

Meeting **JOINT COMMITTEE ON STRATEGIC PLANNING AND
TRANSPORT**

Date **22 MARCH 2013** agenda item number **4**

From **JOINT OFFICER STEERING GROUP**

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD UPDATE

Summary

- 1 The Greater Nottingham Joint Planning Advisory Board (JPAB) oversees the preparation of Aligned Core Strategies across Greater Nottingham, and the implementation of the Programme of Development infrastructure projects. This report updates the Joint Committee on the work of JPAB.

Background

- 2 Since the last Joint Committee, Meetings of JPAB have been held on 18th October 2012, 20th December and 21 February 2013. The minutes of the meetings of 18th October 2012 and 20th December are attached to this report, as appendix 1 and 2.

- 3 The main item of business for the meeting of 21 February 2013 was consideration of the Greater Nottingham Core Strategies, summarised as follows:

Ashfield Borough Council

- 4 Ashfield are preparing a 10 year Local Plan covering the whole of their District, and following consultation on a 'Preferred Option' are considering representations with a view to publishing a revised plan in the spring.

Erewash Borough Council

- 5 Erewash submitted its Core Strategy for independent examination on 30th November 2012. The Inspector has issued a letter and a follow up request for further clarification to which Erewash has responded. The key issue from a Greater Nottingham perspective on which clarification is required is considered to be the objectively assessed housing needs of the area, and how this compares to the 2008-based Household Projections.

Rushcliffe Borough Council

- 6 Following the submission of Rushcliffe's Core Strategy on 31st October, the Inspector convened an Exploratory Meeting on 31st January. Representatives from other Councils were invited to attend, and key

issues of common interest included the objective assessment of housing need, the Duty to Cooperate (housing numbers and plan period) and Green Belt policy. The Inspector has outlined her views on the future of the examination in a letter published on 14 February 2013. She concludes that “I have seen scant evidence that the HMA’s projected needs have fallen so much since the Regional Plan was adopted, or that local constraints are so severe, that Rushcliffe is justified in reducing its housing target from 15,000 to 9,600.” She advises that the Council should either withdraw the submitted Plan or, if it can complete necessary remedial work within 6 months, seek a temporary suspension. Rushcliffe Borough have replied, requesting the Inspector suspend the examination for 6 months.

Broxtowe, Gedling and Nottingham City

- 7 Gedling Borough Council and Nottingham City Council have approved the submission of the draft Aligned Core Strategies at their February meetings, together with list of minor Proposed Changes for consideration by the examination.
- 8 However, due to the recent announcement that a station to serve High Speed Rail 2 is to be located at Toton Sidings, Broxtowe Borough will be undertaking a short focused consultation to ensure the draft Core Strategy adequately reflects the implications for their area, including:-
 - Safeguarding the station site;
 - Identifying a broad ‘strategic location’ for mixed use development at Toton;
 - Consequential changes to vision/objectives/transport policies as they relate to Broxtowe.
- 9 The consultation is programmed to begin on 18 February 2013, for 6 weeks. It will include changes to the Core Strategy, as formal Proposed Modifications, which should enable the plan to be approved by the Borough and be submitted quickly after consultation has concluded. An approval date in mid May is anticipated, with submission to follow as soon as practical thereafter.
- 10 Items on the Programme of Development, High Speed Rail 2 and the Local Sustainable Transport Fund were also considered.

Recommendation

It is recommended that the Joint Committee note the contents of this report.

Background Papers referred to in compiling this report

Greater Nottingham Joint Planning Advisory Board papers for 20th December and 21 February 2013.

