

AGENDA

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD Thursday 8th March 2018 2:00pm Broxtowe Town Hall

1. Introductions and Apologies
2. Declaration of Interests
3. Approval of minutes of last meeting and matters arising
4. Housing Delivery – Presentation from Dave Mitchell and Steffan Saunders
5. Local Plans Update – MG
6. Review of the Core Strategies - MG
7. Greater Nottingham Planning Protocol - PM
8. Programme of Development – MG
9. HCA Capacity Funding Update – PM
10. Any other business
11. Future Meetings



**ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING
ADVISORY BOARD (JPAB) HELD ON THURSDAY 14 DECEMBER 2017 AT
BROXTOWE BOROUGH COUNCIL**

PRESENT

Broxtowe: Councillor T Harper (Chair)
Erewash: Councillor M Powell (Vice Chair)
Gedling: Councillor J Hollingsworth
Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Ruth Hyde; Steffan Saunders
Erewash: Steve Birkinshaw; Oliver Dove
Gedling: Joanna Gray
Growth Point: Matt Gregory; Peter McAnespie
Nottingham City: Paul Seddon
Nottinghamshire County: Kathryn Haley
Rushcliffe: David Mitchell

Observers

Environment Agency: Joe Drewry
General Public: Jim Creamer; John Hancock
Peeveril Homes: Paul Stone

Apologies

Nottingham City: Cllr S Longford; Cllr J Urquhart
HCA: Jane Tricker
Highways England: Rajinder Kaur
Nottinghamshire County Council: Sally Gill; Councillor K Rostance

1. **Introductions and Apologies**

Councillor M Powell (Vice Chair) welcomed those attending and apologies noted whilst Councillor T Harper (Chair) was delayed in heavy traffic.

2. **Declarations of Interest**

There were no declarations of interest.

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

3.1 The minutes of the meeting held on 14 September 2017 were approved.

3.2 It was resolved at the last meeting Item 4.21 to write to the Transport Minister. A copy of the letter that was sent is included in the minutes.

3.3 Due to the large volume of business on this agenda it was agreed with the Chair to postpone Item 4.25 (Garden Villages) until the next meeting.

4. **Rushcliffe Planning Peer Review** (presentation – David Mitchell, RBC)

4.1 DM's presentation was based on the Planning Peer Challenge for RBC which was held in February 2017. The Peer Challenge is a 20 page statement which is available for circulation. Representatives from HCA, D2N2 and council-lead members were interviewed during a three-day review period. There were four key objectives that were reviewed:

- Scrutiny within the Development Control decision making process
- Public and Councillor engagement at Development Control Committee
- Development Control support for the Growth Agenda
- Identify ways to meet five year land supply requirement

4.2 Following the Review, improvements had been made which include changes to Planning Committee and allowing public speaking. There has been more focused work over the past 10 months with development teams assigned for Clifton and Gamston sites. These large sites will help to deliver 10,000 homes (formerly in the green belt) as part of the Growth Agenda. RBC appointed an Infrastructure Officer to support their £240k bid allocation from HCA Capacity Fund.

DM referred to the Planning Protocol commitments to support funding opportunities as a group rather than individually and to facilitate the opportunities for development associated with HS2.

4.3 DM illustrated the six strategic sites within the HMA, five of which fell within the former green belt which took a long period of time for political approval. Trajectory figures illustrate the need for an additional 1400 houses per annum.

RH suggested working with the LEP, who would be a key source of funding to provide additional resources. D Ralph has previously been invited to attend JPAB and the LEP will again be invited to become a regular member.

SBk agreed that the LEP had a role in delivering housing growth with a corporate approach. MP thanked DM for his presentation.

Joint Planning Advisory Board resolved to NOTE the presentation from David Mitchell, Rushcliffe Borough Council.

5. Local Plans Update (Matt Gregory)

5.1 Ashfield

Hearing sessions now closed.

Broxtowe

Prepared for Submission early in 2018.

Gedling

End of Examination. Final hearing sessions have already taken place, aiming for Adoption Summer 2018.

Nottingham City

Consultation has taken place on the revised Publication Plan which is now concluded in readiness for Submission early in 2018.

Rushcliffe

Preparing a Publication Plan in Spring 2018.

5.2 Waste and Minerals

NCC consultation on their Issues and Options version of the Minerals Local Plan closes January 2018.

5.3 Planning for the right homes in the right places: consultation responses

The consultation timescales prevented a report to JPAB to endorse the response in advance of submission. Therefore ESG prepared a response which also covered matters relevant to the work of the Board, and is Appended on page 26 of the agenda papers. MG confirmed the Government is due to finalise the guidance, which will include a formula for calculating housing need based on ONS mid-year estimates, in the new year. The formula currently proposed is close to the Core Strategy projection figures. MG welcomed the Statement of Common Ground.

5.4 Budget Statement 2017

In the autumn Budget Statement it was announced that Government will consult local authorities to ensure Local Plans do not contain sites where delivery was unlikely. This could be in favour new housing schemes which raised concerns for an unplanned approach.

- 5.5 The Statement also encouraged an increase in housing density in urban areas. Proposals would also allow for the demolition of some commercial buildings to be replaced with homes which effectively de-regularises the planning system.
- 5.6 A delivery test for Local Plans is to be introduced, Local Plans would be considered out of date if planning permission is not delivered on sites within their timeframe, with local authorities being penalised for events which are outside of their control.
- 5.7 Government are due to establish a review panel to make recommendations for closing the gap between allocated land and housing completions.
- 5.8 CLG invited local authorities to bid on a joint planning delivery fund. The timescale was tight for submission but JPAB will be notified by the end of January 2018 if approved.
- 5.9 TH thanked MG for picking up on these reports.
- 5.10 JH (GBC) mentioned that densities were increasingly affecting space standards. Her concern was how sustainable new developments were going to be and for those who have to live in them.
- 5.11 CS advised that ADC had completed their work for the Inspector. It had been a useful but 'forensic' examination. The Inspector was extremely helpful in producing a robust plan. It is important to work together with infrastructure providers and highways and explain how it supports planned development. . Both officers and councillors used their evidence base to emphasise the importance of infrastructure for future development.
- 5.12 JG explained that GBC's hearing sessions had finished on 5 December 2017. They are expecting to consult on Main Modifications in early February 2018. Their delivery of sites, especially small sites, was scrutinised by the Inspector to establish the contribution they could make towards the housing supply.
- 5.13 SS reported that he had attended the GBC Examination and part of ADC's. His impression was that both Inspectors honed in on delivery of sites. BBC will be producing a paper on site delivery prior to Submission to minimise the possibility of being held up at Examination. He recognised that Green Belt sites brought forward for development will require a vision of infrastructure and be able to address any difficulties if sites do not come forward quickly.

Joint Planning Advisory Board was resolved to:

- (a) NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham; and**
- (b) NOTE the response made on the 'Right Homes in the Right Places' consultation, and RECEIVE further items on Budget measures, where these are to be the subject of consultation.**

6. Review of Core Strategies (Matt Gregory)

- 6.1 MG advised that Core Strategies are expected to be reviewed on a five-year cycle otherwise they become out of date (and there is a presumption in favour of development proposals that come forward) . The Government is proposing to remove plan making

powers from some councils that have failed to demonstrate that they have made progress on their local plans preparation.

