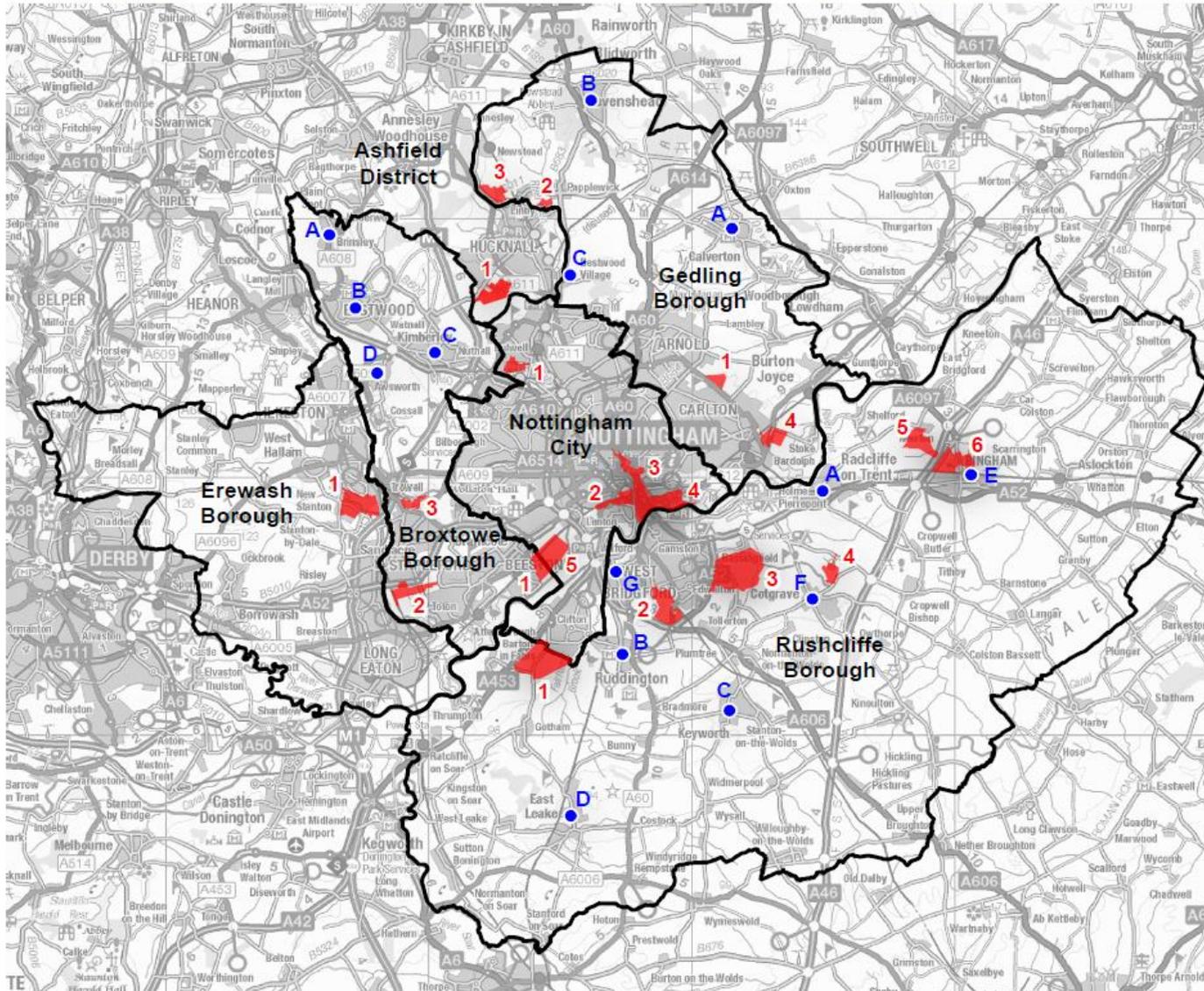
4.2 In terms of strategic policies, the approach to the standard methodology for determining housing need is of most relevance to JPAB, as this means that for the review of strategic policies, the starting point will be the 2014-based household projections, although this could well change over the course of the review. This is covered in more detail in the item on the Core Strategies Review.

Contact officer:-

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Appendix 1

Nottingham Core Housing Market Area - Strategic Sites and Key Settlements



- Strategic Allocation/Location
- Key Settlement

Ashfield

- Rolls Royce, Hucknall 1

Gedling

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

Broxtowe

- Boots/Severn Trent 1
- Land North of Toton 2
- Field Farm 3
- Brinsley A
- Eastwood B
- Kimberley C
- Awsworth D

Nottingham

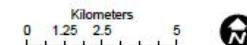
- Stanton Tip 1
- Southside 2
- Eastside 3
- Waterside 4
- Boots 5

Erewash

- Stanton Regeneration Site 1
- (Additional growth within/adjacent Ilkeston and Long Eaton Urban Areas)