Contact Officer

Matt Gregory
Greater Nottingham Growth Point Planning Manager
Nottingham City Council
Tel: 0115 876 3981
E-mail: matt.gregory@nottinghamcity.gov.uk

APPENDIX 1

MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON THURSDAY 18 OCTOBER 2012 AT THE OLD COUNCIL CHAMBER, TOWN HALL, BEESTON

PRESENT

Broxtowe: Councillor Steve Barber (Chair);
Erewash: Councillor G Smith;
Gedling: Councillor R Allan;
Nottingham City: Councillor A Clark;
Nottinghamshire County: Councillor R Butler; Councillor R Jackson;
Rushcliffe: Councillor D Bell

Officers in Attendance

Ashfield: Ms Christine Sarris;
Broxtowe: Mrs Ruth Hyde;
Derbyshire: Mr Jim Seymour;
Erewash: Mr Steve Birkinshaw;
Gedling: Mr Peter Baguley; Mr Darrell Pulk
Growth Point: Ms Dawn Alvey, Mr Matt Gregory;
Nottinghamshire County: Mrs Sally Gill
Rushcliffe: Mr Paul Randle

Observers

Growth Point: Mr Matthew Grant;
Broxtowe: Mr Martin Rich;
General public: Mr Potter
Nottingham City: Councillor Ian Malcolm;
Signet Planning: Mr Paul Stone

Apologies:

Broxtowe: Mr Steve Dance
Nottingham City: Mrs Sue Flack; Councillor Jane Urquart

1. **Welcome and Apologies**

Councillor Steve Barber, Chair, welcomed those attending and introductions were made.

2. **Declarations of Interests**

There were no declarations of interest.

3. **Approval of Minutes of last meeting**

Minutes of the last meeting were approved and seconded. There were no matters arising.

4. **Greater Nottingham Core Strategies**

4.1 MG advised the Board that Broxtowe, Gedling and Nottingham City were close to completing an assessment of all representations made on the Core Strategies which will be consolidated into a report of the main issues raised. The report will contain a summary of responses to be submitted alongside the Core Strategies. This will assist the Planning Inspectorate in understanding the key issues and areas on which they wish to focus during Examination. Some changes to the Plan may be necessary to respond to representations.

4.2 Both Gedling and Nottingham City have established council approval dates although Broxtowe still needs to arrange a date to allow submission at the end of February/or beginning of March 2013.

4.3 Erewash, through their representations, are taking a slightly different approach and will look to submit their Plan early. The onus will be on the Inspector to deal with any changes to be considered appropriate to be made to the Plan. This may entail early Examination for Erewash.

4.4 **PINs Advisory Visit**

Following a PINs advisory visit of the four councils (Broxtowe, Erewash, Gedling and Nottingham City) in August, meeting notes have been published with the agenda papers.

4.5 **Ashfield and Rushcliffe Councils**

ADC recently published their Preferred Option consultation draft plan. RBC is looking for an early submission date for their core strategy.

4.6 Census 2011

Councillors from the Greater Nottingham area were invited to a Housing Provision and Census 2011 Seminar in October. Officers concluded that the census did not provide any further evidence to support a lower housing figure.

4.7 Evidence Base

A Programme Officer appointment has been made. MVA are close to concluding the Transport Modelling which is required to support the plan. Findings of the transport modelling will be reported and presented to JPAB.

4.8 AC referred to item 7 note of the PINs visit. He thought it was useful to review against previous targets for the new plan but different projects could reduce or increase targets.

4.9 MG advised that the NPPF would allow for a 5-year land supply and buffer of 5% or 20%. If the council is found to be under delivering housing then should apply a larger (20%) buffer. PINs advised the councils to demonstrate how we have delivered housing against current statutory plans. If councils have a strong argument then this could lower the buffer to 5%.

4.10 RJ – would hope that the government announcement on including higher windfall allowances would help to reduce the housing figures.

4.11 MG – announcements are targeted at boosting supply rather than reducing provision eg flats above commercial premises. Potentially possible that may form part of an argument to justify a lower windfall allowance, depends whether developments receive planning permission. Government is attempting to simplify the system by removing need for planning permission. Each councils needs to justify its approach to the land supply buffer.

4.12 SB - need to develop brownfield sites.

4.13 MG - funding of Nottinghamshire Enterprise Zone will help at Boots.

It was resolved that JPAB NOTE the progress of the Greater Nottingham Core Strategies.

