

Meeting:	<b>JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT</b>
Date:	06 December 2019
From:	Joint Officer Steering Group

ITEM: 6

## **GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD**

### **1 SUMMARY**

- 1.1 The Greater Nottingham Joint Planning Advisory Board (JPAB) oversees the preparation of aligned Local Plans across Greater Nottingham, and the implementation of projects funded through the partnership. This report updates the Joint Committee on the work of JPAB, and other strategic planning matters within the remit of the Committee.

### **2 BACKGROUND**

- 2.1 The last meeting of JPAB was held on 24 September 2019. The latest available minutes are from the meeting held on 18 June, and these are appended to this report.
- 2.2 A summary of the main issues discussed at the 24 September meeting is provided below.

#### **JPAB Meeting 24 September 2019**

- 2.3 The first item of business noted progress with Local Plan preparation across the area. The current position, including updates since the JPAB meeting, is as follows:-
- Ashfield District Council - having withdrawn their Local Plan from examination, are embarking on a full review of their Plan, and have yet to publish their Issues and options (Reg 18) consultation.
  - Broxtowe Borough Council adopted their Part 2 Local Plan on 16 October 2019.
  - Erewash Borough Council did not prepare a part 2 Local Plan, and rely on their Core Strategy, adopted in 2014.
  - Gedling Borough Council adopted their Part 2 Local Plan on 18 July 2018.
  - Nottingham City Council anticipates receipt of the Inspector's report after the election in December, and hopes to adopt their Part 2 Local Plan in January 2020.

- Rushcliffe Borough Council adopted their Part 2 Local Plan on Tuesday 8 October 2019.
- 2.4 This item also considered housing delivery across the area. The figure of 3,126 net completions for Greater Nottingham (not including the Hucknall part of Ashfield) for 2018/19 is the highest level of completions in the monitoring period (2011 to 2019), and builds on the results from the previous year. However, with the exception of Erewash Borough's, all the Core Strategies have 'stepped' trajectories, which anticipate housing completions ramping up in 2018/19 and staying at that higher level for five years. This is particularly so for Rushcliffe Borough, which sees anticipated completions rise from 470 to 1,300 per year.
- 2.5 As a result, in spite of increasing year on year, the 2018/19 completions are insufficient to meet the level of completions anticipated in the Core Strategies (3,768 new homes).
- 2.6 This results in a cumulative shortfall of delivery against Core Strategy targets of 2,883 homes, compared to 2,246 homes in 2017/18, 2,469 in 2016/17, 2,125 in 2015/16 and 1,678 in 2014/15. Unless completions rise substantially in future years, the gap will continue to increase significantly going forward.
- 2.7 Clearly, a part of the reason for lower than anticipated completions is that site specific Local Plans which will allocate sites and review Green Belt boundaries have only very recently been adopted. However, the shortfall could have short term consequences, in terms of the Greater Nottingham Councils performance against Government's housing delivery test.
- 2.8 The main item of business was progress with the review of the Greater Nottingham Core Strategies, which has just begun.
- 2.9 JPAB was informed that due to other commitments within the Councils (principally due to ongoing Local Plan examinations), it has not been possible to meet the timetable adopted in December 2017. JPAB therefore resolved to receive an updated project plan to its next meeting.
- 2.10 Progress on the review can be summarised as follows:-
- HMA Boundary Study – complete
  - Review of Council's SHLAAS – complete
  - Sustainability Appraisal Scoping Stage - complete
  - Growth Options Study – procurement commenced
  - Housing Need Study – procurement about to commence
  - Gypsy and Traveller Needs Assessment – Brief complete, procurement imminent
  - Economic Land Requirements Study – brief in preparation
  - Growth Options Consultation – drafting underway

- New joint Consultation System – procurement underway
- Temporary Planner/Project Manager – approval to recruit underway

2.11 The next steps on the review of strategic policies are envisaged to be:

- Commission the Growth Options Study
- Commission other supporting studies (SHMAA, Gypsy and Travellers needs study).
- Consideration/scoping out of procurement of a Green Infrastructure Strategy.
- Review SHLAA study recommendations.
- Plan for the Growth Options Consultation.
- Begin Sustainability Appraisal process for Growth Options.