Rushcliffe

- South of Clifton 1
- Melton Road, Edwalton 2
- East of Gamston/North of Tollerton 3
- Cotgrave Colliery 4
- Former RAF Newton 5
- Land North of Bingham 6
- Radcliffe on Trent A
- Ruddington B
- Keyworth C
- East Leake D
- Bingham E
- Cotgrave F
- West Bridgford G



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Appendix 1 - Implementation of Core Strategy Strategic Sites

Strategic Site	Homes	Other uses	Commentary	RISK
Rolls Royce (Ashfield)	900 homes	Hybrid application comprising : new business park on 27.8ha of land, two access off Watnall Road public open space provision one-form entry primary school provision for community facilities local retail, pub/restaurant, care home, strategic footpath and cycle link nature conservation enhancement on 58ha of green belt land full details of access to the proposed business park from A611.	Hybrid outline application approved 14/11/14 (V/2013/0123), including 900 dwellings. Reserved Matters as follows: Phase 1: V/2014/0652 - 171 dwgs, Persimmon (132 complete at 31/03/18) Phase 2: V/2015/0267 - 99 dwgs, Harron Homes (66 complete at 31/03/18) Phase 3: V/2016/0525 - 113 dwgs, Harron Homes (17 complete at 31/03/18) Access road and roundabout at Watnall Road is complete and works have been undertaken to a roundabout onto the Hucknall Bypass (A611). The County Council is promoting the school to be built on the site to academy trusts. The business park (Harrier Park) is on the market through FHP Property Consultants and Knight Frank.	GREEN Development underway.
Boots (Broxtowe and City)	675 homes. ACS provision 1,150 homes inc	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2019/20.	GREEN Outline planning permission. Enabling

Strategic Site	Homes	Other uses	Commentary	RISK
	Severn Trent Land.			infrastructure on site.
Field Farm (Broxtowe)	450 homes	N/A.	Application approved November 2014. Anticipated dwelling completions during 2018/19. Reserved matter application submitted for SW part of site for 118 dwellings. Refused on design grounds on the basis that the scheme as submitted failed to meet the exemplar quality required in the ACS. An appeal hearing was held and the Inspector has allowed the appeal.	GREEN Detailed permission issued on south west part of site. Infrastructure issues resolved and site in the control of a housebuilder. Construction is underway on phase 1 for 118 dwellings. An application for phase 2 comprising the next 100 dwellings is expected in January 2019.
Toton (Broxtowe)	500 homes ACS provision minimum 500 homes.	380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery.	HS2/ Toton advisory committee at Broxtowe has considered the appropriate mix and location of development and Broxtowe Cabinet endorsed the approach in December 2015.	GREEN Infrastructure issues resolved and

Strategic Site	Homes	Other uses	Commentary	RISK
		80 space care facility. site for medical surgery. site for community use. education provision.	An outline application was approved in February 2016. A reserved matters application for phase one (282 dwellings) was submitted in July 2017 and has been approved.	site in the control of a housebuilder with intention to build quickly. Amendments to the permission secured regarding off site highways works to secure an earlier start. A detailed site allocation is proposed in the Broxtowe Part 2 Local Plan which will make areas of the site both east and west of Toton lane available for development.
Stanton Regeneration Site (Erewash)	Up to 1,950 homes	The Stanton Regeneration Site SPD stresses will stress the importance of new proposals for the site	Currently awaiting a purchase announcement. The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC's Full Council on January 19 2017. The main	AMBER Recently adopted

Strategic Site	Homes	Other uses	Commentary	RISK
	(ECS provision approx 2,000)	<p>needing to show conformity to the provisions of Core Strategy Policy 20, which consist of:</p> <ul style="list-style-type: none"> - A business park of about 10ha (for B1a and b uses) - At least 10ha of land for general industry (B1c and B2) - Additional replacement employment for job losses incurred through redevelopment - Encouraging utilisation or safeguarding of rail spur and associated land for rail-freight use. - A Centre of Neighbourhood Importance - A strategic area of GI - Provision of and improvements to cycle and pedestrian infrastructure to maximise sustainable travel within the site, to Ilkeston town centre and to other areas. - Improved public transport to link the site to Ilkeston town centre and Nottingham city centre 	<p>modification to the SPD from the version consulted upon was the addition of guidelines setting out the priorities for neighbourhood traffic mitigation in response to discussions with local groups and representations. The SPD is now a material consideration and the Council will expect to see redevelopment proposals follow guidance on location, scale and phasing of development types as part of any future application.</p>	<p>masterplan-based SPD sets out a clear and realistic programme for the comprehensive regeneration of the site. The SPD is beginning to raise the profile of the site across the wider development sector, with amongst other things, a remediation strategy and schedule of costed infrastructure requirements helping to reduce the perceived level of risk historically connected with the site's delivery.</p>