5. Programme of Development

5.1 Jim Seymour (DCC) made a presentation on the proposed Ilkeston Railway Station which was shown to be the only town in the country without access to a railway network/services. DCC has tried for the past 10 years to reopen the station but engaging a franchise operator to make stops at Ilkeston has proved difficult. An advantage of the site

is the Awwsworth Link Road which lies adjacent to the location. Signals are to be rescheduled next year so there is a possibility that operators could make a stop. JS explained that revenue forecasts within the business case were positive. Capital cost is close to £5m which includes site assembly. DCC will commit to matching support offered by the Board's £1m capital.

- 5.2 GRIP4 design work is progressing and covers platform details and how the station will be constructed. Further dialogue required with Broxtowe Borough Council on provision of a car park. Subject to funding, construction runs to April 2014. JS reported on potential for funding gap to be met via a new rail fund from the Department of Transport.
- 5.3 AC – need to ensure stopping services at Ilkeston Station are within new rail franchise specifications.
JS - DCC believes DfT on behalf of North Rail Executive may choose to do that.
SB – Had spoken to Network Rail, Network Rail were enthusiastic and keen one year ago for an Heanor/Eastwood tram/train too. SB requested presentation to be circulated.
- 5.4 DP - It would make a good business case to save £1m until 31 March to avoid missing this opportunity even if it does not come to fruition. It affects 40,000 people living in the Ilkeston area therefore we should give support. Car park element requires further development.
- 5.5 DA set out progress on the Programme of Development and reported quarter grant claims were being progressed. The Strategic Green Infrastructure Projects have been highlighted in trade journals as good practice examples of cross-boundary working.

It was resolved that JPAB

- (a) **NOTE the revenue and capital update.**
- (b) **SAFEGUARD the allocation of £1million Growth Point capital funding for Ilkeston Station until 31 March 2013.**

Recommendation proposed by Councillor Steve Barber, seconded by Darell Pulk and carried.

This Board welcomes the enthusiasm shown by Derbyshire County Council towards Ilkeston Station to be signed off by February 2013 and calls upon the Department for Transport to include a stopping service at Ilkeston within the next franchise agreement and to continue to reserve £1 million of Growth Point funding to support the station's development until 31 March 2013.

6. **Recent Government Announcements**

- 6.1 MG gave an update on the government's recent announcements to help the housing market by giving developers the right of appeal against 106 if development is unviable and to support major infrastructure projects and alleviate the demise of building new homes by underwriting the debt on them. It is also planned to provide £300m to build affordable homes and bring 5,000 homes back into use. An additional 5,000 homes to be made available for rent and to retain financial assistance for the first time buyers scheme. A time limit for relaxation of permitted development rights is imminent. Further details are awaited from DCLG on proposals for large commercial or residential applications to be decided via a fast track process. Proposals also for tackling poor performing councils.

AC – No definition of poor performing local planning authorities has been provided.

MG – Confirmed details were awaited.

RH – It refers to slow performing authorities

PB – Major applications should not take more than a year to determine

SBk - No clear time line on fees.

MG – Consultation on relaxation of permitted development rights expected soon

DP – Queried the rationale of removing PD rights – time limited approach is questionable.

It was resolved that JPAB NOTE the report.

7. **Any other Business**

Future JPAB dates circulated.

8. **Date and venue of Next Meeting**

Future meeting dates were circulated as follows:

<u>Date</u>	<u>Time</u>	<u>Venue</u>
Thursday 20 December 2012	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 21 February 2013	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 25 April 2013	2.00 pm	Attenborough Visitor Centre
Thursday 27 June 2013	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 29 August 2013	2.00 pm	Old Council Chamber, Town Hall, Beeston

Thursday 31 October 2013	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 19 December 2013	2.00 pm	Old Council Chamber, Town Hall, Beeston

APPENDIX 2

MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON THURSDAY 20 DECEMBER AT THE OLD COUNCIL CHAMBER, TOWN HALL, BEESTON

PRESENT

Broxtowe: Councillor Steve Barber (Chair);
Erewash: Councillor G Smith;
Gedling: Councillor D Pulk;
Nottingham City: Councillor Alex Ball;
Rushcliffe: Councillor D Bell

