



7 March 2018

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Thursday, 15 March 2018 in the New Council Chamber, Town Hall, Foster Avenue, Beeston NG9 1AB, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors: B C Carr
M J Crow (Vice-Chair)
E Cubley
T A Cullen
L Fletcher

J W Handley
M Handley
A Harper (Chair)
P Lally
R S Robinson

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

PAGES 1 - 6

The Committee is asked to confirm as a correct record the minutes of the meeting held on 16 January 2018.

4. PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - BUSINESS GROWTH PAGES 7 - 14

To report progress against outcome targets identified in the Business Growth Business Plan, linked to Corporate Plan priorities and objectives, and to provide an update as to the latest key performance indicators in the Business Growth Business Plan.
5. ECONOMIC DEVELOPMENT UPDATE PAGES 15 - 18

To update members of the Committee on recent work within the Economic Regeneration Team.
6. UPDATE ON KEY SITES PAGES 19 - 26

To update members of the Committee on the progress of housing sites across the Borough.
7. HS2 UPDATE PAGES 27 - 32

To update the Committee on progress on HS2 and related Growth Strategy issues.
8. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT REVIEW PAGES 33 - 36

To note the supply of urban sites identified in the Strategic Housing Land Availability Assessment (SHLAA) and publish the SHLAA.
9. WORK PROGRAMME PAGES 37 - 38

To consider items for inclusion in the Work Programme for future meetings.

JOBS AND ECONOMY COMMITTEE

16 JANUARY 2018

Present: Councillor A Harper, Chair

Councillors: S J Carr (substitute)
M J Crow (Vice Chair)
E Cubley
T A Cullen
D A Elliott (substitute)
L Fletcher
J W Handley
M Handley
R I Jackson
P Lally
R S Robinson

An apology for absence was received from Councillor B C Carr.

28. DECLARATIONS OF INTEREST

There were no declarations of interest.

29. MINUTES

The minutes of the meeting held on 14 December 2017 were confirmed, with an amendment to minute no. 30 - Part Two Local Plan - to include the words "and flood mitigation" after the words "These were to remain as open space" in the second paragraph thereof.

30. OCCUPANCY OF THE MAIN EMPLOYMENT SITES AND BUSINESS SURVEYS UPDATE

Members considered the report which gave an update on the occupancy rates of key employment sites, including Beeston, Eastwood, Kimberley and Stapleford town centres and informed of business survey results gained following data capture visits to those sites.

The absence of reference to visitor economy and heritage tourism was queried and it was noted that the sites visited were B Class employment use sites, although that was not to suggest that the visitor economy was not important.

It was stated that the graphs contained within the report were not particularly informative and a break down was requested in respect of the terminology "other" in the graph relating to the overall industry sector split. Officers

confirmed that, in future, the information would be presented in a more specific manner and that the Committee would be updated in relation to this.

RESOLVED that the update on the occupancy of main employment sites be provided to Committee twice a year, subject to when the new data is captured, these figures would be reported to the next available Committee.

31. UPDATE ON KEY SITES

Members noted the report which provided an update on the progress of housing sites across the Borough.

It was stated that progress had been made further to the Committee's previously expressed concerns about sites which were stalling. Some sites had section 106 agreements signed and were active sites. The overall picture was positive which was reflective of the significant upturn in housing numbers which were expected to come forward in 2017/18.

Progress on Moults Yard, Stapleford was queried and it was stated that work on site was anticipated to commence within the next couple of months.

Residents at Eastwood had queried progress of road works in proximity to the Beamlight site and it was stated that discussions were ongoing between County Highways and the developer over visibility splays. Consequently, there had been some delays although, on the eastern side of the site, all conditions regarding contaminations and vent drainage were being resolved in preparation for selling the site to a developer. Regarding the Eastwood side of the Beamlight site, it was noted that this had been sold to a separate developer.

Further information on flooding issues in relation to the Manor Garage Site at Toton was requested and concern was expressed that the waterway may be fenced off and not maintained. It was stated that although the site was in close proximity to the watercourse, this was not defended by the left bank flood defences. Work was underway to make development of the site possible.

The position regarding Mushroom Farm was queried and it was stated that the site was being sold, although the developer currently wished to remain anonymous. A further update would be brought to the March Committee.

Regarding the former cash office at Hill Top House, Eastwood, a member observed that the asking price for the accommodation on offer did not, contrary to some views expressed, appear to be unreasonable.

32. GRANT SCHEME PROGRESS REPORT

Members noted the progress made on the grant scheme expected to launch in the new financial year, as outlined in appendices 1 and 2 of the report.

33. BUSINESS PLANS AND FINANCIAL ESTIMATES

The Committee considered the proposals for business plans, detailed revenue budget estimates for 2018/19, capital programme for 2018/19 to 2020/21 and proposed fees and charges for 2018/19 in respect of the Council's priority areas.

