

Meeting:	Joint Committee on Strategic Planning and Transport
Date:	09 September 2022
From:	Joint Officer Steering Group

Greater Nottingham Joint Planning Advisory Board Update

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 7 June 2022, the latest available approved minutes are from the meeting held on 8 March 2022 and are included below. The meeting agenda papers are available to view at <http://www.gnplan.org.uk/about-gnpp/joint-planning-advisory-board-meetings/>.
- 2.2 The meeting on 7 June 2022 included a recommendation to progress the Strategic Plan for Broxtowe, Gedling, Nottingham City and Rushcliffe. It was agreed that the Strategic Plan should be prepared on the basis of each council meeting its own housing need as determined by the Government's standard method (plus appropriate locally determined buffer), except for Nottingham City. The Strategic Plan will provide for the City to meet as much of its housing need plus 35% uplift as it can, as set out in the Nottingham City Capacity Paper "The Standard Method for Assessing Housing Need in Nottingham City" which was presented to the March meeting of JPAB. It is not proposed for the City Council's remaining unmet need to be met elsewhere in Greater Nottingham.
- 2.3 The main risk associated with this approach is that an Inspector may find the Strategic Plan not sound at examination, leading to either a revised housing distribution or withdrawal of the Strategic Plan. However, the unmet housing need is part of the 35% uplift, and therefore not evidenced in terms of actual local housing need, nor in terms of delivery. The National Planning Practice Guidance also references the 35% uplift and states that "This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations." Whilst the National Planning Policy Framework is national policy, and includes the need to positively prepare local plans, "so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development", provision elsewhere in Greater

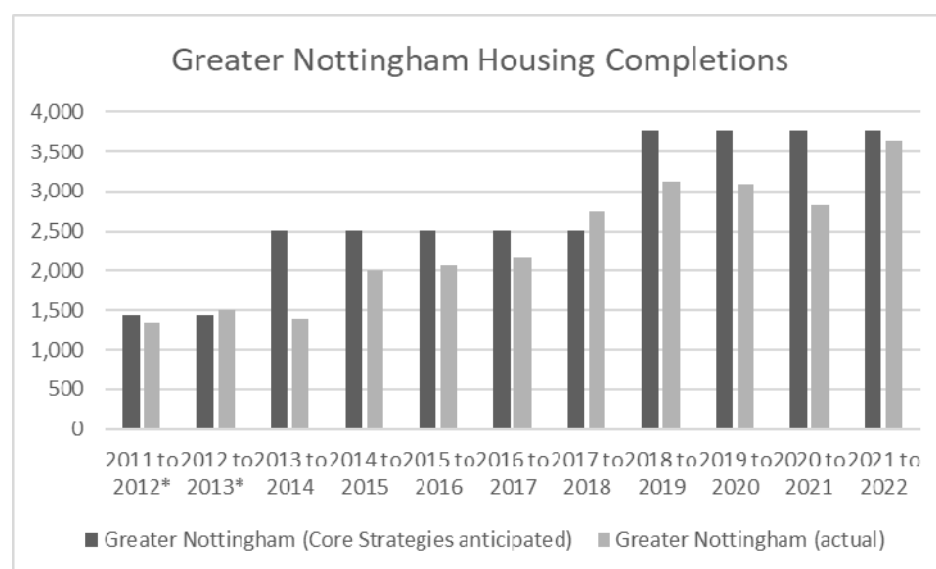
Nottingham would entail development in the Green Belt, which the Government has made clear can only happen in exceptional circumstances. In addition, the government's consideration of the local housing delivery target may review the approach to the 35% uplift with greater sensitivity to local challenges and evidence.

- 2.4 The next meeting of JPAB is on 27th September 2022 and the agenda will include a 'Preferred Approach' version of the Strategic Plan, which will focus on the strategy, housing provision, and the strategic sites required to meet the housing provision. The aim would be to consult on the Preferred Approach in the autumn/winter, and publish a full Pre Submission version of the Strategic Plan in the summer of 2023 prior to submission for examination later in the year.
- 2.5 Other items considered included the Levelling Up and Regeneration Bill, Aligned Core Strategy Monitoring, the Joint Board's budget for 2022/23, and updates on Homes England Capacity Funding and on the Joint Nottinghamshire and Nottingham Waste Local Plan.