Officers in Attendance

Ashfield: Ms Christine Sarris;
Broxtowe: Mr Steve Dance;
Erewash: Mr Steve Birkinshaw;
Gedling: Mr Peter Baguley;
Growth Point: Ms Dawn Alvey, Mr Matt Gregory;
Nottingham City: Mrs Sue Flack; Mr David Jones
Nottinghamshire County: Mrs Sally Gill
Rushcliffe: Mr Richard Mapletoft; Mr Paul Randle

Observers

General public: Mr John Hancock;
Growth Point: Mr Matthew Grant;
Nottingham City: Councillor Ian Malcolm;
Nottinghamshire County: Mr David Pick
Signet Planning: Mr Paul Stone

Apologies:

Broxtowe: Mrs Ruth Hyde
Highways Agency: Mr Kamaljit Khokhar
Nottingham City: Councillor Jane Urquart
Nottinghamshire County: Councillor Richard Butler; Councillor Richard Jackson

1. **Welcome and Apologies**

Councillor Steve Barber, Chair, welcomed those attending and introductions were made.

2. **Declarations of Interests**

There were no declarations of interest.

3. **Approval of Minutes of last meeting**

Amendment under 5.5 recommendation seconded by Councillor Clark. The Minutes of the last meeting were then approved by the Chair and seconded by Councillor Pulk. There were no matters arising.

4. **Programme of Development**

- 4.1 DA gave an update on the staffing and administration report to support submission of the Core Strategies through to Examination. Originally the posts were contacted to end April 2013 but to ensure effective support it is proposed that Growth Point Planning Manager's time is charged to the Growth Point budget from beginning April 2013 to end April 2014. The secondment from Nottinghamshire County Council to be extended in agreement with NCC until end of August 2013. The Commissioning and Delivery Manager's post to be reduced to part time until end April 2014 to assist with the capital programme.

4.2 **Capital**

- 4.2.1 It is expected to complete the majority of projects by end of March 2013. Although there may be some slippage the programme will finish by 2013/14. The proposed staffing arrangements will help to manage programme closedown and the annual audit.
- 4.2.2 A review of the work programme for the team will be undertaken following financial year end to focus on joint work required after submission of the Core Strategies such as reviewing the Strategic Housing Market Assessment and Community Infrastructure Levy.

It was resolved unanimously that JPAB

- (a) **APPROVED** the proposed staffing arrangements set out in the report, subject to formal agreement with Nottinghamshire County Council and Nottingham City Council,
- (b) **NOTED** the revenue and capital update as set out in the report;
- (c) **NOTED** the proposal to review the Growth Point work programme early in 2013.

5. Transport Modelling and GL Hearn Report

- 5.1 DA introduced David Pick and David Jones from Nottinghamshire County Council and Nottingham City Council. Along with Derbyshire County Council they have assisted the Growth Point team in progressing transport modelling. DA introduced the presentation and handed over to DJ to present the key conclusions.
- 5.2 DJ outlined the methodology of the study and approach to applying mitigation measures to a base case to review the impact of housing growth. Although the model predicted increased congestion and journey times, the overall conclusion was that the level of housing growth was deliverable but with a continued focus on sustainable transport.
- 5.3 SB was concerned with the impact on public transport compared to increase in carbon emissions for a slight increase in journey time. Keen to explore options of moving towards electrification in the future for prime lines and to bring carbon and travel time down, and made specific reference to reusing the Cotgrave and Calverton colliery lines.
- 5.4 DJ advised that a new local transport body is to be formed with potential funding for the future. LA investments and measures linked with planning applications would be focused on resolving transport issues.
- 5.5 SF suggested that although there were opportunities for tram, train and bus routes some of these could not be assumed in the model as they were not in a sufficiently advanced stage.
- 5.6 Cllr DP reported that it would be cheaper to use existing tracks of the old colliery line and Midland line. He was also interested in journey times and measures which were regarded acceptable. He thought 15 minutes to travel to work did not carry much weight. All models produced some increase in carbon but perhaps should be looking at more priority towards carbon than minutes on journey time. Study should be more aspirational
- 5.7 Cllr DB would like a strategy for A5 and A606 near Widmerpool, A1 south Nottingham to be expanded but no mention of any form of improvement although probably after A453 has been completed they could be considered as they are single carriageway roads.
- 5.8 DJ said A453 is in the model and as a committed scheme.
- 5.9 DA explained that the purpose of the model is to demonstrate to the Inspector at Examination that the Core Strategies proposals can be delivered in the context of reasonable assumptions on resources. Realistically other more innovative schemes are likely to come forward but we cannot at this stage assume we have funding for them and