Strategic Site	Homes	Other uses	Commentary	RISK
Teal Close (Gedling)	830 homes	Up to 18,000 sq. m employment uses (B1/B2/B8). Community hub (A1-A5 and D1). Primary school. Hotel. Care home. Playing pitches and changing facilities. Public open space.	Outline application granted in June 2014. Section 106 Agreement signed. A reserved matter application (2017/0800) for the first phase of 199 homes and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park was granted in March 2018. Site anticipated to commence imminently.	GREEN Site has outline planning permission and S106 agreed. In single ownership Vacant site no significant constraints.
Gedling Colliery/Chase Farm (Gedling)	First phase 315 homes. (ACS provision minimum 600)	Gedling Access Road. Retail. Employment.	Full application for Gedling Access Road granted in December 2014. Main construction works are expected to take 18 months and it is anticipated that the road will be completed and open to traffic before the end of 2020. A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission for phase 1 (506 homes) with access from Arnold Lane and outline permission granted for subsequent phases subject to a section 106 agreement in May 2016 and the agreement was signed in March 2017. Site is currently under construction for 506 homes and as of end of November 2018 69 homes have been built.	AMBER Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction. In single ownership, Vacant site Whilst up to 315 homes can be built in advance of the GAR the remainder of

Strategic Site	Homes	Other uses	Commentary	RISK
				the housing dependent upon GAR being progressed according to timetable. Some risk that timetable may slip.
North of Papplewick Lane (Gedling)	237 homes (ACS provision 300)	Education provision. Public open space.	Reserved matters (2017/0201) granted for 237 dwellings in July 2017. Site is currently under construction and as of end of November 2018 30 homes have been built.	GREEN Currently under construction.
Top Wighay Farm (Gedling)	38 homes. (ACS provision 1,000)	Business park. Retail. Community facilities.	Full application for 38 homes granted in April 2015 and now built. No current timetable for application for wider site, although delivery likely to commence in 2019/20. Development brief (SPD) for Top Wighay Farm adopted February 2017. Funding obtained to support site investigations.	AMBER No planning permission for majority of site. Development Brief adopted. Site is subject to detailed discussions with owner and key partners. Significant Infrastructure requirements but resolvable.

Strategic Site	Homes	Other uses	Commentary	RISK
				In single ownership. Largely vacant one occupier.
Stanton Tip, Hempsill Vale (Nottingham City)	500 homes	Employment space (B1/B2/B8).	Acquisition 2019. Master planning/Remediation 2019-2022 Delivery 2022-2028.	AMBER No planning permission, remediation required.
Waterside Regeneration Zone (Nottingham City)	279 homes (ACS provision 3000)	Employment. Retail. Community facilities.	Several single development sites. SPD in preparation for sites fronting onto the River Trent. Phase 1 fully occupied. Phase 2 under construction. Considerable interest in developing other sites within the Waterside area, including 2 further planning permissions totalling circa 200 homes. Eastpoint, Daleside Road – new Local Centre now implemented.	AMBER Developments progressing, but acquisition issues outstanding in parts of the area.
Eastside Regeneration Zone (Nottingham City)	No ACS provision	Principally employment.	Several single development sites within the Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed. Island Site. SPD adopted April 2016. Planning Application received July 2018. If development not forthcoming in reasonable timescale, CPO processes will commence.	GREEN Development progressing, planning application under consideration on Island Site.
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail Car Showroom	Several single development sites within the Canal Quarter. HybridPlaning Application under consideration for major office scheme at Unity Square (opposite Nottingham Station), HMRC confirmed occupant.	GREEN Development progressing, active pre

Strategic Site	Homes	Other uses	Commentary	RISK
			Hicking 2 under construction, pre application discussions on neighbouring sites. Queens Road student accomodation under construction. Student accomodaton on former DHS building under construction, and planning permission granted for grade A offices on Station Street. Significant residential interest on Traffic Street sites and planning application for Meadows Gateway.	application discussions on key sites.
South of Clifton (Rushcliffe)	Maximum of 3000 homes	Up to 100,000 m ² of B1, B2, and B8. Up to 2,500 m ² of retail. Community buildings. Leisure uses. 2 primary schools. Gypsy and traveller pitches. Green infrastructure.	Outline application submitted July 2014 and a resolution to grant permission subject to the S106 agreement being signed was made in January 2018. The S106 agreement is still awaiting finalisation. It is anticipated that housing delivery will begin in 2020/21 and 1,750 homes will be delivered by 2028 and 1,250 homes post 2028.	AMBER
Melton Road, Edwalton (Rushcliffe)	1,641 homes (CS provision 1,500)	Primary school. Open space. Neighbourhood centre Up to 4 hectares of B1 and/or employment generating development.	Six full applications have been approved for 932 homes and outline planning permission have also been granted for a further 52 homes. Application received April 2017 for the large majority of the remainder of the site for up to 600 new homes was approved by Planning Committee in September 2017. Housing delivery started in 2016/17 and it is anticipated that all 1,600 homes will be delivered by 2026.	GREEN
East of Gamston/North of Tollerton (Rushcliffe)	ACS provision 2,500 homes by 2028.	20 hectares of employment land. Neighbourhood centre (including retail). Community facilities.	Anticipated that housing delivery will begin in 2021/22 and around 1,500 homes will be delivered by the end of the plan period (2028) and a further 2,500 homes post 2028. No planning application received to date. There are ongoing issues with some landowners who are not bringing their elements of the site forward.	RED