Housing Completions in Greater Nottingham

- 2.6 Housing completions in the Greater Nottingham area are monitored annually to show progress against housing provision policy set out in the Greater Nottingham Aligned Core Strategies. Net completions (ie taking into account demolitions) are shown in Table 1 below. The completions for each authority are set out in Appendix 2.

Table 1 – Net Housing Completions in Greater Nottingham 2011-22



- 2.7 The graph shows that housing completions in Greater Nottingham have gradually risen over the plan period (light grey bars), and are now approaching the level required to meet the housing provision anticipated in the Core Strategies (dark grey bars).
- 2.8 The picture for the individual local authorities is mixed, with most falling below their housing requirements, but the City Council currently exceeding its requirement. Completion levels across the area are expected to continue to rise as sites allocated in Local Plans come on stream.

3 Recommendation(s)

- 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, 6 June 2021

Contact Officer

Matt Gregory
Head of Planning Strategy and Building Control
Nottingham City Council
matt.gregory@nottinghamcity.gov.uk
0115 876 3981

APPENDIX 1

ITEM 3	MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON TUESDAY 8 MARCH 2022 VIA MS TEAMS
---------------	---

PRESENT

Ashfield: Councillor M Relf
City: Councillor L Woodings
Gedling: Councillor J Hollingsworth
Erewash: Councillor M Powell (Vice Chair)
Nottinghamshire County: Councillor N Clarke; Councillor R Jackson
Rushcliffe: Councillor A Edyvean

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Tom Genway; Ruth Hyde; Dave Lawson; Steve Simms
Derbyshire County: Steve Buffery
Erewash: Oliver Dove; Adam Reddish
Gedling: Alison Gibson; Mike Avery
Growth Point: Matthew Gregory; Peter McAnespie
Nottingham City: Paul Seddon
Nottinghamshire County: Stephen Pointer
Rushcliffe: Leanne Ashmore; Richard Mapletoft

Observers

Tom Armfield
 Rebecca Bentley
 James Beverley
 Rosie Blenkinsop
 Ian Deverell
 Robert Galij
 Rob Gilmore
 Marisa Heath
 Greg Hutton
 Sean Nicholson
 Ryan Simpson
 Phillipa Ward (notes)
 Sandhya Ward
 Gina Wynter

Apologies

Ashfield: Councillor J Zadrozny

Broxtowe: Councillor M Radulovic; Ryan Dawson

Derbyshire County: Councillor Carolyn Renwick; Joe Battye

Nottingham City: Councillor Sally Longford

Rushcliffe: Councillor R Upton

EMDevCo: Ken Harrison

Highways England: Steve Freek

1. Introductions and Apologies

The Deputy Chair welcomed everyone to the virtual meeting and apologies were noted in the absence of the Chair who is recouping from an operation. Best wishes were asked to be passed onto Councillor Radulovic for a speedy recovery.

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 previous meeting held on 14 December 2021 were approved. Matters arising would be covered under agenda items during the meeting.

4. Broad Marsh Development presentation (Paul Seddon)

- 4.1 PS provided a presentation of how the former Broad Marsh shopping centre will be developed into a major regeneration site. This would include new homes, offices, commercial development, student accommodation, public realm areas, transport interchange including the existing railway station. Green spaces are central to the vision. Details regarding the Island Site and the Waterside Area were also presented.
- 4.2 NC questioned how the development would be funded. PS responded that some public funding would come from the LUF bid and that there will be a variety of partnerships investing in the £500m project.
- 4.3 JH asked how much of the public view was taken into account and what was the timeframe for developing the majority of the site. She also asked if Listed Buildings would be lost. PS advised that it has been less than two years since Intu went into liquidation and joint plans collapsed. The intention is to keep momentum happening over a decade of development which has already started. The Island Quarter has one Listed Building in the worst condition but developers plan to work with the buildings.