therefore the model takes a conservative approach to transport investment..

- 5.10 MG presented GL Hearn's findings which forms part of the evidence base. The consultants compared national trends against the Greater Nottingham housing market. The report predicted a gradual housing market recovery with macro economic conditions being a key restraint on delivery. The report commented on the general deliverability of each council's proposals and the HMA as a whole with a conclusion that proposals were ambitious but deliverable assuming a fairly swift economic recovery.

SB's observation is that Nottingham City proposals are the most challenging as they have a higher rate for completions.

6. Recent Government Announcements

- 6.1 DA revisited the recently announced proposals including the ability for developers to renegotiate requirements for affordable housing, allow some major applications to be dealt with directly by the Planning Inspectorate and for the Planning Inspectorate to directly determine applications in failing planning authorities. Consultation has been issued on technical matters including the criteria to measure failing planning authorities. Consultation ends on 17 January 2013. Consultation on proposals to extend permitted development rights end on 24 December 2012. Responses were required by 19 December 2012 on the revised draft Strategic Environmental Assessment to enable revocation of the East Midlands Regional Spatial Strategy.

PR - may include determination of large housing sites

SBk - specific housing schemes may not change Act of Parliament.

- 6.2 DA reported that LEPs are to develop strategic growth plans to include housing and transport which may be material considerations at public examination. There are a number of areas to consider which are relevant to this Board.

It was resolved that JPAB NOTE the report.

7. Greater Nottingham Core Strategies

- 7.1 MG gave an update on Core Strategy progress.

ADC - has published its 10-year Local Plan and is currently considering responses.

EBC - recently submitted its Core Strategy, awaiting formal communication from Inspectorate.

RBC - Submitted its Core Strategy in October. Planning Inspector has written to them with regards to scale and distribution of housing and complying with the Duty to Co-operate.

Points raised by Inspector are available on the website.

- 7.2 Item 2.4 should read Broxtowe, Gedling and Nottingham City.

Councils have considered all representations received and have prepared a schedule of key issues on that basis. If all three plans approved then their Core Strategies are in a position to submit to Secretary of State in early March 2013. If changes are significant during the course of Examination the Planning Inspector may require further consultation.

- 7.3 The evidence base should be complete by submission. An Addendum to the Housing Background Paper, 2012 is in preparation which explains how the 2011 Census figures have a bearing on the housing provision in the Core Strategy and addresses some points raised by representations.

- 7.4 Cllr Bell - RBC has made responses to the Inspector. Comments made in the press by some authorities in the partnership have been noted and are not helpful. It is clear that there has just been a total reliance on the RSS to protect individual interests rather than a willingness to co-operate on housing distribution. However, the RSS should be abolished in the next couple of months, so although overall housing numbers will still be an issue, all the other policies including distribution between authorities will have gone. Despite the criticism received, Rushcliffe is still making more of a contribution to the needs of the City and providing far more houses in total than any other borough. The Inspector's further response is now awaited.

SB - asked if RBC were still going ahead with the same figures?

DB - yes.

It was resolved that JPAB NOTE the progress of the Greater Nottingham Core Strategies.

8. Any other business

The Chair wished everyone a Happy Christmas.

9. Date and venue of Next Meeting

The next meeting will be held on Thursday 21 February 2013 in the Old Council Chamber, Town Hall, Beeston at 2.00 pm.