- 6.2 The plan period will be for a maximum of 15 years on a rolling plan programme. The Government's proposed methodology for calculating housing need will be based on the emerging ONS mid-year household projections. This will form the Objectively Assessed Housing Needs Study (OAN) on which the Core Strategy review will be based.
- 6.3 A Member workshop is proposed to look at options and approaches once the mid-year estimates have been published and an OAN figure has been established. The implications will need to be discussed/considered by officers in advance of this workshop.
- 6.4 Each partner authority will need to contribute to the Core Strategy evidence updates and it was suggested that Members will need to consider factoring £34k into their respective budgets.
- 6.5 A Draft Publication Aligned Core Strategy is expected to be produced by Spring 2019.
- 6.7 SBk advised to check timescales for the review of the Aligned Core Strategy to ensure that they do not conflict with the Local Elections in 2019. It will need to be at Publication stage before 2019 to ensure that it is not considered out of date.
- 6.8 RH encouraged each authority to start to plan this additional resource within their own committee cycles so that the group were all working to the same timetable and at a similar base.
- 6.9 PS supported the additional resource and joint commissioning as being remarkably good value for money.

Joint Planning Advisory Board was resolved to:

- (a) NOTE and ENDORSE the need to review the Core Strategies;**
- (b) NOTE the forthcoming publication of 2016-Based Household Projections;**
- (c) HOLD a workshop to consider future growth options, once the objectively assessed housing need for Greater Nottingham has been established;**
- (d) NOTE that additional resources will be required to support the development of the required evidence base; and**
- (e) RECEIVE a future report on the timetable for a Core Strategy Review.**

7. Greater Nottingham Planning Protocol (Peter McAnespie)

- 7.1 PMc referred to the Housing Delivery Workshop held in October 2017 which agreed to produce a collaborative Protocol with signatories from statutory consultees and developers to provide a commitment to deliver high quality planning services, communicating effectively with certainty and consistency.
- 7.2 MP (EBC) positively supported the Protocols.
- 7.3 RH (BBC) requested delegated arrangements be made through each authority's decision making in advance of final endorsement.

- 7.4 TH was delighted that the workshop was well attended including representation from HCA. Members heard developers' views and reported an excellent day. TH also thanked GBC for hosting the event.

Joint Planning Advisory Board was resolved to

- (a) **ENDORSE the principle of the draft Greater Nottingham Planning Protocol (the Protocol);**
- (b) **AGREE to the publication of the Protocol for consultation; and**
- (c) **RECEIVE a future report on the results of the consultation, with a view to agreeing a final version of the Protocol in due course.**

8. **Programme of Development** (Matthew Gregory)

8.1 **Capital Programme**

MG reported that Wetland Landscapes project would close by the end of the 2017/18 financial year.

8.2 **Revenue Budget**

MG advised that the small amount of reserves from 2017/18 would be allocated to support activities for JPAB although further contributions would be required from partnering authorities for 2018/19.

9. **HCA Capacity Funding Update** (Peter McAnespie)

PMc explained that the successful bid of £855k, which JPAB received, is being monitored by HCA on a quarterly basis for the HCA. Each authority is to draw up a list of potential projects that could use any underspend of the grant award. One issue highlighted is the potential delay in EBC's project which is being held up. The third quarterly update will be reported at the next meeting.

10. **Any other Business**

None

11. **Future Meetings 2018**

DATE	TIME	VENUE
Thursday 8 March	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 14 June	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 20 September	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 13 December	2.00 pm	Old Council Chamber, Town Hall, Beeston

MEETING CLOSED AT 3.15 PM

ITEM 4 Housing Delivery – Presentation by Dave Mitchell and Steffan Saunders

1.0 SUMMARY

- 1.1 Broxtowe and Rushcliffe Councils are making significant progress on housing delivery, the details of which will be of interest to JPAB Members.

Recommendation

That Joint Planning Advisory Board **NOTE** the presentation from Broxtowe Borough Council and Rushcliffe Borough Council.

ITEM 5 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;
- (b) **NOTE** the forthcoming consultation on a revised National Planning Policy Framework; and
- (c) **DELEGATE** the preparation of a joint response to the consultation on behalf of JPAB to the Executive Steering Group.

2.0 Local Plans Update

Progress Summary

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

NB Erewash not included – no Part 2 Local Plan anticipated.

Key:

	Previous stages
XXXXXXXXXX	Current/Completed stage

Ashfield District Council

2.1 The Ashfield Local Plan Examination Hearings were undertaken from 2nd October to 12th October. The Inspector has supplied with supplementary information to clarify

specific aspects raised during the Hearings. Additional work is still required as part of the Main Modifications in relation to the provision of schools within the District.

2.2 The Council made the following neighbourhood plans on 7th November 2017:

- The JUS-t (Selston) Neighbourhood Plan;
- The Teversal, Stanton Hill and Skegby Neighbourhood Plan.

Broxtowe Borough Council

2.3 The Preferred Approach to Site Allocations and Issues & Options for Development Management Policies have been subject to consultation. Several topic-based and site-specific consultation workshops were also held. These were helpful in formulating the 'Publication' version, which will consolidate these two elements (site allocations and development management policies) as the Broxtowe Part 2 Local Plan. Approval to publish the Plan was obtained in July 2017 and Publication consultation ran from 18th Sept to 3rd November 2017.

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 The Stanton Regeneration Site SPD was adopted on 19 January 2017. The document will now 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 Neighbourhood Plan Areas have now been approved for the parishes of Breadsall and Little Eaton. A draft Breadsall Neighbourhood Plan has now been published for consultation.

Gedling Borough Council

2.7 The Local Planning Document was submitted for examination on 17 October 2016. Hearings took place in February, March and May 2017. In June 2017, the Inspector wrote to the Borough Council and invited them to consider allocating an additional site or sites to be subject to public consultation. A report on additional proposed housing allocations was agreed at Borough Council's Cabinet on 7th September and the consultation on additional sites took place between 18th during September and 30th October 2017. The resumed hearings took place between 28th November and 5th December. Proposed Main Modifications are now subject to consultation which closes on 26th March 2018, with the Inspectors Report anticipated in late spring 2018 and adoption likely in summer 2018.

2.8 There are currently four Neighbourhood Plans 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 Burton Joyce Neighbourhood Plan Regulation 14 consultation comments are to be submitted by 14th March 2018 and Papplewick Neighbourhood Plan will be subject of

the Regulation 16 consultation until 6th April 2018. The Borough Council have undertaken a Strategic Environmental Assessment Screening Report for the Linby Neighbourhood Plan prior to the issuing of the Neighbourhood Plan for Regulation 14 consultation later in the spring.

Nottingham City Council

- 2.9 The Part 2 Local Plan will be submitted for public Examination as soon as practical following a Full Council decision on 5 March, 2018. It is anticipated that the hearing sessions will be in the summer. An SPD for the Waterside is in preparation, with consultation also anticipated later in 2018.
- 2.10 There is currently one Neighbourhood Plan emerging within the City, promoted by Sneinton Neighbourhood Forum.