- 4.4 LW liked the Vision and to see progress on site. She was conscious that there were 3,000 submissions from the consultation that people wanted to see more green space areas and to work with the levels of topography from West to East close to the former Broad Marsh shopping centre. This is a real opportunity to maximise the interest in the Caves offering tourism to the City. She believed the communal area where people could gather could be a secondary Old Market Square.

Joint Planning Advisory Board was resolved to RECEIVE the presentation on the redevelopment of the Broad Marsh area.

5. **Greater Nottingham Strategic Update** (Matt Gregory)

- 5.1 MG reported two elements following the Councillor workshops. A decision was made to pause work on the preferred growth strategy due to (i) the Integrated Rail Plan (IRP) and (ii) the Planning Reform. For the IRP as yet there are no answers. The Planning Reform is expected in the spring. Information contained within the Levelling Up White Paper is limited but once the information has been consolidated then it is possible to move forward with the Strategic Plan.
- 5.2 The Planning Advisory Service (PAS) has provided project management support and acted as a critical friend on the Strategic Plan suggesting a number of recommendations. In order for the Strategic Plan to progress timely it is recommended that a Memorandum of Understanding be considered by JPAB. The next stage of consultation will focus on preferred sites and will allow comments to be received in advance of a Draft Plan being produced.
- 5.3 There is ongoing work with the Government's approach to affordable housing by introducing First Homes. It is intended that JPAB commissions the work through consultants who prepared the previous report.
- 5.4 EBC and ADC were asked to provide further updates on their respective Local Plans.
- 5.5 MP (EBC) noted the discussion and awaits decision on MoU. EBC will report their revised Growth Options Reg 19 at the next Full Council to be presented by MP. The general public raised concerns/complaints with the use of Green Belt land. Once Council has given approval then this will go out for further consultation, and then progress to submission and examination.
- 5.6 CS (ADC) their Local Plan is still on hold pending responses from government. Questions have been asked to them about housing methodology on Green Belt and greenfield development. They are currently digesting responses from residents and will provide a full and comprehensive response in due course.

- 5.7 LW asked how the MoU protected us against government intervention if we do not have a Strategic Plan as it does not just affect the City. MG explained that each council will commit to meet the timescales in the MoU to ensure the Plan progresses as quickly as possible. With a Plan in place and working in partnership should protect us against any government intervention. LW was concerned if we were behind schedule. MG advised that a large number of councils had paused Local Plan progress but there is uncertainty with the Planning Reform's housing numbers.
- 5.8 LW asked how long do we need to prepare a skeleton timetable whilst waiting for a date when Planning Reform legislation can be confirmed. MG advised that the Planning White Paper forms part of other legislation and will be provided more details in the spring.
- 5.9 AE confirmed RBC's position set out last year that made it clear that they do not anticipate any more housing other than that already committed to. Will look at agreement of MoU if no implication is given to RBC or going to expect anything beyond their existing level of housing.
- 5.10 MG would like to see a working arrangement that ensures commitment when making decisions for councils.
- 5.11 JH endorses item 2.9 and agrees that it is vital for residents and key stakeholders to comment on Plans and fully supports the MoU, whilst it doesn't eliminate risk, it reduces risk.
- 5.12 The MoU should be taken through their respective council's approval processes to give sufficient weight for endorsement by NCity, BBC, GBC and RBC within two months and communicate back to the Board.

Joint Planning Advisory Board was resolved to:

- i) NOTE the progress with Strategic Plan preparation in Greater Nottingham;**
- ii) CONSIDER the Memorandum of Understanding and the resource commitments for each Council (Appendix 1);**
- iii) NOTE the proposed approach to the consultation on the Draft Plan (paragraph 2.13);**
- iv) NOTE the intention to commission further work in relation to First Homes (paragraph 5.3).**

6. Nottingham City Housing Capacity (Matt Gregory)

- 6.1. NCity has prepared a Paper about how to maximise opportunities to develop housing within its own area. MG referred to housing need being accommodated within the City as much as possible. It was reported that NCity would be unable to meet the 35% uplift required by Government. NCity housing trajectory shows a

shortfall of approximately 4,500 homes, mostly occurring later in the Strategic Plan period.