2.12 JPAB was informed that the third Housing Developer Workshop will be held on 6<sup>th</sup> December, at Rushcliffe Borough Council Offices, and will focus on improving the sustainability standards of new dwellings.

2.13 Reports were also presented for information on the Homes England grant funding for housing delivery, and the JPAB annual budget.

2.14 The next meeting of the JPAB is to be held on 17 December 2019.

### **3 RECOMMENDATION**

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

### **4 BACKGROUND PAPERS REFERRED TO IN COMPILING THIS REPORT**

4.1 JPAB Papers, 18 June 2019.

#### **Contact Officer**

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<b>ITEM 3</b>	<b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD AT 2PM ON TUESDAY 18 JUNE 2019 AT BROXTOWE BOROUGH COUNCIL</b>
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**PRESENT**

**Ashfield:** Councillor Williamson; Councillor M Relf

**City:** Councillor M Edwards

**Erewash:** Councillor M Powell

**Gedling:** Councillor J Hollingsworth

**Nottinghamshire County Council:** Councillor T Harper (Chair); Councillor P Rostance; Councillor G Wheeler

**Rushcliffe:** Councillor R Upton

**Officers in Attendance**

**Ashfield:** Christine Sarris

**Broxtowe:** Ruth Hyde; Steffan Saunders; Dave Lawson; Tom Genway

**Derbyshire:** Steve Buffery

**Erewash:** Oliver Dove

**Gedling:** Alison Gibson

**Growth Point:** Matthew Gregory; Peter McAnespie

**Nottingham City:** Paul Seddon

**Nottinghamshire County:** Sally Gill

**Rushcliffe:** Andrew Pegram

**Observers**

**Arup:** Rob Webster; Jane Healey Brown (presentation)

**Barratt Homes:** Robert Galij

**Environment Agency:** Joe Drewry

**Mather Jamie:** Andrew Bamber

**Observers:** John Hancock; Paul Stone

**Apologies**

**Derbyshire County Council:** Councillor Tony King

**Natural England:** Louisa Aspden

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed those attending and apologies noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

The minutes of the meeting held on 8 January 2019 were approved by the Chair and seconded by Councillor Powell. MG noted that a Sustainable Growth Workshop had been held at the 26 March 2019 meeting.

4. **Review of the Core Strategies** (Presentation by Oliver Dove, Erewash Borough Council)

4.1 OD provided a presentation on the Review of the Core Strategies. Existing policies are to be scoped for compliance with the new NPPF. The timescale is set out on page 9 of the agenda. There will be a growth options consultation. Local housing need will be the starting point. There is a need to manage the risk that the housing figure may be higher or lower than is expected. The current work programme involves a three stage process. There is a need to-revisit the settlement hierarchy and assess the options for growth. A review of the SHLAA has been commissioned and a presentation by Arup will be provided. This will be progressing over the next few months. Officer teams will need to consult with members. From next week until mid-July, a SHLAA Call for Strategic Sites (sites for more than 250 homes) will be led by Rushcliffe.

4.2 Councillor T Harper queried the Ashfield figures; is this for the whole of Ashfield or just the JPAB area? CS confirmed that the numbers would be for the JPAB area. MG provided some additional clarification and noted that these are indicative figures rather than final figures.

4.3 Councillor M Powell noted that time is of the essence.

4.4 SS stressed the importance of partnership and funding; the quality of the work is paramount. It was noted that there would be a need for some additional funding for each council. Speed is of the essence. This needs to be before next round of budget setting.

4.5 Councillor M Edwards stressed that consideration of climate change issues was imperative. There needed to be a new manifesto of green issues.

4.6 Councillor T Harper suggested that there could be a future presentation on climate change / green issues by Nottingham City Council.