Strategic Site	Homes	Other uses	Commentary	RISK
North of Bingham (Rushcliffe)	1,050 homes	15.6 hectares of employment (B1, B2 and B8). Local centre. Primary school. Community centre. Open space.	Outline application granted in December 2013. Developer secured for the site and they have applied to vary certain conditions in relation to timing and phasing in order to enable development to commence at the earliest opportunity on the site. First Reserved Matters Application for 317 of the 1050 dwellings was determined in February 2018. Developer anticipates that housing delivery will begin in 2018/19. The developer has not given an indication on completion date however the Borough Councils current housing trajectory indicates that the site will be completed by 2026, with first occupation expected in Spring 2019. A reserved matters application for the remainder of the residential development is currently pending consideration with a decision expected in early 2019.	GREEN
Former RAF Newton (Rushcliffe)	550	Up to 5.22ha of employment land (B1, B2, B8). Up to 1000 m ² of space for ancillary retail uses and community uses. Retention of existing hangars for Employment purposes. New primary school. Public open space.	Outline application granted in January 2014. It is anticipated that housing delivery will begin in 2018/19 and all 550 homes will be delivered by 2023. Resolution to grant planning permission to vary a number of matters in relating to phasing, infrastructure provision and affordable housing provision secured from the Borough Council's planning permission made in January 2017, and revised S106 agreement was signed in late 2018. Bid for funding from the Borough Council submitted to Highways England of £2.9m has secured for pedestrian and cycle bridge over the A46.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
Former Cotgrave Colliery (Rushcliffe)	462 homes	Employment uses (B1, B2 & B8). Open space.	Site well underway. 261 dwellings completed altogether on 31 March 2017, with 150 dwellings completed during 16-17. Annual delivery rates higher than expected given that only two housing developers are involved.	GREEN

ITEM 7 **Review of the Core Strategies**

1. **SUMMARY**

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

Recommendations

It is recommended that Joint Planning Advisory Board:

- (a) **NOTE** the progress with the Core Strategy Review;
- (b) that the 2014-based Household Projections be **USED** to form the basis of determining local housing need for the review of strategic policies, as set out in paragraphs 4.1 and 4.2 of this report; and
- (c) **ENDORSE** the proposal to hold a workshop to explore growth options for Greater Nottingham up to 2038.

2.0 **Scope of the Core Strategy Review**

- 2.1 The new National Planning Policy Framework (NPPF) is clear that strategic planning across functional areas is key to delivering sound Local Plans. The NPPF includes a list of the minimum requirements for a strategic plan, which are:-
- a) an overall strategy for the pattern and scale of development;
 - b) the homes and workplaces needed, including affordable housing;
 - c) appropriate retail, leisure and other commercial development;
 - d) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - e) community facilities (such as health, education and cultural infrastructure); and
 - f) climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.
- 2.2 Subject to covering the matters required by the draft NPPF, there is an opportunity to reduce the number of policy areas covered by the existing Core Strategies, in order to speed up preparation, whilst also providing suitable guidance for Part 2 Local Plans, where these are prepared.

3.0 Core Strategy Preparation Timetable

3.1 JPAB also recommended the following timetable be included in partner Council's Local Development Schemes upon their next review:

Stage	Date
Growth Options Consultation (Reg 18)	September 2019
Draft Publication Consultation	March 2020
Publication Consultation (Reg 19)	September 2020
Submission	January 2021
Examination in Public	June 2021
Adoption	December 2021

4.0 Local Housing Need

- 4.1 The starting point for determining local housing need is the Government's standard methodology. As indicated in item 3 above, the Government has recently consulted on a proposal that the 2014-based projections should provide the demographic baseline for the standard method of determining housing need for a time limited period, rather than the 2016-based household projections, which resulted in lower levels of need.
- 4.2 The Government intends to revise the standard methodology in due course (before the release of new household projections in 2020), and this methodology will be subject to further consultation. This means that the approach to determining local housing need is likely to change during the course of reviewing the Aligned Core Strategies. It will therefore be necessary to manage the risk of higher or lower local housing need being established during the course of plan preparation. What impact this has will depend on how swiftly the Government reviews the standard methodology and the degree of change from local housing need established by using the 2014-based Household Projections. In order to manage the risk, it is proposed that the review be commenced using a range of figures of local housing need, to cover foreseeable outcomes of the review.
- 4.3 The table below sets out local housing need using the standard methodology, and gives an indication of the housing requirements that new strategic polices will need to provide for. The table is in draft, and will be updated as more information becomes available. A period of 2018 to 2038 has been used to allow for a time horizon of at least 10 years from adoption in line with the NPPF guidance. These figures can form the basis of a range for the early stages of Core Strategy review as mentioned above.