RESOLVED to approve the following:

1. **The Framework for Business Planning contained in appendix 1a of the report.**
2. **a) the detailed revenue budget estimates for 2018/19 (base) including any revenue development submissions.**
b) the capital programme for 2018/19 to 2020/21.
3. **The fees and charges for 2018/19.**

34. BUSINESS GROWTH PLAN

The Committee considered the draft Business Growth Plan.

The forecast for growth was queried and it was stated that this related to the planning process and the estimated growth of £40,000 related to anticipated fees for planning application receipts. Major sites would carry significant fees hence the reasoning behind the prediction of likely fee receipts.

The Leader was asked for his views on wider strategic growth for the area and whether or not he felt the Council was keeping up with changes taking place. The Leader responded that there was much cross-party work being undertaken around economic growth and he had felt strongly that the first metro strategy should be rejected.

It was stated that in terms of town centres and the Portas review, the Council currently had a town centres team which had been incorporated into the economic development team to ensure that town centre issues were considered comprehensively by gaining a better understanding of specifics. The Council was aiming to achieve successful places people would want to visit by tailoring things specifically to respond to issues affecting each town centre.

RESOLVED that:

1. **The Business Growth Plan be approved.**
2. **It be RECOMMENDED to the Finance and Resources Committee that a sum of £20,000 be included in the 2018/19 and 2019/20 revenue**

budgets to meet the cost of contributing to the work of the Greater Nottingham Joint Planning Advisory Board on reviewing the Aligned Core Strategy.

35. HOUSING DELIVERY WORKSHOP AND DEVELOPMENT PROTOCOL

Members received the update on the workshop and a potential protocol across greater Nottingham to assist in the delivery of housing on previously developed sites, together with the draft version of the protocol. The protocol was intended to build on the good practice already taking place across Greater Nottingham to promote a more collaborative approach.

That Chair referenced Broxtowe's role as Chair of the Joint Planning Advisory Board. One of the criticisms of joint working was that councils with geographically different areas did things in different ways which posed difficulties. The proposals were an attempt to achieve a greater degree of consistency with the aim of making things more attractive and sustainable and ensuring that developers were clear in their expectations.

RESOLVED to endorse the Development Protocol.

36. HS2 UPDATE

Members noted the update on progress on HS2 and related Growth Strategy issues. It was stated that a lot of work had been undertaken in the East Midlands by many organisations which was ongoing.

It was noted that details of a strategic meeting in Leicester on the East Midlands infrastructure project had not been disseminated by East Midlands Councils (EMC). Officers would liaise with colleagues at EMC to ensure that such invitations were disseminated appropriately in future.

The strategic attitude towards Toton was queried, bearing in mind the influence of the City given that the location was in Broxtowe. It was stated that Broxtowe was playing a positive role and was desirous of seeing junction work and access roads put in as soon as possible and jobs being created on the site. Broxtowe had been in discussions and was looking at how it might be able to 'forward borrow' to get the infrastructure in place. It was a balancing act requiring patience to work with various groups and Ministers were also being spoken to.

37. STAFFING UPDATE

The Committee noted the staffing update report for the Planning Department following a departmental restructure which was reported to the Policy and Performance Committee on 4 July 2017. Recruitment was underway to address under-staffing. Members thanked officers for their diligent work.

38. NEIGHBOURHOOD PLAN UPDATE

Members noted the progress on preparation of the ten Neighbourhood Plans, as set out in the appendix to the report. There were challenges but it was a positive picture.

Councillor S J Carr stated that there was likely to be a Plan launched for Beeston North in the spring.

Councillor J W Handley placed on record his thanks on behalf of Brinsley to officers for their hard work.

Councillor M E Plackett, ward member for Bramcote, was invited to address the Committee. Councillor Plackett thanked officers for their work with the Bramcote Neighbourhood Forum. Councillor Plackett also specifically thanked the Bramcote Neighbourhood Forum for its diligence and hard work on Bramcote's Neighbourhood Plan. The Forum's consultation process of meetings and workshops had given Bramcote residents the opportunity to engage in the process and the steering group had been ably led by its Chair, Paul Nathaniel.

Residents were concerned to protect the Open Green Spaces in Bramcote as referenced in the Borough Council's Part 2 Plan. Although it had been advised that Local Green Spaces were afforded the same protection as Green Belt, Councillor Plackett stated that nothing resonated more in the public's mind than protection of such open spaces as Green Belt. Councillor Plackett therefore requested that the Committee submit in its Part 2 Plan proposals to the Inspectorate for their consideration those remaining plots of Bramcote green spaces retain their Green Belt defined status.

Officers confirmed that the Part 2 Local Plan would be coming back to this Committee. Officers were clear of the Bramcote Forum's stance and that would be debated when the Part 2 Local Plan was reported to a future meeting of this Committee.

39. WORK PROGRAMME

The most significant upcoming item would be the Part 2 Local Plan which was anticipated to be on the March or April agenda. A report on Phase 2 funding for The Square development would be presented to the March Committee.

RESOLVED that the Work Programme, as amended, be approved.