Rushcliffe Borough Council

- 2.11 Consultation on preferred housing sites closed on 27 November. Comments are being considered prior to finalising a draft Local Plan, which is due to be published in the Spring 2018.
- 2.12 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 has been submitted to the Borough Council and is now being examined. 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

- 2.13 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. It is anticipated that there will be a further stage of community involvement in June/July 2018 on the draft plan proposals.
- 2.14 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.
- 2.15 A revised Local Development Scheme containing a broad timetable for preparation of both Mineral and Waste Local Plans was published in September 2017.
- 2.16 Consultation will begin on Derbyshire County Council and Derby City Council's Minerals and Waste Local Plan on 26 February 2018.

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. A new column has been added, indicating the level of risk assessed for the delivery each site. 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 Planning Delivery Fund (PDF)

- 4.1 Since the last meeting of JPAB, the Government has issued an invitation for Local Planning Authorities to bid into a PDF fund. One strand of funding relates to joint working. Accordingly a joint was submitted, to include; firstly funding for a study to confirm the Housing Market Area boundary (with the intention of providing evidence to rebut arguments that other geographies are more appropriate for strategic planning purposes in Greater Nottingham, and to support the forthcoming Statement of Common Ground), and secondly; funding for a Project Manager/Planner post to support the preparation of replacements for the Aligned Core Strategies.
- 4.2 The bid was for a total of £73,000 has been successful. The £20,000 for the Housing Market Area study has been received, with the remaining £53,000 for a temporary Project Manager/Planner to be paid next financial year.
- 4.3 A copy of the confirmation email is attached at appendix 2.

5.0 Consultation on a revised National Planning Policy Framework (NPPF)

- 5.1 The Ministry of Housing, Communities and Local Government has announced that a draft version of a revised NPPF will be published for consultation “before Easter”, with an aspiration to have a new NPPF in place in summer 2018.
- 5.2 The draft NPPF is expected to include measures set out in previous consultation documents, particularly the “Right Houses in the Right Places” consultation:-
- Standard methodology for assessing housing need.
 - New tests of soundness, in particular that Local Plans are prepared based on a strategy informed by agreements over the wider area, and based on effective joint working on cross-boundary strategic priorities, evidenced in a Statement of Common Ground.
 - a more flexible approach to plan-making i.e. there will be no requirement to prepare a single local plan covering a local planning authority, instead it will be possible for a strategic high level plan to be supported by targeted Local Plans focussing on areas of growth, particular corridors where significant change is expected, etc.
 - Measures to simplify planning for additional storeys on buildings to create new housing, providing it was in keeping with the roofline of other buildings in the area.

- Requiring local authorities to ensure that one-fifth of their housing supply pipeline involves small sites of under half a hectare.

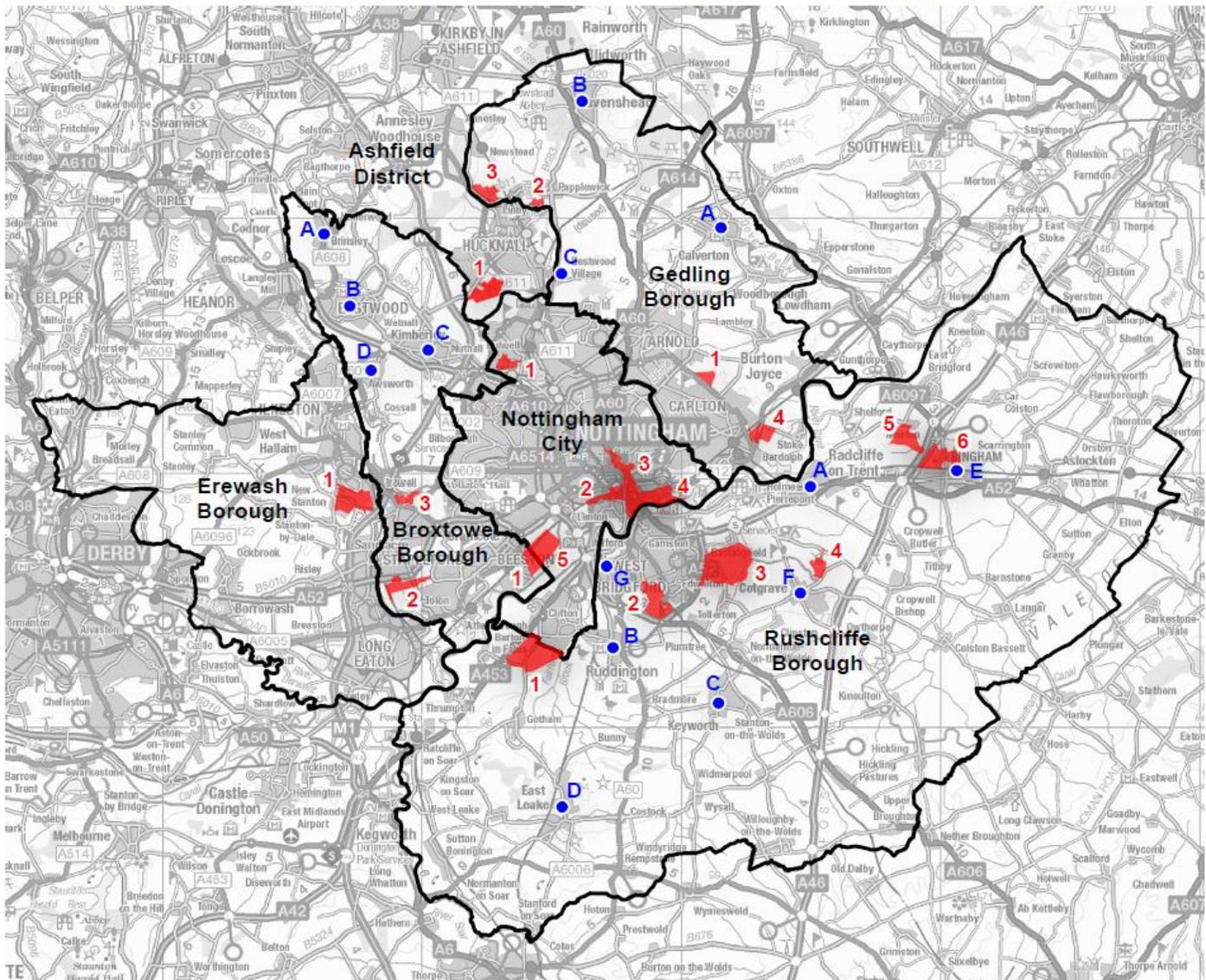
5.3 The consultation on the draft NPPF is likely to fall between JPAB meetings, and it is recommended that a joint response be prepared by ESG for agreement by the Chair of JPAB.