**Greater Nottingham Local Housing Need Figures
Based on 2014-based Household Projections 2018 to 2038**

	Housing Need Figure (annual)	Total 2018 to 2038	Current Provision 2011 to 2028	Completed at 2017/18	Already included in Plans to 2028	Already included in Plans post 2028***	Residual new homes to provide*
Nottingham	1,010	20,200	17,150	6,020	11,130	385	8,685
Ashfield	519	10,380	N/A				
Erewash	397	7,940	6,250	1,664	4,586	N/A	3,354
Broxtowe	360	7,200	6,150	1,145	5,005	N/A	2,195
Gedling	468	9,360	7,250	1,743	5,507	N/A	3,853
Rushcliffe	600	12,000	13,150	2,683	10,467	3,750	-2,217**
Greater Nottingham	3354	67,080	49,950	13,255	36,695		15,870

NB Table subject to change as a result of ongoing examinations

*Assumes all allocations etc delivered/carried forward.

**Includes some housing at Gamston/Tollerton likely to be delivered post 2038

***Data awaited from some Councils

5.0 Next Steps

- 5.1 In order to begin the process of deciding the most appropriate options to include in the Growth Options Consultation programmed for September 2019, it is proposed that a workshop be held with JPAB Members. The focus of this workshop would be to explore how Greater Nottingham might develop up to 2038, to consider the benefits of growth, and to consider options for the sustainable distribution for new development (principally housing and employment) around the Greater Nottingham area up to 2038. The workshop will be aimed at testing ideas around place making and growth, in order to inform future policy development, and would be open to JPAB members and officers, and invited participants only.
- 5.2 If agreed, this workshop might conveniently take place instead of the JPAB meeting programmed for Tuesday 26th March 2019, as this date will already be in JPAB Members diaries. If required, a short formal meeting could also take place to conduct any necessary business.

Lead Officer:

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

**ITEM 8 Homes England Capacity Funding projects monitoring
Second Quarter Monitoring Report (Year 2) July – Sept 18**

- 1.0 This report updates JPAB on the progress made on Homes England (HE) Capacity Funding projects summarising the second quarter monitoring report of year 2 (July to Sept 2018). It also details the anticipated progress for the third quarter of year 2.

Recommendations

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

2.0 Background

- 1.1 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 the Homes and Communities Agency on a quarterly basis and identify key risks, issues and mitigation measures.
- 1.2 Appendix A provides detailed information which is reported to HE. Each authority's progress made on their respective projects is summarised below. Progress has largely been in line with the project bids and has continued to rise significantly over the course of the year. There have been some variations in how the money is to be spent which have been agreed in advance with HE. A number of payments have been made by Nottingham City Council.

3.0 Progress Last Quarter (July to Sept 2018)

Ashfield:

- Harrier Park/Rolls Royce: claim submitted in full.
- Broomhill Farm: Decision taken at 6th September meeting by Council to withdraw Local Plan from examination. Urgent need to review grant allocation.

Broxtowe:

- Walker Street: Transport study of existing and proposed transport infrastructure undertaken by AECOM. BBC in position to claim full Homes England funding allocation, invoice pending.

Erewash: (no change from last quarter)

- Stanton Regeneration site: EBC in direct discussions with Homes England to agree best use of money to accelerate development on the site.

Gedling:

- A60 corridor transport assessment: Brief, specification and contract agreed with legal colleagues.
- Top Wighay Farm & Rolleston Drive: Accelerated construction funding offer received by HE.

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Home England have approved the proposal to divert grant monies to support flood alleviation scheme.
- Waterside: Marketing assessment and viability analysis are now complete. Moreland Court Feasibility & Structural investigations are now complete. School Master planning has been completed
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe:

No major risk to spending of Homes England funding noted:

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Continue to work with landowners to complete S106 Agreement following the resolution to grant planning permission in January 2018.
- North of Bingham: Determination by the Borough Council of the reserved matters planning application for the remaining 733 dwellings (of the overall 1050 dwellings) which was submitted in June 2018.
- Former RAF Newton: Deed of variation to S106 agreement was completed in September and permission granted to the outline planning permission.

4.0 Anticipated Progress Next Quarter (October to December 2018)**Ashfield:**

- Broomhill Farm: Pending confirmation on discussions following withdrawal of Local Plan

Broxtowe:

- Walker Street: Completed.

Erewash:

- Stanton Regeneration site: Homes England confirmation on re-purposing of money from decontamination work to three transport studies. If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency

Gedling:

- A60 corridor transport assessment: Commission masterplanning.

- Top Wighay Farm: Funding to be used to progress a scheme to meet HE's funding conditions and confirm infrastructure requirements/phasing. Immediate work is to review site valuations to refine development costings/funding expectations.
- Rolleston Drive: NCC to review land use requirements on site to confirm housing capacity of site and development viability.