Chair

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Report of the Chief Executive

**PERFORMANCE MANAGEMENT – REVIEW OF BUSINESS PLAN
PROGRESS – BUSINESS GROWTH**1. Purpose of report

To report progress against outcome targets identified in the Business Growth Business Plan, linked to Corporate Plan priorities and objectives, and to provide an update as to the latest key performance indicators in the Business Growth Business Plan.

2. Background

The Corporate Plan 2016-2020 was approved by Cabinet on 9 February 2016. Business Plans linked to the five corporate priority areas of Housing, Business Growth, Environment, Health and Community Safety are reviewed and refreshed annually. This Committee approved the current Business Growth Business Plan on 26 January 2017.

3. Performance management

As part of the Council's performance management framework, each Committee receives regular reports during the year which review progress against their respective Business Plans. This will include a detailed annual report where performance management and financial outturns are considered together following the year-end.

This quarterly report is intended to provide this Committee with an overview of progress towards Corporate Plan priorities from the perspective of the Business Growth Business Plan. It provides a summary of the progress made to date on key tasks and priorities for improvement in 2017/18 and the latest data relating to Key Performance Indicators (KPI). This summary is detailed in the appendix.

Recommendation

The Committee is asked to NOTE the progress made in achieving the Business Plan for Business Growth in addition to the current Key Performance Indicators for 2017/18.

Background papers

Nil

APPENDIX

PERFORMANCE MANAGEMENT

1. Background - Corporate Plan

The Corporate Plan for 2016-2020 was approved by Cabinet on 9 February 2016. It has been developed setting out the Council's priorities to achieve its vision to make "Broxtowe a great place where people enjoy living, working and spending leisure time." Over the period, the Council will focus on the priorities of Housing, Business Growth, Community Safety, Health and Environment.

The Corporate Plan prioritises local community needs and resources are directed toward the things they think are most important. These needs are aligned with other local, regional and national plans to ensure the ambitions set out in our Corporate Plan are realistic and achievable.

2. Business Plans

The current Business Plans are linked to the five corporate priority areas, including Business Growth, and were approved by the respective Committees in January/February 2017.

The Council's priority for Business Growth is 'New and growing businesses providing more jobs for people in Broxtowe and improved town centres'. Its objectives are to:

- Increase the number of new business starting in Broxtowe (BG1)
- Help our town centres to compete and attract more visitors (BG2)
- Complete the regeneration of Beeston town centre (BG3)

The Business Plans detail the projects and activities undertaken in support of the Corporate Plan for each priority area. These cover a three-year period and are revised and updated annually. Detailed monitoring of progress against key tasks and outcome measures in the Business Plans is undertaken regularly by the relevant Committee. This will include a detailed annual report where performance management and financial outturns are considered together following the year-end as part of the Council's commitment to closely align financial and performance management.






3. Performance Management









As part of the Council's performance management framework, this Committee receives regular reports of progress against the Business Growth Business Plan. This report provides a summary of the progress made to date on key tasks and priorities for improvement in 2017/18 (as extracted from the Pentana performance management system). It also provides the latest data relating to Key Performance Indicators (KPI).

The Council monitors its performance using the Pentana Performance management system. Members have been provided with access to the system


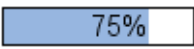

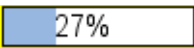
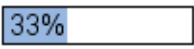




via a generic user name and password, enabling them to interrogate the system on a 'view only' basis. Members will be aware of the red, amber and green traffic light symbols that are utilised to provide an indication of performance at a particular point in time.


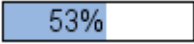

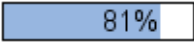

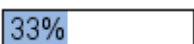



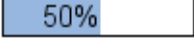
The key to the symbols used in the Pentana Performance reports is as follows:

Action Status Key		
	Completed	The action/task has been completed
	In Progress	The action/task is in progress and is currently expected to meet the due date
	Warning	The action/task is approaching its due date (and/or one or more milestones is approaching or has passed its due date)
	Overdue	The action/task has passed its due date
	Cancelled	This action/task has been cancelled or postponed




























Key Performance Indicator and Trends Key			
	Alert		Improving
	Warning		No Change
	Satisfactory		Getting Worse
	Unknown		Data Only