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
 Amsworth D

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

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

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

0 1.25 2.5 5 Kilometers
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Appendix 1 - Implementation of Core Strategy Strategic Sites

Strategic Site	Homes	Other uses	Commentary	RISK
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 application approved 14/11/14. First Reserved Matters application for first phase of infrastructure approved and first & second phase of residential development approved and now under construction (Watnall Road access). Build rates are at a faster rate than expected, with 2 developers on site - Permission Homes (171 homes) and Harron Homes (99 Homes). Access road and roundabout at Watnall Road is complete and works have been undertaken to a roundabout onto the Hucknall Bypass (A611). 113 dwellings were identified as built as at 25 th July 2017. 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 Severn Trent Land.	82,000 sqm employment floorspace. 2,500 sqm retail & food/drink. Residential and non residential institutions.	Application approved December 2014 (BBC and NCC) Residential development on the Broxtowe part of the site anticipated to begin 2019/20.	GREEN Outline planning permission. Enabling infrastructure on site.
Field Farm (Broxtowe)	450 homes	N/A.	Application approved November 2014. Anticipated start date of 2017/18. Reserved matter application submitted for SW part of site for 118	GREEN Detailed permission

Strategic Site	Homes	Other uses	Commentary	RISK
			<p> 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.</p>	<p> issued on South west part of site. Infrastructure issues resolved and site in the control of a housebuilder with a determination to build quickly.</p>
<p>Toton (Broxtowe)</p>	<p>500 homes ACS provision minimum 500 homes.</p>	<p>380 sqm convenience store. 2 no. 95 sqm retail units. 3,000 sqm B1(a) office. pub/restaurant. day nursery. 80 space care facility. site for medical surgery. site for community use. education provision.</p>	<p>HS2/ Toton advisory committee at Broxtowe has considered the appropriate mix and location of development and Broxtowe Cabinet endorsed the approach in December 2015. An outline application was approved in February 2016. A reserved matters application for phase one (282 dwellings) was submitted in July 2017 and is due to be determined on 14 February.</p>	<p>GREEN Infrastructure issues resolved and site in the control of a housebuilder with a determination to build quickly. Amendments to the permission secured regarding off site highways works to secure am</p>

Strategic Site	Homes	Other uses	Commentary	RISK
				earlier start on site.
Stanton Regeneration Site (Erewash)	Up to 1,950 homes (ECS provision approx 2,000)	<p>The Stanton Regeneration Site SPD stresses will stress the importance of new proposals for the site needing to show conformity to the provisions of Core Strategy Policy 20, which consist of:</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 	<p>The Stanton Regeneration Site SPD was approved and subsequently adopted by members at a meeting of EBC's Full Council on January 19 2017. The main modification to the SPD from the version consulted upon was the addition of guidelines setting out the priorities for neighbourhood traffic mitigation in response to discussions with local groups and representations. The SPD is now a material consideration and the Council will expect to see redevelopment proposals follow guidance on location, scale and phasing of development types as part of any future application.</p>	AMBER Recently adopted masterplan-based SPD sets out a clear and realistic programme for the comprehensive regeneration of the site. The SPD is beginning to raise the profile of the site across the wider development sector, with amongst other things, a remediation strategy and schedule of costed infrastructure requirements helping to reduce the perceived level

Strategic Site	Homes	Other uses	Commentary	RISK
		town centre and to other areas. - Improved public transport to link the site to Ilkeston town centre and Nottingham city centre		of risk historically connected with the site's delivery.
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 204 homes has been submitted in June 2017. Site anticipated to commence in March 2018.	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. The key milestones to delivery of the GAR are as follows:- <ul style="list-style-type: none"> • March 2017 - County approvals in place for making of Compulsory Purchase and Side Road Orders • December 2017 - Submit Full Business Case to the D2N2 Local Enterprise Partnership; • January/February 2018 - Publish Compulsory Purchase Order; • March 2018 - Local Enterprise Partnership conditional funding approval; 	AMBER Site has full planning permission for phase 1 and S106 agreed. Phase 1 is currently under construction. In single ownership, Vacant site

Strategic Site	Homes	Other uses	Commentary	RISK
			<ul style="list-style-type: none"> • Summer 2018 - Public Inquiry; • Autumn 2018 - Secretary of State's Decision; • Autumn 2018 - Commence construction; and • Spring 2020 - GAR complete and open to traffic. <p>A planning application for 1050 homes, local centre, health centre and new primary school submitted in November 2015. Gedling Borough Council resolved to grant full planning permission 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.</p>	<p>Whilst up to 315 homes can be built in advance of the GAR the remainder of the housing dependent upon GAR being progressed according to timetable. Some risk that timetable may slip.</p>
<p>North of Papplewick Lane (Gedling)</p>	<p>237 homes (ACS provision 300)</p>	<p>Education provision. Public open space.</p>	<p>Reserved matters (2017/0201) granted for 237 dwellings in July 2017. Site is currently under construction.</p>	<p>GREEN Reserved matters planning permission and S106 signed. Single ownership Vacant No significant constraints</p>
<p>Top Wighay Farm (Gedling)</p>	<p>38 homes. (ACS provision 1,000)</p>	<p>Business park. Retail. Community facilities.</p>	<p>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.</p>	<p>AMBER No planning permission for majority of site. Development Brief adopted.</p>

Strategic Site	Homes	Other uses	Commentary	RISK
				Site is subject to detailed discussions with owner and key partners. Significant Infrastructure requirements but resolvable. In single ownership. Largely vacant one occupier.
Stanton Tip, Hempsill Vale (Nottingham City)	500 homes	Employment space (B1/B2/B8).	Acquisition 2018 Master planning/Remediation 2018-2020 Delivery 2020-2028.	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 planning permission June 2014, currently on site, with first homes occupied. Phase 2 planning decision imminent. 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. Now defined in Local Plan as Cultural Quarter. 5 Storey Bioscience, chemistry and life science research facilities completed.	GREEN Development progressing, active pre application

Strategic Site	Homes	Other uses	Commentary	RISK
			Island Site. SPD adopted April 2016. Pre application discussions on development ongoing, application anticipated April 2018. If development not forthcoming in reasonable timescale, CPO processes will commence.	discussions on Island Site.
Southside Regeneration Zone (Nottingham City)	No ACS provision	Employment (B1) Residential Retail Car Showroom	Several single development sites. Now defined in Local Plan as Canal Quarter. Outline Permission granted for major office scheme including retail at Unity Square (opposite Nottingham Station), demolition commenced. Significant residential interest on Traffic Street sites and planning application for Meadows Gateway.	GREEN Development progressing, active pre 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 2017. It is anticipated that housing delivery will begin in 2018/19 and 2,250 homes will be delivered by 2028 and 750 homes post 2028. HIF funding of £9.95m secured for infrastructure (road) through the site which should help accelerate delivery.	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.	Three full applications have been approved for 927 homes and outline planning permission have also been granted for a further 52 homes. Application received April 2017 for the vast 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 1,500 homes will be delivered by 2027.	GREEN

Strategic Site	Homes	Other uses	Commentary	RISK
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 2019/20 and around 2,000 homes will be delivered by the end of the plan period (2028) and a further 2,000 homes post 2028. No planning application received to date.	AMBER
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.	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 expected to be signed in February 2018. Bid for funding from the Borough Council submitted to Highways England of £2.9m 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

Appendix 2

From: Alex Philpott [mailto:Alex.Philpott@communities.gsi.gov.uk]

Sent: 23 February 2018 15:36

To: Matt Gregory <Matt.Gregory@nottinghamcity.gov.uk>

Subject: Planning Delivery Fund: Outcome of bid



Ministry of Housing,
Communities &
Local Government

23 February 2018

Nottingham City Council, Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, Derbyshire County Council, Nottinghamshire County Council

Planning Delivery Fund: Joint Working

Thank you for your Planning Delivery Fund proposal to develop a Joint Working initiative in your local area. It has been assessed against the criteria set out in the 4 December prospectus criteria, and I am pleased to confirm that your proposal has been successful in securing funding. Your proposal has secured Joint Working funding of **£20,000** in 2017/18, which should already have been paid into your accounts. A further allocation of **£53,000** will be paid in in 2018/19.