- 6.2. MG outlined the steps being undertaken to boost supply including increasing density and being proactive with developers. The City has also allocated over 90 ha of greenfield sites for residential development. In order to boost housing supply in the area it will need extra investment from the private sector and from Nottingham City Homes, which is Nottingham City Council's Arm's Length Management Organisation as well as its partnering company Blueprint from the private sector. Blueprint develops housing on problematic sites, such as at Waterside, which has encouraged other private sector developers to invest in the area.
- 6.3. LW was concerned that NCity did not qualify for any release of grants through the Homes England County Deals.
- 6.4. Sandhya Ward (HE) advised that Homes England worked with site specific mechanisms to influence the affordable housing benefit ratio by working with partners to support projects. The recent Levelling Up White Paper and HE deals will influence where they will work in collaboration with authorities in the future. They have worked with NCity on Broad Marsh and other projects.
- 6.5. JH asked what was the gap for the 35% uplift with 4,500 new homes being required which equated to 280 per annum and how many could NCity provide? What would the minimum amount be required in the Plan period and could the numbers be crammed in by the private sector later. Would the Planning Inspector find the Plan sound and is there a risk if Greater Nottingham didn't have the capacity to do that?
- 6.6. MG will circulate figures to councillors what element of 35% cannot be met. MG made reference to the National Planning Policy Framework which outlines the soundness of a Local Plan. Where a Plan is found unsound evidence will need to be provided. This will have implications for NCity and its surrounding boroughs. We have to maximise development within the City and work with partners elsewhere.
- 6.7. AE (RBC) asked if the shortfall of 4,000 houses had been acknowledged or reduced following a letter written to government to reconsider the 35% uplift.
- 6.8. MG confirmed that no response had yet been received to the letter written to Government. In the annual SHLAA review assumptions were made that windfall allowance and densities could increase together with site suggestions from councillors. MG will circulate figures from the report to members.
- 6.9. LA (ADC) in the wait for Government to align NCity's numbers at what point will a decision be made how we are progressing towards adoption by the end of 2023. MG advised that this will be a Board decision. Further planning information is

expected in the spring which we will need to review and report the announcement on the Planning Reform at the June JPAB meeting.

Joint Planning Advisory Board was resolved to CONSIDER the City Capacity Paper.

7. **Levelling Up White Paper and County Deal** (Ruth Hyde)

- 7.1 RH presented slides showing the benefits of the Levelling Up White Paper which would improve living standards and be able to support areas considered weakest, empowering local leaders and communities.
- 7.2 A list of functions was presented that central government intends to devolve to allow extra powers and responsibilities within Levels 1, 2 or 3 with the most attractive option being Level 3.
- 7.3 Both Derbyshire and Nottinghamshire are preparing Levelling Up business cases for some of the functions. Levels 2 and 3 are more attractive for longer term arrangements. District councils can power the new arrangements but if they choose to veto the opportunity then they would need to think about their implications. D2N2 LEP covers Derbyshire and Nottinghamshire which makes a lot of sense to combine the wider geography area.
- 7.4 A slide showing the comparisons of how Combined Authorities better attract funding from government with strong leadership and power. The East Midlands has missed out on a lot of money that other areas have already accessed. A Combined Authority should have good relationships with its authorities and would ensure alignment across the system and makes good opportunity for resources to attract investment or development of any future HS2 Hub Station connection to infrastructure.
- 7.5 NC commented that RH had explained the County Deal very well and how emphasis was on the money and investment a subject we have been waiting for many years and cannot wait any longer. We need to accept that there is greater investment and options outlined in Levels 2 and 3, with Level 3 being the most attractive. We need to talk through which are District or County Council functions. The County has strategic functions such as transport. This is our opportunity to attract additional investment to Level Up.
- 7.6 AE mentioned that RBC is prepared to engage in meaningful discussions about how local government might be reformed and supports the 12 devolved functions. Districts and Boroughs would still exist which doesn't change much but a wider overview is needed how to deliver a Strategic Growth Plan not just in Greater Nottingham but in the whole of D2N2.

