

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

Date **22nd JUNE 2012** agenda item number **12**

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 New Growth Point infrastructure projects. This report updates the Joint Committee on the work of JPAB.

Background

- 2 Meetings of JPAB have been held on 23rd March and 19th April 2012. The minutes of the previous 14th December 2011 meeting and the 23rd March 2012 meeting are attached to this report, as appendix 1 and 2. The minutes of the 19th April meeting are yet to be considered by JPAB and are therefore not available for inclusion in this report.
- 3 The main item of business for both meetings was consideration progress towards formal publication of the Core Strategies covering the area. This progress is summarised below.
- 4 Following their approvals, Broxtowe, Gedling and Nottingham City Councils published their Aligned Core Strategies for a statutory 6 week period commencing on June 11th, with representations required by 5:00pm on 23rd July 2012.
- 5 Erewash Borough Council will be seeking formal approval on 21st June for publication programmed for 28th June. Due to the later publication date, Erewash will be publishing a separate document to Broxtowe, Gedling and Nottingham City.
- 6 Assuming no issues are raised as a result of representations which would entail re-publishing either document, this would still allow for both documents to be submitted for Examination at the same time, and therefore a conjoined Examination remains possible, subject to the views of the Planning Inspectorate.
- 7 Assuming the four Councils approve and publish the Core Strategies in line with the timetable above, the following timetable to Examination and Adoption is proposed. It assumes no major changes to the Publication draft are

required that would entail further consultation or re-Publication. (NB after Submission, the timetable is driven by the Planning Inspectorate.

STAGE	DATE
Council Approvals	Feb to June 2012
Publication	11 th June 2012
Close of Rep Period	23 rd July 2012
Inputting etc	22 nd Oct 2012
Schedule of Changes	5 th Nov 2012
Approval/Submission	30 th Nov 2012
Pre Hearing	25 th Jan 2013
Hearing Sessions	8 th March 2013
Delivery of report	25 th June 2013
Adopt	July/September 2013

- 8 Ashfield are preparing a 10 year Local Plan covering the whole of their District, and are targeting a 'Preferred Option' consultation for the summer. Rushcliffe Council published its Core Strategy for representations on 23rd March, with a closing date of 10th May, and are currently considering the representations made.

Recommendation

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

Background Papers referred to in compiling this report

Greater Nottingham Joint Planning Advisory Board papers for 23rd March and 19th April 2012.

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APPENDIX 1

ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON WEDNESDAY 14 DECEMBER 2011 AT THE OLD COUNCIL CHAMBER, TOWN HALL, BEESTON

Appendix 1

PRESENT

Broxtowe: Councillor Steve Barber (Chair);
Erewash: Councillor C Corbett;
Gedling: Councillor R Allan;
Nottingham City: Councillor J Urquhart;
Nottinghamshire County: Councillor R Butler; Councillor R Jackson;
Rushcliffe: Councillor D Bell

Officers in Attendance

Broxtowe: Mr Steve Dance;
Erewash: Mr Steve Birkinshaw;
Gedling: Mr Peter Baguley;
Growth Point: Ms Dawn Alvey; Mr Matt Gregory;
Nottingham City: Mr Grant Butterworth;
Nottinghamshire County: Mrs Sally Gill;
Rushcliffe: Mr Richard Mapletoft, Mr Paul Randle

Observers

Environment Agency: Mrs Naomi Doughty;
Growth Point: Mr Matthew Grant;
Nottingham City: Councillor Ian Malcolm;
Oxalis Planning: Mr B Holmes;
Signet Planning: Miss S Drury;
Mr Robert Galij
Mr John Hancock

Apologies:

Ashfield: Ms Christine Sarris
Broxtowe: Mrs R Hyde
Derbyshire: Mrs Christine Massey;
Erewash: Councillor Geoff Smith
Nottinghamshire City: Councillor Alan Clark

1. **Welcome and Apologies**

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

2. **Declarations of Interests**

There were no declarations of interest.

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

An amendment to note that Mr John Hancock attended the last meeting. The minutes of the meeting held on 20 October 2011 were then approved. There were no matters arising.