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen Sites: Commissioning of feasibility study to include site investigations, contamination and geotechnical testing anticipated by end of Dec 2018.
- Waterside: Commission traffic assessment, Moreland Court feasibility, School feasibility/masterplanning. Full commitment of HE funding anticipated.
- Padstow: HE funded element of work now complete.

Rushcliffe sites:

- East of Gamston: Cabinet meeting 9th October with recommendation to Chief Executive to take necessary action to facilitate delivery of Gamston Strategic Allocation either in part or in whole. Meeting with consortium members to move things forward.
- South of Clifton Strategic Allocation: Complete S106 Agreement by the end of November 2018. Discussions underway in respect of first reserve matters application for site, for submission in early 2019.
- North of Bingham: Continue process of determining reserved matters application for the remaining 733 dwellings (of the overall 1050 dwellings) with approval potentially in early 2019.
- Former RAF Newton: Following the variation to original outline permission, discussions can now move onto securing the submission of reserved matters application(s). Matters in relation to the Growth and Housing Fund agreement to support delivery of A46 footbridge to now be progressed directly between Highways England and site promoters.

5.0 Risks and Issues

- 5.1 The lack of progress made at Broomhill Farm, Ashfield and Stanton Regeneration site, Erewash are identified as critical risks which require escalation. A number of other risks and issues were previously identified as well as potential mitigation measures that could be employed. These are set out in Appendix A. This group and JPAB agreed to work up some reserve projects for both underspend of the HE funding and also to have projects 'ready' should further opportunities for grant funding come forward. This has generally not been progressed.

6.0 Next Steps

- 6.1 Authorities will continue to populate the monitoring spreadsheet and progress on the next quarter will be reported to the next JPAB meeting.
- 6.2 Authorities will continue to work up reserve projects.

Contact Officer:

Peter McAnespie

Partnership Manager, Greater Nottingham Joint Planning Partnership

peter.mcanespie@nottinghamcity.gov.uk

Appendix A – Homes England Funding Monitoring Report

Project Name	Homes England Capacity Funding	Report Date:	22 nd November 2018		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 2 (Year 2) July – Sept 2018		
Client Lead	Matt Gregory	Overall Status (RAG)	Amber	Budget (RAG)	Amber

Brief description of Project

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

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

Approval (last governance route)

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

Business benefits expected

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

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

Progress

Progress Last Quarter:

Ashfield:

- Harrier Park/Rolls Royce: claim submitted in full.
- Broomhill Farm: Decision taken at 6th September meeting by Council to withdraw Local Plan from examination. Urgent need to review grant allocation.

Broxtowe: (No change from last quarter)

- Walker Street: Transport study of existing and proposed transport infrastructure undertaken by AECOM. BBC in position to claim full Homes England funding allocation, invoice pending.

Erewash: (No change from last quarter)

- Stanton Regeneration site: EBC in direct discussions with Homes England

Anticipated Progress Next Quarter:

Ashfield:

- Broomhill Farm: Pending confirmation on discussions following withdrawal of Local Plan

Broxtowe:

- Walker Street: Completed.

Erewash:

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to agree best use of money to accelerate development on the site.

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- A60 corridor transport assessment: Brief, specification and contract agreed with legal colleagues.
- Top Wighay Farm & Rolleston Drive: Accelerated construction funding offer received by HE.

NCC:

- Island site: Homes England funded element of work now complete.
- River Leen sites: Home England have approved the proposal to divert grant monies to support flood alleviation scheme.
- Waterside: Marketing assessment and viability analysis are now complete. Moreland Court Feasibility & Structural investigations are now complete. School Master planning has been completed
- Padstow: All of market analysis studies completed and masterplanning done on site.

Rushcliffe sites:

No major risk to spending of Homes England funding noted:

- East of Gamston: Ongoing discussion with consortium of developers to progress submission of an outline application during 2018.
- South of Clifton: Continue to work with landowners to complete S106 Agreement following the resolution to grant planning permission in January 2018.
- North of Bingham: Determination by the Borough Council of the reserved matters planning application for the remaining 733 dwellings (of the overall 1050 dwellings) which was submitted in June 2018.
- Former RAF Newton: Deed of variation to S106 agreement was completed in September and permission granted to the outline planning permission.

studies. If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency

Gedling:

- A60 corridor transport assessment: Commission masterplanning.
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- Rolleston Drive: NCC to review land use requirements on site to confirm housing capacity of site and development viability.

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- River Leen Sites: Commissioning of feasibility study to include site investigations, contamination and geotechnical testing anticipated by end of Dec 2018.
- Waterside: Traffic assessment to be completed, School funding bid to be completed. Full commitment of Homes England funding anticipated.
- Padstow: Homes England funded element of work now complete.