Schemes securing support scored highly on the scale and strength of the proposal, its commitment to effective planning across authority boundaries and the potential to accelerate the delivery of housing growth.

This funding will enable the additional capacity needed to deliver on your ambitions. I and my colleagues look forward to working with you in the future as your joint working develops to see the delivery of your work and the impact it has made.

SIMON GALLAGHER

ITEM 6 **Review of the Core Strategies**

1.0 **SUMMARY**

- 1.1 This report advises Joint Planning Advisory Board on an initial timetable for the review the Core Strategies covering Greater Nottingham.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the initial timetable for a Core Strategy Review.

2.0 **Background**

- 2.1 Recent Government policy is clear that Local Plans should be reviewed on at least a five yearly cycle, and the consequences of not doing so are that Local Plan policies can be considered out of date. Planning appeal decisions made where Local Plan policies for the supply of housing are out of date adopt a 'tilted balance', resulting in planning decisions being considered in the light of paragraph 14 of the NPPF and the presumption in favour of sustainable development. Recent action by the Government to commence the removal of plan making powers from some Councils is an indication that the Government takes the issue of out of date plans very seriously.
- 2.2. Core Strategies covering Greater Nottingham were adopted in 2014. At its last meeting, JPAB therefore resolved that they be reviewed to ensure a strategic planning framework remains in place, and that partners retain control over the scale and distribution of development. (Ashfield did not prepare a Core Strategy, instead as noted on a previous item, they are at an advanced stage of preparing a full Local Plan.) JPAB also resolved to receive a timetable for the review.
- 2.3 An important basis of both a Local Plan review, and its supporting evidence will be an Objectively Assessed Housing Needs Study (OAN). As noted previously, the Government is intending to update the National Planning Policy framework, with a draft for consultation due before Easter. In addition, Household Projections (which underpin OAN) are published on a two year cycle, with the next set of projections due to be released in Summer 2018. Both these factors are important considerations in drawing up a review timetable, as is the cycle of local elections.
- 2.4 The OAN will also underpin much of the other evidence base required to support revised Core Strategies, such as the remaining elements of the Strategic Housing Land Availability Assessment (eg the level of affordable housing provision), employment land study and retail study. These will need to be commissioned once the OAN is known. Another factor influencing the timetable for the review is the fact

that several partner Councils will be undergoing examination of Part 2 Local Plans during 2018, and resourcing is likely to be a significant issue.

2.5 Bearing these factors in mind, an indicative timetable for Core Strategy preparation is set out below, with some key tasks also highlighted:

- 2018 (summer) Establish OAN
- 2018 (autumn/winter) Evidence gathering/testing
- 2018 (autumn/winter) Councillor workshop
- 2019 (spring) Consider options
- 2019 (spring/summer) Retail and employment studies
/Habitats Regulations Assessment etc
- 2019 (summer) Councillor workshop
- 2019 (autumn) Growth Options consultation
- 2019 (winter) Transport modelling
- 2020 (spring) Draft Publication
- 2020 (autumn) Publication
- 2021 (spring) Submission/Examination
- 2021 (autumn) Inspector's report
- 2021/22 (winter) Adoption

2.6 In due course, this timetable will need to be formally reflected in each Council's Local Development Scheme (subject to any further comments from partner Councils), and Councils will need to be mindful of the resourcing implications of taking this work forward. An initial task will be assessing the scope of the review, which will involve a critical look at the existing Core Strategies to assess whether there are any gaps in coverage, or if some of its content would be better expressed in separate local development documents.

Contact officer:-

Matt Gregory
Greater Nottingham Planning Manager
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ITEM 7 **Greater Nottingham Planning Protocol**

1.0 **Summary**

- 1.1 To highlight responses to the recent consultation on the draft Greater Nottingham Planning Protocol.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the report on the results of the consultation, with a view to agreeing a final version of the Protocol in due course.

2.0 **Background**

- 2.1 Following a Housing Delivery Workshop which took place on 12th October 2017, a development protocol was drawn up (see Appendix 2). This was reported to the previous JPAB meeting, where it was agreed to circulate the Potocol for comment. It is intended to build on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. It will commit the Greater Nottingham local authorities to working with developers and infrastructure providers to deliver high quality, sustainable development.
- 2.2 The draft protocol was circulated to all those who attended (or were invited to) the Housing Delivery Workshop for comment. The consultation letter is attached at Appendix 1 and the draft protocol at Appendix 2. The closing date for comment was 19th February 2018 and five responses were received.
- 2.3 Aldergate Properties do not wish to be involved in the protocol. Turley Associates have three additional members of their team who would like to be involved in future events. Landridge Homes provided the most detailed response from the development industry. They consider that there are unnecessary barriers placed in the way of new development at all stages in the development process from securing local plan allocations to planning consent, discharging conditions and commencing works on site. They identify a number of issues that should be tackled and processes that should be put in place in order to accelerate housing delivery.
- 2.4 Highways England have suggested the addition of the following paragraph to the Protocol in order to relay this to developers at an early stage. "Highways England would welcome early engagement with developers in the form of pre application advice. If a development is on or near the strategic road network then it would be advisable to engage with Highways England prior to submitting an application to the LPA to address potential issues early in the planning process".

2.5 The Environment Agency have stated that they are very keen to sign up to this protocol and establish better, more efficient ways of working with LPAs. They have stated that they would be keen to try and identify how LPAs might be able to be more proactive in pointing applicants their way – whether they can agree to produce joint documents for example, or create some links/materials for LPA websites. Their monitoring shows that, where they have had pre-app involvement with developers, much less time is spent resolving flood risk issues and they have fewer objections. They would like to use the protocol to encourage developers to submit more flood risk information up front, thus reducing pre-commencement conditions etc. This is particularly onerous in areas where the provision of compensatory flood storage is required, for example. They would be happy to join project teams for larger sites and facilitate local flood risk standing advice at pre-application meetings.

3.0 Next Steps

3.1 The Draft Protocol will be revised in light of comments received. Further thought will be given as to how to widen engagement with the development industry and a final draft will be reported back to JPAB for endorsement, with a view to its adoption and implementation by the partner Councils.

3.2 Individual authorities have agreed to obtain respective Member/portfolio holder endorsement of this protocol in due course.

Contact Officer

Peter McAnespie
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Nottingham City Council

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Appendix 1 - Consultation Letter sent

Dear Sir/Madam,

Greater Nottingham Housing Delivery Workshop

I am contacting you following the Housing Delivery Workshop convened by the Greater Nottingham Joint Planning Advisory Board which took place in October 2017 and to which you were invited. The workshop focussed on addressing barriers to the delivery of housing within Greater Nottingham in the light of a significant stock of planning permissions for housing led development.