<b>Joint Planning Advisory Board was resolved to NOTE the presentation.</b>
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5. **Review of Greater Nottingham SHLAAs** (Presentation by Rob Webster and Jane Healey Brown of Arup)
  - 5.1 Rob Webster and Jane Healey Brown of Arup provided a presentation on the interim findings of the review of Greater Nottingham SHLAAs. It was explained that the methodology, consistency and rationale of the SHLAAs were considered. The Scope of the Review was to include Erewash, Gedling, Nottingham City, Rushcliffe and Broxtowe. It was explained that the review was at a 'point in time'. There was not a single 'correct' approach. The drivers were 'maximising capacity' and 'ensuring consistency'.
  - 5.2 RW outlined the work undertaken and the findings. He explained that Arup had compared the SHLAA documents for each of the 5 authorities. The processes and consistency were compared and assessed. This was based upon 2018 supply figures and Part 2 Local Plan examinations (where applicable). RW noted that best practice is set out in NPPG.
  - 5.3 RW noted that different approaches have taken, for example, different allowances and windfalls. Arup has produced recommendations and provided updated urban capacity figures for each authority. RW stressed that this work is at an interim stage.
  - 5.4 RW noted that most processes are robust. They are reasonably well aligned with NPPG and are generally sound. The approaches have been confirmed to be acceptable within P2LP examination processes.
  - 5.5 In terms of potential improvements, RW noted that there are opportunities to improve consistency of approaches across the five local authorities, as well as the consistency of the assessment of sites (by officers).
  - 5.6 RW noted that there are variations in the 'starting point' for figures for each authority, for example, densities of 15 – 25dph (as used by some authorities) are quite low. Some authorities set out very clear and detailed approaches; other less so. There are variations in the approaches to windfalls. The different LPAs are in general more similar than different. Consistency is important. RW noted that the Review makes 30 recommendations. About half of these are relevant to all authorities and the other half are specific to individual authorities.
  - 5.7 Recommendations include: harmonisation of approaches across the MBA; a consistent approach to the developable area across the MBA, clear alignment on windfalls. There is a need to consider whether non-implementation deductions are appropriate. Some sites will never come forward.

- 5.8 RW outlined the key findings in relation to housing land supply. There is a capacity of 43,700 homes: 37,100 on known sites (with planning permission or already allocated or to be allocated within emerging plans). There is a 6,600 windfall figure. Within Scenario 1, with closer alignment of the windfall, this generates a figure of 45,500. There is an uplift of the windfall to 8,400. Within Scenario 2 which includes alignment of development typologies on unallocated sites, there is a housing supply figure of 46,000 (including a windfall of 8,400 units).
- 5.9 It was stressed that this is hypothetical; lots of caution is needed. Green Belt land needs to be 'worked' as hard as possible. It was noted that a first draft of the review has been circulated to officers. Feedback has already been received and any feedback from the meeting will also be fed into the process. The document should be finalised within the next week.
- 5.10 Councillor T Harper asked three technical questions in relation to 'dwellings per hectare', the extent of the review, and in relation to garden land which could be included within the figures. SS clarified that under previous governments, 'garden grabbing' had not been allowed, but that now the garden land can be included. SS stressed that this was different to 'infilling'.
- 5.11 Councillor Powell queried whether the results of scenario 2 were really so significant, and were these not within the 'margin of error'? Arup confirmed that this was the case but that the impact in the future could be greater. The City Council enquired as to the maximum 'safe' windfall 'figure' which has been confirmed at an examination. Arup stressed that it is the quality of the evidence which is considerably more important, including reference to past trends, projecting forward. Evidence is needed for changes to the windfall in the future; understanding the windfall is really important.
- 5.12 Councillor T Harper thanked Arup for their presentation.

<b>Joint Planning Advisory Board was resolved to NOTE the presentation from Arup.</b>
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6. **Sustainable Growth Workshop Feedback** (Presentation by Matthew Gregory, Nottingham City Council)
- 6.1 MG provided feedback from the Sustainable Growth Workshop which was held on 26<sup>th</sup> March 2019. MG noted that the facilitator prepared a note of the session. MG provided some background information and context. The session focused upon the current and evolving approach to growth. Key issues affecting growth included scale and location. MG outlined current approaches to strategic planning. The government is seeking more effective strategic plans and more joint working; there are financial incentives for joint working. There are voluntary and formal approaches. MG noted that JPAB's approach was innovative for its time and remains appropriate for our area. MG outlined the key strategic planning influences and interventions that we can make.