Business Growth Key Tasks and Priorities for Improvement 2017/18

Status Icon	Action Code	Action Title	Action Description	Progress Bar	Due Date	Comments
	BG1620_01	Bring forward the Part 2 Local Plan to adoption	Bring forward the Part 2 Local Plan to adoption		31-Dec-2018	The Final Plan was presented to Jobs and Economy Committee on 6 July 2017. The Local Plan Part 2 has been published. The consultation responses were considered by Jobs and Economy Committee on 14 December 2017. Amendments to the Plan are to be concluded in early 2018. The date for adoption of the Plan is September 2018.
 Page 10	JBG1518_06	Neighbourhood Plans	Assist in the preparation of Neighbourhood Plans		31-July-2018	Ten Neighbourhood Plans in preparation. The Nuthall Plan has been prepared and is at submission stage.
	BG1620_08	Report to Cabinet to enable consideration of undertaking a CIL charging Schedule	Report to Cabinet to enable consideration of undertaking a CIL charging Schedule		31-May-2018	Viability work to support Part 2 Local Plan commissioned in February 2108. This work will include CIL charging. Due date revised from 31 December 2017.
	JBG1417_04	Apprenticeship Campaign	Work with partners to develop an Apprenticeship Campaign		31-Mar-2018	This action will be updated in the 2018/20 Business Plan. A programme of annual forums has been introduced to support business and enhance the offering of apprenticeships in the Borough. Due date revised from 30 September 2017. Progress on this issue is in place with the business forums to take place soon.
	JBG1417_05	Develop a borough wide incentive scheme for employers	Work with partners to leverage investment and develop a borough-wide incentive scheme for employees		31-Mar-2018	This action will be updated in the 2018/20 Business Plan. A programme of annual forums has been introduced to support start-up businesses in the Borough. Due date revised from 30 September 2017.

Status Icon	Action Code	Action Title	Action Description	Progress Bar	Due Date	Comments
						Progress on this issue is in place with the business forums to take place soon.
	BG1620_09	Re-development of Beeston Square and adjoining areas for retail and other use	Redevelopment / Refurbishment of Beeston Square and adjoining areas for retail and other use		31-Mar-2020	Policy and Performance Committee approved a scheme involving a mixed use development on 6 February 2018.
	PLACE 1215_05	Secure best outcomes for the borough from tram works	Work with all parties involved with NET Phase 2 in relation to compensation payments for land loss, land hand back and snagging. Secure best possible outcomes for the borough from the construction and operation of the tram		31-Dec-2017	Landscaping works have been completed and most land handed back. Compensation still to be agreed but recent significant progress has been made.
	CP1417_02	Stapleford Gateway site	Redevelopment of the Stapleford Gateway site		31-Dec-2018	Construction of Phase 1 is complete. Phases 2 and 3 await further decisions.
	BG1620_05	Support tram extension to the HS2 station and transport infrastructure work in the wider region.	Support tram extension to the HS2 station and transport infrastructure work in the wider region		30-Mar-2020	The Council contributed to the HS2 Growth Strategy which was published in October 2017. This included details of the tram extension to the station.
	BG1620_07	CPO Moults Yard	Purchase Moults Yard		31-Mar-2019	Works on site is expected to begin by 31 March 2018.

Business Growth Key Performance Indicators 2017/18

Traffic Light Icon	PI Code & Short Name	2016/17	Q2 2017/18	Q3 2017/18	Current Target	Short Term Trend	Long Term Trend	Notes
	BV204 Appeals allowed against authority decision to refuse planning permission %	26.67%	50.00%	33.34%	30.00%			
	CPLocal_01 Industrial units vacant for more than 3 months %	0.5%	0%	0%	5%			In quarter 2 one unit vacant was for two months. In Quarter 3 one unit was vacant for less than one month.
	CPLocal_02 Tenants of industrial units with rent arrears %	0.12%	-	-	3%			Data collected annually.
	NI 157a Processing of planning applications: Major applications determined within 13 weeks	84.21%	80.00%	91.67%	60.0%			
	NI 157b Processing of planning applications: Minor applications determined within 8 weeks	88.37%	98.77%	93.97%	90.0%			
	NI 157c Processing of planning applications: Other applications determined within 8 weeks.	93.16%	96.37%	96.24%	95.0%			
	TCLocal_01a Town centre units occupied: Beeston %	94%	92%	93%	92%			
	TCLocal_01b Town centre units occupied: Kimberley %	89%	94%	95%	92%			
	TCLocal_01c Town centre units occupied:	90%	92%	92%	92%			

Traffic Light Icon	PI Code & Short Name	2016/17	Q2 2017/18	Q3 2017/18	Current Target	Short Term Trend	Long Term Trend	Notes
	Eastwood %							
	TCLocal_01d Town centre units occupied: Stapleford %	87%	85%	85%	92%			Progress is being made in securing re-use of vacant units.

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Report of the Chief Executive

ECONOMIC DEVELOPMENT UPDATE1. Purpose of report

To update members of the Committee on recent work within the Economic Regeneration Team.

2. Background

Work has commenced on the Council's updated Economic Regeneration Strategy, which was approved in November 2017. A summary of recent work is included within the appendix and the Committee is asked to note the contents of the report.

3. Financial implications

Any external funding received for the purpose of economic development will be utilised in accordance with the Economic Regeneration Strategy. The details will be reported to the relevant committee for consideration with revenue and capital budgets amended accordingly.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX**Bidding:**

The Economic Development Team, in collaboration with the Interim Regeneration Project Manager and Head of Property Services, produced and submitted a business case in late January to secure funding for Beeston Square Phase 2. This was a substantial piece of work with all members of the Economic Development Team working extremely hard to meet the required deadline.

The funding has been made available through the N2 Town Centre Programme which is derived from Local Growth Fund Round three monies with Nottinghamshire County Council providing the administration for the programme.