Several actions were put forward, one of which was the preparation of a Planning Protocol for Greater Nottingham, the role of which would be to encourage continued collaborative working between all those involved in delivering sustainable growth in Greater Nottingham, in particular developers, statutory agencies and the local planning authorities.

Drawing on similar approaches from elsewhere, the Greater Nottingham councils have prepared the attached Protocol on which we would welcome comments, and in due course we would like as many of those as possible who are involved in delivering sustainable growth to sign up to its principles.

Please provide any comments you may have to Peter McAnespie (peter.mcanespie@nottinghamcity.gov.uk) by 19th February 2018. If you are interested in being more closely involved in refining the Planning Protocol, please let Peter know. We will keep you informed of progress with the Protocol, and ensure you are invited to any future events which consider housing delivery across our area.

Yours faithfully,



Joanna Gray
Service Manager – Planning Policy

Appendix 2 – Draft Protocol

A PLANNING PROTOCOL FOR DELIVERING GROWTH IN GREATER NOTTINGHAM

This planning protocol was developed jointly by the Greater Nottingham Joint Planning Advisory Board (JPAB) and [other signatories].

JPAB is a partnership of all the Local Authorities making up Greater Nottingham¹, with the principal aim of ensuring consistent and coherent strategic planning across the area. Its members include the lead planning and transport Councillors from the partner Councils, and it is the overarching body which ensures the Duty to Cooperate is met in the area.

The role of this protocol is to encourage continued collaborative working between all those involved in delivering sustainable growth in Greater Nottingham. As well as JPAB, this includes developers, infrastructure providers and government agencies such as the Environment Agency and Highways England, and other statutory consultees. All parties will be encouraged to sign up to the principles of this protocol, which is an advisory document and as such it is not binding, but by following the principles set out below, Greater Nottingham authorities and [other signatories]. demonstrate their commitment to the sustainable development and growth of the area.

INTRODUCTION

Greater Nottingham is ambitious for growth. Over the next twenty years, our population will rise by over 47,000 – an increase of 5.6%. This, together with other demographic change such as changing household size, will mean delivery of some 41,250² new homes (2017-2028), the equivalent of around 3,750 per year – making a major contribution to the Government’s commitment to a million new homes by 2020.

Yet in recent years delivery has failed to keep pace with demand. There are currently (as at 31st March 2017) 18,218 homes with extant planning permission in Greater Nottingham, a significant proportion of the required housing. However, since 2011 we have built around 11,770 or 1,961 homes a year. It is therefore vitally important that we continue to plan strategically for growth. We will strive to meet projected demand and build resilient, sustainable communities for the future. Good progress is being made across Greater Nottingham in producing Development Plans to support growth as demonstrated by the adoption of aligned Core Strategies and progress made on Part 2 Local Plans.

However, it will be councils and communities together with developers that will secure the right growth for Greater Nottingham. This Protocol sets out our commitment to working with developers, stakeholders (including infrastructure providers) and the community.

It builds on the good practice already taking place across Greater Nottingham to promote a more collaborative approach. The Greater Nottingham local authorities will seek to work with

¹ JPAB is a voluntary arrangement that brings together the six local planning authorities that comprise Greater Nottingham (Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, and the Hucknall part of Ashfield District Council), together with Nottinghamshire and Derbyshire County Councils.

² Includes Hucknall part of ADC.

developers and infrastructure providers to deliver high quality, sustainable development: this Protocol is our shared commitment.

OUR GOALS TOGETHER WE AIM TO:

Deliver, through the planning process, the environment for high quality and sustainable growth in Greater Nottingham to strive to meet the area's employment and housing needs. Provide increased efficiency and certainty in the planning process for communities and developers.

Commitment 1: We will ensure timely Local Plan coverage providing a coherent common policy framework for Greater Nottingham in respect of which we will

- Publish and keep up to date timetables for Local Plans in Greater Nottingham.
- Seek to ensure sufficient resources are in place to prepare and monitor our Local Plans
- Work with developers and landowners, infrastructure providers, communities and statutory consultees at all stages of Plan preparation.
- Share information in a timely manner to keep all parties informed, such as publishing key elements of the evidence base underpinning Local Plans.
- Work positively and share information to ensure Strategic Housing Land Availability Reports and 5 Year Housing Land Statements are robust.
- Work positively together to seek to meet the full objectively assessed need for development in the area.

Commitment 2: We will ensure that appropriate resources are made available to deliver an efficient, high-quality planning service in which respect we will

- Seek to ensure that there are sufficient planning officers with the right skills and qualifications to meet demand, work collaboratively and pro-actively to manage development proposals through the planning system, and facilitate sustainable development.
- Encourage developers to allocate sufficient resources to make clear, evidenced, quality applications. This will ensure that development proposals are made with sufficient and accurate supporting information and are well-presented, enabling planners to efficiently manage the application through the planning system for determination in a timely manner.
- Encourage developers, where appropriate, to provide financial support to authorities to buy in additional resources to assist in the efficient management of larger and more complex schemes.
- Support a high quality pre-application advice service, maximising the availability of planning officers to provide advice to developers and developers should utilise this service at the earliest opportunity.

Commitment 3: We will promote training opportunities

- Those involved with the planning process will have opportunities to develop their skills, participate in quality continuous professional development and the sharing of skills between sectors and across Councils will be encouraged.
- Councils will work jointly with developers and other bodies to provide training opportunities for all groups, including Councillors, to build capacity and to promote a common understanding of issues, approaches and good practice.

Commitment 4: We will communicate effectively

- Developers will be encouraged to engage early, openly and collaboratively with community and amenity groups and where relevant, Town and Parish Councils before and when planning applications are made. Where appropriate, developers will demonstrate in support of any subsequent planning application, how the responses to this engagement have been taken into account and have shaped the scheme
- Planners will positively engage through the pre-application process to allow early identification of key issues.
- High quality and consistent pre- application advice will be provided, with service standards published on the website of each council. This will increase certainty for developers and will include clear advice on consultation requirements and the information to be submitted with a formal planning application.
- Where appropriate, for large strategically important development, there will be an opportunity for engagement with Councillors, through briefings at the pre-application stage.
- Council officers will ensure that applicants are kept updated with information about their applications and developments to facilitate greater common understanding and consensus on planning matters.
- We will encourage developers to engage positively and directly with planners and provide the required, high quality, information in a clear and accessible format within a reasonable timescale, including at pre-application stage.

Commitment 5: We will increase certainty and consistency

- We will engage positively and proactively with consultees to ensure that all considerations are addressed at an early stage.
- A project management/project team approach to strategic applications will be encouraged to achieve a more efficient and effective application process. Where appropriate, Greater Nottingham Council's Highways, and the legal departments of other relevant parties will be included in approach, the scope of which should be established and set up at pre-application stage.
- Local Authority Officers including Housing, Transport and Education Officers will provide planners with clear and consistent advice at an early stage in the planning process and will maintain dialogue throughout the application process up to and including the heads of terms of the section 106 agreement.