- 6.2 MG noted that we need to consider: a shared narrative ('vision'); the impact and potential benefits of HS2; and our 'USP'. This could include good quality of life; enhanced liveability of Greater Nottingham; potential of corridors and nodes; and the importance of Green Infrastructure (GI). GI was mentioned throughout. MG noted that we have an excellent existing network and track record. This will feed into many themes including health and wellbeing, liveability, climate change, sustainable economic structure, resilience, and helping to make growth acceptable.
- 6.3 MG discussed the next stages towards a growth strategy. GI and growth should be planned and implemented together. It should be the 'heart' of the growth strategy. GI should be considered in advance of development. Gedling Country Park was provided as an example of GI which was provided 'before' the main development. JPAB had supported this project, along with Broxtowe Country Park and the Erewash Canal.
- 6.4 Councillor T Harper noted that he thought that it had been a well worthwhile day and had been interesting to see the developers' views; an excellent day overall.
- 6.5 Cllr M Edwards noted that he had not been able to attend the workshop, but noted that a number of issues should be considered in relation to public transport, including: lower speed trains (not just HS2); the narrowness of the Midland Main Line through Beeston; the need for more frequent trains through Beeston; the creation of 'Long Eaton Central' and the need to attract more investment. Councillor M Edwards stressed the need to be more ambitious in relation to rail. Councillor Edwards also commented on the issue of energy. In the past, there had been a focus upon the supply of gas (as a source of energy supply). Now there should instead be a focus on insulation and new technologies, including the 5th generation of heat pumps; use of water to heat or cool homes. We need to supply 'comfort' to homes. Councillor M Edwards stressed the importance of knowing what the technology of the future would be. He queried where we should get further information and statistics from. He also suggested that there should be an assessment of green economic development, including what it is, where we will get it from, and the jobs that could be created. We need to maximise opportunities, for example through universities and bio-science.
- 6.6 Councillor J Hollingsworth endorsed Councillor Edward's remarks and noted that young people would demand sustainable features such as heat pumps, ground pumps and solar panels.
- 6.7 Councillor G Wheeler queried where this work (for example, in relation to transport) would fit; to avoid duplication. Councillor T Harper responded that JPAB is more concerned with housing. MG noted that this group brings everyone from Nottinghamshire County, Nottingham City and the borough and district councils together.



- 6.8 Councillor M Powell queried some of the remarks in relation to 'Long Eaton Central', as he was not aware of this project. He stressed that the '75 minute service' to London should be retained. He agreed with the sustainability measures. There was some debate in relation to whether a new railway station at Long Eaton ('Long Eaton Central') was indeed a current project. Councillor M Powell stressed the need for other priorities to be consulted upon, including using the existing Long Eaton station and existing lines, and linking these into HS2. He stressed the importance of developing Stanton as soon as possible, and noted that job creation on this site is essential, although remediation of the site is also needed before the project can fully commence.
- 6.9 Councillor T Harper queried whether there were any other comments in relation to the workshop. SB noted that there is a need to reconcile the growth strategy timeline and the review of the Core Strategy. MG noted the need to consider the period up until 2050.

<b>Joint Planning Advisory Board was resolved to CONSIDER the presentation from Matthew Gregory.</b>
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7. **Local Plans Update** (Steffan Saunders)

7.1 **Local Plans**

7.1.1 **Ashfield**

The Council is working on a new Local Plan. As an initial stage, the Strategic Housing and Employment Land Availability Assessment (SHELAA) is in the process of being updated. A 'call for sites' ended on 15th March 2019. Work is currently being undertaken in relation to updating the town centre masterplans for the District. A Consultation Draft Local Plan is timetabled for Jan/Feb 2020. The Council has consulted on the proposal to identify a Conservation Area for Hucknall Town Centre and Cabinet will consider whether to designate the Conservation Area in March.