The business case included details on the strategic, economic, commercial, financial and management aspects of the Beeston Square Phase 2. It is expected that a decision will be made on the funding close to the end of the 2017/18 financial year once external assessors have considered the application. Details of this will be made available to the Committee once received.

On other bidding matters members may recall that the Council received £140,000 from the Nottingham Pre Development Fund pot. This was split between work on the Beeston Square Phase 2, and contamination surveys around the former Chewton street tip site in Eastwood. The £70,000 towards work on the square will be claimed imminently, and following the submission of bids consultants have now been appointed to carry out contamination surveys in Eastwood. These surveys will be carried out over the next six months or so, and the Committee will receive the results in due course.

Brownfield Development:

In order to try and improve the number of houses being built across the Borough and reduce the need to develop on Greenbelt sites, brownfield sites have been given greater impetus with regard to their redevelopment. Brownfield sites are often underutilised or vacant areas of land and by redeveloping them there is a benefit to the wider community and the environment as well as improving the delivery of housing.

Unfortunately whilst the benefits of redeveloping these sites are clear, achieving this aim is timely and can be problematic. Often issues are uncounted preventing development sites coming forward such as the reluctance of the land owner to develop, aspirations over value, ignorance over the planning process and several legal issues.

Nevertheless progress has been made on several Brownfield sites, and members are informed of this progress through the regular site update reports. Whilst some sites have started construction, others have yet to start, even

though some have the benefit of planning permission. The former Moults Yard site being an obvious example of this scenario, albeit development is expected to commence in March 2018.

The Regeneration Manager will continue to pursue the development of these sites, and it is hoped in time that more brownfield sites will be redeveloped. This will both assist housing delivery and prevent further encroachment into the Green Belt.

Events:

Recently organised through D2N2 Growth Hub and Broxtowe Borough Council Economic Development team was an event on HR: Keeping it Legal (8th February), which was attended by 17 businesses from across the local area. The event provided information on:

- Pensions: what you need to know and should be doing now
- What you as an employer should be providing for your employees
- An introduction to employment law and what is legally required
- Recruitment and retention in a competitive marketplace
- A look at some generic, standard documents that can be adapted
- An overview of useful resources that are suited for SMEs.

The event was marketed through D2N2 Growth Hub website, Broxtowe Borough Council website, social media of both organisations and through suitable networks/channels.

Generally feedback was positive, many citing that all of the presentation, recruitment and interview process being the most beneficial to their business and the choice of venue excellent (Attenborough Nature Reserve).

On the 28 February 2018 and the 28 March 2018 D2N2 Business Health Checks are taking place, where businesses can book an appointment with a business adviser on how to grow or support their business into the next stages of development.

It is expected that further events are planned throughout the year in collaboration with D2N2 Growth Hub. The Economic Development team will provide information to the Jobs and Economy Committee when available.

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Report of the Chief Executive

UPDATE ON KEY SITES

1. Purpose of report

To update members of the Committee on the progress of housing sites across the Borough.

2. Background

In order to try and meet the housing targets within the Aligned Core Strategy housing delivery needs to increase. The Regeneration Manager has met with various landowners and developers in order to try to facilitate development on various sites across Broxtowe and the details of these investigations are included in the appendix.

3. Financial implications

Development on Council-owned land could lead to financial returns in the future.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

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APPENDIX

Regeneration Sites Update
March 2018

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard, Stapleford	<p>All pre application conditions have now been complied with and technical drawings have been submitted with regard to both Building Control and Highways works.</p> <p>Currently issues with regard to drainage through the site are being resolved.</p> <p>The CPO work has been paused, for the time being in view of progress with the development.</p> <p>A further verbal update will be provided on the night.</p>	Development projected to start imminently.	Autumn 2018
The Manor Garage Site, Toton	The site has been recently marketed and sold to a developer. Pre application discussions have taken place between the new owner and the Council. Delay is largely due to the requirement for further flooding modelling. No further forward unfortunately.	2018	Autumn 2018
Cossall Industrial Estate	<p>Hybrid planning permission subject to S106 for the parkland (former ski slope) in order to create a new country park to the rear and outline for 48 houses.</p> <p>However, further issues have been encountered with regard to the amount of money required to re-grade the land, and the viability of the scheme. Discussions have been started between the Council and the developer/agent to try and resolve this issue. Further updates will follow.</p>	Hybrid application approved and S106 signed.	Winter 2018-Spring 2019