- Developers will be encouraged to provide draft heads of terms of section 106 agreements in advance of applications and at the earliest opportunity to ensure that all necessary information about the proposed development is available to decision makers.
- We will seek to negotiate and conclude section 106 agreements so that planning permissions can be granted without unreasonable delay.
- Registered Providers (RPs) will be involved where appropriate at the earliest possible stage in the planning process where affordable housing is required or proposed.
- We will seek to minimise the number of pre-commencement conditions requiring the submission of further details.
- We will seek to develop a better shared understanding of design quality standards, and, where appropriate, to engage in a Design Review at the earliest stage.

Monitoring success

This protocol sets out a shared approach to development by developers and local authorities. Greater Nottingham Joint Planning Advisory Board and [other signatories] will periodically review the implementation and effectiveness of the Protocol and share best practice that emerges from such reviews.

ITEM 8 Programme of Development

1.0 SUMMARY

- 1.1 This report updates Joint Planning Advisory Board on the Partnership's revenue and capital budgets.

Recommendations

It is recommended that Joint Planning Advisory Board **NOTE** the update on the capital and revenue programmes, in particular the proposals for future funding at paragraph 4.1.

3.0 Capital Programme Update

- 2.1 A summary of the remaining capital funds and projects is set out in table 1.

Table 1 Growth Point Capital Programme 2017/18

Capital Budget Remaining £218,815

Project	Amount	Claimed to Date (17/18)	Remaining	Status
Knights Close	£24,261*	£20,890	£3,371	Underway
Wetland Landscapes	£194,554	£150,569	£43,985	Underway
Total	£218,815	£42,276	£176,539	

* Remaining of a total of £116,694

- 2.2 Site surveys and acquisition activity is now complete at Knights Close, there is a small element (approx. £3,000) remaining to claim.
- 2.3 The Nottinghamshire Wildlife Trust HMA-wide Green Infrastructure project has made a further claim, and now only £43,985 remains to be claimed. A small underspend of £2,000 has accrued over the whole project, and it is proposed that this underspend be used to install an artificial otter holt at Skylarks Nature Reserve, with funds split between materials and staff time. There is currently a lack of natural resting sites for otter at Skylarks and they are known to be in the area, so constructing an artificial site would be beneficial to the wetland landscape of the Trent Valley.
- 2.4 The aim is to spend up and close the Growth Point Capital Programme at the close of 2017/18.

3.0 Revenue

3.1 Table 2 below sets out the revenue budget for 2018/19 and unallocated funds available to support the activities of JPAB. It includes contributions from the partner Councils to support to the work of JPAB.

Table 2 Revenue Budget

Revenue Budget 2017/18	£214,571
Made up of:-	
Carry Forward from 2016/17	£135,571
Partner contributions	£59,000
Planning Delivery Fund	£20,000

Anticipated expenditure: Description	Amount	Status
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Estimate
BBC Secretariat	£2,000	Paid
Audit	£2,500	Estimate/committed
Capital Projects Programme Monitoring recharge	£2,000	Committed
Admin Travel	£1,000	Estimate
Stalled Sites Workshop	£165	Paid
BBC Masterplanning	£5,700	Committed
SHMAA (2018)	£60,000	Committed ('18/'19)
HMA Boundary Study	£20,000	Committed
Severence Risk Contingency	£10,000	Estimate
Total Anticipated Expenditure	£160,365	
Remaining Unallocated Budget	£54,206	

*Invoice received

Table 3 Other Funding

Other partnership funding	Amount	Status
4 x Brownfield Land Registers (BBC, GBC, NCC, RBC)	£55,000	Ongoing

3.2 The outstanding amount of £54,206 is available as a JPAB contribution to the work of replacing the Greater Nottingham Core Strategies, and will be rolled forward to 2018/19 together with any underspend from other elements of expenditure.

3.3 In addition to the above, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe commissioned AECOM to undertake a review and update of the Strategic Flood Risk Assessment for Greater Nottingham, based on up to date flood modelling. The final report has now been issued.

4.0 **Future Funding**

4.1 Following the agreement of the partner Councils in 2016 to contribute to the ongoing work of the partnership, a budget for 2018/19 is being drawn up, and will be presented to the next meeting. This will be based on carry over from this year's budget, Planning Delivery Funding totalling £53,000 and further partner contributions based on those made in this financial year, which are:

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

Lead Officer:

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

ITEM 9 HCA Large Sites and Housing Zones Capacity Fund

- 1.0 This report updates JPAB on the progress made on HCA Capacity Funding projects, and summarises the third quarter monitoring (October to December 2017).

Recommendations

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

2.0 Background

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

3.0 Progress Last Quarter (Oct to Dec 2017)

- 3.1 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, though 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.

Ashfield:

- Harrier Park/Rolls Royce: Progression of developer brokerage. Continued review of phasing and costs.
- Broomhill Farm: Discussions with landowner(s)

Broxtowe:

- Walker Street: Further meetings held between officers at BBC and NCC re the delivery and the details of the allocation in the Broxtowe part 2 Local Plan

Erewash:

- Stanton Regeneration site: Deferred acquisition date compromising ability to achieve spend on contamination study project by year-end. Exploring option of an alternative transportation study project.

Gedling:

- A60 corridor transport assessment: Brief for first stage concept work agreed. Principle of using Systra model agreed and review of timescales underway.

- Top Wighay Farm & Rolleston Drive: Awaiting outcome of ACF bid to HE. However, principle of using funding for project support discussed and agreed with HCA.

NCC:

- Island site: HE funded element of work now complete.
- River Leen sites: Procurement issues resolved. Outline design November 2018. Detailed design January 2019
- Waterside: Issue tender for viability work. Commission report on Riverside path. Relocation strategy work.
- Padstow: Results of feasibility study, housing market analysis/sales strategy study issued. HE funded element of work now complete.

Rushcliffe sites:

- Strategic Sites Delivery Officer in post and directly supporting work to progress the four strategic sites in Rushcliffe, including meetings with landowners.

4.0 Anticipated Progress Next Quarter (January to March 2018)

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

Ashfield:

- Harrier Park/Rolls Royce: Discussion with developer on Phase Three for approximately 120 dwellings. Applications in for reserve matters in relation to external works and flood risk. Working with County Council to bring forward the primary school as part of the permission. Liaising with developer and academy on secondary education contributions towards Hucknall Sixth Form Centre.
- Broomhill Farm: Working with County Council Education, a single form entry school may be required on the site. In this context, discussions with landowner on the requirements to bring the site forward have not progressed.

Broxtowe:

- Walker Street: Drive to get submission version of the Local Plan finalised. HE grant award will form part of delivery evidence on Walker Street.

Erewash:

- Stanton Regeneration site: HE currently considering proposals to re-purpose awarded funding from decontamination work to three transport studies.

Gedling:

- A60 corridor transport assessment: Invite quotes and commission concept plan.
- Top Wighay Farm & Rolleston Drive: Formal agreement from HE for use of fund for project support.

NCC:

- Island site: HE funded element of work now complete.
- River Leen Sites: Awaiting update from HE on repurposing of funding.
- Waterside: Commission viability report and traffic assessment, market assessment

- Padstow: Agreement from for remainder of allocation to be used for similar work on other priority sites for housing regeneration.