4. **Aligned Core Strategies**

4.1 MG presented slides to accompany his report on 19 draft policies to be approved by councils early next year for publication of their respective Aligned Core Strategies. The timetable is challenging with risks to the programme if approval dates should slip.

4.2 At the last board meeting three options were proposed in order to collectively progress with the ACS. Option B (aligned strategies for Broxtowe, Erewash, Gedling and Nottingham with a separate strategy for Rushcliffe) was preferred as it was the safest for all councils. Despite different approaches to housing provision, the strategies would have a high degree of alignment in all other respects which will be important at Examination. Rushcliffe Borough Council expect their strategy to be approved at full council on 15/12/11. No date has been set for publication. Ashfield District Council would develop their own plan with timescale to be confirmed

4.3 Appendix A detailed 18 out of the 19 draft policies which included two new proposed and one amalgamated policy relating to green belt and heritage matters. Policy 2 (Spatial Strategy) will be circulated separately in draft form once outstanding decisions have been reached.

4.4 Each draft policy was discussed in turn.

Policy 1: Climate Change

A significant change had been made to the draft policy to respond to recent government guidance. An 'Energy Hierarchy' has been introduced which enables developers to use the most effective way of reducing CO₂ emissions and increasing use of renewables rather than just focussing on the 'Merton Rule'. The policy allows for further more detailed guidance to be prepared.

Policy 3: Nottingham-Derby Green Belt

Cllr Corbett announced that the green belt was vitally important to Erewash Borough Council and EBC would not be proposing any greenbelt sites.

Policy 4: Employment Provision and Economic Development

M Gregory emphasised the need for industrial and warehousing land as well as including space for office jobs.

Policy 5: Nottingham City Centre

G Butterworth explained that this policy was subject to consultation with some minor changes to wording required. Cllr Urquart referred to the two Nottingham shopping centres to make sure that they were included in the policy to balance the city centre appropriately alongside improvements to the railway station and the tram.

Policy 6: Role of Town and Local Centres

Policy remains unchanged. S Dance – may need to review recommendations of the Portas Report.

Policy 7: Regeneration

No significant change - makes reference to Gedling Colliery and Chase Farm. Cllr Urquart suggested more focus on particular places in the city centre leading to further changes to the policy. Cllr Barber advised Rolls Royce, Derby was working with University of Nottingham to encourage economic development.

Policy 8: Housing Mix and Choice

No significant change - Cllr Urquart was pleased that Nottingham City shows emphasis on larger family housing and multi occupancy housing. Cllr Barber stated that waiting lists for council houses in the city was high.

Policy 9: Gypsies, Travellers and Travelling Show People

No changes made to the policy.

Policy 10: Design and Enhancing Local Identity

Slight change by amalgamating into design quality. Heritage matters has become a separate policy.

Policy 11: The Historic Environment

This is a new policy. It gives prominence around development and accounts for historic assets in a way that is appropriate. Cllr Butler voiced that mistakes had been made in the past where heritage had been lost forever.

Policy 12: Local Services and Healthy Lifestyles

No comments.

Policy 13: Culture, Tourism and Sport

No major proposals for the Board to deal with. Local policies can be developed further.

Policy 14: Managing Travel Demand

No significant change, just clarifies what we are trying to achieve.

Policy 15: Transport Infrastructure Priorities

Amended to reflect revised status of A453 and Ring Road Major. Cllr Urquart confirmed that committed funding will be forthcoming for the Nottingham Ring Road. Cllr Barber - status of Gedling access road has also changed.

Policy 16: Green Infrastructure, Parks and Open Spaces

No change from previous draft.

Policy 17: Biodiversity

No comments.

Policy 18: Infrastructure

Reviewing policy amongst councils.

Policy 19: Developer Contributions

Policy sets out context of contributions and for councils to introduce future CIL. Cllr Butler – concerned that current CIL regulations do not include appropriate arrangements for funding to upper tier authorities.

- 4.5 MG will circulate revised Policy 2 when available.