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Beamlight, Eastwood	<p>Outline planning permission approved across both sites subject to several conditions including remediating issues with regard to adjacent tip site and noise issues. Reductions in S106 resolved following both Cabinet and Committee meetings.</p> <p>On the western side discussions are on-going with regard to the best way forward to develop the site efficiently, and how to best fulfil with Section 106 obligations.</p> <p>Eastern site - On-going discussions are taking place with regard to resolving the land contamination issues on the larger site to the east. It is understood the slow but steady progress is being made in this regard.</p>	<p>The eastern site won't come forward until such time as the issue with leachate can be resolved. This issue is being progressed but slowly.</p> <p>A larger scheme to develop the western site is expected imminently.</p>	<p>Eastern Site – 2019</p> <p>Western site – Spring 2018</p>
Hilltop House Eastwood (Former Cash office)	<p>Various developers keen to redevelop this site but it is understood that as yet the site has not been sold. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents. Several developers have suggested that the price of the site is too high.</p>	<p>Discussions have taken place between the Council, the Estate Agents and some potential purchasers.</p>	<p>Start date not currently anticipated until an agreement can be reached on the development viability of the site.</p>
Brinsley High Street	<p>Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst numerous developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners.</p>	<p>Discussions on-going.</p>	<p>Start date not currently anticipated until an agreement can be reached on the development viability of the site.</p>

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	Recently pushed this again to several developers but to no avail.		
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Currently undergoing a statutory wider consultation process before hopefully starting pre application discussions with the Council.	Pre application discussions to start promptly following the consultation process referred to in the progress notes.	Spring 2018
Wadsworth Road, Stapleford	School site is now occupied by the Haven Group who have a 3 year deal and are paying rent for it. Nottinghamshire County Council got a planning agent involved and a small housing scheme was discussed in 2015, however they do not wish to pursue this, even though the financial returns could be beneficial.	Nottinghamshire County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning being it is used as operational school land. Therefore this site is unlikely to move forward.	Won't come forward for development until such time as Nottinghamshire County Council decide to sell the site.
Mushroom Farm	<p>Regularly conversations have taken place between the planning agents and the Regeneration Manager.</p> <p>These conversations have ensured that all outstanding pre commencement conditions and issues have been resolved and clarified.</p> <p>Recently a reserved matters application for an industrial unit with a Gross External Area of 84</p>	A further reserved matters application has recently been submitted.	<p>Autumn 2018</p> <p>No planning impediment preventing delivery.</p> <p>The site is due to open with new build premises with a formal opening taking place in March 2018.</p>

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	500sqm has been submitted. This is proposed to be located to the east of the existing two smaller units that already have planning permission under reference 15/00469/REM. It is understood that these smaller units will be constructed over the next few months.		
Boots	Work underway on access and S106 discussions at an advanced stage.	Reserved matters to be submitted following resolution of S106 agreement which is with the respective highway authorities. BBC has agreed to all requests regarding the content of the S106	Autumn 2018
Kimberley Brewery	<p>The application for the deed of variation to the traffic calming measures has now been approved.</p> <p>Currently there are a suite of applications that have been submitted to ensure the site comes forward for a sensitive development, but further discussions regarding the design and its on-going development of the site will continue.</p>	Discussions are on-going with planning about developing the wider site.	Construction started on part of site. Start on the remainder anticipated Autumn 2018.
Bartons	Planning permission granted and the Section 106 signed. Regular discussions take place between the planning department and the	Resolved to grant planning permission 29 houses (full)	Spring 2018

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	developers to try and maintain this momentum.	and 221 outline.	
BBPK	Sec 106 agreement has been signed so there is now no longer any impediment to delivery and construction on site.	Sec 106 agreement has been signed.	Autumn 2018.
Field Farm	Reserved matters application recently refused.	Recent appeal decision determined in applicants favour.	Construction work underway and housing completion expected by summer 2018.
St Johns College	Planning application approved for 40 dwellings.	Approved.	Development started on site.
Cemex Concrete	Cemex concrete are looking to downsize their operations and to that end the site in Attenborough is likely to come forward for redevelopment in the near future. Positive discussions have taken place between the Council and the developers.	Application submitted for 20 houses. Trying to resolve some objections resolving flooding issues. Hopefully determined in new year.	Summer – Autumn 2018
Eastwood Road/ Maws Lane	<p>Discussions are on-going with the land owner and planning agent to try and bring forward both sites. Due to the weather and contractors commitments there was a delay in getting both sites sufficiently clear to begin topographical surveys. Nevertheless it is expected to have surveyors on site late February or early March.</p> <p>There are still some ownership issues around the access to the northern site that are slowly being resolved. It is anticipated that early draft plans will be submitted in 2018.</p>	<p>Pre application discussions are on-going and early draft plans expected early next year.</p> <p>Applications early 2018</p>	Summer 2019- Autumn 2019

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Brethren Meeting Hall Beeston	Full planning permission for 7 dwellings was approved in May 2017 and most of the pre development conditions have been discharged.	Site demolished	Houses nearing completion.
Dagfa House School	Permission granted to convert Dagfa House school into student accommodation (to provide 91 bed spaces) Additionally permission approved to construct additional student accommodation (providing 136 bed spaces).	Application approved.	Spring Summer 2018
Former Myfords Site, Beeston	Discussions on-going between the planning department and the agent about moving this site forward.	Application to construct 47 dwellings, retail unit (Class A1), and associated infrastructure approved (subject to S106) at February 2018 Planning Committee.	2019
Walker Street, Eastwood	Discussions taking place to try and ensure there is no impediment to delivery including utilising available resources for a traffic survey and access work. The Regeneration Manager and Head of Neighbourhoods and Prosperity has liaised with the County Council over this issue. The Old School has been demolished and new one is complete.	Detailed scheme expected 2018	Autumn 2018

Report of the Chief Executive

HS2 UPDATE1. Purpose of report

To update the Committee on progress on HS2 and related Growth Strategy issues.