Rushcliffe sites:

- East of Gamston: Cabinet meeting 9th October with recommendation to Chief Executive to take necessary action to facilitate delivery of Gamston Strategic Allocation either in part or in whole. Meeting with consortium members to move things forward.
- South of Clifton Strategic Allocation: Complete S106 Agreement by the end of November 2018. Discussions underway in respect of first reserve matters application for site, for submission in early 2019.
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- Former RAF Newton: Following the variation to original outline permission, discussions can

	<p>now move onto securing the submission of reserved matters application(s). Matters in relation to the Growth and Housing Fund agreement to support delivery of A46 footbridge to now be progressed directly between Highways England and site promoters.</p>
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Risks / Issues / Escalations / Change requests			<small>Red: Requires escalation Amber: Can be treated, transferred within delegated authority Green : Progressing as planned</small>	
	Severity	Action	Owner	Live/Closed
1. Ashfield: Lack of progress on Broomhill Farm site	Red	Mitigation to involve HE in bringing this site forward and coming up with two reserve projects should progress fail to be made on this site.	CS/NO	Live
2. Erewash: Lack of progress on Stanton Regeneration Site	Red	If this project is not endorsed by HE, reserve project needs to be worked up as a matter of urgency	SB/AR	Live
3. Risk of loss of Homes England grant due to lack of spend	Amber	All partners to provide information on planned spend and provide details of reserve projects.	ALL	Live
4. Rushcliffe: Post for Strategic Sites Delivery Officer as dedicated resource to support all four sites advertised however no suitable applicants	Green	Appointed to post	RM	Closed
Funding Allocation: £855,000			RAG Status	AMBER

Forecast spend	£855,000	Actual & Committed Expenditure	£372,493.06	MP Fee	£9,855	Remaining	£472,651.94
Actual & Committed Spend (inc MP Fee)	Year 1	£9,855 (Quarter 1)	£61,813 (Quarter 2)	£98,573 (Quarter 3)		£297,356.06 (Quarter 4)	
	Year 2	£337,493.06 (Quarter 1)	£372,493.06 (Quarter 2)				

Notes on reasons for budget variances:

Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned

Item 9 **Housing Delivery Workshop**

1.0 Summary

- 1.1 To report to JPAB proposals for the second Housing Delivery Workshop.

Recommendations

That Joint Planning Advisory Board **CONSIDER** the agenda for the housing delivery workshop.

2.0 Housing Delivery Workshop

- 2.1 Erewash BC is organising the second Housing Delivery Workshop to be held on Thursday 14th February 2019 10 am to 1pm at the Rufford Suite County Hall. The workshop will bring together developers, agents, elected members and officers from across the HMA and provide an open forum to discuss ways of improving housing delivery. This follows on from last year's event at Gedling, which helped inform the HMA Planning Protocol.
- 2.2 The workshop will include the following: with opportunities for discussion throughout.
- **Welcome from Chair and Vice Chair Joint Planning Advisory Board**
 - **Update on delivery rates / local and national picture**
 - **Overview of Planning Protocol (produced following last year's event)**
 - **Update from Homes England: New methods of working**
 - **The Housebuilder's perspective:—Robert Galij, Planning Director, Barratt & David Wilson Homes - North Midlands Division**
- 2.3 A letter has been sent out to 84 invitees (developers and agents) and authorities are inviting their respective members. A copy of this letter is attached at Appendix 1. Appendix 2 details a draft agenda for consideration/comment by members.

3.0 Next Steps

- 3.1 Following this meeting, this agenda will be finalised and sent out to all invitees in advance of the workshop.

Appendix 1 - Housing Delivery Workshop - Letter of Invitation



Resources, Planning and Regeneration
Town Hall, Long Eaton
Derbyshire, NG10 1HU

Please ask for Oliver Dove
planningpolicy@erewash.gov.uk

Tel: 0115 907 2244 ext. 3158
Your Ref:
Our Ref:

19th December 2018

Dear Sir/Madam

Greater Nottingham Housing Delivery Workshop – Thursday 14th February 2019

You are invited to attend a workshop on 14th February 2019 which is taking place from 10am – 1pm at the Rufford Suite, Nottinghamshire County Hall, West Bridgford.

This is the second event hosted by the six Greater Nottingham Councils (Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe), with the central aim of driving up housing delivery across the HMA. This year's event, which brings together developers, agents officers and senior elected members, provides a unique opportunity for open and frank discussion regarding delivery. Your input would be highly valued.

The workshop will include the following, with opportunities for discussion throughout:

- **Welcome from Chair and Vice Chair Joint Planning Advisory Board**
- **Update on delivery rates / local and national picture**
- **Overview of Planning Protocol (produced following last year's event)**
- **Update from Homes England: New methods of working**
- **The Housebuilder's perspective:–Robert Galij, Planning Director, Barratt & David Wilson Homes - North Midlands Division**

Please let me know if you have any queries regarding the event. I would be grateful if you could confirm your attendance by emailing planningpolicy@erewash.gov.uk or telephoning 0115 907 2244 ext 3150. We look forward to seeing you on 14th February.