Two Neighbourhood Plans have been made in Ashfield, the JUS-t (Selston) Neighbourhood Plan and the Teversal, Stanton Hill and Skegby Neighbourhood Plan.

7.1.2 **Broxtowe**

The Plan was submitted for public examination on 31st July 2018. The Examination Hearings started on 4th December and finished on 13th December. The Part 2 Local Plan Main Modifications consultation is running from 24th May to 9th July 2019. The inspector's report is anticipated in August and adoption currently anticipated in September.

There are currently ten Neighbourhood Plans emerging within Broxtowe Borough, based on the parishes of Awsworth, Brinsley, Cossall, Greasley, Nuthall, and the Town Council areas of Kimberley, Stapleford and Eastwood, whilst Neighbourhood Forums have been established for Bramcote and Toton and Chilwell.

#### 7.1.3 Erewash

Currently seeking to bring forward employment sites set out in the adopted Ilkeston Gateway SPD. The Council is awaiting a purchase announcement regarding the Stanton Regeneration Site. Work is underway on a new SHLAA. All site assessments are now complete.

There are currently two emerging Neighbourhood Plans: Little Eaton has now completed its Regulation 14 consultation and submitted its plan to the Council (Reg 15). Breadsall has recently completed its regulation 14 consultation and is expected to submit shortly.

#### 7.1.4 Gedling

The Local Planning Document was formally adopted by Gedling Borough Council on 18 July 2018. An SPD for the development of three sites to the north east of Arnold was adopted on 31st January 2019.

There are currently three confirmed Neighbourhood Plans within Gedling Borough, based on the parishes of Calverton, Papplewick, and Burton Joyce. The Calverton Neighbourhood Plan was made by the Borough Council on 31st January 2018, the Papplewick Neighbourhood Plan was made on 6th September 2018 and the Burton Joyce Neighbourhood Plan was made on 10th January 2019. In addition, the Linby Neighbourhood Plan was approved by referendum on 2nd May 2019 and now forms part of the development plan for Linby Parish.

#### 7.1.5 Nottingham City

The Part 2 Local Plan was submitted for public Examination on 16 April 2018. The hearing sessions finished on 4th December. Main Modifications, as agreed with the Inspector, are being consulted on from 17th May to 28th June. An inspector's report is expected in Summer/Autumn 2019. An SPD for the Waterside is being reported to Executive Committee for adoption in June. Three other SPDs, covering Open Space in New Developments, Biodiversity and Caves are being consulted on in June/July, as is a revised Statement of Community Involvement.

There is currently one Neighbourhood Plan potentially emerging within the City, promoted by Sneinton Neighbourhood Forum, however a draft Neighbourhood Plan has not yet been published.

#### 7.1.6 Rushcliffe

The Local Plan was submitted for public examination on Friday 10 August, 2018. The Examination Hearing Sessions started on 27th November and finished on 13 December. It is expected that a limited number of modifications to the plan will be published for consultation shortly. It is hoped that the plan will be in a position to be adopted in September 2019.

The East Leake Neighbourhood Plan was adopted in November 2016. The Radcliffe on Trent Neighbourhood Plan was adopted on 19 October 2017. The Keyworth Neighbourhood Plan was adopted in May 2018. There are currently seven other Neighbourhood Plans emerging within the Borough, based on the parishes of Bingham, Colston Bassett, Gotham, Hickling, Ruddington, Tollerton and Upper Broughton.

### 7.2 **Minerals and Waste Plans**

#### 7.2.1 Nottinghamshire / Nottingham

Nottinghamshire County Council is preparing a new Minerals Local Plan for the period to 2036. It is anticipated that the Publication Version will be considered by Committee/Council in June/July and published in September 2019.

Nottinghamshire County and Nottingham City Councils have agreed to start preparing a single Joint Waste Plan in 2018 to replace the 2013 Waste Core Strategy. A monitoring report and waste needs assessment are in the course of preparation. Consultation on the Scoping, Issues and Options document is timetabled for October 2019.

A revised Local Development Scheme containing a broad timetable for preparation of both the Mineral and Waste Local Plans was presented to the County Council Communities and Places Committee on March 7th.