2. Background

Updates on the Growth Strategy work were reported to the January Jobs and Economy Committee. Since this time, further work has been undertaken on establishing a 'delivery body' to progress the Growth Strategy work.

3. Details

The details are included in the appendix to this report. There are different models and early work indicates that a public/private sector partnership may be a model worth exploring. Broxtowe would be fully engaged in any proposals and the delivery body is intended to support the delivery of the Growth Strategy.

4. Financial implications

The cost to Broxtowe can be met within existing budgets.

Recommendation

The Committee is asked to NOTE the HS2 update.

Background papers

Nil

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APPENDIX

HS2 UPDATE

The Phase 2b Hybrid Bill and Environmental Statement

The Hybrid Bill is the legislative mechanism by which the government secures the legal powers necessary to build large infrastructure projects such as HS2. It is a combination of public measures which impact on general powers or rights, and private measures which impact on particular pieces of land as defined on a map-based plan. In broad terms, it is comparable to an outline planning permission issued by a local planning authority.

Once a Hybrid Bill has been introduced to Parliament, there is a period whereby parties with a legitimate interest in the Bill can 'petition' Parliament to make amendments. This can result in some significant (and positive) changes but it can also be a difficult, time consuming and expensive process.

A Hybrid Bill is supported by an Environmental Statement which describes the environmental impacts of the development proposed by the Bill and how those impacts will be mitigated. The Environmental Statement must be consistent with the provisions of the Hybrid Bill but will describe the proposed development. As a result, it tends to require a more detailed design at an earlier stage than would otherwise be necessary from a purely project management perspective. This can be a positive, as it will highlight issues at an early stage of the development process. However, the time pressures can sometimes result in a consent being given to an obviously 'sub-optimal' design which then has to be amended in a way that remains consistent with the legislation, which is now what is happening with the Birmingham Interchange Station (UK Central) in the West Midlands.

The government plans to introduce the Phase 2b Hybrid Bill that will give consent to the Eastern Leg of HS2 through the East Midlands in late 2019, with Royal Assent expected in late 2022. Even if the current Parliament runs its five year course, this means the Bill is unlikely to become law before the next General Election.

Growth Strategy

The HS2 hub station at Toton will be the most connected station on the high speed network outside London.

The [HS2 Growth Strategy](#) is an important document which sets out requirements to achieve the economic potential of the HS2 project in the East Midlands, including an additional £4bn of GVA by 2043 and an additional 74,000 jobs for the East Midlands. It is hoped that the government will respond by allocating significant resources which will enable the ambition of the plan to be realised. There are three themes within the document: People, Place and Connectivity

Under the **People Theme** reference is made to the need help SME businesses benefit from the HS2 supply chain; development of a rail industry innovation group

and a campaign aimed at raising awareness and ambition of local people about the opportunities the HS2 project affords.

In the **Place Theme**, the main reference is to the intention to create a high quality 'innovation campus' to sit within a network of garden villages including a choice of housing developments on key sites including Stanton and Chetwynd barracks

Under the **Connectivity theme** the Growth Strategy refers to important connectivity requirements which include:

- New Toton Lane and links to the A52 East of Bardills roundabout
- New junctions on A52 to the west of the M1
- Grade separated junction off the A52 offering access to the hub station
- Local access linkages to/from the station including to and from Stapleford
- Park and ride at J25 of the M1
- Internal connectivity in connection with the 'innovation village'
- Classic compatible and rail connectivity via improvement to Trent junction

Mention is made in the document of the desirability of creating a powerful delivery body to work at scale to drive forward the growth vision for the network of garden villages.

Delivery vehicle

Discussions are currently taking place concerning the exact form of the delivery vehicle for the area of strategic growth. Options range from a 'collaboration' of interested stakeholders; to a 'new town development company' with an urban development company or a joint venture company in between. The chosen vehicle will impact on issues such as whether planning powers remain with Broxtowe or vest in the new structure, and the financial resources which will be available to the area to be developed.

Key asks

There are a number of 'key asks' which are considered to be of critical importance to the success of the HS2 project:

1. Provision for a Classic Compatible Link between the MML and HS2 at the Hub Station.
2. Capacity improvements at Trent Junctions sufficient to enable the Midlands Connect ITSS for the Hub Station to be delivered.
3. Relocation of NR/DB Cargo Depot to another location within the East Midlands.
4. Provision of a confirmed route for tram extension from Toton Park and Ride to the Hub Station.