Joint Planning Advisory Board was resolved to NOTE the publication of the Levelling Up White Paper, and the preparation of a County Deal for Nottingham and Nottinghamshire, and Derby and Derbyshire.

8. **Homes England Capacity Funding projects monitoring** (Peter McAnespie)

- 8.1 PMc reported that EBC had delayed their capacity funding by five months to April 2022.
- 8.2 AG gave an update on GBC's funding which had an underspend on the transport modelling for the A60 corridor. The money has been repurposed to appoint an Economic and Regeneration Officer who is now in post. Station Road and Burton Road has not incurred any further spending and will be updated at the next JPAB meeting.

Joint Planning Advisory Board resolved to NOTE this report and the details set out in Appendix 1.

9. **Waste and Minerals Local Plans Update**
(Stephen Pointer/Steve Buffery)

9.1 Derby/Derbyshire

SBuffery updated the Board on the Derbyshire Minerals Local Plan which is progressing very well. Since the last JPAB meeting Derby and Derbyshire have commenced their consultations which will last for a period of eight weeks. A consultation regarding the Waste Plan will commence towards the end of spring; it will be a hybrid between 'issues' and 'preferred approach. In April or May they will develop a Statement of Common Ground with partners.

9.2 Nottingham/Nottinghamshire

SP reported that NCC had completed their Minerals Local Plan which was adopted last year and are consulting on a Draft Waste Local Plan with Nottingham City until 4 April. They will look at comments before finalising and submitting the plan before the end of the year. A Waste Summit was held two weeks ago to increase carbon neutrality and reduce waste.

Joint Planning Advisory Board was resolved to NOTE the progress with the Nottinghamshire/Nottingham and Derbyshire Waste and Minerals Local Plans.

10. **Future Meetings 2022**

DATE	TIME	VENUE
Tuesday 7 June	2.00 pm	Microsoft Teams Virtual meeting

Tuesday 27 September	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 13 December	2.00 pm	Microsoft Teams Virtual meeting

11. **Any other business**

11.1 MP wished to thank participating speakers and would hope that Councillor Radulovic would be able to Chair the next meeting.

11.2 RH thanked MP for Chairing the meeting and advised that Councillor Radulovic was out of hospital and on the road to recovery.

MEETING CLOSED AT 4.05 PM

APPENDIX 2 Net Housing Completions in Greater Nottingham 2011-2022

	2011 to 2022	2011 to 2012*	2012 to 2013*	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
Broxtowe Borough Council (Core Strategy anticipated)	3,720	100	100	360	360	360	360	360	430	430	430	430
Broxtowe Borough Council (actual)	2,248	140	67	150	78	101	285	324	301	232	267	303
Erewash Borough Council (Core Strategy anticipated)	4,048	368	368	368	368	368	368	368	368	368	368	368
Erewash Borough Council (actual)	2,637	222	198	257	222	369	179	173	321	245	208	243
Gedling Borough Council (Core Strategy anticipated)	4,620	250	250	440	440	440	440	440	480	480	480	480
Gedling Borough Council (actual)	3,056	275	227	321	311	174	198	237	286	360	310	357
Nottingham City Council (Core Strategy anticipated)	10,110	475	475	880	880	880	880	880	1,190	1,190	1,190	1,190
Nottingham City Council (actual)	12,411	422	799	463	1,022	947	974	1,393	1,456	1,806	1,407	1,722
Rushcliffe Borough Council (Core Strategy anticipated)	8,050	250	250	470	470	470	470	470	1,300	1,300	1,300	1,300
Rushcliffe Borough Council (actual)	5,598	294	209	199	373	487	528	593	760	494	650	1,011
Greater Nottingham (Core Strategies anticipated)	30,548	1,443	1,443	2,518	2,518	2,518	2,518	2,518	3,768	3,768	3,768	3,768
Greater Nottingham (actual)	25,950	1,353	1,500	1,390	2,006	2,078	2,164	2,720	3,124	3,137	2,842	3,636