It was resolved to NOTE progress on the Greater Nottingham Aligned Core Strategies, and consider the draft policies included at Appendix A of the report.
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5. Strategic Planning Update and Recent Announcements

- 5.1 DA's report updated on strategic announcements surrounding the Localism Bill. The Act enables Regional Spatial Strategies due to be revoked – likely to take place by spring 2012. It also requires prospective applicants to consult with local communities for large developments.
- 5.2 Community Infrastructure Levy consultation is underway. Current consultation seeks views on using CIL for affordable housing.
- 5.4 The Government's Housing Strategy introduces a number of initiatives to accelerate housing delivery and to help housebuilders.
- 5.5 D2N2 (LEP) has been awarded over £17m from the Government's Growing Places Fund.
- 5.6 With regard to CILs Cllr Butler suggested consultation with County on the preparation of charging levels and fund sharing, as County is major deliverer of infrastructure (roads/schools).

It was resolved to NOTE the report.
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6. **Programme of Development**

- 6.1 DA reported capital programme claims received upto 30/9/11 have now been processed. Projects have been highlighted within Table 1 for close monitoring.
- 6.2 A letter was sent to Network Rail, signed on behalf of the Board, asking to be kept informed of progress to Ilkeston Station in order to secure allocated funds for the development.
- 6.3 The £250k originally allocated for Gedling Colliery will be discussed at a future meeting for possible alternative sites. Individual councils to report any under-spend.
- 6.4 A revenue summary was provided.
- 6.5 Erewash Borough Council thanked the Board for writing to Network Rail. DA advised that no reply had yet been received.

It was resolved that JPAB NOTE the capital and revenue updates and receive a future report setting out recommendations for programme under-spend.
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7. **Any other Business**

None.

8. **Date of Next Meeting**

The following dates were proposed and circulated.

<u>Date</u>	<u>Time</u>	<u>Venue</u>
23 March 2012	2.00 pm	Old Council Chamber, Town Hall, Beeston
19 April 2012	2.00 pm	Old Council Chamber, Town Hall, Beeston

APPENDIX 2

ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON FRIDAY 23 MARCH 2012 AT THE OLD COUNCIL CHAMBER, TOWN HALL, BEESTON
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PRESENT

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

Officers in Attendance

Ashfield: Mr Trevor Watson
Broxtowe: Mr Steve Dance; Mrs Ruth Hyde
Derbyshire: Mrs Christine Massey
Erewash: Ms Yvonne Wright;
Gedling: Mrs Joanna Gray;
Growth Point: Ms Dawn Alvey; Mr Matt Gregory;
Nottingham City: Mrs Sue Flack;
Nottinghamshire County: Mrs Sally Gill;
Rushcliffe: Mr Paul Randle

Observers

Growth Point: Mr Matthew Grant;
Oxalis Planning: Mr John Holmes;
Barratt Homes Ltd: Mr Robert Galij;
Mr John Hancock

Apologies:

Derbyshire: Mr Nawaz Khan; Councillor Kevin Parkinson;
Nottinghamshire City: Councillor Ian Malcolm (Observer);
Rushcliffe: Mr Richard Mapletoft

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. **Aligned Core Strategies**

4.1 MG updated on Rushcliffe Borough Council Core Strategy which is to be published on 23rd March. Gedling and Broxtowe Borough Councils are expecting to have their strategies approved over the next couple of months. Nottingham City Council has already had their strategy approved. All four remaining councils are timetabled for publication early in the summer.

4.2 Erewash Borough Council will be unable approve the Core Strategies prior to the planned publication date in early June. Other councils will therefore publish their strategies ahead of Erewash to enable the statutory representation period to fall prior to the summer holidays. If there are no significant changes required then it is expected to submit core strategies for examination in autumn 2012.

4.3 The Habitats Regulations Assessment is almost complete.

4.4 The National Planning Policy Framework is expected to be published imminently. The ACS document will be reviewed to ensure it is compliant with the NPPF.

4.5 Cllr Barber expressed his concern with timetabling of the strategy for Erewash and asked if their dates could be brought forward by holding an extra Council meeting to approve the document. He also sought assurances from them that their strategy would be completed as indicated. Cllr Smith was confident that Erewash would complete the work due to an appointment of another member of staff to assist.