5. Provision of public transport overbridge to allow for tram extensions and bus connectivity across the Hub Station, and further multi-modal and pedestrian bridges to the north of the Hub Station.
6. Provision for a fully integrated Transport Interchange within the Hub Station.
7. Provision from cycling and walking routes to the Hub Station from surrounding Communities.
8. Provision for local road connectivity from Long Eaton and Stapleford/Sandiacre.
9. Provision for direct connectivity from the A52 to the Hub Station consistent with 'Three Phase Access Strategy' set out in the Growth Strategy.
10. Provision for decked car park at the Hub Station as part of a wider strategic car parking strategy the Innovation Campus proposal.
11. DfT/HS2 Ltd to designate Staveley as construction base for Phase 2b.
12. DfT/HS2 Ltd to amend HS2 ITSS to ensure that both Sheffield Classic Compatible services stop at Chesterfield.
13. DfT/HS2 Ltd to partially open Hub Station by 2030.

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Report of the Chief Executive

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
REVIEW**1. Purpose of report

To note the supply of urban sites identified in the Strategic Housing Land Availability Assessment (SHLAA) and publish the SHLAA. Given issues faced by our colleague Councils at Ashfield and Gedling regarding housing delivery, it is intended to have up to date housing completions included up to 31 March 2018 to have very most up to date picture on housing supply to inform the examination into the Broxtowe Part 2 Local Plan.

2. Background

The SHLAA will inform decisions on housing delivery in the Part 2 Local Plan. Following publication of the SHLAA it is intended to report the Part 2 Local plan to the next available committee.

3. Details

The SHLAA is available in the members' room and on the council's website. As with previous years the position on overall housing supply is good with some sites such as Chetwynd Barracks which will continue to deliver housing beyond the end period of the Plan at 2028. Also as with previous years it is necessary for new sites to be allocated to plug the gap in the five year housing land supply.

4. Financial implications

The SHLAA can be published within existing budgets.

Recommendation

The Committee is asked to NOTE the publication of the SHLAA.

Background papers

Nil

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SHLAA summary

Housing completions in the monitoring year 2017/ 2018 are 324 dwellings (on the assumption that no further dwellings are finished in the few weeks until the end of March) which is the highest figure since the economic downturn in 2008/09. Permissions for new housing continue to go up year on year with over 2,500 dwellings available on sites under construction or with planning permission.

The five year supply summary is given below.

Requirement

The requirement from 1 April 2018 to 31 March 2023 (taken from the adopted Core Strategy) is 2,050 dwellings (430 x 5). First added to this is a buffer of 20% which would take the requirement up to 2,580 dwellings (2150 x 1.2). There is a shortfall of 856 dwellings which has built up since the start of the Core Strategy period and this needs to be added to the overall requirement figure. This can be done in one of two ways which is to have this added in full to the five year requirement or spread over the remainder of the plan period. Government advice is that it should be added to the five year requirement where possible, and this is considered particularly important in Broxtowe given the historic under-provision of housing and the need to continue to secure an uplift in housing delivery overall.

The requirement figure is therefore **3436**.

Five year Supply

The supply from specific deliverable sites during the same period is 2,549. Deducted from this is a 'lapse rate' of 9% from sites with extant planning permission (excluding Core Strategy allocations) which takes the figure down to 2,465. Added to this is a 'windfall allowance' of 200 homes which is in line with advice in the NPPF and takes the final supply figure to **2665**.

The five year supply therefore amounts to **3.9 years** with a shortfall of 771 which is proposed to be met with additional allocations to be made in the Part 2 Local Plan which will be reported to a future Jobs and Economy Committee. This figure does not indicate that additional allocations will be required to those already included and consulted on in the publication version of the Part 2 Local Plan.

Whole plan supply

The overall supply of homes during the Plan period (to 2018) is good, with a number of large sites anticipated to continue build rates beyond the five year supply period and, in the case of Chetwynd Barracks, beyond the end of the Plan. Excluding sites to be allocated in the Green Belt, the shortfall of available sites over the whole plan period amounts to 152 dwellings.

Decisions on the final version of the Part 2 Local Plan will be reported back to the next Jobs and Economy Committee. However, the information in the SHLAA gives a good indication that it will be possible to include a buffer of housing sites both over a five year and whole plan period which will be helpful to ensure a sound Part 2 Local Plan.

Report of the Chair of the Jobs and Economy Committee

WORK PROGRAMME

1. Purpose of report

To consider items for inclusion in the Work Programme for future meetings.

2. Background

Items which have already been suggested for inclusion in the Work Programme of future meetings are given below. Members are asked to consider any additional items that they may wish to see in the Programme.

3. Work Programme

28 June 2018	<ul style="list-style-type: none"> • Local Plan Part 2 • New Homes Bonus Calculation
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4. Dates of future meetings

- 6 September 2018
- 22 November 2018
- 31 January 2019

(All meetings to start at 7.00 pm)

<u>Recommendation</u>

The Committee is asked to consider the Work Programme and RESOLVE accordingly.

Background papers

Nil

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