Yours faithfully

A handwritten signature in black ink that reads 'Oliver Dove'.

Oliver Dove
Planning Policy and Regeneration Manager

Appendix 2 - Housing Delivery Workshop Draft Agenda

February 14th 2019
Rufford Suite, Nottinghamshire County Hall

Arrival/ registration/ coffee from 9.30 am

1 Welcome and Introductions 10 am – 10.15am

- a. Steve Birkinshaw- welcome to the event/ housekeeping/ introducing the speakers
- b. EBC Portfolio Holder and JPAB Vice Chair (Cllr Mike Powell) welcome from EBC
- c. Chair of JPAB (Cllr Tony Harper)

2 Delivery Update (presentation by Matt Gregory): 10.15 – 10.45am

- National context – NPPF 2018 – Housing Delivery Test
- Government approach to calculating housing need
- Scale of growth required/housing delivery targets for HMA/each council;
- HMA current completions/unimplemented planning permissions, comparison with national picture;
- Core Strategy Review Timetable
- Brief opportunity for Q&A/discussion (SB to chair, MG and other HMA planners to respond)

3 Actions since last time. – Greater Nottingham Planning Protocol (Dave Mitchell) - 10.45 am – 11.10 am

- Reasons for the protocol/ response to issues raised last time.
- New standards for planning across the conurbation, with input from both local authorities and developers.
- Success stories/ case studies to date eg major applications
- Opportunity for Q&A or group discussions following presentation (SB to chair. DM and other planners to respond)

Break (11.10 – 11.30am)

- ### **4 Presentation from Sandyha Ward Homes England. Emerging initiatives/government direction of travel. Presentation 11.30 am – 12.00**
- Update on Homes England restructure and new purpose

- Role of HE with regard to unlocking housing sites
- Key tasks for local area
- Contact details for East Midlands
- Opportunity for Q&A

5 The Housebuilder's perspective – Barriers to delivery

Robert Galij, Planning Director, Barratt & David Wilson Homes - North Midlands Division. Presentation 12 – 12.30 pm

- Identification of barriers to delivery
- What is the Housebuilder looking for?
- How can Housebuilders and LPAs help each other?
- New approach to 'overcoming barriers' in the JPAB area
- Can Councils help overcome these barriers? What is achievable?

6 Summary and Conclusions (12.30 - 12.45 - led by SB)

- Key messages for councils, developers, stat agencies, and Govt.
- Follow up actions.

Close 1pm

ITEM 10 Joint Planning Advisory Board 2018/19 Budget

1.0 SUMMARY

1.1 This report updates Joint Planning Advisory Board on the Partnership's revenue budget.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the update on the Greater Nottingham Planning Partnership's revenue budget.

2.0 2018/19 Revenue Budget

2.1 The following 2018/19 revenue budget was reported to the last meeting of JPAB:

The total available to JPAB for 2018/19 is **£266,110** made up of three elements:

- Carry forward from 2017/18 of £154,110
- Anticipated Planning Delivery Fund grant of £53,000
- Partner contributions of £59,000

Table 3: JPAB Revenue Budget at beginning of 2018/19

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Committed
BBC Secretariat	£2,000	Committed
Audit	£1,500	Anticipated
Admin Travel	£1,000	Anticipated
Developer 'stalled sites' second workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
SHMAA (2018)	£60,000	Under review
HMA Boundary Study	£20,000	Committed
Project Management/Planner support (PDF)	£53,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
Total Anticipated Expenditure	£211,200	
Unallocated Budget*	£54,910	

*available for studies, evidence base work, etc

2.2 Purchase Orders will shortly be requested from partners, so invoices can be issued for the partner contributions as set out in the table below.

Table 2: Partner contributions 2018/19

Partner	Contribution
Ashfield District Council	£4,000
Broxtowe Borough Council	£8,000
Derbyshire County Council	£0
Erewash Borough Council	£8,000
Gedling Borough Council	£8,000
Nottingham City Council	£15,000 (plus £5,000 'in kind')
Nottinghamshire County Council	£8,000
Rushcliffe Borough Council	£8,000
TOTAL	£59,000

3.0 Other Funding

3.1 In addition, Brownfield Land Pilot funding was awarded to some partners in 2016, which is held by Nottingham City as the accountable body for JPAB budgets, and this has been rolled forward to 2018/19.

3.2 Table 4: Other Funding

Other partnership funding	Amount	Status
4 x Brownfield Land Registers (BBC, GBC, NCC, RBC)	£37,811	Ongoing

Lead Officer:

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

ITEM 11 Any other business

ITEM 12 Future Meetings 2019

JPAB	Time and Venue
26 Mar	2pm Broxtowe Old Council Chamber
18 Jun	2pm Broxtowe Old Council Chamber
24 Sep	2pm Broxtowe Old Council Chamber
17 Dec	2pm Broxtowe Old Council Chamber