It was resolved that JPAB NOTE the progress towards publication of the Greater Nottingham Aligned Core Strategies, and the indicative timetable for Submission and Adoption.

5. **Infrastructure Delivery Plan**

5.1 DA gave a presentation to update the Board on the approach being taken by Nottingham Regeneration Ltd who has been commissioned to assess the

viability of site allocations in the first five years of the plan. Appraisals including construction costs, developer contributions, transport, education, health where available have been undertaken to demonstrate viability under different market conditions.

- 5.2 Cllr Jackson commented that local councils have specific affordable housing requirements – appraisals should not undermine this. Cllr Bell noticed the amount of affordable housing affects site viability significantly. MG explained that these figures would be put in front of the Inspector of the plan to enable them to view if the site is deliverable. Cllr Barber acknowledged that there would be an element of risk for developers.

It was resolved that JPAB NOTE the report.

6. **Programme of Development**

6.1 **Capital**

DA announced that she would provide a detailed end of financial year report when out turn figs were available. Capital grant claims for Quarter 3 have been processed. There has been some slippage especially for Brook Street and Bath Street project where demolition works have not proceeded as anticipated. A small amount has been allocated for 2013/14 to ensure this project can proceed.

6.2 **Revenue**

The Revenue budget is due to be audited. There will be a detailed report to be presented at a future meeting.

- 6.3 Cllr Barber queried progress with Ilkeston Station. DA explained that it is a slow process and it will be reported at the next Board meeting.

It was resolved that JPAB NOTE the capital and revenue update and RECEIVE a future report setting out detailed proposals for capital and revenue expenditure following confirmation of 2011/12 outturn.
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7. **Growing Places Fund**

DA gave a presentation to announce the successful bid of approximately £18m Growing Places Fund allocated to D2N2 Local Enterprise Partnership. Funding will be partly allocated to Nottinghamshire Enterprise Zone. The funding is expected to be recycled to reinvest in other projects. The Growth Point team have provided assistance in the Accountable Body duties – resources will be made available to support his work. DA will be able to give a more detailed report when it is understood to what extent this entails and what resources are required. Deadline for submission of projects is 27 April.

It was resolved that JPAB NOTE the report.

8. **Nottinghamshire Enterprise Zone**

- 8.1 MG advised the Board that Government confirmed Boots as an Enterprise Zone in last year's budget. It has now been agreed to extend the zone to include three other sites: Beeston Business Park; Nottingham Science Park and Medi-park. Business rate discounts will be offered for the first five years.
- 8.2 Cllr Jackson asked if there was a different tax incentive.
- 8.3 SD referred to capital allowances only being available in the late 1980s but that the EZ could benefit from Business Rates relief. SD also explained that it would be discretionary for councils to apply discounted rates to existing businesses on the sites.
- 8.4 MG advised that in some Enterprise Zones simplified planning processes would be adopted but unlikely to apply to Boots due to historic buildings and highway issues.

It was resolved that JPAB NOTE the report.

9. **Local Sustainable Transport Fund**

- 9.1 DA explained that LSTF and partners secured their bid of £5m for sustainable transport measures enabling Smart cards and Travel Hubs to be introduced. There will be shortlisting in July 2012 for large scale bids. Nottingham City and partners would welcome comments from this Board if there is anything they would like to be developed or put forward proposals for the second phase which will then be fed back to the Transport Strategy.
- 9.2 Cllr Allan voiced his concern with problems relating to air pollution on A60 and to consider a Park and Ride service at Leapool.
- 9.3 Cllr Urquart explained why the Kangaroo service had seen a large price increase which was due to high fuel prices and a reduction in bus operator service grants.
- 9.4 Cllr Allan suggested introducing zonal Kangaroo and travel cards.
- 9.5 SB asked for the idea to be put on a possible wish list and hoped that it would be successful.

It was resolved that JPAB NOTE the report and comment on the LSTF programme.

10. **Any other Business**

None.

11. **Date of Next Meeting**

Tentative Date of next meeting - 19 April in the Old Council Chamber, Town Hall, Beeston at 2.00 pm – focus of meeting to be National Planning Policy Framework if published.

Future proposed dates to be confirmed.