Rushcliffe sites:

- East of Gamston: Ongoing discussions with consortium of developers to progress to the submission of an outline application during 2018
- South of Clifton Strategic Allocation: Resolution to grant outline permission made by RBC Planning Committee in January 2018 subject to completion of the S106 Agreement.
- North of Bingham: Reserved Matters Approval expected to be granted in February 2018 through delegated powers.
- Former RAF Newton: Anticipated that the Deed of Variation to the S106 Agreement will be completed by February 2018.

5.0 Risks and Issues

- 5.1 A number of risks and issues have been identified as well as the potential mitigation measures that could be employed. These are set out in Appendix A. A key risk is the loss of HCA grant due to lack of spend. This is highlighted as Amber, and in order to prevent it from being escalated to Red, all partner Councils are asked to provide information on planned spend up to the end of June and to provide a list of fall-back projects as agreed at the previous JPAB.
- 5.2 Erewash was previously highlighted as Amber as there was fear that their deferred acquisition date could compromise their ability to achieve spend on contamination study project by year-end. However, the revised project is now progressing therefore it is now highlighted as Green.

6.0 Next Steps

- 6.1 Authorities will continue to provide information on progress, which will be reported to HE. Each authority has reviewed its projects and alternative projects are currently being considered by HE;
- Ashfield is spending its allocation on the Rolls Royce site on major project expertise.
 - Erewash is proposing undertake a number of transport studies to support accelerated housing delivery.
 - Nottingham City Council wishes to undertake viability work related to other potential housing sites.

Authorities will continue to draw up a list of potential projects that meet the funding criteria and agree this list in principle with HE. This will ensure that money unable to be spent on the current projects can be spent elsewhere. A summary on the next quarter and this list of reserve projects will be reported to the next JPAB meeting.

Contact Officer:

Peter McAnespie

Partnership Manager, Greater Nottingham Joint Planning Partnership

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Appendix A – monitoring spreadsheet

Project Name	HCA (HE) Capacity Funding	Report Date:	15 th February 2018		
Project Manager	Peter McAnespie	Reporting Period:	Quarter 3 October – December 2017		
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 (HE) 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: Progression of developer brokerage. Continued review of phasing and costs.
- Broomhill Farm: Discussions with landowner(s)

Broxtowe:

- Walker Street: Further meetings held between officers at BBC and NCC re the delivery and the details of the allocation in the Broxtowe part 2 Local Plan

Anticipated Progress Next Quarter:

Ashfield:

- Harrier Park/Rolls Royce: Discussion with developer on Phase Three for approximately 120 dwellings. Applications in for reserve matters in relation to external works and flood risk. Working with County Council to bring forward the primary school as part of the permission. Liaising with developer and academy on secondary education contributions towards Hucknall Sixth Form Centre.
- Broomhill Farm: Working with County Council Education, a single form entry school may be required on the site. In this context, discussions with landowner on the

<p>Erewash:</p> <ul style="list-style-type: none"> • Stanton Regeneration site: Deferred acquisition date compromising ability to achieve spend on contamination study project by year-end. Exploring option of an alternative transportation study project. <p>Gedling:</p> <ul style="list-style-type: none"> • A60 corridor transport assessment: Brief for first stage concept work agreed. Principle of using Systra model agreed and review of timescales underway. • Top Wighay Farm & Rolleston Drive: Awaiting outcome of ACF bid to HE. However, principle of using funding for project support discussed and agreed with HE. <p>NCC:</p> <ul style="list-style-type: none"> • Island site: HE funded element of work now complete. • River Leen sites: Procurement issues resolved. Outline design November 2018. Detailed design January 2019 • Waterside: Issue tender for viability work. Commission report on Riverside path. Relocation strategy work. • Padstow: Results of feasibility study, housing market analysis/sales strategy study issued. HE funded element of work now complete. <p>Rushcliffe sites:</p> <ul style="list-style-type: none"> • Strategic Sites Delivery Officer in post and directly supporting work to progress the four strategic sites in Rushcliffe, including meetings with landowners. 	<p>requirements to bring the site forward have not progressed.</p> <p>Broxtowe:</p> <ul style="list-style-type: none"> • Walker Street: Drive to get submission version of the Local Plan finalised. HE grant award will form part of delivery evidence on Walker Street. <p>Erewash:</p> <ul style="list-style-type: none"> • Stanton Regeneration site: Homes England currently considering proposals to re-purpose awarded funding from decontamination work to three transport studies. <p>Gedling:</p> <ul style="list-style-type: none"> • A60 corridor transport assessment: Invite quotes and commission concept plan. • Top Wighay Farm & Rolleston Drive: Formal agreement from HE for use of fund for project support. <p>NCC:</p> <ul style="list-style-type: none"> • Island site: HE funded element of work now complete. • River Leen Sites: Awaiting update from HE on repurposing of funding • Waterside: Commission viability report and traffic assessment, market assessment • Padstow: Agreement from for remainder of allocation to be used for similar work on other priority sites for housing regeneration. <p>Rushcliffe sites:</p> <ul style="list-style-type: none"> • East of Gamston: Ongoing discussions with consortium of developers to progress to the submission of an outline application during 2018 • South of Clifton Strategic Allocation: Resolution to grant outline permission made by RBC Planning Committee in January 2018 subject to completion of the S106 Agreement. • North of Bingham: Reserved Matters Approval expected to be granted in February 2018 through delegated powers.
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	<ul style="list-style-type: none">• Former RAF Newton: Anticipated that the Deed of Variation to the S106 Agreement will be completed by February 2018.
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Risks / Issues / Escalations / Change requests								Red: Amber: Green	Requires escalation above Programme Board levels Can be treated, transferred within delegated authority Progressing as planned	
				Severity	Action			Owner	Live/ Closed	
1. Risk of loss of HE grant due to lack of spend				AMBER	All boroughs to provide information on planned spend up to end of June 2018 and provide details of reserve projects.			ALL	Live	
2. 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	
3. Erewash Walker Street: Deferred acquisition date now compromising ability to achieve spend on contamination study project by year-end.				Green	Scheme now progressing. Confidence in Walker Street ahead and therefore not in remit yet of needing to spend the money elsewhere			SB/AR	Closed	
Interdependencies and opportunities with other projects										
Feedback/comments from HE										
Budget								RAG Status	AMBER	
Budget	£855,000	Committed Spend	£88,718	MP Fee	£9,855**	Remaining Budget	£756,427	Forecast spend for 2017/18	£715,000*	
Notes on reasons for budget variances:										
*£140,000 to be spent and monitored by Rushcliffe Borough Council 2018/19 and 2019/20										
**MP fee to be drawdown at end of financial year £9,855										
Budget RAG Status: Require further detail from Boroughs as to proposed spend to confirm progressing as planned										

Comparison of spend:

	Committed Spend:	Remaining Budget
Quarter 2	51,958	793,187
Quarter 3	88,718	756,427

10. **Any Other Business**

11. **Future Meetings 2018**

DATE	TIME	VENUE
Thursday 14 June	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 20 September	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 13 December	2.00 pm	Old Council Chamber, Town Hall, Beeston