#### 7.2.2 Derbyshire/Derby

There will be consultations this year on both a draft Minerals Plan and a draft Waste Plan. The Waste Plan is expected to be adopted in late 2019.

### 7.3 **Implementation of Core Strategies and Delivery of Strategic Sites**

SS noted that the details of the progress of the key sites are included within the supporting papers. Most sites are lower risk. East of Gamston, in Rushcliffe Borough, is higher risk.

Cllr M Edwards referred to the 'City of Caves' and noted that the caves were a unique asset, which is not being fully utilised. Potential uses could include 'growing of crops' in caves and innovation / university-related uses and tourism.

**Joint Planning Advisory Board was resolved to NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham.**

8. **Homes England Capacity Funding Projects Monitoring** (Peter McAnespie)

8.1 PMc noted that he would like to draw attention to paragraphs 7.2 – 7.4 of the supporting report in relation to risks and issues for the Broomhill Farm, Ashfield site. The East of Gamston site had not progressed due to land ownership issues.

8.2 Councillor T Harper proposed that the update be noted.

**Joint Planning Advisory Board was resolved to NOTE the report.**

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

9.1 MG referred to the Annual Position Statement Budget at the end of last year and this year. MG noted that there was one inaccuracy. The 'HMA Boundary Study' is actually 'pending payment' rather than 'paid', so the table should be amended accordingly. MG asked that this be noted in the minutes along with the revised budget.

9.2 The revised figures are set out below.

**REVISED BUDGET FOR 2019/20**

**Revenue Budget 2019/20**

**£307,142**

Made up of:-

- Carry forward from 2018/19 of £208,142
- Partner contributions of £59,000
- Re-allocation of Homes England Capacity Fund grant funding to ACS support of £40,000 (if agreed by HE)

9.3 **Table 2: JPAB Revenue Budget for 2019/20**

<b>Anticipated expenditure: Description</b>	<b>Amount</b>	<b>Status</b>
Salaries/Partnership Support	£55,000	Committed
NCC Ad hoc support	£2,000	Anticipated
BBC Secretariat	£2,000	Committed
Audit	£1,000	Anticipated
Admin Travel	£1,000	Anticipated
Developer 'stalled sites' third workshop	£1,000	Anticipated
BBC Masterplanning	£5,700	Committed
HE Capacity Funding Monitoring (2018/19)	£3,420	Committed
HE Capacity Funding Monitoring (2019/20)	£3,420	Anticipated
Councillor Workshop facilitation/report	£2,200	Committed
HMA Boundary Study	£6,000	Committed
SHLAA Audit Study	£14,875	Committed
Growth Options Study	£45,125	Anticipated
Project Management/Planner support (PDF)*	£106,000	Anticipated
Severence Risk Contingency	£10,000	Contingency
<b>Total Committed &amp; Anticipated Expenditure</b>	<b>£258,540</b>	
<b>Unallocated Budget**</b>	<b>£48,402</b>	

\*Two year contract

\*\*Available for studies, evidence base work, etc.

- 9.4 The outstanding amount of £48,402 is available as a JPAB contribution to the work of replacing the Greater Nottingham Core Strategies.
- 9.5 Other funding included some government pilot brownfield registers. Money is held for those authorities by the City Council.
- 9.6 Councillor T Harper proposed that the budget for 2019 – 20, be approved subject to the revised table.

**The Joint Planning Advisory Board resolved to:**  
**(a) NOTE the budget position at the close of 2018/19; and**  
**(b) APPROVE the budget for 2019/20 subject to the amended Table 2 (above);**  
**and,**

**(c) NOTE the intention to revisit partner contributions to the work of JPAB during 2019/20.**

10. **Any other Business**

None.

11. **Future Meetings**

DATE	TIME	VENUE
Tuesday 24 September 2019	2.00 pm	Broxtowe Old Council Chamber
Tuesday 17 December 2019	2.00 pm	Broxtowe Council Offices, Council Chamber

MEETING CLOSED AT 3.20 PM